TITLE COMMITMENT:TITLE RESOURCES GUARANTY COMPANY
PROPOSED INSURED: RAYMOND A. THOMPSON III AND SANDI THOMPSON
GF NO. 2232069-GCM
EFFECTIVE DATE: MAY 31, 2022, 8:00 AM

REFERENCES:
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

a. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

b. Rights of Parties in Possession. (Owner Policy)

c. This item has been intentionally deleted.

d. This item has been intentionally deleted.

e. Sewage facility regulations and orders governing residential subdivisions, private sewage facilities, waste disposal and the drilling and use of water wells as passed by the Commissioners Court of Blanco County, Texas and the Texas Natural Resource Conservation Commission.

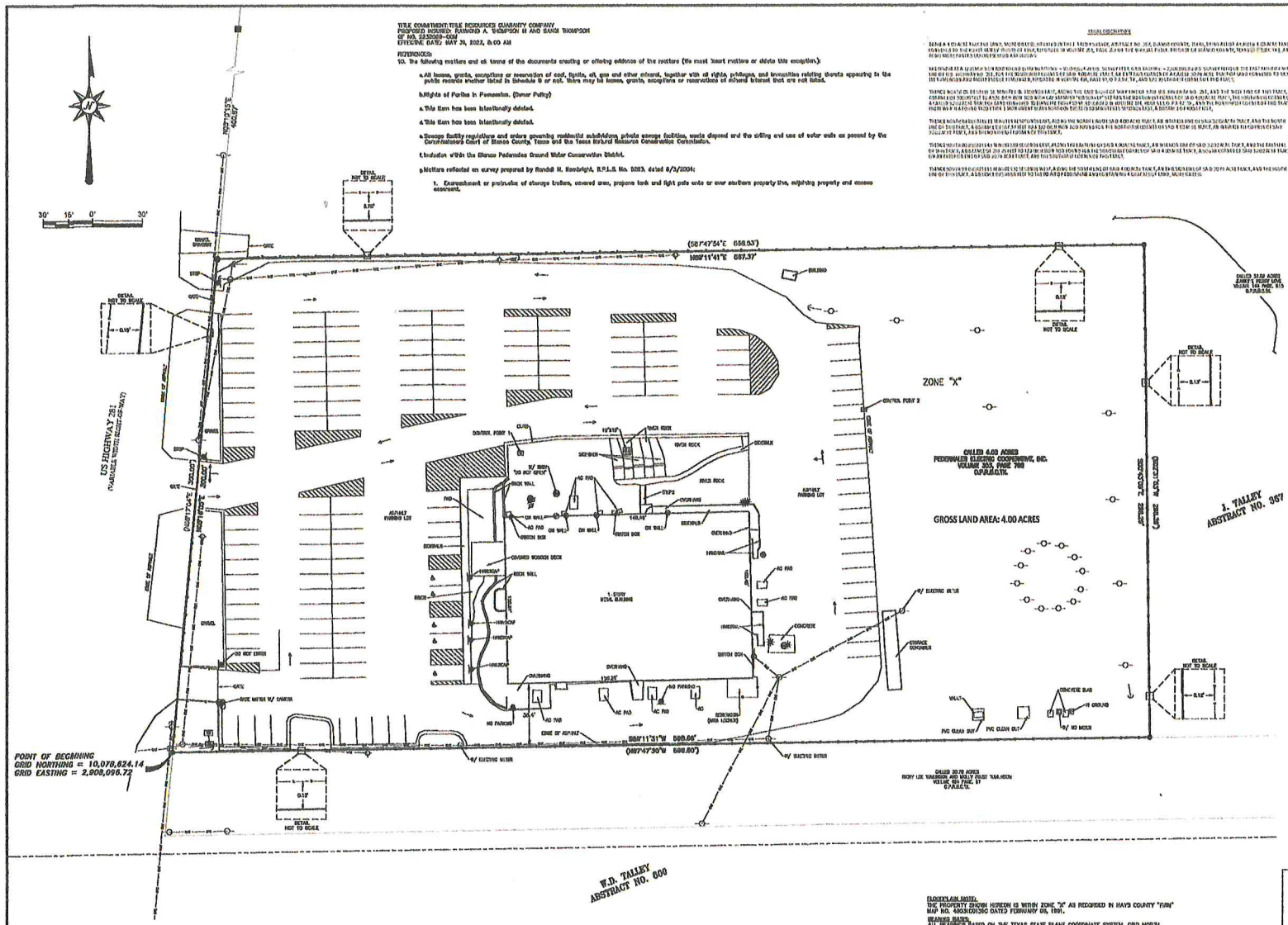
f. Inclusion within the Blanco Pedernales Ground Water Conservation District.

g. Matters reflected on survey prepared by Randall H. Hambright, R.P.L.S. No. 5283, dated 8/3/2004:

1. Encroachment or protrusion of storage trailers, covered area, propane tank and light pole onto or over southern property line, adjoining property and access easement.

LEGAL DESCRIPTION

[illegible]


30' 15' 0' 30'
US HIGHWAY 281
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
N 00°17'13" E 400.07'
(S87°47'54"E 688.53')
N00°11'41"E 687.37'
S00°11'31"W 688.66'
(N87°47'30"W 688.80')
POINT OF BEGINNING
GRID NORTHING = 10,078,624.14
GRID EASTING = 2,908,096.72
ZONE "X"
CALLED 4.00 ACRES
PEDERNALES ELECTRIC COOPERATIVE, INC.
VOLUME 303, PAGE 798
O.P.R.B.C.TX.
GROSS LAND AREA: 4.00 ACRES
J. TALLEY
ABSTRACT NO. 367
W.D. TALLEY
ABSTRACT NO. 609
CALLED 20.00 ACRES
RICKY LEE THOMPSON AND MOLLY FAUST THOMPSON
VOLUME 484 PAGE 17
O.P.R.B.C.TX.
CALLED 13.00 ACRES
SANDI'S PARK LTD.
VOLUME 184 PAGE 613
O.P.R.B.C.TX.
CONTROL POINT 1
CONTROL POINT 2
BUILDING
ASPHALT PARKING LOT
1-STORY METAL BUILDING
COVERED WOODEN DECK
ROCK WALL
SIDEWALK
DRIVEWAY
CONCRETE
SWITCH BOX
GATE
EDGE OF ASPHALT
EDGE OF GRAVEL
EDGE OF WATER
EDGE OF CONCRETE
EDGE OF DRIVE
EDGE OF WOOD
EDGE OF ROCK
EDGE OF BUILDING
EDGE OF ROOF EAVES
EDGE OF CONCRETE SLAB
EDGE OF WALL
EDGE OF ROCK WALL
EDGE OF SIDEWALK
EDGE OF DRIVEWAY
EDGE OF