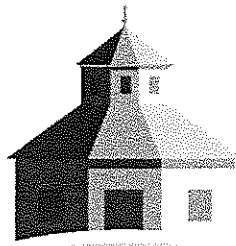


Gordon E. Sauer,
President

Ryan W. Sauer,
Vice President



A COMPANY WITH ROOTS

HILL COUNTRY TITLES

Tina Merz,
Director of Operations

Allison Turrentine,
Director of Escrow Services

Carleen Hall, CTIP,
Director of Title Services

114 East Austin Street • P. O. Box 836 • Fredericksburg, Texas 78624
Phone (830) 997-4315 • Fax (830) 997-0110 • E-mail: info@hillcountrytitles.com

The Company's closings will be handled by a qualified licensed escrow officer. The Company is a neutral third party in the transaction; is not an advocate or representative for any party to the transaction; cannot give legal advice, including an explanation of how the documents may affect the customer; and the customer has the right and is encouraged to select an attorney to review the closing documents and represent them at the closing.

COMMITMENT FOR TITLE INSURANCE attached.



**Alamo Title
Company.**

File No.: 40519

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A**, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

COMMITMENT FOR TITLE INSURANCE T-7

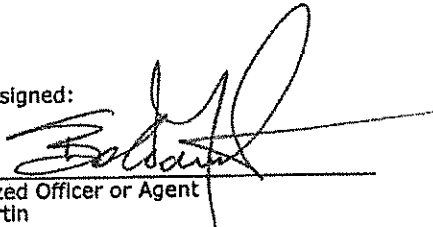
ISSUED BY

ALAMO TITLE INSURANCE COMPANY

We ALAMO TITLE INSURANCE COMPANY will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Countersigned:

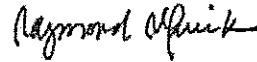
By: 
Authorized Officer or Agent
Bob Martin
Maroon Out, LLC

DBA Kendall County Abstract Company
103 N Saunders St
Boerne, TX 78006-2059
Tel: 830-816-2131
Fax: 830-249-3341



ALAMO TITLE INSURANCE COMPANY

By:



President

Attest:



Secretary

COMMITMENT FOR TITLE INSURANCE T-7

ISSUED BY

ALAMO TITLE INSURANCE

SCHEDULE A

Effective Date: April 9, 2018, 8:00 am

GF No. 40519

Commitment No. _____, issued April 13, 2018

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$80,000.00
PROPOSED INSURED: Mark Edwards
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
- f. OTHER
Policy Amount:
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
Istel Rhone and Phylar Rhone

4. Legal description of land:
Being Lot 54, Block 2, ALAMO SPRINGS RANCH, Kendall County, Texas, according to Plat thereof recorded in
Volume 2, Pages 132-151, Kendall County Plat Records.

ALAMO TITLE INSURANCE

SCHEDULE B

EXCEPTIONS FROM COVERAGE

Revised April 17, 2018

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Restrictive covenants that may be enforceable against the land by reason of a common scheme of development, a representative example of which appears of record in Volume 230, Page 823, Kendall County Official Records, and as set forth on Plat recorded in Volume 2, Pages 132, Kendall County Plat Records.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

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. Rights of the public, Kendall County and/or the State of Texas in and to that portion of the subject property which constitutes a part of Alamo Road.
 - b. Blanket Easement to West Texas Utilities Company recorded in Volume 42, Page 98, Kendall County Deed Records.
 - c. Blanket Easement to Southwestern States Telephone Company recorded in Volume 93, Page 502, Kendall County Deed Records.
 - d. Blanket Easement to Central Texas Electric Cooperative, Inc. recorded in Volume 136, Page 1049, Kendall County Deed Records.
 - e. Blanket Easement and Right-of-Way to General Telephone Company of the Southwest recorded in Volume 221, Page 826, Kendall County Official Records.
 - f. Easements to Central Texas Electric Cooperative, Inc. recorded in Volume 147, Page 216, Kendall County Deed Records and Volume 302, Page 869, Kendall County Official Records.
 - g. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instruments recorded in Volume 126, Page 158, Volume 143, Page 17, Kendall County Deed Records, Volume 314, Page 816 and Volume 314, Page 918, Kendall County Official Records. Reference to which instruments is here made for particulars. No further search of title has been made as to the interest(s) evidenced by these instruments, and the Company makes no representation as to the ownership or holder of such interest(s).
 - h. Utility easements of ten feet (10') along and within the rear, front and side lines of all lots, ten feet (10') along the outer boundaries of all streets and twenty feet (20') along boundary of subdivision, together with rights related thereto as set forth on Plat recorded in Volume 2, Page 132, Kendall County Plat Records.
 - i. All leases, grants, exceptions or reservations 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.
 - j. Intentionally deleted.
 - k. Rights of parties in possession.
 - l. Intentionally deleted.
 - m. Rules, regulations, requirements and orders of Kendall County, Cow Creek Groundwater Conservation District and/or the State of Texas governing platting, affidavits of location, sanitation and waste disposal, and the drilling, construction and use of water wells.
 - n. Any claim or right of adjoining property owners in and to that certain land lying between the northeastern property line and the inset fence as shown on Plat of Survey dated April 13, 2018, prepared by Abraham J. Leamons, Registered Professional Land Surveyor.

ALAMO TITLE INSURANCE

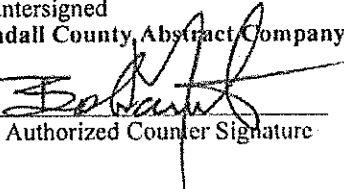
SCHEDULE C Revised April 17, 2018

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. **Abstract of Judgment by Texas Final Judgments, LLC, against Ite E. Rhone in the amount of \$13,181.64 recorded on January 10, 2012, in Volume 1292, Page 656, Kendall County Official Records. (TO BE PARTIALLY RELEASED)**
6. **The property described on Schedule A is subject to taxation by Kendall County, Comfort ISD and Cow Creek Groundwater Conservation District. Taxes are due and payable by January 31, following the taxable year.**
7. **Title Company is in receipt of an acceptable current survey and Item 2 on Schedule B may be amended to read "Shortages in area..." on the Owner's Policy with payment of the proper premium.**
8. **If any party to the transaction will execute documents by a durable power of attorney, the Company requires that the agent of the power of attorney provide the Company with a Certification of Durable Power of Attorney by Agent, pursuant to Texas Estates Code, Sect. 751.203, on or before the date of closing.**
9. **We will require an Affidavit as to Debts and Liens to be signed by the Seller and a Waiver of Inspection to be signed by the Buyer. We will also require copies of the closing statements, a copy of any note executed in connection with this transaction and a copy of the lender's closing instructions. WE ALSO REQUIRE A SEPARATE INVOICE FOR CLOSER'S SHARE OF PREMIUM.**
10. **"GOOD FUNDS" in an amount equal to all disbursements must be received and deposited before any disbursements may be made. Partial disbursements prior to the receipt and deposit of good funds are not permitted. In general, Good Funds means cash, wire transfer, certified checks or cashier's checks, but please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.**

- 11. The policy of title insurance to be issued under this Commitment for Title Insurance provides for arbitration which is a common form of alternative dispute resolution. The rules of the Texas Department of Insurance allow you to request that such provision be deleted from the policy at no additional charge to you. Unless you notify us prior to settlement that you wish to have the arbitration provision deleted, it will be in the policy which we issue to you.
- 12. The Company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

NOTE: Section 11.008 of the Texas Property Code requires all instruments transferring an interest in real estate to include the following Notice on the top of the first page of the instrument: NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY AND ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Countersigned
Kendall County Abstract Company
By 
Authorized Counter Signature

COMMITMENT FOR TITLE INSURANCE

ALAMO TITLE INSURANCE

SCHEDULE D

GF No. 40519

Effective Date: April 9, 2018, 8:00 am

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment
ALAMO TITLE INSURANCE:

SHAREHOLDERS: Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.

DIRECTORS: Raymond R. Quirk, Anthony J. Park, Michael L. Gravelle, Joseph W. Grealish, Erika Melnhardt, John A. Wunderlich, Roger S. Jewkes

OFFICERS: President, Raymond R. Quirk; Executive Vice President, Anthony J. Park; Secretary, Michael L. Gravelle; Treasurer, Daniel K. Murphy

2. As to Kendall County Abstract Company (Title Insurance Agent), the following disclosures are made:

Shareholders, owners, partners or other person having, owning or controlling 1% or more of the Title Insurance Agent are as follows

Maroon Out LLC dba Kendall County Abstract Company is owned 51% by Michael D. Lang and 49% by the Laurie Bushong Lang Family Trust.

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium is:

Owner's Policy	<u>\$734.00</u>
Loan Policy	<u>\$0.00</u>
Endorsement Charges	<u>\$0.00</u>
Other	<u>\$0.00</u>
Total	\$734.00

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 45% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
40.00%	Hill Country Titles, Inc.	Closing

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

Title Insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

TEXAS TITLE INSURANCE INFORMATION

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

--**MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

--**EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also

be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

--**EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

--**CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions. You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-(800) 442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time. You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

Signature

Date