

Cover page for:

Preliminary Title Insurance Schedules
(with copies of recorded exception documents)

Preliminary title insurance schedules prepared by:

Lone Star Abstract & Title Co., Inc.

(File Number: 500412-SLN)

Auction Tract 4
(Dewitt County, Indiana)

For November 13, 2025 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Bob and Jackie Realty, LLC

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

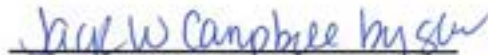
ISSUED BY TITLE RESOURCES GUARANTY COMPANY

We, TITLE RESOURCES GUARANTY 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.

Lone Star Abstract & Title Co., Inc.
600 North Loraine Street
Midland, TX 79701
T: (432) 683-1818
F: (432) 683-2217
License #: 1876753

Countersigned:



Jack W. Campbell, License #: 1886331
Authorized Signatory

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.

COMMITMENT FOR TITLE INSURANCE TEXAS TITLE INSURANCE INFORMATION (Form T-7)

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.

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 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

Lone Star Abstract & Title Co., Inc.
NAME OF TITLE AGENT

500412-SLN
FILE NUMBER

TEXAS CONSUMER NOTICE

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance Company. If you don't, you may lose your right to appeal.

Title Resources Guaranty Company

To get information or file a complaint with your insurance company:

Toll-free: 800-526-8018

Email: claims@titleresources.com
Mail: Title Resources Guaranty Company
Attention: Claims
8111 LBJ Freeway, Suite 1200
Dallas, TX 75251

The Texas Department of Insurance

To get help with an insurance question, or file a complaint with the state:

Call with a question: 1-800-252-3439
Online: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: Consumer Protection, MC: CO-CP, Texas
Department of Insurance, P.O. Box 12030, Austin, TX
78711-2030

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros. Se no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través de proceso de quejas o apelaciones de su compañía de seguros. So no lo hace, podría perder su derecho para apelar.

Title Resources Guaranty Company

Para obtener información o para presentar una queja ante su compañía de seguros:

Teléfono gratuito: 800-526-8018

Correo electrónico: claims@titleresources.com
Dirección postal: Title Resources Guaranty Company
Attention: Claims
8111 LBJ Freeway, Suite 1200
Dallas, TX 75251

El Departamento de Seguros de Texas

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame: 1-800-252-3439
En línea: www.tdi.texas.gov
Correo electrónico:
ConsumerProtection@tdi.texas.gov
Dirección postal: Consumer Protection, MC: CO-CP,
Texas Department of Insurance, P.O. Box 12030,
Austin, TX 78711-2030

Title Resources Guaranty Company

SCHEDULE A

Effective Date: 10/10/2025 at 8:00 AM
Commitment No.500412-SLN, issued 31st day of October, 2025

GF No.: 500412-SLN

1. Policy or Policies to be issued:
 - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$
PROPOSED INSURED: To Be Determined
 - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
--ONE-TO-FOUR FAMILY RESIDENCES (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)
Policy 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:
Bob and Jackie Realty, LLC
4. Legal Description of Land:
Please see Exhibit A attached hereto and made a part hereof.

Countersigned:


Authorized Signatory
Jack W. Campbell, License #: 1888331
Lone Star Abstract & Title Co., Inc., 1876753

Title Resources Guaranty Company

SCHEDULE B

EXCEPTIONS FROM COVERAGE

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:

Intentionally Deleted

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 2026, 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 2026 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. All visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use. (Owner's Title Policy)
- b. Rights of parties in possession. (Owner's Title Policy)
- c. Any and all unrecorded leaseholds, rights of vendors and holders of security interests on personal property installed upon the property by tenants, and rights of tenants to remove trade fixtures at the expiration of the term of leases.
- d. Portion of the property that may lie within any roadway.
- e. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- f. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, 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 the geothermal energy and associated resources below the surface of the land that are not listed.
- g. 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 interests that are not listed.
- h. All fence locations.
- i. Easement from J. A. Reuser, et ux to Central Power and Light Company, dated October 2, 1926 and recorded in Volume 95, Page 329 of the Deed Records of DeWitt County, Texas.
- j. Right of Way Deed from Lena Baumann to DeWitt County, Texas, dated April 27, 1948 and recorded in Volume 127, Page 485 of the Deed Records of DeWitt County, Texas.
- k. Easement from Lena Baumann to Lone Star Gathering Company, dated April 13, 1963 and recorded in Volume 158, Page 413 of the Deed Records of DeWitt County, Texas.
- l. Electric Line Easement from Bobby Lee Koricanek to Guadalupe Valley Electric Cooperative, Inc., dated June 12, 2012 and recorded in Volume 441, Page 235 of the Official Public Records of DeWitt County, Texas.
- m. Electric Line Easement from Bobby Lee Koricanek to Guadalupe Valley Electric Cooperative, Inc., dated February 21, 2014 and recorded in Volume 504, Page 694 of the Official Public Records of DeWitt County, Texas.
- n. Electric Line Easement from Bobby Lee Koricanek to Guadalupe Valley Electric Cooperative, Inc., dated June 12, 2012 and recorded in Volume 530, Page 59 of the Official Public Records of DeWitt County, Texas.

Title Resources Guaranty Company

SCHEDULE C

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. NOTE to all Buyers, Sellers, Borrowers, Lenders and all parties interested in the transaction covered by this commitment. The following constitutes a major change in the procedures and requirements for disbursement of funds by the Title Agent pursuant to this transaction:
Effective September 26, 1988 the State Board of Insurance (k/n/a Texas Department of Insurance) adopted procedural Rule P-27 (as amended) which requires that "Good Funds" be received and deposited before a Title Agent may disburse from its trust (escrow) fund account.
"Good Funds" mean:
 - i. Cash or wire transfers;
 - ii. Cashier's check. For purposes of this Rule, a cashier's check is defined to mean a check that is (1) drawn on a financial institution; (2) signed by an officer or employee of the financial institution on behalf of the financial institution as drawer; (3) a direct obligation of the financial institution; and (4) provided to a customer of the financial institution or acquired from the financial institution for remittance purposes.
 - iii. Certified check. For purposes of this Rule, a certified check is defined to mean a check with respect to which the drawee financial institution certifies by signature on the check of an officer or other authorized employee of the financial institution that: (1) the signature of the drawer on the check is genuine; (2) the financial institution has set aside funds that are equal to the amount of the check and will be used to pay the check; or (3) the financial institution will pay the check upon presentment.
 - iv. Teller's check. For purposes of this Rule, a teller's check is defined to mean a check (1) provided to a customer of a financial institution or acquired from a financial institution for remittance purposes, (2) that is drawn by the financial institution, and (3) is drawn on another financial institution or payable through or at a financial institution.
 - v. Any other instrument that has been determined by the Board of Governors of the Federal Reserve System to be the functional equivalent of a cashier's, certified or teller's check.
 - vi. Uncertified funds in amounts less than \$1,500, including checks, traveler's checks, money orders, and negotiable orders of withdrawal; provided multiple items shall not be used to avoid the \$1,500 limitation;
 - vii. Uncertified funds in amounts of \$1,500 or more, drafts, and any other items when collected by the financial institution;
 - viii. State of Texas Warrants;

ix. United States Treasury Checks;

x. Checks drawn on an insured financial institution and for which a transaction code has been issued pursuant to, and in compliance with, a fully executed Immediately Available Funds Procedure Agreement (Form T-37) with such financial institution;

xi. Checks by city and county governments located in the State of Texas.

6. The tax certificate furnished by the taxing authorities is on real estate only; it does not include mineral or personal property. Therefore, no liability is assumed herein for the payment of said mineral and/or personal property taxes.
7. If Lone Star Abstract is asked to issue an Owner's Title Policy, we will require a properly executed Waiver of Inspection as to Title Insuring Issues signed by the Purchasers of this transaction.
8. We will require a properly executed and notarized Affidavit as to Debts and Liens signed by the party(ies) in title.
9. Secure the following from Bob and Jackie Realty, LLC, executed by its operating manager under authorization of a duly adopted resolution of its Members, as required by Section 21.455 et seq of the Texas Business Organizations Code: (a) a resolution authorizing the proposed transaction and establishing the authority of the individual(s) and title(s) that will be signing on behalf of the limited liability company; (b) a copy of the Certificate of Organization issued by the Texas Secretary of State; (c) a copy of Company Regulations or Operating Agreement; (d) a Certificate of incumbency stating the names of all the limited liability company including managers and officers or members if entity is member managed; and (e) the Franchise Tax Account Status page from the Texas Comptroller's Office, showing the right to transact business in Texas as "Active".
10. Deed of Trust executed by Jackie Ray Simpson, Jr. to Gentner Drummond, Trustee, dated May 7, 2020, filed for record on June 25, 2020, and recorded in Document No. 131801, of the Official Public Records of De Witt County, Texas, securing Blue Sky Bank in the payment of one note of even date therewith in the principal sum of \$4,000,000.00, due and payable and bearing interest as therein provided.
11. First Amended Deed of Trust, Security Agreement and Fixture Filing executed by Bobby Lee Koricanek and Jackie Ray Simpson, Jr. to Garry M. Gaskins, Trustee, dated March 28, 2025, filed for record on March 28, 2025, and recorded in Document No. 151479, of the Official Public Records of De Witt County, Texas, securing Blue Sky Bank in the payment of one note of even date therewith in the principal sum of \$4,000,000.00, due and payable and bearing interest as therein provided.
12. Second Deed of Trust, Security Agreement and Fixture Filing executed by Bobby Lee Koricanek and Jackie Ray Simpson, Jr. to Garry M. Gaskins, Trustee, dated March 28, 2025, filed for record on March 28, 2025, and recorded in Document No. 151480, of the Official Public Records of De Witt County, Texas, securing Blue Sky Bank in the payment of one note of even date therewith in the principal sum of \$15,000,000.00, due and payable and bearing interest as therein provided.

Assignment of Leases and Rents recorded in Document No. 151481 of the Official Public Records of DeWitt County, Texas.
13. Intentionally Deleted.
14. Title is vested on Schedule A hereof by virtue of Warranty Deed recorded on October 15, 2025, in Document No. 153928 of the Official Public Records of DeWitt County, Texas. This Commitment continues to be subject to any and all documents that may be filed for record affecting subject property between the certification date hereof and the date when the Company is able to certify the Commitment to the recording date of the above described document. We reserve the right to make any amendments, additions or corrections as necessary. Company requires that this commitment be updated and certified through the filing date of the document (October 15, 2025) prior to closing.
15. We will require a Notice to Purchaser regarding the Municipal Utility District ("MUD") and water district notices that must be delivered to and executed by the purchaser prior to final execution of the contract and executed and acknowledged by the seller and purchaser at closing and recorded.
16. Company requires that notary seals contained in any document executed on or after January 1, 2016, must include the notary's identification number as required by Texas Government Code Section 406.013 when the

notary public is either (1) a new notary appointee or (2) an existing notary appointee whose appointment has been renewed on or after January 1, 2016.

17. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective December 1, 2025. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.
18. FOR INFORMATION PURPOSES ONLY: Company has performed a twenty-four (24) month deed search on the subject property and finds the following conveyances of record: (a) Warranty Deed executed by Bobby Lee Koricanek, individually and Jackie Ray Simpson, Jr., individually, a single person to Bob & Jackie Realty, LLC, dated September 22, 2025, and recorded on October 15, 2025, in Document Number 153928, Official Records of DeWitt County, Texas.

By: Jack W Campbell by Sr
Authorized Signatory

Title Resources Guaranty Company

SCHEDULE D

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 issuing Title Insurance Company, **Title Resources Guaranty Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% or more of said corporation, directors, and officers are listed below:

Shareholders:

RE Closing Buyer Corp.

Directors:

Donald J. Casey; Alan Colberg; Matthew Kabaker; Kevin Mahony; J. Scott McCall; Kevin R. Wall; Virginia Suliman; Ajay Waghray, Charles Chacko, John Harrell

Officers:

Kevin R. Wall -President/CEO; Owen E. Girard-Secretary; Peter Prygelski-Treasurer/Chief Financial Officer

2. The following disclosures are made by the Title Insurance Agent **Lone Star Abstract & Title Co., Inc.** issuing this Commitment:

- (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium is as follows: **Jack W. Campbell**
- (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium is as follows:
- (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent are as follows:
Jack W. Campbell
Joseph W. Campbell, Jr.: Executive Vice President, Rachel Evans: Senior Vice President, Troy Campbell: Corporate Secretary, Debora Blackaller: Vice President, Sherry Nock: Vice President, Geoffrey Ortiz: Vice President
- (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive is disclosed in paragraph 3.
- (e) For purposes of this paragraph 2, "having, owning, or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

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.

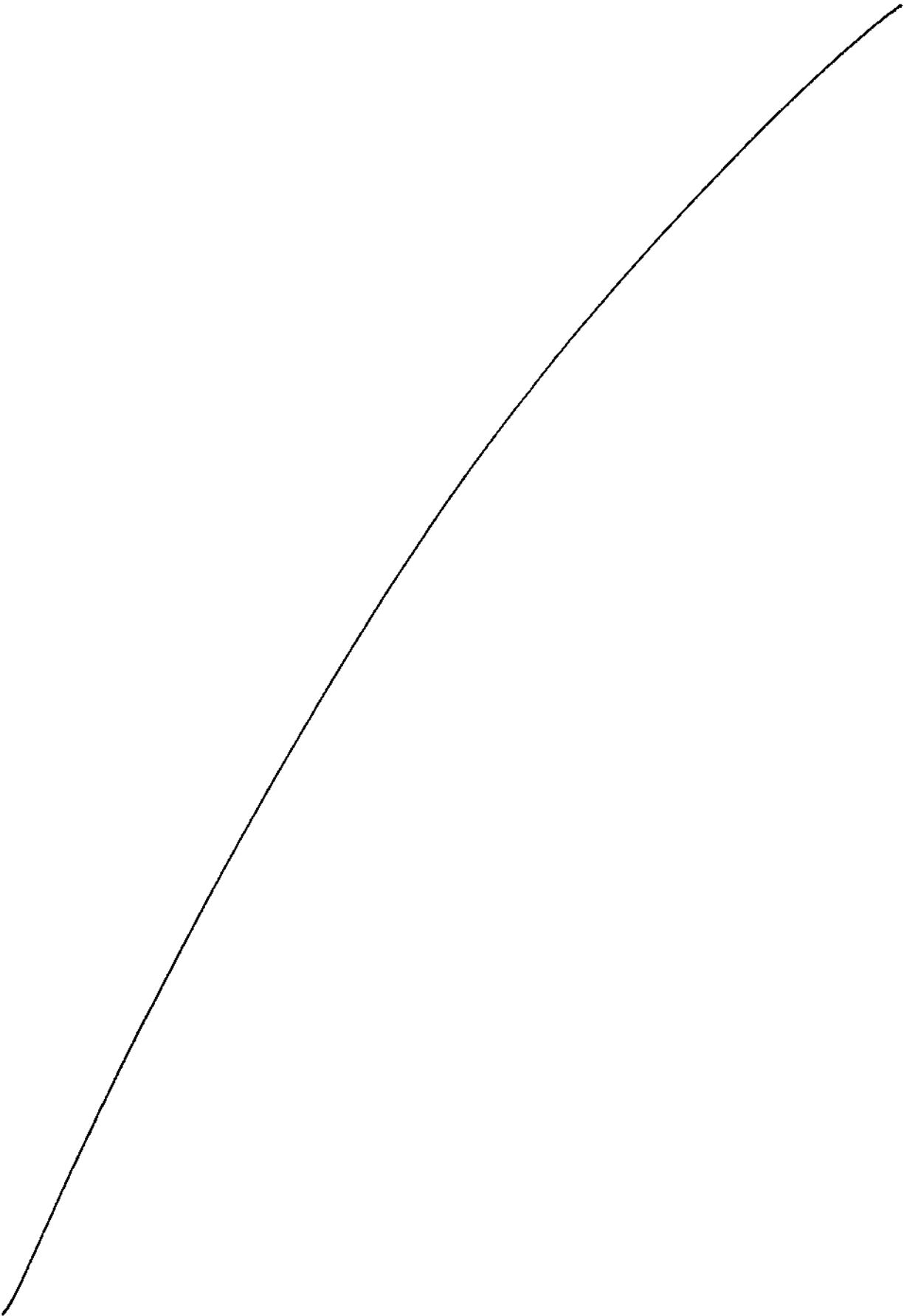
You are further advised that the estimated title premium* is:

Owner's Policy	\$328.00
Loan Policy	\$0.00
Endorsement Charges	\$0.00
Other	\$
Total	\$328.00

Of this amount: \$49.20 (or 15%) will be paid to the policy issuing Title Insurance Company; \$27.88 (or 85 %) will be retained by the Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

AMOUNT	TO WHOM	FOR SERVICES
90% _____ (or %)	Mission Title LP _____	Closing _____

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



**EXHIBIT A
LEGAL DESCRIPTION**

BEING a 3.25 acre tract of land situated in the Robert Galletly League and Labor, Abstract 195, DeWitt County, Texas, and being & part of that certain called 129.49 acre tract of land described in a Special Warranty Deed dated August 11, 2011 from Amanda Koricanek to Bobby Lee Koricanek, recorded in Volume 370, Page 189 of the Official Records of DeWitt County, Texas, said 3.25 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod; set with yellow cap stamped URBAN SURVEYING INC., in the northeast line of a called 55.64 acre tract described to Eddie Pfeifer, JR. and wife Janet Lynn Pfeifer, recorded in Volume 62, Page 260 of the Official Records of said County, in the southwest line of the said called 129.49 acre tract and at the west corner of the herein described tract, said 5/8 inch steel rod, set with yellow cap, being located, South 48°35'20" East, for a distance of 2082.48 feet from an existing 5/8 inch steel rod at the north corner of the said called 55.64 acre tract and at the west corner of the said called 129.49 acre tract;

THENCE, into the said called 129.49 acre tract, North 39°27'33" East, for a distance of 278.18 feet to an existing corner post at the north corner of the herein described tract;

THENCE, continuing into said called 129.49 acre tract, South 46°03'32" East, for a distance of 537.38 feet to a 5/8 inch steel rod set with cap, in the northwest right-of-way line of Cemetery Road, in the southeast line of the said called 129.49 acre tract and at the east corner of the herein described tract, said 5/8 inch steel rod, set with yellow cap, being located, South 41°16'46" West, for a distance of 98.04 feet from an existing 5/8 inch steel rod at an angle point in the southeast line of the said called 129.49 acre tract;

THENCE, with the northwest right-of-way line of said Cemetery Road, South 41°16'46" West, for a distance of 254.30 feet to a 5/8 inch steel rod, set with yellow cap, at the east corner of the said called 55.64 acre tract, at the south corner of the said called 129.49 acre tract and the herein described tract;

THENCE, with the common line of the said called 129.49 acre tract and the said called 55.64 acre tract, North 48°35'20" West, (Basis of Bearings) for distance of 527.97 feet to THE POINT OF BEGINNING CONTAINING, within these metes and bounds 3.25 acres of land more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule "B" hereof.

FACTS	WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect, and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer our customer</i>, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Go to https://www.trguw.com/privacypolicy	

Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate, Inc. (www.anywhere.re); Anywhere Integrated Services, LLC (www.anywhereis.re); HomeServices of America, Inc. (www.homeservices.com); Lennar Corporation (www.lennar.com); and OpenDoor Technologies Inc. (www.opendoor.com)</i>
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or service to you. <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at https://www.trguw.com/privacypolicy
For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.trguw.com/privacypolicy

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. In accordance with the Gramm-Leach-Bliley Act (GLBA), Lone Star Abstract & Title Co., Inc. (LSAT) understands that you may be concerned about what we will do with such information - particularly any personal, digital or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others;
- Information we receive from a consumer-reporting agency; and
- Direct and related identifiers, physical characteristics, commercial information, biometric information, internet or other electronic network activity information, geolocation data, audio, electronic and visual information as well as professional or employment-related information.

Use of Information

We request information from you for our legitimate business purposes and not for the benefit of any nonaffiliated party. We do not sell your information. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements. We will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested for us; or (2) as permitted by law.

Links to Third Party Sites

Our applications and websites may contain links to third party websites and services. Please note that these links are provided for your convenience and information, and the websites and services may operate independently from us and have their own privacy policies and notices, which we strongly suggest you review. We do not accept any responsibility or liability for the policies or practices of any third parties.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical and/or electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

AFFILIATED BUSINESS ARRANGEMENTS DISCLOSURE STATEMENT

NOTICE

GF# 500412-SLN

To: Customer of Lone Star Abstract & Title Co., Inc.

Property: 872 Cemetery Road, Nordheim, TX 78141

From: Lone Star Abstract & Title Co., Inc. Date: _____, 20__

This is to give you notice that Lone Star Abstract & Title Co., Inc. has a business relationship with Advanced Tax Management, Inc. Advanced Tax Management, Inc. supplies tax certificates for Lone Star Abstract & Title Co., Inc. and may be considered an Affiliated Business Arrangement in accordance with Title 12 USC 2602 (7).

Set forth below is the estimated charge or range of charges by Advanced Tax Management, Inc. for the following settlement services:

Tax Certificates \$25 plus tax per tax account

You are NOT required to use Advanced Tax Management, Inc. as a condition for purchase, sale, or refinance of the subject property, THERE ARE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Document Preparation:

You are NOT required to use our in-house attorney, Pinson Law Firm, as a condition for the settlement of your loan, purchase/sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

W. A. Reuser et ux

EASEMENT AND RIGHT OF WAY
THE STATE OF TEXAS
COUNTY OF
KNOW ALL MEN BY THESE PRESENTS:

Easement to

Central Power & Light Co.

That we, J. A. Reuser, and Marie Reuser, husband and wife of the County of DeWitt and State of Texas, for and in consideration of the sum of fifty six (\$56.00) dollars to us in hand paid by Central Power & Light Co. a private corporate organized and existing under and by virtue of the laws of the State of Texas, and having its office and principal place of business at San Antonio, in the County of Bexar and State of Texas, the receipt of which is hereby acknowledged and confessed, have this day granted, sold and conveyed and by these presents do grant, sell and convey unto the said Central Power & Light Co. its successors and assigns, an easement or right of way for an electric transmission line, consisting of variable numbers of wires; and all necessary and desirable attachments and appurtenances including poles made of wood, metal or other materials, telephone and telegraph wires, props, guys and anchorages at or near the location and along the general course now located and staked out by said Central Power & Light Co. over, across and upon the following described lands now owned by us, located in the County of DeWitt, and State of Texas, to wit: And being a tract of _____ acres out of and part of the Robert Galletty League in said County of DeWitt, and State of Texas, and being the identical tract of land conveyed by A. F. Burrow to the said J. A. Reuser, by deed of date the _____ day of _____ A. D. _____ recorded in Vol. _____ Page _____ Records of Deeds for DeWitt County, Texas.

Together with the right of ingress and egress over my our adjacent lands to or from said right of way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wire on, maintaining and removing said line, poles, wires and appurtenances, the right to relocate along the same general direction of said line; the right to remove from said lands all trees and parts thereof or other obstructions which endanger or may interfere with the safety or efficiency of said line, or its appurtenances, and the right to exercise all other rights hereby granted.

To have and to hold the above described right, easements and rights of way unto the said _____ its successors and assigns, until said line shall be abandoned and removed.

Not more than (7) poles shall be erected along the course of said line upon the above described land unless the said _____ its successors and assigns, shall pay to us, my our heirs or legal representatives, at the rate of (\$ _____) Dollars for each pole erected in excess of said number, and upon such payment the said _____ its successors and assigns shall have the right, and the right is hereby granted, to erect poles along said course in excess of said number.

And I we do hereby bind myself ourselves, my our heirs and legal representatives to warrant and forever defend all and singular the above described rights, easement and rights of way unto the said _____ its successors and assigns, against every person whatsoever lawfully claiming or to claim the same or any part thereof.

In testimony whereof, witness my our hands on this the 2nd day of Oct. A. D. 1926.

J. A. Reuser
Marie Reuser

The State of Texas ()
County of DeWitt

Before me, the undersigned authority, on this day personally appeared J. A. Reuser, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 2 day of Oct. A. D. 1926.

Seal

Monroe H. Hutzler, Notary Public in and for DeWitt County, Texas.

The State of Texas ()
County of DeWitt

Before me, the undersigned authority, on this day personally appeared Marie Reuser, wife of the said J. A. Reuser, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Marie Reuser, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purpose and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office on this the 13 day of Dec. A. D. 1926.

Seal

Monroe H. Hutzler, Notary Public in and for DeWitt County, Texas.

I hereby certify that the foregoing instrument was filed for record the 18 day of Dec. 1926 at 2 O'Clock P. M. and recorded the 18 day of Dec. 1926 at 3 O'Clock P. M.

Seal

J. P. Bridges
County Clerk, DeWitt County, Texas.
By Mrs. Emil Spruill, Deputy

MRS. LENA BAUMANN

RIGHT-OF-WAY DEED

TO

THE STATE OF TEXAS ;
COUNTY OF DEWITT ;

DEWITT COUNTY

This indenture, made on the 27 day of April, 1948, by and between Mrs. Lena Baumann, a feme sole, of the County of DeWitt and State of Texas, party of the first part, and the County of DeWitt in the State of Texas, party of the second part,

Witnesseth, that the party of the first part, in consideration of the sum of \$1.00 One & No/100 Dollars to me in hand paid by said party of the second part, the receipt of which is hereby acknowledged, does by these presents remise, release and forever quit-claim unto the said party of the second part, the following described land, lying, being and situated in the County of DeWitt and State of Texas, to-wit:

In DeWitt County, Texas, being a part of the Robert Galletty League, and a part of the 130.3 acres tract of land conveyed to Wm. Baumann by Julius A. Reuser, by deed dated Aug. 7, 1933, and recorded in Vol. 104, Page 470, Deed Records, DeWitt County, Texas, and described as follows: Beginning at a stake the east corner of the 130.3 acres tract and the south corner of the Emma Schmidt, 1912 acres tract, and in the west line of a public road; Thence with said road, South 41 W. 1710 feet to a stake for corner; Thence North 40° E. 1710 feet to a stake for corner; Thence South 48° E. 11 feet to the place of beginning, containing 21/100 of an acre of land.

To have and to hold the same, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said party of the second part, for the purpose of establishing and maintaining a public road on the said land herein conveyed forever.

In Witness whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Mrs. Lena Baumann

The State of Texas :

County of DeWitt :

Before me, the undersigned authority, on this day personally appeared Mrs. Lena Baumann, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 27 day of April, A.D. 1948.

Seal.

Kermit F. Ladner, Notary Public in and for DeWitt Co., Texas.

I HEREBY CERTIFY that the foregoing instrument was filed for record on the 12th day of April 1949, at 4 o'clock P.M. and recorded on the 13th day of April, 1949, at 10:30 o'clock A.M.

Henry J. Koenig, County Clerk,
DeWitt County, Texas.

Seal.

By Ray Lips Deputy.

Form 411

31369

EASEMENT

LENA BAUMANN to LONE STAR GATHERING CO.

THE STATE OF TEXAS

COUNTY OF De Witt

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of... Two hundred Eighty One and No/100... Dollars (\$... 281.00...) to the undersigned, Lena Baumann, a widow (herein styled Grantor, whether one or more) paid, the receipt of which is hereby acknowledged, the said

Grantor does hereby GRANT, BELL and CONVEY unto LONE STAR GATHERING COMPANY, a Corporation (herein styled Grantee), its successors and assigns, the right of way and easement to construct, inspect, maintain, repair, operate, replace, relocate and remove at will, in whole or in part, pipe lines and appurtenances thereto, over and through the following described lands situated in

De Witt County, State of Texas, to-wit:

120 1/2 ACRES, MORE OR LESS, S.W. 1/4 of the R. Gallibay Survey, Abst. # 195 more fully described in deed from Julius A. Rousen et al. to Lena Baumann recorded in Volume 101, Page 170, Deed Records of said County, to which reference is here made for further description.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, so long as such lines and appurtenances thereto shall be maintained, with ingress to and egress from the premises, for the purpose of this grant.

The said Grantor is to fully use and enjoy the said premises, except for the purposes hereinbefore granted to the said Grantee, which hereby agrees to bury all pipes to a sufficient depth so as not to interfere with cultivation of soil, and to pay any damages which may arise to growing crops or fences from the construction, maintenance and operation of said pipe lines; said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the said Grantor, one by the said Grantee and the third by the two so appointed as aforesaid, and the written award of such three persons shall be final and conclusive. Should more than one pipe line be laid under this grant at any time, the sum of one dollar per lineal rod for each additional line shall be paid, besides the damages above provided for.

Upon written application to the Grantee at Dallas, Texas, the Grantee will make or cause to be made a tap on any gas pipe line constructed by Grantee on Grantor's premises for the purpose of supplying gas to the Grantor for domestic use only, the cost of meter, saddle and labor to be borne by said Grantee, all other expenses, including fittings, to be borne by Grantor, gas to be measured and furnished at the main line of grantee at the same price and under the same rules and regulations as prevail in the nearest city or town.

The consideration first above recited as being paid to Grantor by Grantee is in full satisfaction of every right hereby granted. All covenants and agreements herein contained shall extend to and be binding upon the respective heirs, legal representatives, successors and assigns of the parties hereto.

It is hereby understood that party securing this grant in behalf of Grantee is without authority to make any covenant or agreement not herein expressed.

Witness the execution hereof on this the 13th day of April, A. D. 1963.

Signed and delivered in the presence of the undersigned witnesses

(Lena Baumann)

Right of Way Agent.



THIS STATE OF TEXAS

COUNTY OF De Witt

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared LENA BAUMANN, a widow

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office on this the 13th day of April, A. D. 1963.

Notary Public in and for

De Witt County, Texas.

FILED FOR RECORD THE 5 DAY OF Dec., AD 1963, AT 8:10 A.M., AND RECORDED ON THE 10 DAY OF Dec., AD 1963, AT 8:40 A.M.

(Seal) Ray Lips, COUNTY CLERK, DEWITT COUNTY, TEXAS.

91087

ELECTRIC LINE EASEMENT

441/235

THE STATE OF TEXAS,
County of DeWitt

That the Undersigned, BOBBY LEE KORICANEK (hereinafter referred to as Grantor) for a good and valuable consideration, the receipt of which hereby acknowledged, do hereby grant unto GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. (hereinafter referred to as GVEC), a cooperative corporation, whose post office address is P.O. Box 118, Gonzales, Texas 78629, and to its successors or assigns, an easement for the purpose of erection, construction, reconstruction, replacement, removal, maintenance and use of one or more electric distribution lines, including fiber optic and other communications equipment, and facilities related to any of the foregoing (collectively "Facilities") upon and over the lands of the undersigned, situated in the County of DeWitt, State of Texas, and more particularly described as follows: Being a tract of 129.49 acres of land, more or less, out of the Robert Galletty League & Labor, Abstract No 195, original Survey, in DeWitt County, Texas, located about 2 miles in a Southwesterly direction from the town of Nordhelm and being situated on the Right side of the road leading from FM 239 to Cemetery Rd. and being the same land described in a deed from Amanda Koricanek to Bobby Lee Koricanek, dated the 11th day of August, 20 11 of record in Vol. 370, Pages 189 of the Official Records of Real Property of DeWitt County, Texas.

*See Exhibit "A", Page 1 of 1 and Exhibit "B", Page 1 of 1, attached hereto and made a part of this easement.

GVEC shall have all rights necessary for the full use herein granted, including, but not limited to, the right of ingress and egress for pedestrians, equipment and vehicles over Grantors' adjacent lands to and from said right-of-way for the purpose of constructing said Facilities, including the installation of guy wires and anchors as needed, improving, reconstructing, repairing, inspecting, patrolling, installing, said Facilities on Grantor's land described above, operating, maintaining, providing adequate clearances and removing said Facilities, over, under, and upon said land, and the right to remove, trim, cut down or chemically treat with herbicides, trees or shrubbery or parts thereof within said Facilities or any other obstructions which may endanger, interfere or impair the efficiency, safety or convenient operation of said Facilities and their appurtenances. Grantor shall not construct any structure or improvement, nor impound any water, nor place any temporary or permanent erection of any mast-type equipment or appurtenances within said Facilities in any manner as to conflict with the National Electrical Safety Code or any applicable law, as either of the same now exists or may be amended in the future, and this restriction shall be a covenant running with the land. Such prohibited construction within the easement shall include but not be limited to new construction or major modification to a preexisting habitable structure, as well as, stock tanks, swimming pools, spas, water wells or oil wells including construction both above and below existing grade.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

This easement runs with the land, is assignable in whole or in part, and inures to the benefit of the parties and their respective successors and assigns.

The undersigned warrant that they are owners of the above described lands.

Dated this 12th day of JUNE, 20 12

Bobby Lee Koricanek
Printed
Bobby Lee Koricanek
Signature

Printed

Signature

THE STATE OF TEXAS,
County of DEWITT

This instrument was acknowledged before me on this the 12th day of JUNE, 20 12 by Bobby Lee Koricanek (Grantor)

Cindy M. von Roeder
Notary Public in and for the State of Texas

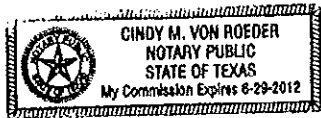


EXHIBIT A
LEGAL DESCRIPTION
0.11 ACRE TRACT

THE STATE OF TEXAS)
THE COUNTY OF DEWITT)

BEING a 0.11 acre tract of land for easement situated in the Robert Galletly League & Labor, Abstract 195, DeWitt County, Texas, and being a portion of that certain called 129.49 acre tract of land, described in a Special Warranty Deed dated August 11, 2011 from Amanda Koricanek to Bobby Lee Koricanek, recorded in Volume 370, Page 189, of the Official Records of DeWitt County, Texas, said 0.11 acre tract of land for easement being described by metes and bounds as follows:

COMMENCING at an existing 5/8 inch steel rod at the east corner of said called 129.49 acre tract, and a 10.25 acre tract of land described this date, and the south corner of a called 18.2 acre tract of land described to Clifford W. Braune and wife, Dorothy F. Braune, recorded in Volume 218, Page 147 of the Deed Records of said County, and in the northwest right-of-way line of Cemetery Road;

THENCE, with the northwest right-of-way line of said Cemetery Road, and a southeast line of said called 129.49 acre tract, *South 41°00'17" West*, (Basis of Bearings), for a distance of 607.66 feet to a point at the POINT OF BEGINNING and the northeast corner of the herein described easement;

THENCE, continuing with the northwest right-of-way line of said Cemetery Road, and a southeast line of said called 129.49 acre tract, *South 41°00'17" West*, for a distance of 31.42 feet to a point at the southeast corner of the herein described easement, from which an existing 5/8 inch steel rod at an angle point in the southeast line of said called 129.49 acre tract bears, *South 41°00'17" West*, for a distance of 1177.37 feet for reference;

THENCE, departing the northwest right-of-way line of said Cemetery Road, and into said called 129.49 acre tract, *North 66°18'05" West*, for a distance of 162.57 feet to a point in the southeast edge of an existing building foundation and the southwest corner of the herein described tract, from which the south corner of said building foundation bears, *South 40°57'00" West*, for a distance of 17.2 feet for reference;

THENCE, continuing into said called 129.49 acre tract, and with the southeast line of said building foundation, *North 40°57'00" East*, for a distance of 31.41 feet to a point at the northwest corner of the herein described tract;

THENCE, continuing into said called 129.49 acre tract, *South 66°18'05" East*, for a distance of 162.60 feet to THE POINT OF BEGINNING CONTAINING, within these metes and bounds 0.11 acres of land for easement more or less.

Reference is made to that Plat accompanying this Legal Description.

Bearings based on bearings of record in Volume 370, Page 189 of the Official Records of DeWitt County, Texas.

This survey was completed without the benefit of an abstract of title. There may be easements, or other matters, not described.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in May 2012.


Urban Surveying, Inc. 6/7/12
By: Jason T. Ruddick
Registered Professional Land Surveyor
Texas No. 6127
C0080-1-0.11 acres



EXHIBIT B
PROPOSED
0.11 ACRE
UTILITY EASEMENT
ROBERT GALLETTLY
LEAGUE & LABOR A-195
DEWITT COUNTY, TEXAS

CLIFFORD V. BRAUNE AND WIFE,
 DOROTHY F. BRAUNE
 VOLUME 218, PAGE 147
 DEED RECORDS
 CALLED 18.2 ACRES

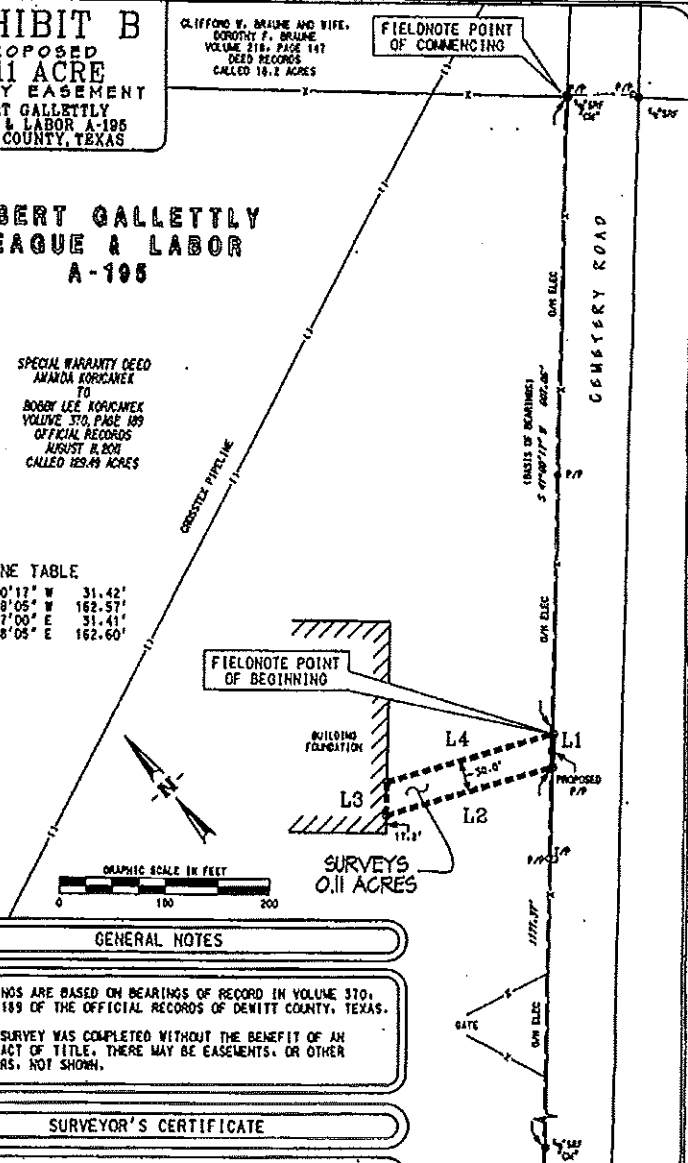
FIELDNOTE POINT
 OF COMMENCING

ROBERT GALLETTLY
LEAGUE & LABOR
A-195

SPECIAL WARRANTY DEED
 ANWAR KORKANER
 TO
 BOBEE LEE KORKANER
 VOLUME 310, PAGE 189
 OFFICIAL RECORDS
 AUGUST 11, 2008
 CALLED 129.49 ACRES

LINE TABLE

L1	S 41°00'12" W	31.42'
L2	N 66°18'05" W	162.37'
L3	N 40°57'00" E	31.41'
L4	S 66°18'05" E	162.60'



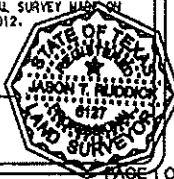
GENERAL NOTES

1. BEARINGS ARE BASED ON BEARINGS OF RECORD IN VOLUME 310, PAGE 189 OF THE OFFICIAL RECORDS OF DEWITT COUNTY, TEXAS.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

SURVEYOR'S CERTIFICATE

THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN MAY 2012.

Jason T. Rudick
 URBAN SURVEYING, INC.
 JASON T. RUDICK
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6127



CM = CONTROLLING MONUMENT
 O/H = OVERHEAD ELECTRIC
 SRF = STEEL ROD FOUND
 P/P = POWER POLE
 T/P = TELEPHONE PEDESTAL



SCALE: 1" = 200'
 JOB NO.: 00040.1
 DATE: 1/22/12

91087

Filed for Record

This, the 20th day of Aug, 2012
at 9:20 o'clock A.M

NATALIE CARSON, COUNTY CLERK OF

DeWitt County, Texas
[Signature]

DEPUTY

Return: GVEC
PO Box 281
Cuero, TX 77954
Attn: Nancy

**STATE OF TEXAS
COUNTY OF DEWITT**

I hereby certify that this instrument was filed on the
date & time stamped hereon by me & was duly recorded
in the Volume & Page of the Official Public Records of
DeWitt Co. Texas.

Date AUG 20 2012

BY NATALIE CARSON, COUNTY CLERK



Vol. 441 Page 235-238

102636

504/694

ELECTRIC LINE EASEMENT

THE STATE OF TEXAS,
County of DeWitt

That the Undersigned, Bobby Lee Koricanek (hereinafter referred to as Grantor) for a good and valuable consideration, the receipt of which hereby acknowledged, do hereby grant unto GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. (hereinafter referred to as GVEC), a cooperative corporation, whose post office address is P.O. Box 118, Gonzales, Texas 78629, and to its successors or assigns, an easement for the purpose of erection, construction, reconstruction, replacement, removal, maintenance and use of one or more electric distribution lines, fiber optic and other communications equipment, and facilities related to any of the foregoing (collectively "Facilities") for the transmission of electricity and communications upon and over the lands of the undersigned, situated in the County of DeWitt, State of Texas, and more particularly described as follows: Being a tract of 129.490 acres of land, more or less, out of the 195 ROBERT GALLETY original Survey, in DeWitt County, Texas, identified as parcel number 6880, 41521 & 47024, and being the same land described in a deed from Amanda Koricanek to Bobby Lee Koricanek, dated the 28th day of August, 2011 of record in Vol. 370, Pages 189 of the Official Records of Real Property of DeWitt County, Texas.

- SEE EXHIBIT "A", PAGE 1 OF 2 AND PAGE 2 OF 2, ATTACHED HERETO AND MADE A PART OF THIS EASEMENT

GVEC shall have all rights necessary for the full use herein granted, including, but not limited to, the right of ingress and egress for pedestrians, equipment and vehicles over Grantors' adjacent lands to and from said right-of-way for the purpose of constructing said Facilities, including the installation of a variable number of guy wires, anchors, and appurtenances as needed, improving, reconstructing, upgrading, repairing, inspecting, patrolling, installing, said Facilities on Grantor's land described above, operating, maintaining, providing adequate clearances and removing said Facilities, over, under, and upon said land, and the right to remove, trim, cut down or chemically treat with herbicides, trees or shrubbery or parts thereof within said Facilities or any other obstructions which may endanger, interfere or impair the efficiency, safety or convenient operation of said Facilities and their appurtenances. Grantor shall not construct any structure or improvement, nor impound any water, nor place any temporary or permanent erection of any mast-type equipment or appurtenances within said Facilities in any manner as to conflict with the National Electrical Safety Code or any applicable law, as either of the same now exists or may be amended in the future, and this restriction shall be a covenant running with the land. Such prohibited construction within the easement shall include but not be limited to new construction or major modification to a preexisting habitable structure, as well as, stock tanks, swimming pools, spas, water wells or oil wells including construction both above and below existing grade.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

This easement runs with the land, is assignable in whole or in part, and inures to the benefit of the parties and their respective successors and assigns.

The undersigned warrant that they are owners of the above described lands.

Dated this 21 day of Feb, 2014

Bob Koricanek
Printed
Bob Koricanek
Signature

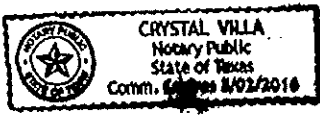
Printed

Signature

THE STATE OF TEXAS,
County of DeWitt

This instrument was acknowledged before me on this the 21 day of Feb, 2014
by Bob Koricanek (Grantor).

Amanda Uir
Notary Public in and for the State of Texas



GVEC EASEMENT SKETCH

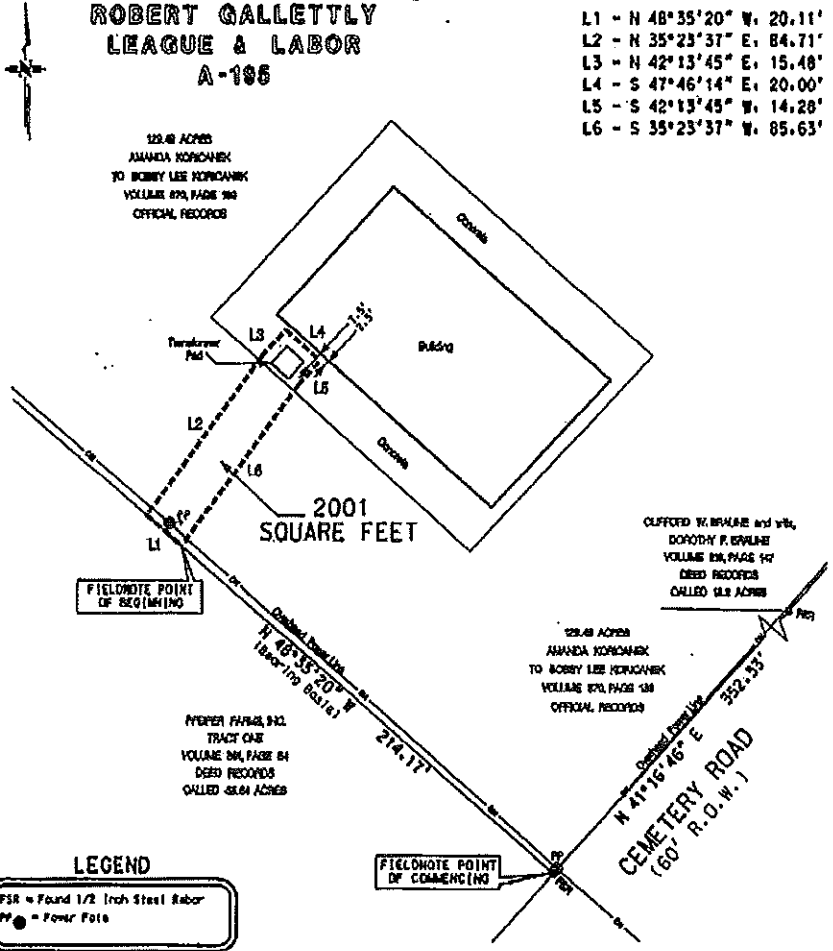
2001 SQUARE FEET
(20 FOOT WIDE EASEMENT)

BEING a 2001 square foot tract of land, and being a 20 foot wide easement located in that certain 129.49 acre tract of land as conveyed from Amanda Korcanek to Bobby Lee Korcanek, of record in Volume 370, Page 188 of the Official Records of DeWitt County, Texas.

Exhibit "A" Page 1 of 2

**ROBERT GALLETLY
LEAGUE & LABOR
A-186**

- L1 - N 48°35'20" W, 20.11'
- L2 - N 35°23'37" E, 84.71'
- L3 - N 42°13'45" E, 15.48'
- L4 - S 47°46'14" E, 20.00'
- L5 - S 42°13'45" W, 14.28'
- L6 - S 35°23'37" W, 85.63'



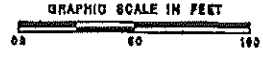
LEGEND

PSR = Found 1/2 Inch Steel Rebar
PP = Power Pole

SURVEYOR'S CERTIFICATE

THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 31, 2014 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Wm. Patrick Hohlt
WM. PATRICK HOHLT 2/19/14
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5523



URBAN SURVEYING INC.
VICTORIA, TEXAS (361) 878-8427 FIRM# 14421104
CUBERO, TEXAS (361) 878-8461 FIRM# 10921197
SAN ANTONIO, TEXAS (202) 287-4424 FIRM# 10123414

DRAWN BY: SWB
JOB NO.: 00880-02

2001 SQUARE FEET
(20 FOOT WIDE EASEMENT)

Exhibit "A" Page 2 of 2

THE STATE OF TEXAS)
THE COUNTY OF DEWITT}

BEING a 2001 square foot tract of land, and being a 20 foot wide easement located in that certain 129.49 acre tract of land as conveyed from Amanda Koricanek to Bobby Lee Koricanek of record in Volume 370, Page 189 of the Official Records of DeWitt County, Texas, said 2001 square foot tract of land being more fully described by metes and bounds as follows:

COMMENCING at a 5/8 inch diameter steel rebar found on the Northwest right-of-way line of Cemetery Road (a 60 foot wide roadway) and marking the East corner of that certain called 55.64 acre tract of land as described as Tract One conveyed to Pfeifer Farms, Inc., of record in Volume 301, Page 84 of the Deed Records of DeWitt County, Texas and the South corner of said 129.49 acre tract;

THENCE, North 48 deg. 35' 20" West (Bearing Basis), along the Northeast line of called 55.64 acre tract and the Southwest line of said 129.49 acre tract, a distance of 214.17 feet to the POINT OF BEGINNING at the Southern most corner of the herein described tract;

THENCE, North 48 deg. 35' 20" West, a distance of 20.11 feet to a point for the Western most corner of the herein described tract;

THENCE, North 35 deg. 23' 37" East, a distance of 84.71 feet to a point for an interior corner of the herein described tract;

THENCE, North 42 deg. 13' 45" East, a distance of 15.48 feet to a point for the Northern most corner of the herein described tract;

THENCE, South 47 deg. 46' 14" East, a distance of 20.00 feet to a point for the Eastern most corner of the herein described tract;

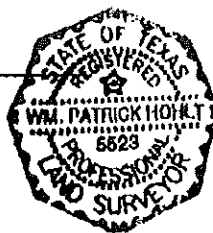
THENCE, South 42 deg. 13' 45" West, a distance of 14.28 feet to a point for a corner of the herein described tract;

THENCE, South 35 deg. 23' 37" West, a distance of 85.63 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 2001 square foot tract of land, more or less.

Bearings are based on bearings of record in Volume 370, Page 189 of the Official Records of DeWitt County, Texas.

The foregoing field note description is based on an actual survey made on the ground under my supervision in January, 2014 and is true and correct to the best of my knowledge and belief.

Wm. Patrick Hohlt
Urban Surveying Inc
Wm. Patrick Hohlt 2/19/14
Registered Professional Land Surveyor
Texas No. 5523



C0080-02ease

102636

FILED FOR RECORD
This, the 3rd day of April, 2014
at 11:00 o'clock A.M.
NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

Pam Brandstetter, Deputy
GVEC P.O. BOX 231
CUERO, TX 77954
ATTN: NANCY GOTTSCHALT

STATE OF TEXAS
COUNTY OF DEWITT
I hereby certify that this instrument was filed on the
date & time stamped hereon by me & was duly recorded
in the Volume & Page of the Official Public Records of
DeWitt Co. Texas.
Date APR 03 2014
BY NATALIE CARSON, COUNTY CLERK
Vol. 504 Page 194-196



530/59

ELECTRIC LINE EASEMENT

THE STATE OF TEXAS,
County of DeWitt

That the Undersigned, BOBBY LEE KORICANEK (hereinafter referred to as Grantor) for a good and valuable consideration, the receipt of which hereby acknowledged, do hereby grant unto GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. (hereinafter referred to as GVEC), a cooperative corporation, whose post office address is P.O. Box 118, Gonzales, Texas 78628, and to its successors or assigns, an easement for the purpose of erection, construction, reconstruction, replacement, removal, maintenance and use of one or more electric distribution lines, including fiber optic and other communications equipment, and facilities related to any of the foregoing (collectively "Facilities") upon and over the lands of the undersigned, situated in the County of DeWitt, State of Texas, and more particularly described as follows: Being a tract of 129.49 acres of land, more or less, out of the Robert Galletly League & Labor, Abstract No 195, original Survey, in DeWitt County, Texas, located about 2 miles in a Southwesterly direction from the town of Nordheim and being situated on the Right side of the road leading from FM 239 to Cemetery Rd. and being the same land described in a deed from Amanda Koricanek to Bobby Lee Koricanek, dated the 11th day of August, 20 11 of record in Vol. 370, Pages 189 of the Official Records of Real Property of DeWitt County, Texas.

GVEC shall have all rights necessary for the full use herein granted, including, but not limited to, the right of ingress and egress for pedestrians, equipment and vehicles over Grantors' adjacent lands to and from said right-of-way for the purpose of constructing said Facilities, including the installation of guy wires and anchors as needed, improving, reconstructing, repaving, inspecting, patrolling, installing, said Facilities on Grantor's land described above, operating, maintaining, providing adequate clearances and removing said Facilities, over, under, and upon said land, and the right to remove, trim, cut down or chemically treat with herbicides, trees or shrubbery or parts thereof within 15 feet of said Facilities or any other obstructions which may endanger, interfere or impair the efficiency, safety or convenient operation of said Facilities and their appurtenances. Grantor shall not construct any structure or improvement, nor impound any water, nor place any temporary or permanent erection of any mast-type equipment or appurtenances nearer than 15 feet to Facilities in any manner as to conflict with the National Electrical Safety Code or any applicable law, as either of the same now exists or may be amended in the future, and this restriction shall be a covenant running with the land. Such prohibited construction within the easement shall include but not be limited to new construction or major modification to a preexisting habitable structure, as well as, stock tanks, swimming pools, spas, water wells or oil wells including construction both above and below existing grade.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

This easement runs with the land, is assignable in whole or in part, and inures to the benefit of the parties and their respective successors and assigns.

The undersigned warrant that they are owners of the above described lands.

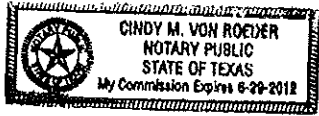
Dated this 12th day of JUNE, 20 12

Bobby Lee Koricanek _____ Printed
Bobby Lee Koricanek _____ Signature

THE STATE OF TEXAS,
County of DEWITT

This instrument was acknowledged before me on this the 12th day of JUNE, 20 12 by Bobby Lee Koricanek (Grantor)

Cindy M. von Roeder
Notary Public in and for the State of Texas



106564

Filed for Record

This, the 20 day of Nov 2014
at 2:10 o'clock PM

NATALIE CARSON, COUNTY CLERK OF

DeWitt County, Texas

M. Lisa Schumaker

DEPUTY

gvec

STATE OF TEXAS
COUNTY OF DEWITT

I hereby certify that this instrument was filed on the
date & time stamped hereon by me & was duly recorded
in the Volume & Page of the Official Public Records of
DeWitt Co. Texas.

NOV 20 2014



Date
NATALIE CARSON, COUNTY CLERK

BY gvec

Vol. 530 No. 39-60