

 <b>First American Title Guaranty Company</b>	<b>Commitment for Title Insurance (T-7)</b>
	ISSUED BY <b>First American Title Guaranty Company</b>
<b>Commitment</b>	

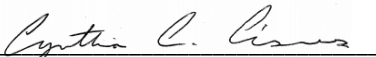
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A** AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We **FIRST AMERICAN TITLE 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.

**First American Title Guaranty Company**

Issued By:  
Texas National Title, Inc.  
12515 Research Blvd., Building 8, Suite 120  
Austin, TX 78759  
Agent ID: 12737067

  
Authorized Signature





Christopher M. Leavell  
President



Jeffrey S. Robinson  
Secretary

(This Commitment is valid only when Schedules A, B, C, and D are attached)

This jacket was created electronically and constitutes an original document



*First American  
Title Guaranty Company*

## Important Notice

ISSUED BY

**First American Title Guaranty Company**

### Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO 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 or HMO. If you don't, you may lose your right to appeal.

#### First American Title Guaranty Company

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

**Call: First American Claims at 1-888-632-1642 Toll-free: 1-888-632-1642**

Email: [claims.nic@firstam.com](mailto:claims.nic@firstam.com)

Mail: 1 First American Way, Santa Ana, CA 92707

#### 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

File a complaint: [www.tdi.texas.gov](http://www.tdi.texas.gov)

Email: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

Mail: Consumer Protection, MC CO-CP, 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 o HMO. Si 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 del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

#### First American Title Guaranty Company

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

**Llame a: First American Claims at 1-888-632-1642 Teléfono gratuito: 1-888-632-1642**

Correo electrónico: [claims.nic@firstam.com](mailto:claims.nic@firstam.com)

Dirección postal: 1 First American Way, Santa Ana, CA 92707

#### El Departamento de Seguros de Texas

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

Texas National Title, Inc.  
Policy Issuing Agent for First American Title Guaranty Company

Llame con sus preguntas al: 1-  
800-252-3439 Presente una  
queja en: [www.tdi.texas.gov](http://www.tdi.texas.gov)  
Correo electrónico: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)  
Dirección postal: Consumer Protection, MC CO-CP, P.O. Box 12030, Austin, TX 78711-2030

## TEXAS TITLE INSURANCE INFORMATION

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 enterderlo 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 1-888-632-1642 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.

### **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.

## SCHEDULE A

Effective Date: January 27, 2026

GF No.: T-193496

Issued: February 10, 2026

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:  
PROPOSED INSURED:
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE  
– ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)  
Policy Amount: \$100,000.00  
PROPOSED INSURED: TBD TBD
- 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: TBD TBD
- 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:

[Gerardo Pasaret](#)

4. Legal description of land:

**See Exhibit "A" Attached Herein**

**EXHIBIT "A"**

Lot 2332A, of AMENDED PLAT OF LOTS 2332 AND 2350, COUNTRY CLUB ESTATES, SECTION NINE, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 201700123, of the Official Public Records of Travis County, Texas.

## 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 (We must either insert specific recording data or delete this exception):
 

[Volume 48, Page 30](#), Plat Records, Document No. [201700123](#) (plat), Official Public Records; [Volume 3788, Page 94, Volume 3914, Page 1645](#), Deed Records of Travis County, Texas, Document Nos. [2000006308](#), [2006077105](#), [2007037327](#), [2007158308](#), [2008179771](#), [2009138424](#), [2011186267](#), [2012073724](#), [2014072663](#), [2016010894](#), [2017070662](#), [2025052836](#), [2025101838](#), of the Official Public Records of Travis County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.
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.)

Texas National Title, Inc.  
Policy Issuing Agent for First American Title Guaranty Company

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.):
  1. Rights of Parties in Possession (Owners Policy Only)
  2. A 5' drainage and public utility easement reserved along the rear and sidelines of all lots, as stated on the plat of record in [Volume 48, Page 30](#), of the Plat Records of Travis County, Texas and as amended in Document No. [201700123](#), Official Public Records of Travis County, Texas.
  3. Any and all easements, building lines, conditions, covenants, restrictions, as shown and/or described on the plat of record in [Volume 48, Page 30](#) of the Plat Records of Travis County, Texas.
  4. A 5 foot drainage and public utility easement reserved along the northerly, easterly, southeasterly and southerly property lines, as shown on the plat of record in Document No. [201700123](#) of the Official Public Records of Travis County, Texas.
  5. A 10 foot public utility easement reserved along the westerly and northwesterly property lines, as shown on the plat of record in Document No. [201700123](#) of the Official Public Records of Travis County, Texas.
  6. Easements and easement rights as set out in restrictions in [Volume 3788, Page 94](#) of the Deed Records of Travis County, Texas.
  7. An electric and/or telephone line easement, granted to Pedernales Electric Cooperative, Inc. as described in [Volume 3564, Page 1566](#) of the Deed Records of Travis County, Texas.
  8. An electric transmission and/or distribution line easement as described in [Volume 2127, Page 474](#) of the Deed Records of Travis County, Texas.
  9. An inundation and electric easement reserved by the Lower Colorado River Authority in [Volume 1169, Page 89](#) of the Deed Records of Travis County, Texas.
  10. All of the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with the same, all of which are expressly excepted herefrom and not insured hereunder, as described in instruments recorded in [Volume 450, Page 635](#), [Volume 472, Page 578](#), [Volume 1113, Page 94](#), [Volume 2140, Page 344](#), [Volume 2411, Page 30](#), [Volume 6038, Page 915](#), [Volume 6038, Page 921](#), Deed Records, [Volume 11707, Page 562](#), [Volume 11707, Page 568](#), Real Property Records, Document No. [2000063471](#), Official Public Records, Travis County, Texas, as affected by Affidavit's of Non Production under Document Numbers [2000193820](#), [2000193821](#), [2000193822](#), [2000193823](#), [2000193824](#), [2000193827](#), [2000193828](#), [2000193829](#), [2000193830](#), [2000193831](#), of the Official Public Records of Travis County, Texas.
  11. 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.
  12. 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.

13. All terms, conditions and provisions of that certain Dedication of Public Drainage Easement of record in Document No. [2019091718](#) of the Official Public Records of Travis County, Texas.
14. All terms, conditions and provisions of that certain document concerning a Transfer Fee due upon sale of the subject property, of record in Document No. [2025101838](#), of the Official Public Records of Travis County, Texas.
15. Subject to all charges, liens, and assessments, as set forth in that certain Declaration of Covenants, Conditions, and Restrictions recorded in [Volume 3788, Page 94](#) of the Deed Records of Travis County, Texas.
16. FOR INFORMATIONAL PURPOSES ONLY: Each assessment lien as described in [Volume 3788, Page 94](#) of the Deed Records of Travis County, Texas, is expressly subordinate to any and all liens which shall subsequently be voluntarily placed on such lot by the Developer, its successors and/or assigns, or by the lawful owner or owners of any such lot. (Loan Policy Only)
17. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. (NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)
18. Any claim or assertion that the vesting shown in Schedule A violates the provisions of Subchapter H, Chapter 5, Texas Property Code. (Owner's Policy Only)
19. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title, including but not limited to fences not following the property boundaries, that would be disclosed by an accurate and complete land survey of the subject property. (Owner's Policy Only)

**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. Deed of Trust:  
Recorded: Document No. [2021107990](#), Official Public Records of Travis County, Texas  
Grantor: Gerardo Pasaret  
Trustee: Michael Burns, Attorney at Law  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage  
Amount: \$416,700.00  
Dated: May 13, 2021
6. We must be furnished with evidence that all assessments are either paid in full at closing or not yet due.
7. We must be furnished with evidence that the property constitutes no part of any marital homestead, or, in the alternative, if the record owner is married, we require either (i) the joinder of the spouse; or (ii) an affidavit from the spouse of the owner disclaiming the property as part of any homestead and stating that the property is under the sole management and control of the record owner. We reserve the right to make additional requirements concerning the spouse once identified to us.
8. If this property is located within the boundaries of a district providing water, sewer, drainage or flood control facilities or services, notice must be given to the proposed purchasers in accordance with the provisions of the Texas Water Code.
9. Note: Procedural Rule P-27 as provided for in Section 2561.202, Texas Insurance Code requires that "Good Funds" be received and deposited before a Title Agent may disburse from its Trust Fund Account. Procedural Rule P-27 provides a list of the types of financial documents and instruments which satisfy this requirement. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.

10. If the Proposed Insured executes a Waiver of Inspection in the approved form, an exception to "Rights of the parties in possession" will be contained in the Owner's Policy when issued; however, the Proposed Insured may refuse to execute the Waiver, in which case the Company will require that an inspection be conducted by its agent, for which an inspection fee may be charged, and the Company reserves the right to make additional, particular exceptions in the Policy to matters revealed by the inspection.
11. We must be furnished with a satisfactory Affidavit as to Debts and Liens, executed by the seller/borrower or his/her/their authorized representative at the time of closing. We reserve the right to make additional requirements on the basis of this Affidavit.
12. You may request amendment of the Area and Boundary Exception to read "Shortages in Area". The Texas Title Insurance Information portion of the Commitment for Title Insurance advises you that your Policy will insure you against loss because of non-expected discrepancies or conflicts in boundary lines, encroachments, or protrusions, or overlapping of improvements if you pay an additional five percent (5%) premium of the Basic Rate for T-1R Residential Owner Policy coverage, and if we are provided with a satisfactory survey, pursuant to Procedural Rule P2.
13. Your Owner's Title Policy will contain this coverage and you will be charged the appropriate additional premium unless, on or before the date of closing, you advise the company in writing that you wish to decline additional coverage.
14. The Texas Department of Insurance has approved a new Restrictions, Encroachments, Mineral Endorsements, T-19.1, to be available on Owner's Title Policies. This coverage was previously only available on Loan Policies. The T-19.1 Endorsements affords insurance against any previous violation or restrictions affecting the subject property, all rights of first refusal, all reversionary rights and any damage to the property due to future damages to the improvements because of an existing right to extract or develop minerals.
15. Subchapter H, Chapter 5, Texas Property Code, effective September 1, 2025, prohibits ownership of real property by certain foreign parties. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy. Notwithstanding any applicable exclusions from coverage in the policy, and to avoid any misunderstanding, the title policy may also include a specific Schedule B exception regarding the operation of this law. The Company may require that it be furnished with a certificate or affidavit from each purchaser and any noninstitutional lender, or its representative, in form and substance acceptable to the Company, confirming that the purchaser and any noninstitutional lender is not subject to the law.  
If a prohibited foreign entity or person is a party to this transaction, buyer must notify the Company in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.
16. We will require a Premium of \$5.00 be collected for the Standard Tax Exception "Company insures that standby fees, taxes, assessments by any taxing authority for the year 2026 are not yet due and payable." (Loan Policy Only).
17. Effective May 1, 2019 the Texas Title Insurance Guaranty Association (TTIGA) requires \$2.00 to be collected per policy for the Policy Guaranty Fee. The Policy Guaranty Fee will be \$2.00 for each owner's title policy and \$2.00 for each loan policy sold, and title agents will be required to remit and report this quarterly to the TTIGA.
18. NOTE TO BUYER: Any tract of land that is not a full, legally subdivided lot may be subject to a requirement of filing a new subdivision plat prior to any construction or improvement permit being issued. If applicable to this transaction, purchasers should contact the appropriate authority to confirm their property's status and their ability to use the property for their intended purposes.
19. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE") issued pursuant to the Bank Secrecy Act, and effective March 1, 2026. Information necessary to comply with the RRE must be obtained and provided to the Reporting Person, as defined in the RRE, prior to the closing.
20. FOR INFORMATION ONLY: The following conveyances involving the subject property were recorded within the last 24 months: None.

\*\*\*ADDRESS NOTE:

The following is being provided for informational purposes only and is not to be construed as a part of the insuring provisions of this commitment or any policies issued in connection herewith:

According to information provided to us or discovered by us, the post office address of the real estate described herein is:

3807 Cedar Gln  
Lago Vista, TX 78645



*First American  
Title Guaranty Company*

## Commitment for Title Insurance (T-7)

ISSUED BY

**First American Title Guaranty Company**

# Schedule D

File No.: T-193496

The following disclosures are made pursuant to Procedural Rule P-21 promulgated by the Texas Department of Insurance:

**UNDERWRITER:** First American Title Guaranty Company, a Texas Corporation.

Shareholder owning or controlling, directly or indirectly, ten percent or more of the share of the Underwriter: First American Title Guaranty Company is a wholly owned subsidiary of First American Title Insurance Company, a Nebraska Corporation.

Directors: Christopher M. Leavell, Jeffrey S. Robinson, Mark E. Seaton

Officers: President: Christopher M. Leavell; Senior Vice President, Secretary: Jeffrey S. Robinson; and Chief Financial Officer: Max O. Valdes

**AGENT: Texas National Title, Inc.**

Shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent: Mother Lode Holding Company - 100%

Shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent: First American Financial owns 100% of the stock.

If the Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

Randall E. Bradley, David M. Philipp and Darrell C. Martin

If the Title Insurance Agent is a corporation, the following is a list of its officers:

LATRA SZAL, President, Chief Operating Officer, On-Site Manager & Director	DARRELL C. MARTIN, Executive Vice President, Secretary, & Director
DAVID M. PHILIPP, Chief Financial Officer and Director	MICHELLE BOARD, Executive Vice President
SHELBY CLARK, Senior Vice President & Corpus Christi Division President	RANDALL E. BRADLEY, Chairman of the Board, Executive Vice President, & Director

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:	\$832.00
Mortgagee Policy:	\$0.00
Endorsement Charges:	\$216.60
Total:	\$1,048.60

Of this total amount \$ \_\_\_\_\_ (or 15%) will be paid to the policy issuing Title Insurance Company; \$ \_\_\_\_\_ (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	(or %)	TO WHOM	FOR SERVICES
_____	(or %)	_____	_____
_____	(or %)	_____	_____
_____	(or %)	_____	_____

\*\*\* 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."

## **DELETION OF ARBITRATION PROVISION**

(Not applicable to the Texas Residential Owner 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 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 the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

## Privacy Notice

**Last Updated and Effective Date:** December 1, 2024

This Privacy Notice ("Notice") describes how Mother Lode Holding Company and its subsidiaries and affiliates (collectively, "Mother Lode," "we," "us," or "our") describe in our full privacy notice, which can be found at <https://www.mlhc.com/privacy-policy/>, how we collect, use, store, and share your information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

The Notice applies wherever it is posted. To the extent a Mother Lode subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

**What Type Of Personal Information Do We Collect About You?** We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.mlhc.com/privacy-policy>. **How Do We Collect Your Personal Information?** We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

**How Do We Use Your Personal Information?** We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.mlhc.com/privacy-policy>.

**How Do We Disclose Your Personal Information?** We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. To learn more about how we share your information, please visit <https://www.mlhc.com/privacy-policy>.

**How Do We Store and Protect Your Personal Information?** The security of your information is important to us. We take all commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

**How Long Do We Keep Your Personal Information?** We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.mlhc.com/privacy-policy>.

**International Jurisdictions:** Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

**Changes to our Notice:** We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

**YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.**

### **For California Residents**

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. [To learn more, please visit https://www.mlhc.com/privacy-policy](https://www.mlhc.com/privacy-policy).

**Contact Us** [privacy@mlhc.com](mailto:privacy@mlhc.com) or at 1-877-626-0668