Commitment

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

Christopher M. Leavell
President

Jeffrey S. Robinson
Secretary

By: __________________________
Authorized Countersignature

This jacket was created electronically and constitutes an original document

(This Commitment is valid only when Schedules A, B, C. and D are attached)
<table>
<thead>
<tr>
<th>TEXAS TITLE INSURANCE INFORMATION</th>
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<tbody>
<tr>
<td>Title insurance insures you against loss resulting from certain risks to your title.</td>
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<tr>
<td>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.</td>
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<tr>
<td>El seguro de título le asegura en relación a perdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.</td>
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<tr>
<td>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.</td>
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</table>

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.
IMPORTANT NOTICE
To obtain information or make a complaint:
You may call First American Title Guaranty Company’s toll-free telephone number for information or to make a complaint at:
1-888-632-1642
You may also write to First American Title Guaranty Company at:
1 First American Way
Santa Ana, California 92707
You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:
1-800-252-3439
You may write the Texas Department of Insurance:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should contact First American Title Guaranty Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE
Para obtener información o para someter una queja:
Usted puede llamar al número de teléfono gratis de First American Title Guaranty Company para obtener información o para someter una queja al:
1-888-632-1642
Usted también puede escribir a First American Title Guaranty Company:
1 First American Way
Santa Ana, California 92707
Puede comunicarse con el Departamento de Seguros de Texas para obtener información acerca de compañías, coberturas, derechos o quejas al:
1-800-252-3439
Puede escribir al Departamento de Seguros de Texas:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el First American Title Guaranty Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:
Este aviso es solo para propósitos de información y no se convierte en parte o condición del documento adjunto.
Privacy Information

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. We understand that you may be concerned about what we will do with such information — particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries 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 that 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. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

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; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. 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 trust 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.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

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 and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation's Web sites are sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.
COMMITMENT FOR TITLE INSURANCE  T-7

ISSUED BY

FIRST AMERICAN TITLE GUARANTY COMPANY

SCHEDULE A

Effective Date:  March 11, 2020, 7:00 am          GF No. 2014913

Commitment No. ____________________________, issued March 13, 2020, 7:00 am

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: TBD

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

   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower: TBD

   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE
      (Form T-2R)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN
      (Form T-13)
      Binder Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   f. OTHER
      Policy Amount:
      PROPOSED INSURED:

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

3. Record title to the land on the Effective Date appears to be vested in:
   Plains Cotton Cooperative Association

4. Legal description of land:
   TRACT 1:

FORM T-7: Commitment for Title Insurance
2.428 ACRES OF LAND OUT OF SECTION 26, ABSTRACT 621, BLOCK 33 T-1-N, T & P RY. CO. SURVEYS, HOWARD COUNTY, TEXAS. BEING A PART OF THE LAND DESCRIBED IN A DEED TO PLAINS COTTON COOPERATIVE ASSOCIATIONRecorded in Howard County, Official Public Records Volume 1125 Page 369. The 2.428 ACRES IS DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND PK NAIL, FOR THE MOST EASTERLY NORTHWEST CORNER THE PLAINS COTTON COOPERATIVE ASSOCIATION TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BIG SPRINGS TPS DEVELOPMENT LP., RECORDED IN HOWARD COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1437 PAGE 752.

THENCE: N 77° 06' 23" E - 660.70' TO AN INACCESSIBLE POINT (DUE TO CONSTRUCTION) IN THE ASPHALT OF SAN ANTONIO STREET FOR THE NORTHEAST CORNER OF THIS TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF THE PLAINS COTTON COOPERATIVE ASSOCIATION TRACT.

THENCE: S 12° 32' 25" E -158.41' TO A SET PK NAIL, IN SAN ANTONIO STREET, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 76° 38' 30" W - 653.40' TO A SET PK NAIL FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DUNNAHOO PROPERTIES, LTD. RECORDED IN HOWARD COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1468 PAGE 220.

THENCE: N 14° 53' 42" W - 163.81' TO THE POINT OF BEGINNING AND CONTAINING 2.428 ACRES OF LAND MORE OR LESS.

TRACT 2:

11.801 ACRES OF LAND OUT OF SECTION 26, ABSTRACT 621, BLOCK 33 T-1-N, T & P RY. CO. SURVEYS, HOWARD COUNTY, TEXAS. BEING A PART OF THE LAND DESCRIBED IN A DEED TO PLAINS COTTON COOPERATIVE ASSOCIATIONRecorded in Howard County, Official Public Records Volume 1125 Page 369. The 11.801 ACRES IS DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A SET PK NAIL, IN SAN ANTONIO STREET, FROM WHICH A FOUND 1/2" IRON PIN FOR THE SOUTHEAST CORNER OF PLAINS COTTON COOPERATIVE ASSOCIATION TRACT, BEARS S 12° 32' 25" E - 300.03'

THENCE: S 77° 27' 08" W - 831.22' TO A SET 1/2" IRON PIN WITH YELLOW
CAP STAMPED VALLEY 6522 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE:  N 12° 32’ 44” W - 611.40’ TO A SET 1/2” IRON PIN WITH YELLOW CAP STAMPED VALLEY 6522 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE:  N 76° 29’ 14” E - 831.39’ TO A SET PK NAIL, IN SAN ANTONIO STREET, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE:  S 12° 32’ 25” E - 625.40’ TO THE POINT OF BEGINNING AND CONTAINING 11.801 ACRES OF LAND MORE OR LESS.

TRACT 3:
5.725 ACRES OF LAND OUT OF SECTION 26, ABSTRACT 621, BLOCK 33 T-1-N, T & P RY. CO. SURVEYS, HOWARD COUNTY, TEXAS. BEING A PART OF THE LAND DESCRIBED IN A DEED TO PLAINS COTTON COOPERATIVE ASSOCIATIONRecorded in Howard County, Official Public Records Volume 1125 Page 369. THE 5.725 ACRES IS DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING:  AT A FOUND 1/2” IRON PIN FOR THE SOUTHEAST CORNER THE PLAINS COTTON COOPERATIVE ASSOCIATION TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ABRAHAM GONZALEZ RECORDED IN HOWARD COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1396 PAGE 531.

THENCE:  S 77° 30’ 25” W - 831.21’ TO A SET 1/2” IRON PIN WITH YELLOW CAP STAMPED VALLEY 6522 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE:  N 12° 32’ 31” W - 299.23’ TO A SET 1/2” IRON PIN WITH YELLOW CAP STAMPED VALLEY 6522 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE:  N 77° 27’ 08” E - 831.22’ TO A SET PK NAIL IN SAN ANTONIO STREET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE:  S 12° 32’ 25” E - 300.03’ TO THE POINT OF BEGINNING AND CONTAINING 5.725 ACRES OF LAND MORE OR LESS.

TRACT 4:
18.367 ACRES OF LAND OUT OF SECTION 26, ABSTRACT 621, BLOCK 33 T-1-N, T & P RY. CO. SURVEYS, HOWARD COUNTY, TEXAS. BEING A PART OF THE LAND DESCRIBED IN DEEDS TO PLAINS COTTON COOPERATIVE ASSOCIATION RECORDED IN HOWARD COUNTY, OFFICIAL PUBLIC RECORDS VOLUME 1125 PAGE 369 AND VOLUME 1849 PAGE 580. THE 18.367 ACRES IS DESCRIBED
FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 3/4" IRON PIPE IN THE SOUTH RIGHT OF WAY OF INTERSTATE 20 FRONTAGE ROAD FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PLAINS COTTON COOPERATIVE ASSOCIATION RecorderD IN HOWARD COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1849 PAGE 580 AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO TROY VINES INCORPORATED RecorderD IN HOWARD COUNTY OFFICIAL PUBLIC RECORDS VOLUME 903 PAGE 458.

THENCE: N 77° 14' 00" E - 184.86', ALONG THE SOUTH RIGHT OF WAY OF INTERSTATE 20 FRONTAGE ROAD, TO A FOUND 1/2" IRON PIN WITH AN UNREADABLE YELLOW CAP, FOR THE NORTHEAST CORNER OF THE PLAINS TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DUNNAHOO PROPERTIES, LTD RecorderD IN HOWARD COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1430 PAGE 532.

THENCE: S 14° 01' 23" E - 774.51' TO A FOUND 1/2" IRON PIN WITH YELLOW CAP MARKED RLG INC. FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DUNNAHOO PROPERTIES, LTD RecorderD IN HOWARD COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1468 PAGE 220 AND A CORNER OF THIS TRACT.

THENCE: N 75° 58' 33" E - 670.86' TO A SET PK NAIL, FOR THE SOUTHEAST CORNER OF THE DUNNAHOO TRACT AND A CORNER OF THIS TRACT.

THENCE: N 76° 38' 30" E - 653.40' TO A SET P.K. NAIL IN SAN ANTONIO STREET FOR THE MOST EASTEPLY NORTHEAST CORNER OF THIS TRACT.

THENCE: S 12° 32' 25" E - 50.03' TO A SET PK NAIL IN SAN ANTONIO STREET FOR THE MOST EASTEPLY SOUTHEAST CORNER OF THE THIS TRACT.

THENCE: S 76° 29' 14" W - 831.39' TO SET 1/2" IRON PIN WITH YELLOW CAP STAMPED VALLEY 6522 FOR THE MOST SOUTHERLEY NORTHWEST CORNER OF THIS TRACT.

THENCE: S 12° 32' 44" E - 611.40' TO A SET 1/2" IRON PIN WITH YELLOW CAP STAMPED VALLEY 6522.

THENCE: S 12° 32' 31" E - 299.23' TO A SET IRON PIN IN THE SOUTH LINE OF
THE PLAINS COTTON COOPERATIVE ASSOCIATION TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 77° 30' 25" W - 485.94' TO A FOUND 5/8" IRON PIN FOR THE SOUTH WEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE PLAINS COTTON COOPERATIVE ASSOCIATION TRACT.

THENCE: 474.06' ALONG A CURVE TO THE LEFT THAT HAS A DELTA ANGLE OF 8° 41' 35", A RADIUS OF 3124.53' AND A CHORD THAT BEARS N 26° 22' 57" W - 473.60' TO AN INACCESSIBLE POINT UNDER A DEBRIS PILE.

THENCE: N 77° 35' 56" E - 21.68' TO A SET "X" IN CONCRETE.

THENCE: N 36° 32' 53" W - 719.53' TO A FOUND 5/8" SUCKER ROD.

THENCE: N 77° 27' 59" E - 175.20' TO A FOUND 1/2" IRON PIN.

THENCE: N 12° 46' 51" W - 604.14' TO THE POINT OF BEGINNING AND CONTAINING 18.357 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.
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):

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. Company has approved the current land title survey and upon request, and payment of any promulgated premium, this item will be amended in the policy(ies) to be issued to read: 'shortages in area'.

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 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

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

   a. "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."

   b. All right, title and interest in and to all the oil, gas, other minerals and/or royalty interest (reserved or conveyed), and all other components of the mineral estate, together with all rights, easements and privileges relating thereto, are excepted from coverage as described in instrument to Dunnahoo Properties, Ltd. from Plains Cotton Cooperative Association dated December 12, 2014, recorded in Volume 1430, Page 532, Deed Records of Howard County, Texas, reference to which instrument is here made for all purposes. The purpose of this exception is to limit policy coverage to the surface estate only and to exclude policy coverage for all right, title and interest of any persons, and/or the public, and/or entities, and/or governments, in and to all of the oil, gas, minerals and other elements which do not constitute a part of the surface estate. It is further the purpose of this exception to exclude coverage for all rights, privileges and immunities, whether recorded or unrecorded, relating to the mineral estate including, but not limited to, items such as: mineral leases, transfers of mineral interests, mineral conveyances or reservations, royalty conveyances or reservations, pooling agreements, unit designations, royalty interest, royalties, bonuses, mineral estate rentals, delay rentals and ingress/egress for mineral production/transportation purposes. It is also the purpose of this exception to exclude from coverage any recorded or unrecorded easements and/or rights of way which are owned or held by any lessee or mineral estate interest owner, on, over, across or under the land herein described for the purposes of producing interests excepted from policy coverage hereunder.

   c. All right, title and interest in and to all the oil, gas, other minerals and/or royalty interest (reserved or conveyed), and all other components of the mineral estate,
together with all rights, easements and privileges relating thereto, are excepted from coverage as described in instrument to Plains Cotton Cooperative Association from Susan G. McLellan dated August 22, 2019, recorded in Volume 1849, Page 580, Official Public Records of Howard County, Texas, reference to which instrument is here made for all purposes. The purpose of this exception is to limit policy coverage to the surface estate only and to exclude policy coverage for all right, title and interest of any persons, and/or the public, and/or entities, and/or governments, in and to all of the oil, gas, minerals and other elements which do not constitute a part of the surface estate. It is further the purpose of this exception to exclude coverage for all rights, privileges and immunities, whether recorded or unrecorded, relating to the mineral estate including, but not limited to, items such as: mineral leases, transfers of mineral interests, mineral conveyances or reservations, royalty conveyances or reservations, pooling agreements, unit designations, royalty interest, royalties, bonuses, mineral estate rentals, delay rentals and ingress/egress for mineral production/transportation purposes. It is also the purpose of this exception to exclude from coverage any recorded or unrecorded easements and/or rights of way which are owned or held by any lessee or mineral estate interest owner, on, over, across or under the land herein described for the purposes of producing interests excepted from policy coverage hereunder.

d. Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease between Plains Cotton Cooperative Association and Big Star Oil & Gas LLC dated July 29, 2015 recorded in Volume 1748, page 164, Official Public Records of Howard County, Texas.

e. Right of way easement executed by A.H. Bugg, et ux to the State of Texas dated November 17, 1947, recorded in Volume 141, page 25, Deed Records of Howard County, Texas.

f. Right of way easement executed by A.H. Bugg, et ux to Texas Electric Service Co. dated September 13, 1951, recorded in Volume 174, page 330, Deed Records of Howard County, Texas.

g. Right of way easement executed by Myrtle Bugg, et al to Texas Electric Service Co. dated August 8, 1962, recorded in Volume 310, page 71, Deed Records of Howard County, Texas.

h. Easement executed by A.H. Bugg to Texas Electric Service Co. dated September 12, 1938, recorded in Volume 103, page 199, Deed Records of Howard County, Texas.

i. Right of way easement executed by A.H. Bugg, et ux to Empire Southern Service Co. dated July 17, 1939, recorded in Volume 104, page 517, Deed Records of Howard County, Texas.
Continuation of Schedule B


k. Utility Easement and Right of way easement executed by Dunnahoo Properties, Ltd. to City of Big Spring, Texas dated March 2, 2015, recorded in Volume 1445, page 549, Official Public Records of Howard County, Texas.

l. Highway easement or Deed executed by A.H. Bugg, et ux Dell to the State of Texas, recorded in Volume 88, page 131, Deed Records of Howard County, Texas.

m. Spur Tract Easement executed by M.M. Denton to the City of Big Spring dated October 29, 1937, recorded in Volume 98, page 567, Deed Records of Howard County, Texas.

n. Spur Tract Easement executed by Mabel Denton to the City of Big Spring dated October 19, 1937, recorded in Volume 98, page 569, Deed Records of Howard County, Texas.

o. Highway Deed or Easement executed by West Texas Compress to the State of Texas, recorded in Volume 141, page 17, Deed Records of Howard County, Texas.

p. Waterline Easement executed by West Texas Compress and Warehouse Company to the State of Texas, recorded in Volume 175, page 263, Deed Records of Howard County, Texas.

q. Waterline Easement executed by West Texas Compress to the City of Big Spring, recorded in Volume 230, page 151, Deed Records of Howard County, Texas.

r. Sewer line easement executed by West Texas Compress to the City of Big Spring, recorded in Volume 238, page 387, Deed Records of Howard County, Texas.

s. Easement executed by West Texas Compress to Texas Electric Service Company, recorded in Volume 246, page 232, Deed Records of Howard County, Texas.

t. Easement executed by West Texas Compress and Warehouse Company to Texas Electric Service Company, recorded in Volume 312, page 392, Deed Records of Howard County, Texas.

u. Drainage easement executed by West Texas Compress and Warehouse Company to the City of Big Spring dated May 5, 1964, recorded in Volume 339, page 253, Deed Records of Howard County, Texas.
v. Controlled access highway facility easement executed by West Texas Compress and Warehouse Company to the State of Texas dated September 13, 1960, recorded in Volume 288, page 194, Deed Records of Howard County, Texas.

w. Pooling agreement executed by Plains Cotton Cooperative Association and Record Owners dated June 22, 2015, recorded in Volume 1470, page 205, Official Public Records of Howard County, Texas.


y. Right of way easement executed by Plains Cotton Cooperative Association to the City of Big Spring dated March 2, 2015, recorded in Volume 1445, page 554, Official Public Records of Howard County, Texas.

z. Lack of a right of access to and from the land.

aa. Gas storage, barbecue pit, office building, burned propane tank, fire house, two one-story frame houses, water towner, chain link fencing and various metal buildings as shown on plat prepared by Stanley Morris Engineering, dated November 11, 2019.

bb. "Right of Parties in Possession" and/or "any visible and apparent roadway or easement not appearing of record."
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. This Company requires certified copies of the certificate of formation, bylaws and corporate resolution executed by the board of directors to determine authority to sign the documents on behalf of Plains Cotton Cooperative Association. This Company requires a Certificate of Good Standing for Plains Cotton Cooperative Association.

6. This Company requires that the record owner execute an Affidavit as to Debts and Liens evidencing the fact that no mortgages or other indebtedness affect the property in question.

7. This Company requires approval of all documents prior to closing the transaction.

8. Good funds in an amount equal to all disbursements must be received and deposited before any funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds is not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks. "Procedural Rule P-27 promulgated by the Texas Department of insurance provides a list of the types of financial documents and instruments which satisfy the requirement that we disburse only when we have received good funds as required by said rule and Section 2651.202 Insurance Code. Please be advised that we reserve the
right to determine on a case-by-case basis what form of good funds is acceptable. Under certain circumstances, we may require a wire transfer."

9. Beginning January 1, 2004, all deeds, mortgages and deeds of trust must include the following Notice on the front page of the document: CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

10. We require the payment of all taxes on or before closing.

11. Except in an exempt transaction, this Company must be furnished with seller's social security number or tax identification number and all other information necessary to complete IRS Form 1099B.

12. Any matters a current survey will show.

13. 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.

14. This Company requires a legible copy of current drivers license or other government issued identification of the parties to the closing.

Countersigned
Big Spring Abstract & Title Company, Inc.

Authorized Counter Signature
COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. 2014913

Effective Date: March 11, 2020, 7:00 am

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

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

   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 Insurance Company is a wholly owned subsidiary of First American Financial Corporation, a public Company formed in Delaware.

   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: Big Spring Abstract & Title Co., Inc.

   Shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent: Reina Cisneros

   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:

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

   If the Title Insurance Agent is a corporation, the following is a list of its officers: Reina Cisneros - President, Secretary, and Treasurer

   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.

2. (a) The following individuals are owners of 10% or more or control 10% or more outstanding stock of the Title Insurance Agent Issuing this commitment:

   Reina Cisneros

   (b) The following individuals are directors and/or officers, as indicated, of the Title Insurance Agent issuing this commitment:

         OFFICERS

         Reina Cisneros - President, Secretary and Treasurer

         DIRECTORS

FORM T-7: Commitment for Title Insurance
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:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Loan Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Amount</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>40.00%</td>
<td>Cisneros Law Firm, PLLC</td>
<td>Title Examination</td>
</tr>
</tbody>
</table>

"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."
COMMITMENT FOR TITLE INSURANCE (Form T-7)

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

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

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

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

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

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-347-7826 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 the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

__________________________          __________________________
SIGNATURE                                      DATE
<table>
<thead>
<tr>
<th>Premium Amount</th>
<th>Rate Rules</th>
<th>Property Type</th>
<th>County Code</th>
<th>Liability at Reissue Rate</th>
</tr>
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<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>227</td>
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