

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EXCEPTIONS FROM COVERAGE

Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
 - a. Rights of parties in possession. **(Owner Title Policy only)**
 - b. 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.
 - c. 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.
 - d. Reservation of oil, gas, and other minerals and rights related thereto as stated in Warranty Deed executed by W.B. Lee Jr. to Sam C. Jenkins dated January 5, 1951, recorded in Vol. 107, Page 463, Official Public Records of Gaines County, Texas.
 - e. Right of Way Easement executed by Sam C. Jenkins to County of Gaines, dated February 6, 1958, recorded in Vol. 180, Page 116, Deed Records of Gaines County, Texas.
 - f. Easement and Right of Way executed by Sam C. Jenkins to Southwestern Public Service Company, dated October 4, 1961, recorded in Vol. 216, Page 127, Deed Records of Gaines County, Texas.
 - g. Right of Way executed by Sam C. Jenkins to Texaco, Inc., dated November 13, 1962, recorded in Vol. 225, Page 316, Deed Records of Gaines County, Texas.
 - h. Right of Way Easement executed by Lenora Jenkins et al to County of Gaines, dated August 15, 1977, recorded in Vol. 386, Page 122, Deed Records of Gaines County, Texas.
 - i. Right of Way Grant executed by Jenkins Family Trust to Phillips Petroleum Company, dated January 21, 1980, recorded in Vol. 409, Page 757, Deed Records of Gaines County, Texas.
 - j. Right of Way Grant executed by Jenkins Family Trust to Phillips Petroleum Company, dated October 14, 1980, recorded in Vol. 417, Page 127, Deed Records of Gaines County, Texas.
 - k. Plant Site Easement executed by Mike Jenkins, Trustee of the Jenkins Family Trust to Texaco, Inc., dated May 15, 1981, recorded in Vol. 424, Page 126, Deed Records of Gaines County, Texas.
 - l. Easement executed by Mike Jenkins, Trustee of the Jenkins Family Trust to Texaco, Inc., dated May 13, 1981, recorded in Vol. 424, Page 129, Deed Records of Gaines County, Texas.
 - m. Pipeline Right of Way Easement executed by Jenkins Family Trust to Exxon Corporation, dated October 12, 1982, recorded in Vol. 437, Page 842, Deed Records of Gaines County, Texas.
 - n. Tank Battery Site and Pipeline Right of Way executed by Jenkins Family Trust to Exxon Corporation, dated August 26, 1991, recorded in Vol. 560, Page 349, Deed Records of Gaines County, Texas.
 - o. Road Easement executed by Jenkins Family Trust to Exxon Corporation, dated July 27, 1993, recorded in Vol. 588, Page 3, Deed Records of Gaines County, Texas.

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- p. Pipeline Easement executed by M.J. Farms Inc. to Texaco Exploration & Production Inc., dated January 17, 1994, recorded in Vol. 599, Page 809, Deed Records of Gaines County, Texas.
- q. Reservation of oil, gas, and other minerals and reservations, restrictions, and stipulations regarding water rights as stated and contained in Counterpart Warranty Deeds executed by Jenkins Family Trust to Bernhard Wolf Martens and Elisabeth L. Martens dated January 7, 1999, recorded in Vol. 671, Page 293, Vol. 671, Page 297, and Vol. 671, Page 301, Official Public Records of Gaines County, Texas.
- r. Assignment and Assumption and Bill of Sale Agreement executed by Phillips 66 Company to Phillips Texas Pipeline Company Eagle 2 LLC, dated October 14, 2016, recorded as Instrument No. 2017-9321, Official Public Records of Gaines County, Texas.
- s. Declaration of Restrictions executed by Jaz Land, LLC to the Public, dated April 12, 2024, recorded as Instrument No. 2024-01816, Official Public Records of Gaines County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) related to handicap, but does not discriminate against handicapped persons.
- t. Access & General Utility Easement executed by Jaz Land, LLC, dated April 25, 2024, recorded as Instr. No. 2024-01976, Official Public Records of Gaines County, Texas.
- u. Surface Fee Deed executed by XTO Energy Inc., a Delaware corporation, to XTO Holdings, LLC, a Delaware limited liability company, filed January 31, 2025, recorded as Instr. No. 2025-00593, Official Public Records of Gaines County, Texas.
- v. Surface Fee Deed executed by XTO Holdings, LLC, a Delaware limited liability company, XTO Permian, LLC, a Texas limited liability company to XTO Permian CT TXNM, LLC, a Delaware limited liability company, filed February 5, 2025, recorded as Instr. No. 2025-00697, Official Public Records of Gaines County, Texas.
- w. Assignment and Bill of Sale executed by XTO Holdings, LLC, a Delaware limited liability company, XTO Permian, LLC, a Texas limited liability company to XTO Permian CT TXNM, LLC, a Delaware limited liability company, filed February 5, 2025, recorded as Instr. No. 2025-00699 Official Public Records of Gaines County, Texas.
- x. Assignment and Bill of Sale executed by XTO Energy, Inc., a Delaware corporation to XTO Permian CT TXNM, LLC, a Delaware limited liability company, filed April 1, 2025, recorded as Instr. No. 2025-01768, Official Public Records of Gaines County, Texas.
- y. Surface Fee Deed executed by XTO Energy, Inc., a Delaware corporation to XTO Permian CT TXNM, LLC, a Delaware limited liability company, filed April 1, 2025, recorded as Instr. No. 2025-01769, Official Public Records of Gaines County, Texas.
- z. All surface and subsurface facilities, including but not limited to those oil and gas related surface and subsurface facilities, described and/or depicted on the prepared by Cross Texas Land Services, Inc. / Mark R. Watson, Registered Professional Land Surveyor No. 5740, dated March 26, 2024.
- aa. Any easement, surface use agreement, roadway dedication, or pipeline or other right of way servitudes on, under, over or across the property described in Schedule A, or any part thereof, visible, invisible, similar or dissimilar, if any, so as to give notice thereof, but not of record.
- ab. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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- ac. The surface owner (or owners) own (or owns) none of the oil, gas or other minerals. Title is subject to all of the oil, gas and other minerals in, under and that may be produced from said land together with all rights, privileges and easements, expressed or implied, connected therewith as reserved or conveyed by predecessors in title.
- ad. NOTICE IS HERewith GIVEN THAT GAINES COUNTY, TEXAS, ENACTED SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS DATED DECEMBER 20, 2023, RECORDED IN MINUTES OF COMMISSIONER'S COURT OF GAINES COUNTY, TEXAS DATED DECEMBER 20, 2023. NO REPRESENTATIONS WILL BE MADE ABOUT WHETHER THERE IS ANY LEGAL REQUIREMENT REGARDING THE PROPERTY DESCRIBED IN SCHEDULE A. THE PARTIES TO THIS TRANSACTION ARE ADVISED TO CONSULT GAINES COUNTY REGARDING WHETHER THERE IS ANY LEGAL REQUIREMENT REGARDING THE PROPERTY DESCRIBED IN SCHEDULE A.
- ae. Any visible or apparent roadway or easement over or across said property, the existence of which does not appear of record.