

OWNER POLICY:

1 POLICY NUMBER
2 PROPERTY TYPE
3 COUNTY4 POLICY AMOUNT
5 PREMIUM
6 RATE CODE7 EFFECTIVE DATE
8 SURVEY AMENDMENT
9 ADDITIONAL CHAINS

90-00-432555	L	331	[REDACTED]	[REDACTED]	1200	05-14-93 @10:50 am		
1	2	3	4	5	6	7	8	9

Lawyers Title Insurance Corporation

OWNER POLICY OF
TITLE INSURANCE

FILE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE	THE POLICY NUMBER SHOWN ON THIS SCHEDULE MUST AGREE WITH THE PREPRINTED NUMBER ON THE COVER	POLICY NUMBER
GF#93-085	05-14-93 @10:50 am A.M. P.M.	[REDACTED]		90-00-432555
	7	4		1

SCHEDULE A

1. Name of Insured: Salvador P. Randazzo and wife, Reta F. N. Randazzo
2. The estate or interest in the land that is covered by this policy is: fee simple
3. Title to the estate or interest in the land is insured as vested in: Salvador P. Randazzo and wife, Reta F. N. Randazzo
4. The land referred to in this policy is described as follows:
All that certain lot, tract or parcel of land, lying and being situated in Milam County, Texas, and being more particularly described in EXHIBIT "A" attached hereto and made a part hereof for all purposes.

Countersigned at _____ Cameron, _____ Texas

THE MILAM COUNTY ABSTRACT COMPANY



Authorized Countersignature

Page 1 of Sched. A

FIELDNOTE DESCRIPTION

STATE OF TEXAS }
COUNTY OF MILAM }

30.78 ACRES

Being 30.78 acres of land out of the Charles Cronea Survey, A-120, Milam County, Texas, and being called a 30.5 acre tract of land described in a deed to Gladys Rinn Green, et al, recorded in Volume 449, Page 755, of the Deed Records of Milam County, Texas, said 30.78 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the northeast corner of the above mentioned 30.5 acre tract of land, located in the west line of a 16 foot wide lane at its intersection with the south right-of-way line of F. M. Highway 487 for the northeast corner of this;

THENCE departing said highway and along said west line as fenced, South 19 degrees 24 minutes 22 seconds West - 595.96 feet to a 1/2" iron rod set by an angle post for a angle point of this;

THENCE continuing along said west line as fenced, South 05 degrees 26 minutes 39 seconds West - 750.26 feet to a 1/2" iron rod set for the most easterly southeast corner of this;

THENCE South 46 degrees 17 minutes 40 seconds West - 21.99 feet to a 1/2" iron pipe found by a corner post in the north line of the A. W. VonRosenberg land for the most southerly southeast corner of this;

THENCE along said north line as fenced, same being the south line of said 30.5 acre tract of land, South 78 degrees 22 minutes 49 seconds West - 1298.63 feet to a 1/2" iron pipe found in the base of a 12" elm for the southwest corner of this;

THENCE along the west line of said 30.5 acre tract of land, same being the east line of VonRosenberg land as fenced, North 05 degrees 03 minutes 37 seconds East - 249.44 feet to a 1/2" iron pipe found at an angle post for an angle point of this;

THENCE continuing along said common line as fenced, North 19 degrees 58 minutes 42 seconds East - 498.28 feet to a 1/2" iron rod found by a corner post at the southwest corner of a called 10.66 acre tract of land described in a deed to Billie Joe Adams, et ux, recorded in Volume 539, Page 122, of the Official Records of Milam County, Texas for an ell corner of this;

THENCE along the south line of said Adams tract of land and along a fence line, South 72 degrees 05 minutes 09 seconds East - 318.21 feet to a 1/2" iron rod found by a corner post for an ell corner of this;

THENCE along the east line of said Adams tract of land and along a fence line, North 20 degrees 00 minutes 00 seconds East - 1119.24 feet to a 1/2" iron rod found by a corner post for the most westerly northwest corner of this;

THENCE along the south line of said Adams tract of land and along a fence line, South 71 degrees 36 minutes 06 seconds East - 449.20 feet to a 1/2" iron rod found by a corner post for an ell corner of this;

EXHIBIT "A"

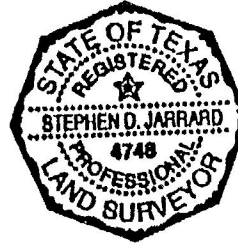
Page 1 of 2

THENCE along the east line of said Adams tract of land and along a fence line, North 18 degrees 54 minutes 26 seconds East - 134.88 feet to a 1/2" iron rod found by a corner post in the south right-of-way line of F. M. Highway No. 487 for the most northerly northwest corner of this;

THENCE along said south right-of-way line, South 71 degrees 20 minutes 06 seconds East - 220.95 feet to the POINT OF BEGINNING, and containing 30.78 acres of land, more or less.

Surveyed March 26, 1993
Stephen D. Jarrard
Registered Professional Land Surveyor
No. 4748

Stephen D. Jarrard



FILE NUMBER

GF#93-085

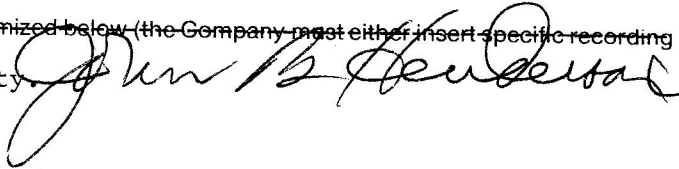
THE POLICY NUMBER SHOWN
ON THIS SCHEDULE MUST
AGREE WITH THE PREPRINTED
NUMBER ON THE COVER SHEET

POLICY NUMBER

90-00-432555

SCHEDULE B**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of the terms and conditions of the leases or easements insured, if any, shown in Schedule A and the following matters:

1. ~~The following restrictive covenants of record itemized below (the Company must either insert specific recording data or delete this exception):~~
Item 1 is deleted in its entirety. 
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.
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 right of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year 1993 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
6. 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. Any visible and/or apparent unrecorded roadway or easement over or across the property.
 - b. Rights of Parties in Possession.
 - c. Deed of Trust from Salvador P. Randazzo and wife, Reta F. N. Randazzo to Ernest R. Moore, Trustee, dated May 7, 1993, filed for record May 14, 1993 recorded in Volume 674, Page 329, Official Records of Milam County, Texas, payable to the order of First National Bank in Cameron, securing an indebtedness in the principal amount of \$15,860.00 and any such other indebtedness as provided for by the terms of such instrument.
 - d. Section 14 of the Conditions and Stipulations of this policy is hereby deleted.
 - e. Exceptions as contained in EXHIBIT "B" attached hereto and made a part hereof for all purposes.

1. There is an Oil, Gas and Mineral Lease from Gladys Rinn Green and Almeta Rinn Spiegel to Central Texas Petroleum, Inc. dated April 29, 1981 of record in Volume 122, Page 536 of the Oil and Gas Lease Records of Milam County, Texas.
(Title to said interest not checked subsequent to date of aforesaid instrument.)
2. There is an easement and right-of-way from Emma Rinn, et al, to Bi-Stone Fuel Company for a pipe line dated June 3, 1969 and recorded in Volume 365, page 300 of the Deed Records of Milam County, Texas.
3. There is an easement and right-of-way from Arthur J. Rinn, et al, to Bi-Stone Fuel Company for a pipe line dated June 6, 1969 and recorded in Volume 366, Page 258 of the Deed Records of Milam County, Texas.
4. There is a right-of-way easement from Emma Rinn to Bell-Milam-Falls Water Supply Corporation for a water pipe line dated October 20, 1970 and recorded in Volume 379, Page 344 of the Deed Records of Milam County, Texas.

EXHIBIT "B"