

Fidelity Nation

SCHEDULE A

0331

1200

POLICY #: 270974372804679

GF #: MO60566 ISSUED WITH: 271014372804685

AMOUNT:\$

DATE OF POLICY: October 06th, 2006 3:00 pm

1. NAME OF INSURED:

Mary Flores

2. WE INSURE YOUR INTEREST IN THE LAND COVERED BY THIS POLICY IS:

Tracts 1 & 3: Fee Simple Tracts 2 & 4: Easement Estate

3. LEGAL DESCRIPTION OF LAND:

TRACT ONE: Being 10.56 acres, more or less, out of the J. J. Acosta Survey, A-1, Milam County, Texas, more particularly described by metes and bounds on Exhibit "A" consisting of 1 page attached hereto and made a part hereof for all purposes.

TRACT TWO: Being a 25' wide access easement, more or less, out of the J. J. Acosta Survey, A-1, Milam County, Texas, more particularly described by metes and bounds on Exhibit "B" consisting of 1 page attached hereto and made a part hereof for all purposes.

TRACT THREE: Being 2.65 acres, more or less, out of the J. J. Acosta Survey, A-1, Milam County, Texas, more particularly described by metes and bounds on Exhibit "C" consisting of 1 page attached hereto and made a part hereof for all purposes.

TRACT FOUR: Being a 50' wide access easement, out of the J. J. Acosta Survey, A-1, Milam County, Texas, more particularly described by metes and bounds on Exhibit "D" consisting of 2 pages attached hereto and made a part hereof for all purposes.

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.

TEXAS COUNTRY TITLE

BY: _____

FIELDNOTE DESCRIPTION
FOR: NORMAN & SHARON BELLOCK

STATE OF TEXAS)
COUNTY OF MILAM)

10.56 ACRE TRACT

Being a 10.56 acre tract of land out of the J. I. Acosta Survey, Abstract No. 1, Milam County, Texas and being out of and a part of that certain 25.00 acre tract of land described in a deed to Curtis Leonard Lanham, recorded in Volume 427, Page 909, of the Deed Records of Milam County, Texas, said 10.56 acre tract being shown on attached plat and more particularly described by meter and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " iron rod found at the northeast corner of a called 2.65 acre tract of land to Norman Bellock, (904/810), same being the southwest corner of a called 19.80 acre tract to Harrison M. Lanham, (445/397), located in the center of a 50 foot wide access easement, (774/189), and in the north line of the above mentioned 25.00 acre tract of land for the most northerly northwest corner of this;

THENCE along the north line of said 25.00 acre tract, common with the south line of said Harrison Lanham tract in the centerline of said easement pathway, South 72 degrees 05 minutes 28 seconds East a distance of 837.88 feet, (Deed Call and bearing bears South 72 degrees 05 minutes 28 seconds East - 837.91 feet), to a $\frac{3}{4}$ " iron rod found by a corner post for the northeast corner of this;

THENCE along the east line of said 25.00 acre tract, common with the westerly line of said Harrison Lanham tract and along a fence line, South 20 degrees 56 minutes 42 seconds West a distance of 513.04 feet to a $\frac{3}{4}$ " iron pipe found by a corner post in the north line of a called 136.69 acre tract to Barry Ebersol, (532/57), for the southeast corner of this;

THENCE along the south line of said 25.00 acre tract, common with the north line of said Ebersol tract and along a fence line, North 69 degrees 19 minutes 30 seconds West a distance of 1170.89 feet to a $\frac{1}{4}$ " iron rod with yellow cap set for the southwest corner of this;

THENCE through the interior of said 25.00 acre tract, North 20 degrees 56 minutes 38 seconds East a distance of 143.63 feet to a $\frac{1}{4}$ " iron rod with yellow cap found by a corner post at the southwest corner of the above mentioned 2.65 acre Bellock tract for the most westerly northwest corner of this;

THENCE along the south line of said Bellock tract and along a fence line, South 69 degrees 07 minutes 54 seconds East a distance of 334.82 feet to a $\frac{1}{4}$ " iron rod found by a corner post for an interior corner of this;

THENCE along the east line of said Bellock tract and along a fence line, North 28 degrees 52 minutes 41 seconds East a distance of 330.10 feet to the POINT OF BEGINNING, and containing 10.56 acres of land, more or less.

Surveyed March 16, 2004
Stephen D. Jarrard
Registered Professional Land Surveyor Texas No. 4748

Stephen D. Jarrard



EXHIBIT

A

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The above described premises are subject to an access-easement 25 feet in width and parallel to the Northeast line of said 25 acre tract, the center line of said easement being described by metas and bounds as follows:

BEGINNING at a 1/2 inch steel pin set in the Southwest R.O.W. of FM Road #487 at the North corner of said 25 acre tract above described, from which a concrete marker in said R.O.W. line bears South $32^{\circ}55'32''$ West 9.94 varas;

THENCE with the center line of said easement and Northeast line of said 25 acre tract South $31^{\circ}28'28''$ East 274.08 varas to the point of tangency of a curve to the left having a Delta angle of $40^{\circ}37'00''$, a radius of 395.14 feet, and the chord of which bears South $51^{\circ}46'56''$ East 58.74 varas;

THENCE with said curve an arc distance of 100.84 varas to the point of tangency of same;

THENCE continuing with the center line of said easement and Northeast line of said 25 acre tract, South $72^{\circ}05'38''$ East 274.05 varas to a steel pin set in same for the Terminal Point hereof and from which the most Easterly corner of said 25 acre tract bears South $72^{\circ}05'25''$ East 54 varas, and containing an area of 0.014 acre of land.

EXHIBIT B

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Being a 2.45 acre tract land out of the Juan Jose Acosta Survey, A-1, Milam County, Texas, and being a part of that certain 25.00 acre tract of land described in a Contract of Sale and Purchase to Curtis Leonard Lanham, recorded in Volume 427, Page 909, of the Deed Records of Milam County, Texas, said 2.45 acre tract of land being more particularly described by meter and bounds as follows:

Commencing at a 1/2" iron rod set at the most northerly corner of the above mentioned 25.00 acre tract of land, located in the easterly right-of-way line of F. M. Road No. 487, and in the centerline of a 50 foot wide access easement described in said Lanham deed:

Thence departing said F. M. Road, along the north line of said 25.00 acre tract of land, being the centerline of said easement, South 31 degrees 35 minutes 28 seconds East - 523.45 feet, (Deed Call South 31 degrees 35 minutes 28 seconds East - 523.43 feet), to a 1/2" iron rod set at the beginning of a curve to the left for the POINT OF BEGINNING, and the northwest corner of this;

THENCE continuing along said north line, and said centerline, and with arc of a curve to the left, having a radius of 785.16 feet, a chord bearing of South 31 degrees 44 minutes 56 seconds East - 274.28 feet, a central angle of 40 degrees 36 minutes 58 seconds, a distance of 280.11 feet to a 1/2" iron rod found at the end of said curve for the point of tangent of this;

THENCE continuing along said north line, and said centerline, South 73 degrees 05 minutes 28 seconds East - 73.54 feet to a 1/2" iron rod found for the northeast corner of this;

THENCE departing said access easement, South 10 degrees 31 minutes 46 seconds West - 330.00 feet to a 1/2" iron rod set for the southeast corner of this;

THENCE North 69 degrees 04 minutes 14 seconds West - 195.06 feet to a 1/2" iron rod set for the southwest corner of this;

THENCE North 20 degrees 51 minutes 46 seconds East - 403.03 feet to the POINT OF BEGINNING, and containing 2.45 acres of land, more or less.

EXHIBIT

C

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Pages

All that certain tract or parcel of land, lying and being situated in Milam County, Texas, a part of the Hunt 2-1/2 Leagues out of the J. J. Acosta 3 League Grant, Abstract 1, and being a portion of a tract of 77 acres, less a tract of 5 acres and a tract of 1-1/4 acres, as described in a Deed from A. J. Ellzey, et ux, to A. T. Raby, dated October 14, 1907 and of record in Volume 80, page 157 of the Deed Records of said county, and also being a part of a certain tract of 45-1/10 acres, more or less, described in a Deed from Alice S. Graves, et al, to A. T. Raby dated May 25, 1911 and of record in Volume 95, Page 349 of the Deed Records of said county, said above described tracts being a part of the same tract said to contain 118.6423 acres purportedly described in a Deed from O. W. Joiner to Benton Schulze of record in Volume 410, Page 916 of the Deed Records of Milam County, Texas, the center line of said easement being more fully described by metes and bounds as follows:

COMMENCING at a 3/8 inch steel pin found at a fence corner post at the most southerly corner of said 25-1/10 acre tract (118.6423 acres also) of which this tract is a part thereof;

THENCE North 89°08'24" West with the South or Southwest line of said 25-1/10 acre tract, at 745.02 varas intersecting the Division line between the J. J. Acosta 3 League Grant, Abstract 1, (Hunt 2-1/2 Leagues) and the Charles Cronas survey, at 790.23 varas a 1/2 inch steel pin set in a fence line at the apparent South corner of a tract of 1.93 acres, more or less, described in a Deed from A. T. Raby, et ux, to S. L. Bird of record in Volume 114, Page 316 of the Deed Records of Milam County, Texas, for the West or Southwest corner hereof;

THENCE with the average of an old fence North 23°32' 32" East 330.43 varas to a 1/2 inch steel pin set near a small oak tree 2 inches in diameter in the curving Southeast R.O.W. line of FM Road 1487 for the North West corner hereof;

EXHIBIT

D

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TANGENCY with the curving Southeast R.O.W. line of said FM Road 1447 on a curve which has a delta angle of $44^{\circ} 35' 34''$, a radius of 41.98 feet, and the chord of which bears North $33^{\circ} 16' 18''$ East 113.23 varas and an arc length of 113.23 varas to a 5/8 inch steel pin at a concrete R.O.W. marker at the point of tangency of said survey;

TANGENCY continuing with said R.O.W. line North $32^{\circ} 58' 33''$ East 9.94 varas to a point in same for the North corner and Beginning Point of a 50 foot access-easement road, which is 25 feet to the left of and 25 feet to the right of the following described center line of same:

TANGENCY South $31^{\circ} 28' 26''$ East 214.08 varas to a point at the P. C. of a curve to the left having a Delta angle of $40^{\circ} 37' 00''$, a radius of 391.14 feet, and the chord of which bears South $51^{\circ} 48' 56''$ East 38.74 varas; and from which a reference steel pin in the Northeast margin of said road bears North $58^{\circ} 20' 06''$ East 3 varas, and a reference steel pin in the Southwest margin of said road bears South $58^{\circ} 20' 06''$ West 3 varas;

TANGENCY with said curving center line an arc distance of 100.84 varas to a point in same from which a reference steel pin in the Northeast margin of said easement road bears North $17^{\circ} 43' 00''$ East 3 varas; and a reference steel pin in the Southwest margin of said road bears South $17^{\circ} 43' 00''$ West 3 varas;

TANGENCY South $72^{\circ} 05' 00''$ East 24.41 varas passing a point in said center line at the South corner of a tract of 40 acres conveyed to the Veterans Land Board of Texas and/or Victor E. Houston, South $72^{\circ} 05' 25''$ East 24.85 varas a steel pin set in same for the Terminal Point of the easement herein described.

Prepared from a survey completed in September 1974 by Louis Knox, Registered Public Surveyor, on January 27, 1976.

EXHIBIT D

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SCHEDULE B

POLICY #: 270974372804679 EXCEPTIONS FROM COVERAGE

GF #: M060566

WE DO NOT COVER LOSS, COSTS, ATTORNEY'S FEES AND EXPENSES RESULTING FROM:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (THE COMPANY MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
Volume 935, Page 153, Official Records, Milam County, Texas, and
Volume 904, Page 810, Official Records, Milam County, Texas.
NOTE: To the extent that these restrictions violate 42USC3604(e) by indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, such restrictions are hereby omitted.
2. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, 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 2006 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.
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. Vendor's Lien retained in Deed dated October 5, 2006 executed by Norman L. Belicek and Sharon J. Belicek; Lee A. Belicek and Chiaki Belicek, by and through their attorneys in fact, Norman Belicek and Sharon J. Belicek to Mary Flores, recorded in Volume 1023, Page 142, Official Records of Milam County, Texas, securing Network Resources, Inc. in the payment of one note of even date therewith in the principal sum of _____, due and payable and bearing interest as therein provided; said note being additionally secured by a Deed of

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POLICY #: 270974372804679

CONTINUATION OF SCHEDULE B

GF #: M060566

Trust dated October 5, 2006 executed by Mary Flores to Robert K. Fowler, Trustee, recorded in Volume 1023, Page 149, Official Records of Milam County, Texas.

b. Any portion of the land described herein within the limits or boundaries of any public or private roadway and/or highway.

c. The Tax Certificate issued by the Taxing Authorities is issued on Real Property Only. It does not include taxes on the mineral estate and/or personal property, therefore, no liability is assumed hereunder for the payment of said taxes on the mineral estate and/or personal property.

d. All right, title and interest in and to all the oil, gas and other minerals, and all other components of the mineral estate, together with all rights, easements and privileges relating thereto, including 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.

e. Mineral and/or royalty reservation contained in Deed dated November 9, 1973 executed by Q.W. Joiner to Benton Schulze and Gennie D. Schulze, recorded in Volume 410, Page 916, Deed Records of Milam County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

f. Easement dated June 25, 1953 executed by A.T. Raby et ux to Texas Power & Light Company, recorded in Volume 283, Page 249, Deed Records of Milam County, Texas.

g. Right of Way Deed dated April 8, 1952 executed by A.T. Raby et ux to State of Texas, recorded in Volume 281, Page 192, Deed Records of Milam County, Texas.

h. Oil and Gas Lease dated March 5, 1952, executed by A.T. Raby et ux, as Lessor, to P.C. Monaghan et al, as Lessee, recorded in Volume 67, Page 191, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

i. Oil and Gas Lease dated September 20, 1947, executed by A.T. Raby et ux, as Lessor, to Patrick H. Downing, as Lessee, recorded in Volume 59, Page 197, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

j. Oil and Gas Lease dated June 8, 1944, executed by A.T. Raby et ux, as Lessor, to F. W. Willson, as Lessee, recorded in Volume 54, Page

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POLICY #: 270974372804679 CONTINUATION OF SCHEDULE B
GF #: M060566

274, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

k. Mineral Deed dated January 25, 1929, executed by A.T. Raby et ux to S. J. Hindman, recorded in Volume 25, Page 520, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

l. Oil and Gas Lease dated March 3, 1919, executed by A.T. Raby et ux, as Lessor, to E. R. Goodson, as Lessee, recorded in Volume 2, Page 10, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

m. Easement dated April 15, 1998 executed by Curtis L. Lanham and wife, Billie L. Lanham to Robert Chappell Lanham and wife, Winnie Marie Lanham, recorded in Volume 774, Page 186, Official Records of Milam County, Texas.

n. Easement for the purpose of access, and rights incidental thereto, as reserved in instrument dated April 3, 1976 executed by Benton Schulze and wife, Gennie D. Schulze to Veterans Land Board of the State of Texas, recorded in Volume 427, Page 904, Deed Records of Milam County, Texas.

o. Easement dated May 5, 1982 executed by Curtiss Leonard Lanham to Texas Power & Light Company, recorded in Volume 480, Page 851, Deed Records of Milam County, Texas.

p. Easement dated July 16, 1984 executed by Curtiss L. Lanham and Billie L. Lanham to Bell-Milam-Falls Water Supply Corporation, recorded in Volume 516, Page 97, Official Records of Milam County, Texas.

q. Easement dated March 26, 2004 executed by Billie Louise Lanham to Norman L. Belicek and Sharon J. Belicek and Lee A. Belicek, recorded in Volume 935, Page 153, Official Records of Milam County, Texas.

r. Easement dated May 5, 2003 executed by Winnie Marie Lanham to Norman L. Belicek and Sharon J. Belicek, recorded in Volume 904, Page 810, Official Records of Milam County, Texas.

s. Power lines, as shown on survey dated March 12, 2004 prepared by Stephen D. Jarrard, RPLS No. 4748, under Job No. 2608.

t. Easements, or claims of easements, which are not recorded in the public records, together with any visible and/or apparent roads, roadways, or similar matters.

u. Rights of parties in possession.