



**TITLE RESOURCES GUARANTY COMPANY**  
**OWNER'S POLICY OF TITLE INSURANCE T-1**  
**SCHEDULE A**

Name and Address of Title Insurance Company:  
Title Resources Guaranty Company  
8111 LBJ Freeway #1200  
Dallas, TX 75251

File No.: 104007922

Policy No.: 581-O-104007922

Address for TBD Oak Hill Drive, Joshua, TX 76058

Reference only:

Amount of Insurance: \$10,000.00

Premium: \$328.00

Date of Policy: November 25, 2020 at 10:15 AM

1. Name of Insured:

Maddux Custom Homes, LLC

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is insured as vested in:

Maddux Custom Homes, LLC

4. The Land referred to in this policy is described as follows:

All that certain tract or parcel of land situated in County of Johnson, State of Texas, being a part of the H.G. Cason Survey, Abstract No. 156, being a portion of that certain tract of land, containing a called 28.5 acres, conveyed by D.W. Curtis, et ux to David Lynn Russell by Deed recorded in Volume 477, Page 72, Deed Records, Johnson County, Texas, and being more particularly described as follows:

All bearings being correlated to the North line of 28.5 acre tract (North 88 degrees 46 minutes East).

BEGINNING at an iron pin in the North line of the H.G. Cason Survey for a corner, said corner being in the North line of the David Lynn Russell called 28.5 acre tract, South 88 degrees 46 minutes West a distance of 56.0 feet from the Northeast corner of said 28.5 acre tract;

THENCE South 11 degrees 42 minutes 20 seconds West, a distance of 265.8 feet to an iron pin for a corner, said corner being in the North line of Oak hill;

THENCE North 89 degrees 27 minutes West, with the North line of Oak hill Road, a distance of 255.1 feet to an iron pin for a corner;

THENCE North 4 degrees 48 minutes East, a distance of 252.7 feet to an iron pin for a corner, said corner being in the North line of H.G. Cason Survey and the North line of the David Lynn Russell called 28.5 acre tract;

## **SCHEDULE A**

(Continued)

THENCE North 88 degrees 46 minutes East, with the North line of the H.G. Cason Survey and the North line of the David Lynn Russell called 28.5 acre tract, a distance of 288.11 feet to the point of beginning and containing 1.594 acres, of land more or less.

SAVE & EXCEPT; that portion lying on the East property line overlapping a 0.32 acre tract owned by Olan Blake Evans and wife, Carol Sue Evans as recorded in Volume 862, Page 198, Deed Records, Johnson County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.