

## Commissioner's Court Resolution

County of Sabine, Texas – Authorization for Land Purchase

WHEREAS, the Commissioner's Court of Sabine County, Texas, recognizes the need for acquiring land to support county operations and public interest; and

WHEREAS, it is deemed in the best interest of Sabine County and its residents to purchase the property described below for county use;

NOW, THEREFORE, BE IT RESOLVED that the Commissioner's Court of Sabine County, Texas, hereby ratifies the minutes of the Commission's Court dated January 12, 2026 and authorizes the purchase of the following land:

- Description of Property: Being 29.475 acres of land, more or less, out of Abstract 57, the Joseph Walker Survey in Sabine County, Texas, being all of a called 29.492-acre tract described in Volume 69 Page 286 of the Field Note Records of Sabine County, Texas, also known as the remaining portion of a certain called 30-acre tract described in a deed conveyed to Hemphill Independent School District by Lillian M. Knox, dated 3/26/1927 recorded in Volume 29 Page 203 of the Deed Records of Sabine County, Texas; said 29.475 acres of land being described further by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.
- Seller: Board of Trustees of Hemphill Independent School District
- Purchase Price: \$393,000.00

BE IT FURTHER RESOLVED that the County Judge is authorized to take all necessary actions, execute all documents, and complete the transaction for the purchase of said property on behalf of Sabine County.

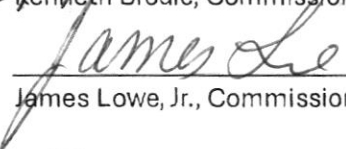
ADOPTED this 16th day of April, 2026, by the Commissioner's Court of Sabine County, Texas.

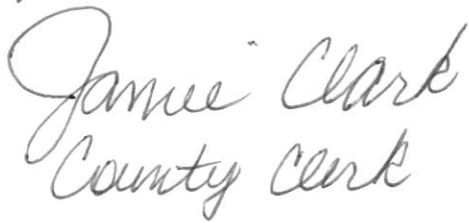
  
Daryl Melton, County Judge

  
Brent Cox, Commissioner, Precinct 1

  
Keith Nabours, Commissioner, Precinct 2

  
Kenneth Brodie, Commissioner, Precinct 3

  
James Lowe, Jr., Commissioner, Precinct 4

  
County Clerk



# Settlement Statement

<b>B. Type of Loan</b>				<b>6. File Number:</b>		<b>7. Loan Number:</b>		<b>8. Mortgage Insurance Case Number:</b>	
1. <input type="checkbox"/> FHA		2. <input type="checkbox"/> FmHA		3. <input type="checkbox"/> Conv. Unins.		202602-4			
4. <input type="checkbox"/> VA		5. <input type="checkbox"/> Conv. Ins		6. <input checked="" type="checkbox"/> None (Cash)					
<p><b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts Paid to and by the settlement agent are shown. Item marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</p>									
<b>D. Name and Address of Buyer:</b>				<b>E. Name and Address of Seller:</b>				<b>F. Name and Address of Lender:</b>	
COUNTY OF SABINE, TEXAS				HEMPHILL INDEPENDENT SCHOOL DISTRICT					
201 MAIN ST HEMPHILL, TEXAS 75948				1000 MILAM ST HEMPHILL, TEXAS 75948					
<b>G. Property Location:</b>					<b>H. Settlement Agent:</b>				
BEING 29.475 ACRES OF LAND, JOSEPH WALKER SURVEY A57, SABINE COUNTY, TEXAS					Sabine Abstract & Title Company				
					<b>I. Settlement Date:</b>			<b>Disbursement Date:</b>	
					April 17, 2026				
					105 Rice Street 409-787-3486				
					Hemphill, Texas 75948-0228				
<b>J. SUMMARY OF BUYER'S TRANSACTION:</b>					<b>K. SUMMARY OF SELLER'S TRANSACTION:</b>				
<b>100. GROSS AMOUNT DUE FROM BUYER</b>					<b>400. GROSS AMOUNT DUE TO SELLER</b>				
101. Contract sales price		393,000.00			401. Contract sales price		393,000.00		
102. Personal Property					402. Personal Property				
103. Settlement charges to BUYER (line 1400)		5,919.00			403.				
104.					404.				
105.					405.				
<b>Adjustments for items paid by seller in advance</b>					<b>Adjustments for items paid by seller in advance</b>				
106. City/town taxes		to			406. City/town taxes		to		
107. County taxes		to			407. County taxes		to		
108. Assessments		to			408. Assessments		to		
109.					409.				
110.					410.				
111.					411.				
112.					412.				
<b>120. GROSS AMOUNT DUE FROM BUYER</b>		<b>398,919.00</b>			<b>420. GROSS AMOUNT DUE TO SELLER</b>		<b>393,000.00</b>		
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BUYER</b>					<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER</b>				
201. Deposit or earnest money		5,000.00			501. Excess deposit (see instruction)				
202. Principal amount of new loan(s)					502. Settlement charges to seller (line 1400)				
203. Existing loan(s) taken subject to					503. Existing loan(s) taken subject to				
204.					504. Payoff of first mortgage loan				
205.					505. Payoff of second mortgage loan				
206.					506.				
207.					507.				
208.					508.				
209.					509.				
<b>Adjustments for items unpaid by seller</b>					<b>Adjustments for items unpaid by seller</b>				
210. City/town taxes		to			510. City/town taxes		to		
211. County taxes		to			511. County taxes		to		
212. Assessments		to			512. Assessments		to		
213.					513.				
214.					514.				
215.					515.				
216.					516.				
217.					517.				
218.					518.				
219.					519.				
<b>220. TOTAL PAID BY/FOR BUYER</b>		<b>5,000.00</b>			<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>				
<b>300. CASH AT SETTLEMENT FROM/TO BUYER</b>					<b>600. CASH AT SETTLEMENT TO/FROM SELLER</b>				
301. Gross amount due from buyer (line 120)		398,919.00			601. Gross amount due to seller (line 420)		393,000.00		
302. Less amount paid by/for buyer (line 220)		5,000.00			602. Less reduction amount due seller (line 520)				
<b>303. CASH DUE FROM BUYER</b>		<b>393,919.00</b>			<b>603. CASH DUE TO SELLER</b>		<b>393,000.00</b>		

L. SETTLEMENT CHARGES:				PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$	@	% =			
Division of Commission (line 700) as follows:					
701. Listing Agent	\$	to			
702. Selling Agent	\$	to			
703. Commission paid at Settlement					
704.		to			
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>					
801. Loan Origination Fee	% of	0.00	to		
802. Loan Discount	% of	0.00	to		
803. Appraisal Fee			to		
804. Credit Report			to		
805.			to		
806.			to		
807.			to		
808.			to		
809.			to		
810.			to		
811.			to		
812.			to		
813.			to		
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>					
901. Interest from	April 17, 2026	to	Days @ \$	/day	
902. Mortgage Insurance Premium for			to		
903. Hazard Insurance Premium for			to		
904.			to		
905.			to		
<b>1000. RESERVES DEPOSITED WITH LENDER</b>					
1001. Hazard insurance	mo. @ \$		/mo.		
1002. Mortgage insurance	mo. @ \$		/mo.		
1003. City property taxes	mo. @ \$		/mo.		
1004. County property taxes	mo. @ \$		/mo.		
1005. Annual assessments	mo. @ \$		/mo.		
1006.	mo. @ \$		/mo.		
1007.	mo. @ \$		/mo.		
1008.			to		
<b>1100. TITLE CHARGES</b>					
1101. Settlement or closing fee	600.00	to	Sabine Abstract & Title Company	600.00	
1102.			to		
1103. Owner's title insurance	2,227.00	to	Sabine Abstract & Title Company	2,227.00	
1104.			to		
1105. GARC FEE	2.00	to	Sabine Abstract & Title Co	2.00	
1106. TAX CERTS	10.00	to	Sabine Abstract & Title Company	10.00	
1107.			to		
(includes above items No: )					
1108.			to		
(includes above items No: )					
1109. Lender's coverage					
1110. Owner's coverage	393,000.00 @	2,227.00			
1111.			to		
1112.			to		
1113.			to		
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>					
1201. Recording fees:	Deed \$	49.00	; Mortgage \$	; Release \$	49.00
1202. City/County tax/stamps:	Deed \$		; Mortgage \$		
1203. State tax/stamps:	Deed \$		; Mortgage \$		
1204.			to		
1205.			to		
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>					
1301. Survey	3,031.00	to	Chief Surveying LLC	3,031.00	
1302.			to		
1303.			to		
1304.			to		
1305.			to		
1306.			to		
1307.			to		
1308.			to		
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)				5,919.00	

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement

\_\_\_\_\_  
COUNTY OF SABINE, TEXAS Borrower

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
HEMPHILL INDEPENDENT SCHOOL DISTRICT Seller

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller

The HUD-1 Settlement Statement which I have prepared is true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

\_\_\_\_\_  
Sabine Abstract & Title Company Settlement Agent



**T-7 COMMITMENT FOR TITLE INSURANCE**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

We, STEWART 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.

**IN WITNESS WHEREOF**, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

Countersigned by:

*Tami Gay Neal*

Authorized Countersignature

Sabine Abstract & Title Company  
Company Name

105 Rice Street  
Hemphill, TX 75948  
City, State



*Fred H. Eppinger*

Frederick H. Eppinger  
President and CEO

*David Hisey*

David Hisey  
Secretary



# STEWART TITLE

GUARANTY COMPANY

## Commitment – Schedule A Continued

3. Record title to the land on the Effective Date appears to be vested in:

**Board of Trustees of Hemphill Independent School District**

4. Legal description of the land.

Being 29.475 acres of land, more or less, out of Abstract 57, the Joseph Walker Survey in Sabine County, Texas, being all of a called 29.492-acre tract described in Volume 69 Page 286 of the Field Note Records of Sabine County, Texas, also known as the remaining portion of a certain called 30-acre tract described in a deed conveyed to Hemphill Independent School District by Lillian M. Knox, dated 3/26/1927 recorded in Volume 29 Page 203 of the Deed Records of Sabine County, Texas; said 29.475 acres of land being described further by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

NOTE: The Company is prohibited from insuring the area or quantity of 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.

# CHIEF SURVEYING, LLC

Firm No. 10194301  
717 Sabine Street  
Hemphill, Texas 75948  
kburch@chiefssurveying.com

936-465-3169 (cell)  
409-787-1006 (office)

State of Texas,  
County of Sabine

Legal Description  
To A  
**29.475 Acre Tract**

Legal Description to a **29.475 acre tract** in the Joseph Walker Survey A-57, of Sabine County, Texas, being all of a called 29.492-acre tract described in Volume 69 Page 286 of the Field Note Records of Sabine County, Texas, also know as being the remaining portion of a called 30-acre tract described in a Deed conveyed to Hemphill Independent School District from Lillian Knox, dated March 26, 1927, and recorded in Volume 29 Page 203 of the Deed Records of Sabine County, Texas. Said **29.475-acre tract** is located approximately 0.85 miles Northeast of the Court House of Sabine County Texas, adjoins, and lies South of Farm-to-Market Highway #83, and is further described by a metes and bounds description to-wit:

**BEGINNING:** At a ¾" iron rod found with "T-Post" as guard in the South Right-of-Way line of Farm-to-Market Highway #83 being the Northeast corner of this tract and in the boundary line of Tract "SAB-219" a called 226-acre tract owned by Crown Pine Timber 1 L.P. recorded in Volume 445 Page 337 of the Official Public Records of said County;

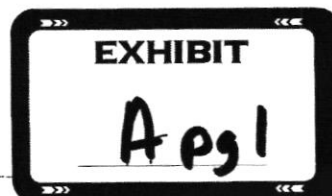
**THENCE:** S 03°44'43" E 1296.49' (S 02°06'14" W 1296.99') to a channel iron stake found with "T-Post" as guard being the Southeast corner of this tract, in the boundary line of said 226-acre tract, and for the Northeast corner of a called 30.985-acre tract owned by John Burnett recorded in Volume 521 Page 27 of the Official Public Records of said County;

**THENCE:** S 86°40'44" W 1224.12' (N 87°27'41" W 1224.29') to a 1" iron pipe found with "T-Post" as guard and on the West side of Rash Street for an angle corner of this tract, the Northwest corner of said 30.985-acre tract, and for the Northeast corner of a tract owned by the Hemphill Housing Authority;

**THENCE:** S 86°37'18" W 235.20' (N 87°33'07" W 235.40') to a concrete monument found for the Southwest corner of this tract, the Northwest corner of Hemphill Housing Authority Tract, and in the East boundary line of the remaining portion of a called 3.0733-acre tract owned by Ginger White recorded in Volume 257 Page 99 of the Deed Records of said County;

**THENCE:** N 06°48'37" W 337.49' (N 00°53'52" W 337.53') to a ½" iron rod found for the most Westerly Northwest corner of this tract, an angle corner of said 3.0733-acre tract, and the Southwest corner of a called 0.232-acre tract owned by Terrill Petroleum Co. recorded in Volume 18 Page 120 of the Official Public Records of said County;

**THENCE:** N 87°10'44" E 208.55' (S 86°57'28" E 208.49') crossing said Rash Street to a ½" iron rod found with "T-Post" as guard for an angle corner of this tract and the Southeast corner of said 0.232-acre tract;



**THENCE:** N 06°52'50" W 287.05' (N 01°00'26" W 287.10') to a ½" iron rod found for an angle corner of this tract, the Northeast corner of a called 1-acre tract owned by Terrill Petroleum Co. recorded in Volume 261 Page 509 of the Deed Records of said County, and an angle corner of a called 1.107-acre tract owned by Anglin Real Estate Development, L.L.C., recorded in Volume 390 Page 782 of the Official Public Records of said County;

**THENCE:** N 72°12'19" E 67.51' to a point for an angle corner of this tract, the Southeast corner of said 1.107-acre tract, and the Southwest corner of "Block No. 1" a called 1.1712-acre tract owned by Doris Smith recorded in Volume 283 Page 236 of the Deed Records of said County; from which a ½" iron rod found in a ditch for reference bears S 72°12'19" W 10.19';

**THENCE:** N 71°26'20" E 217.38' to a ½" iron rod found with "T-Post" as guard for an angle corner of this tract, and the Southeast corner of said 1.1712-acre tract;

**THENCE:** N 31°35'02" W 70.98' (N 25°46'55" W 71.00') to a ½" iron rod found within an overhead powerline easement for an angle corner of this tract, in the East boundary line of said 1.1712-acre tract, and the Southwest corner of "Block No. 2" a called 0.5711-acre tract owned by Doris Smith recorded in Volume 509 Page 276 of the Official Public Records of said County;

**THENCE:** N 58°22'30" E 121.02' to a ½" iron rod found for an angle corner of this tract, the Southeast corner of said 0.5711-acre tract, and the Southwest corner of "Block No. 3" a called 0.8013-acre tract owned by Doris Smith recorded in Volume 283 Page 244 of the Deed Records of said County;

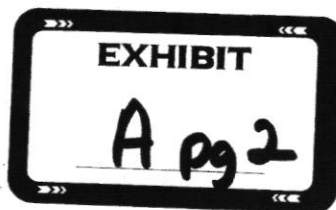
**THENCE:** N 57°14'59" E 318.31' to a ½" iron rod found in a wood fence line for an angle corner of this tract, the Southeast corner of a called 0.3616-acre tract owned by J Felix, et ux, recorded in Volume 342 Page 341 of the Official Public Records of said County, and in the West boundary line of a called 0.858-acre tract owned by Hartford Heights recorded in Volume 509 Page 473 of the Official Public Records of said County; from which a ½" iron rod found for an angle corner of said 29.492-acre tract bears S 58°15'58" W 22.32';

**THENCE:** S 31°49'59" E 22.23' to a ½" iron rod found for an angle corner of this tract, in the boundary line of said 29.492-acre tract, and the Southwest corner of said 0.858-acre tract;

**THENCE:** N 66°19'20" E 141.61' to a ½" iron rod with cap Stamped "Prism" found for an angle corner of this tract, the Southeast corner of said 0.858-acre tract, and the Southwest corner of a called 0.520-acre tract owned by William Hardin recorded in Volume 532 Page 1552 of the Official Public Records of said County;

**THENCE:** N 66°02'53" E 293.59' (N 71°58'11" E 293.65') to a point in a concrete parking lot being an angle corner of this tract and the Southeast corner of a called 0.573-acre tract owned by Carl Beall recorded in Volume 490 Page 293 of the Official Public Records of said County; from which a pipe fence corner post bears S 86°04'39" E 1.09';

**THENCE:** N 23°48'46" W 141.61' (N 17°57'50" W 141.61') to a notch in a concrete curb being in the South Right-of-Way line of said Farm-to-Market Highway #83 for the most Northerly Northwest corner of this tract and the Northeast corner of said 0.573-acre tract; from which a pipe fence corner post bears N 59°24'39" E 1.16';



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**THENCE:** N 78°04'27" E 57.69' (N 83°59'30" E 57.68') to a ½" iron rod with cap Stamped "Birdwell Surveying" found for an angle corner of this tract and the beginning of a curve to the left;

**THENCE:** with said curve turning to the left with an arc length of 234.73', with a radius of 955.44', with a chord bearing of N 74°15'13" E, with a chord length of 234.14' to the **POINT OF BEGINNING OF THIS TRACT CONTAINING 29.475 ACRES OF LAND;**

**NOTES:**

- 1) Please keep the originals in a safe location. After 30 days my records are archived, and no copies will be pulled. **NO EXCEPTIONS.**
- 2) This tract was Surveyed without the benefit of a current title report.
- 3) Only Visible utility is located on the above-described tract.
- 4) Surveyor did not locate any underground utilities or septic system on the above-described tract.
- 5) There is Portable Building and small portion of a concrete parking lot encroaching across the North boundary line of above-described tract, as shown on Survey Plat of Even Date.
- 6) Parenthetic bearing and distances are referenced to Volume 69 Page 286 of the Field Note Records of Sabine County, Texas.
- 7) Non-Parenthetic bearing and distances are referenced to the Texas, Central Zone, State Plane Coordinate System, NAD 83.

Survey Prepared By:  
Kristopher Burch RPLS #6646

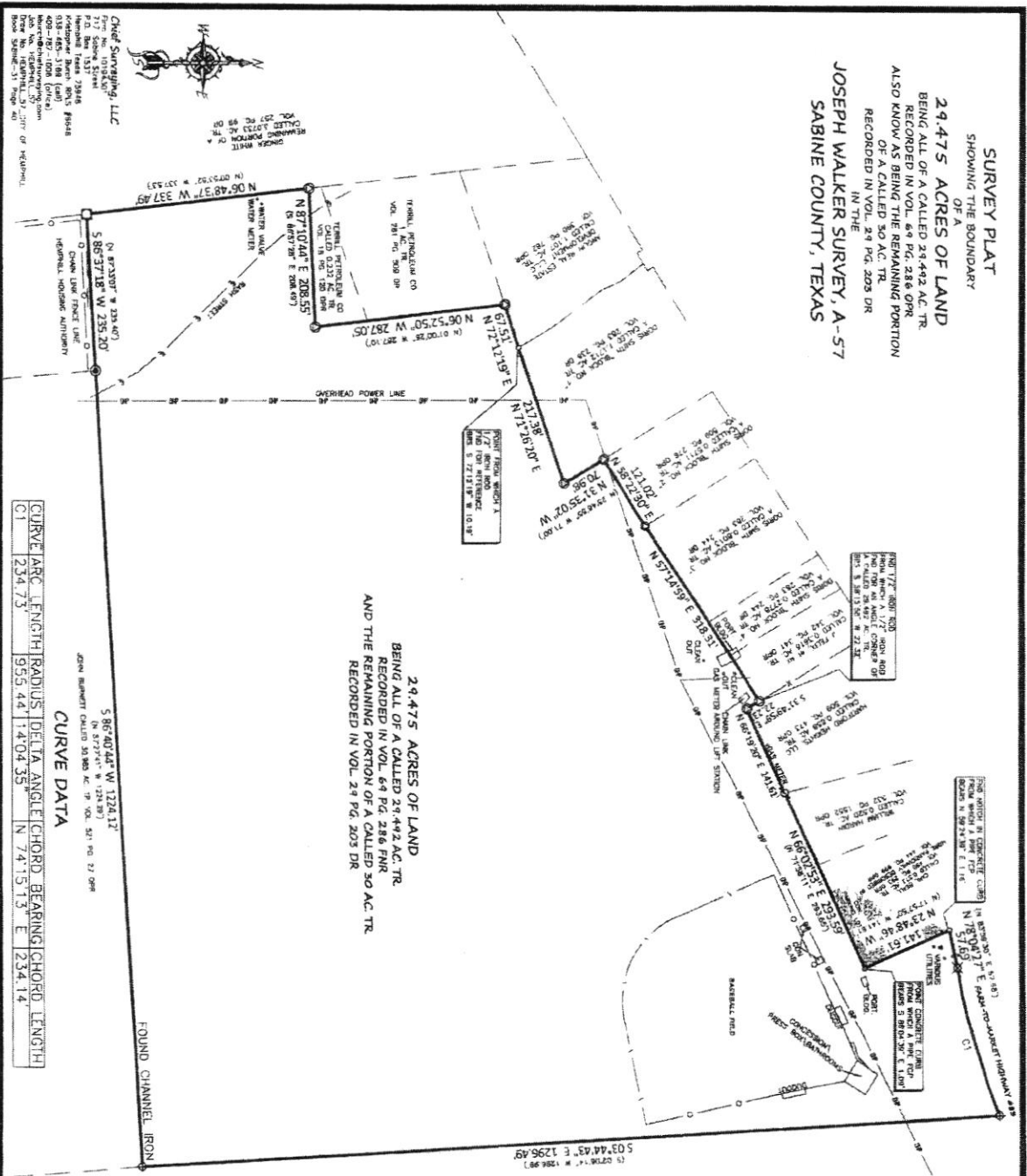


*KBY*  
Reference is made to a Survey Plat of even date.  
DATE 04-07-2026  
JOB NO. HEMPHILL\_57  
Drawing NO. HEMPHILL\_57\_City of Hemphill  
BOOK SABINE-31 PAGE 40



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**SURVEY PLAT**  
 SHOWING THE BOUNDARY  
 OF A  
**29.475 ACRES OF LAND**  
 BEING ALL OF A CALLED 29.492 AC. TR.  
 RECORDED IN VOL. 69 PG. 288 OR  
 ALSO KNOWN AS BEING THE REMAINING PORTION  
 OF A CALLED 30 AC. TR.  
 RECORDED IN VOL. 24 PG. 203 DR  
 IN THE  
**JOSEPH WALKER SURVEY, A-57**  
 SABINE COUNTY, TEXAS



**29.475 ACRES OF LAND**  
 BEING ALL OF A CALLED 29.492 AC. TR.  
 RECORDED IN VOL. 69 PG. 288, PNR  
 AND THE REMAINING PORTION OF A CALLED 30 AC. TR.  
 RECORDED IN VOL. 24 PG. 203 DR

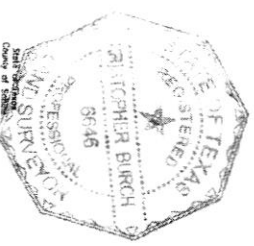
**CURVE DATA**

CURVE ARC LENGTH	955.441	DELTA ANGLE (CHORD BEARING)	N 74°5'13" E	CHORD LENGTH	234.14
C1	234.73				

- NOTES:**
- 1) PLANS KEPT ORIGINAL IN A SAFE LOCATION AFTER 60 DAYS IN RECORDS
  - 2) THIS TRACT WAS SURVEYED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT
  - 3) SURVEYOR DID NOT LOCATE ANY UNDERGROUND UTILITIES OR SERVICE SYSTEM ON THIS TRACT
  - 4) NON-ADJACENT INTERESTS ARE NOT LOCATED AND ADJACENT TO THE TRACT
  - 5) ADJACENT INTERESTS ARE NOT LOCATED AND ADJACENT TO THE TRACT
  - 6) ADJACENT INTERESTS ARE NOT LOCATED AND ADJACENT TO THE TRACT
  - 7) ADJACENT INTERESTS ARE NOT LOCATED AND ADJACENT TO THE TRACT
  - 8) ADJACENT INTERESTS ARE NOT LOCATED AND ADJACENT TO THE TRACT
  - 9) ADJACENT INTERESTS ARE NOT LOCATED AND ADJACENT TO THE TRACT
  - 10) ADJACENT INTERESTS ARE NOT LOCATED AND ADJACENT TO THE TRACT

- LEGEND**
- o = POINT
  - ⊙ = END 1/2" IRON ROD
  - ⊕ = END 3/4" IRON ROD
  - ⊗ = END 1" IRON PIPE
  - ⊚ = END CONCRETE MONUMENT
  - ⊛ = END 1/2" IRON ROD W/ CAP
  - ⊜ = STAMPED "PRISM"
- UNLESS OTHERWISE NOTED

**SCALE 1" = 150'**  
 (PAPER SIZE 11"X17")



I, Joseph Burch, a Registered Professional Land Surveyor, certify that I have personally surveyed and marked the boundaries and monuments shown hereon, and that the same are correct according to the best of my knowledge and belief.

*Joseph Burch*  
 Registered Professional Land Surveyor  
 License No. 8646  
 State of Texas

**EXHIBIT**  
**A 94**

# STEWART TITLE

GUARANTY COMPANY

File No.: 202602-4

## 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):  
  
Deleted.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements, including but not limited to any matters reflected in the plat prepared by Chief Surveying LLC dated April 7, 2026 specifically a portable building encroaching on this tract, a clean out, gas meter, chain link around lift station, water valves, water meters and any other matters depicted on said plat.
3. Homestead or community property or survivorship rights if any of any spouse of any insured. (Applies to the Owner 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 Owner Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2026, 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 Mortgagee Policy (T2-R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2026 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 Mortgagee 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 Mortgagee Policy only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) only. Separate exceptions 1-8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy (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. Any to be created by subject transaction.
  - b. Boundary line disputes, overlaps, encroachments, easements, shortages in area, and any other similar matters not recorded in the public records that would be disclosed by an accurate survey and inspection of the land.
  - c. Rights of parties in possession and rights of tenants only, without right of first refusal and/or purchase options pursuant to any unrecorded leases and/or agreements. (OWNER'S TITLE POLICY ONLY).

# STEWART TITLE

GUARANTY COMPANY

## Schedule B – Continued

- d. Any visible, apparent and/or of record easements or roadways across, over, or on the herein described property, including, but not limited to, any public utility easements above or below the surface of the herein described property possessed by any private or public utility companies or municipalities, included any easements disclosed in the plat prepared by Chief Surveying LLC dated April 7, 2026.
- e. 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 interests that are not listed. 31/32 mineral reservation and the terms of such in deed dated 3/26/1927 from Lillian M. Knox to Hemphill Independent School District recorded in Volume 29 Page 203, Deed Records of Sabine County, Texas. Minerals to be reserved in the deed subject of this transaction.
- f. 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.
- g. The acreage content in the legal description of the property herein insured is specifically excepted from the coverage of this Policy.
- h. Any portion of the herein described property lying within the boundary of any roadway.
- i. Attention is directed to the fact that this policy does not insure the title to furniture, furnishings, fixtures, equipment, appliances or other items or personal property, including without limitation, any house trailer, storage building, mobile home or any other movable structure that may be situated on subject property.
- j. 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.
- k. All rules and regulations of the Sabine River Authority of Texas and all conditions and stipulations contained in any and all use permits, lease back agreements or other agreements by and between Sellers and/or Purchasers and the Sabine River Authority of Texas concerning the use, location and utilization of the leaseback area, owned by the Sabine River Authority of Texas, by Sellers and/or Purchasers for the location of buildings, docks and boat ramps upon said leaseback area owned by the Sabine River Authority of Texas and the usage of such by Sellers and subsequently by the insured.
- l. This Company shall have no liability for, nor any responsibility to defend, any portion of the property described herein against any right, title, interest, or claim (valid or invalid) of any character had or asserted by the State of Texas or by any governmental authority or by the public generally, (1) in and to portions of the above-described property that may be within the bed, shore, or banks of a perennial stream or lake, whether navigable in fact or law; or within the bed or shore or the beach adjacent thereto of a body of water affected by the ebb and flow of the tide; and (2) in and to portions of the above-described property which may be between the water's edge and a line of vegetation on the upland or for any claim or right for ingress and egress thereto.
- m. The following exception will be included in any owner or mortgagee title policy issued hereunder if no evidence is available that legal instruments were prepared by a licensed Texas attorney, pursuant to Section 83.001 of the Texas Government Code: Any loss or claim related to the insured conveyance or lien documents having been prepared by someone other than a licensed Texas attorney.
- n. Subject to the terms, conditions and stipulations of any unrecorded leases, licenses, permits and agreements.
- o. The following exception will be included in any owner or mortgagee title policy issued hereunder if no evidence is available that legal instruments were prepared by a licensed Texas attorney, pursuant to Section 83.001 of the Texas Government Code: Any loss or claim related to the insured conveyance or lien documents having been prepared by someone other than a licensed Texas attorney.
- p. Field Notes filed for record on 9/25/1995 on the subject property in Volume 69 Page 286, Official Public Records of Sabine County, Texas.
- q. Neither this policy nor any endorsement covers any loss or damage arising from any allegation that the use of the Land lacks compliance with covenants, conditions or restrictions or federal or state law or ordinance regarding the cultivation or production of hemp.

# STEWART TITLE

GUARANTY COMPANY

File No.: 202602-4

## SCHEDULE C

Your Policy will not cover loss, costs, attorney's 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:
  - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
  - all standby fees, taxes, assessments and charges against the property have been paid,
  - 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,
  - there is legal right of access to and from the land,
  - (on a Mortgagee 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.

**A. The title policy being issued to you contains an arbitration provision. It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000.00 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. If you are the lender in the transaction and elect to deletion of the arbitration provision, please inform us through your loan closing instructions. (Not applicable to Texas Residential Owners Policy, one-to-four Family Residential Property). (FORM ATTACHED)**

**B. Item 2, Schedule B will be amended to show only "shortages in area" if we are furnished with a current survey and plat showing all improvements and containing the correct description of the subject property made by a licensed public surveyor or the State of Texas, suitable to this Title Company, and the payment of the additional premium for this amendment. THE TITLE COMPANY RESERVES THE RIGHT TO MAKE FURTHER REQUIREMENTS AND/OR MAY EXCEPT TO ENCROACHMENTS AND OTHER MATTERS REFLECTED ON THE SURVEY.**

**C. EFFECTIVE MAY 1, 2019, TITLE AGENTS MUST COLLECT A GUARANTY ASSESSMENT RECOUPMENT CHARGE (GARC) DIRECTLY FROM THE PURCHASER OF EACH OWNER'S POLICY AND EACH LOAN POLICY AT THE CLOSING OF THE TRANSACTION. THE GARC IS \$2.00 FOR EACH OWNER'S POLICY AND EACH LOAN POLICY. THE RECOUPMENT CHARGE IS \$0 FOR ALL OTHER INSURING FORMS FOR WHICH A PREMIUM IS CHARGED. WHOMEVER CLOSES THIS TRANSACTION IS RESPONSIBLE FOR COLLECTING THIS FEE. IT MUST BE SHOWN ON THE CLOSING DISCLOSURE PAYABLE TO THE INSURING TITLE COMPANY AND SENT TO THE INSURING TITLE COMPANY COMPANY WITH THE CLOSING PACKAGE.**

**D. If there are any recently completed or partially completed improvements on the subject property, we must be advised prior to closing and reserve the right to make further requirements based thereon.**

# STEWART TITLE

GUARANTY COMPANY

## Schedule C – Continued

E. Company requires a legible copy of current drivers license or other positive proof of identification of the parties to the closing.

F. "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. Unless we agree in writing to accept a different form of good funds, we require a wire transfer.

G. Pursuant to the interpretation of Section 101.051 of the Texas Insurance Code by the Texas Department of Insurance, closing and disbursement of funds must be conducted by an approved attorney or a licensed title insurance agent.

H. Execution and Delivery of a Tax Certificate showing payment to all appropriate Taxing Authorities of all taxes, through and including those for the year 2025.

I. Execution of an Affidavit as to Debts, Liens and Possessions from Seller(s). Should such Affidavit reveal the existence of any debts or liens against the subject property (other than those required to be released herein, if any) we must be so advised and reserve the right to require the payment and release thereof at or prior to closing.

J. Execution of appropriate resolutions signed by the Board of Trustees of Hemphill Independent School District authorizing this transaction and specifying individual(s) authorized to execute necessary documents (per contract - Carl Beall, President, Board of Trustees).

K. Execution and recording of minutes of the Commissioner's Court of Sabine County, Texas authorizing this transaction and specifying individual(s) authorized to execute necessary documents (per contract – Judge Daryl Melton).

L. Execution and recording of the Warranty Deed from the authorized individual appointed in the aforementioned resolution (per contract – Carl Beall, President, Board of Trustees) to County of Sabine, Texas.

M. Provide Title Company with the social security number and/or tax identification number of the following for title company to perform bankruptcy and/or UCC search:

- 1) Hemphill Independent School District
- 2) County of Sabine, Texas

N. "Rights of parties in possession" shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the owner or purchaser(s). If such inspection is not required, the purchaser(s) must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be issued subject to the rights of parties in possession.

O. Execution of buyer's Survey Acceptance Letter.

P. Execution of a FIRPTA/Sale by Foreign Person (Individual Nonforeign Status Certification) Affidavit. In the event the seller herein is a foreign individual(s) or corporation this transaction must be closed under the guidelines of the Section 1445 of the Internal Revenue Code.

**STEWART TITLE**  
GUARANTY COMPANY

**SCHEDULE D**

The information contained in this Schedule (D) does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

As to Stewart Title Guaranty Company, the "Underwriter" herein, the following disclosures are made as of January 1, 2026:

A-1. Shareholders owning or controlling, or holding, directly or indirectly, ten percent (10%) or more of the shares of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows:

Stewart Information Services Corporation -100%

A-2. The members of the Board of Directors of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, David C. Hisey, Elizabeth Giddens, Erin Sheckler, Iain M. Bryant, Brian K. Glaze, and Mary P. Thomas.

A-3. The designated officers of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer - Secretary & Assistant Treasurer; Scott Gray, Senior Vice President - Finance, Treasurer & Assistant Secretary; Brian K. Glaze, Corporate Controller & Assistant Treasurer - Banking Relations; Elizabeth Giddens, Chief Legal Officer; John Hamm, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Emily Kain, Chief Human Resources Officer; Erin Sheckler, Group President; Ryan Swed, Group President; Iain M. Bryant, Group President - Agency Services; Mary P. Thomas, Senior Vice President - Chief Compliance & Regulatory Officer; Kelly Rickenbach, Senior Vice President - Chief Claims Counsel; Charles M. Craig, Senior Vice President - Associate General Counsel & Senior Underwriting Counsel; Wilhelmina Kightlinger, Senior Vice President - Chief Underwriting Counsel; John Rothermel, Senior Vice President - Senior Underwriting Counsel.

As to **Sabine Abstract & Title Company** (Title Insurance Agent), the following disclosures are made:

B-1. Shareholders, owners, partners or other persons having, owning or controlling 1% or more of Title Insurance Agent are as follows:

**Tami Gay Neal 100%**

B-2. Shareholders, owners, partners, or other persons having, owning or controlling 10% or more of any entity that has, owns, or controls 1% or more of Title Insurance Agent are as follows:

N/A

B-3. If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

**Tami Gay Neal**

B-4. If Title Insurance Agent is a corporation, the following is a list of its officers:

**Tami Gay Neal, President**

**Michelle Lea Myrann, Secretary**

C-1. 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.

**STEWART TITLE**  
 GUARANTY COMPANY

**Schedule D – Continued**

You are further advised that the estimated title premium\* is:

Owner's Policy	\$2,227.00
Loan Policy	\$0.00
Endorsement Charges	\$0.00
Other – add'l chain	\$0.00
<b>Total</b>	<b>\$2,227.00</b>

Of this total amount \$\_\_\_\_\_ (or 15%) will be paid to Stewart Title Guaranty Company; \$\_\_\_\_\_ (or 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:

Amount		To Whom	For Services
\$_____	(or %)	_____	_____
\$_____	(or %)	_____	_____
\$_____	(or %)	_____	_____

\*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.

**STEWART TITLE**  
GUARANTY COMPANY

**Schedule D – Continued**

**DELETION OF ARBITRATION PROVISION**

(Not applicable to the Texas Residential Owner 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 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

SABINE ABSTRACT & TITLE COMPANY

202602-4

IMPORTANT INFORMATION

FOR INFORMATION, OR  
TO MAKE A COMPLAINT  
CALL OUR TOLL-FREE TELEPHONE NUMBER

1-800-729-1902

ALSO  
YOU MAY CONTACT  
THE TEXAS DEPARTMENT  
OF INSURANCE AT

1-800-252-3439

to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent,
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO  
THE TEXAS DEPARTMENT OF  
INSURANCE

P.O. BOX 12030  
AUSTIN, TEXAS 78711-2030  
FAX NO. 512-490-1007

AVISO IMPORTANTE

PARA INFORMACION, O  
PARA SOMETER UNA QUEJA  
LLAME AL NUMERO GRATIS

1-800-729-1902

TAMBIEN  
PUEDE COMUNICARSE CON  
EL DEPARTAMENTO DE SEGUROS  
DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:

1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL  
DEPARTAMENTO DE SEGUROS DE  
TEXAS

P.O. BOX 12030  
AUSTIN, TEXAS 78711-2030  
FAX NO. 512-490-1007

## 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 titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad.

El Compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.

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 1-800-729-1902 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.

**STEWART INFORMATION SERVICES CORPORATION**  
**Updated: August 29, 2023**  
**GRAMM-LEACH BLILEY PRIVACY NOTICE**

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your personal information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depend on the product or service you have requested.

**Stewart may collect the following categories of personal and financial information from you throughout your transaction:**

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

**Stewart may collect personal information about you from:**

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

**Stewart may use your personal information for the following purposes:**

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

**Stewart may use or disclose the personal information we collect for one or more of the following purposes:**

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- k. Auditing for compliance with federal and state laws, rules and regulations.
- l. Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- m. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as an on going transaction or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

**Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties**

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- a. Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- c. Stewart's affiliated and subsidiary companies.
- d. Parties involved in litigation and attorneys, as required by law.
- e. Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- f. Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

**Right to Limit Use of Your Personal Information**

You have the right to opt out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to [OptOut@stewart.com](mailto:OptOut@stewart.com), or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

**How Stewart Protects Your Personal Information**

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

**Contact Information**

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

**Phone:** Toll Free at 1-866-571-9270

**Email:** [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)

**Postal Address:** Stewart Information Services Corporation  
Attn: Mary Thomas, Chief Compliance and Regulatory Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056

**STEWART INFORMATION SERVICES CORPORATION  
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS**

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident, have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

**Personal and Sensitive Personal Information Stewart Collects**

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

**A. Identifiers.** A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

**B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).** A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

**C. Protected classification characteristics under California or federal law.** Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

**D. Commercial information.** Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

**E. Internet or other similar network activity.** Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

**F. Geolocation data**

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

**Use of Personal and Sensitive Personal Information**

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.

- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

**Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties**

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Internet or other similar network activity
- Category F: Non-public education information

**A. Your Consumer Rights and Choices Under CCPA and CPRA**

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

**i. Access to Specific Information and Data Portability Rights**

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.

- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

**ii. Deletion Request Rights**

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

**iii. Opt-Out of Information Sharing and Selling**

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

**iv. Correction of Inaccurate Information**

You have the right to request that Stewart correct any inaccurate personal information maintained about you.

**v. Limit the Use of Sensitive Personal Information**

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

**Exercising Your Rights Under CCPA and CPRA**

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at [OptOut@stewart.com](mailto:OptOut@stewart.com); or
2. <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

### **Response Timing and Format**

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

### **Non-Discrimination**

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you with a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

### **Record Retention**

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

### **Changes to This CCPA Notice**

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

### **Link to Stewart's Privacy Notice**

<https://www.stewart.com/en/privacy.html>

### **Contact Information**

Stewart Information Services Corporation  
Attn: Mary Thomas, Chief Compliance and Regulatory Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056

SABINE COUNTY TAX OFFICE  
TAX CERTIFICATE REQUEST FORM

TITLE/ABSTRACT COMPANY SABINE ABSTRACT  
DATE OF REQUEST 2-20-2020  
CONTACT NAME TAMI / MICHELE  
PHONE NO. 409-787-3486 FAX NO. 409-787-3907

**INFORMATION REQUESTED**

Legal Description 29.492 acres A-57  
GEO ID. \_\_\_\_\_ PROPERTY ID. R212651  
Present Owner Hemphill ISD  
\*DBA\* \_\_\_\_\_  
Prior Owner \_\_\_\_\_

Do you want a tax certificate if taxes are owed? \_\_\_ YES \_\_\_  NO

**INFORMATION PER TAX ROLL**

Legal Description ABST: 57 JOSEPH WALKER ACRES: 29.492  
Assessed Owner HEMPHILL ISD SCHOOL PROPERTY  
GEO ID. 10570-06720-00000-000000 PROPERTY ID. R000212651  
Base on Current Tax Roll: \$ 0.00 Current Taxes Due: \$ 0.00  
Delinquent Taxes Due: \$ 0.00 Years Delinquent: N/A

EXEMPTION:  NO \_\_\_ YES \_\_\_ GENERAL EXEMPTION \_\_\_ DISABLED VETERAN  
\_\_\_ DISABLED HOMESTEAD \_\_\_ AGRICULTURE  
\_\_\_ OVER 65 EXEMPTION \_\_\_ CIRCUIT BREAKER

MARKET VALUE: LAND \$ 103,220 IMPROVEMENTS \$ 40,250  
(BEFORE EXEMPTIONS)

SUIT: YES \_\_\_ NO  SUIT NO. N/A JUDGEMENT: YES \_\_\_ NO

COURT COST AND/OR ABSTRACT FEES: \$ N/A TAX CERTIFICATE ISSUED YES

**INFORMATION PER TAX ROLL**

~~Legal Description \_\_\_\_\_  
Assessed Owner \_\_\_\_\_  
GEO ID. \_\_\_\_\_ PROPERTY ID. \_\_\_\_\_  
Base on Current Tax Roll: \$ \_\_\_\_\_ Current Taxes Due: \$ \_\_\_\_\_  
Delinquent Taxes Due: \$ \_\_\_\_\_ Years Delinquent: \_\_\_\_\_~~

~~EXEMPTION: \_\_\_ NO \_\_\_ YES \_\_\_ GENERAL EXEMPTION \_\_\_ DISABLED VETERAN  
\_\_\_ DISABLED HOMESTEAD \_\_\_ AGRICULTURE  
\_\_\_ OVER 65 EXEMPTION \_\_\_ CIRCUIT BREAKER~~

~~MARKET VALUE: LAND \$ \_\_\_\_\_ IMPROVEMENTS \$ \_\_\_\_\_  
(BEFORE EXEMPTIONS)~~

~~SUIT: YES \_\_\_ NO \_\_\_ SUIT NO. \_\_\_\_\_ JUDGEMENT: YES \_\_\_ NO \_\_\_~~

~~COURT COST AND/OR ABSTRACT FEES: \$ \_\_\_\_\_ TAX CERTIFICATE ISSUED \_\_\_\_\_~~

Shiryna Wells  
TAX ASSESSOR/COLLECTOR OR DEPUTY

2/25/20  
DATE

# SABINE COUNTY TAX OFFICE TAX CERTIFICATE

ID: R000212651

REF:

**SABINE COUNTY TAX OFFICE**  
**P.O. BOX 310**  
**HEMPHILL, TX 75948**  
**PHONE: (409)787-2257**  
**FAX: (409)220-8371**

Owner Information
HEMPHILL ISD SCHOOL PROPERTY C/O: TAX EXEMPT PO BOX 1950 HEMPHILL, TX 75948-1950

Amount Due	\$0.00	
<i>IF PAID IN FEBRUARY 2026</i>		
Paid in Month	*Addn Fees	Tax Due
March 2026	0.00	0.00
April 2026	0.00	0.00
May 2026	0.00	0.00

Mail to **SABINE ABSTRACT**  
**P O BOX 228**  
**HEMPHILL, TX 75948**

**IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000212651 GEOID: 10570-06720-00000-000000 CONST EXEMPT/X OWNER INTEREST: 1.0 SITUS: OLD SABINETOWN RD	LEGAL: ABST: 57 JOSEPH WALKER ACRES: 29.492	Improvement 40,250 Land 103,220	Total Market 143,470 Total Assessed 143,470

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2023	01 COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2023	31 HEMPHILL ISD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2023	60 HOSPITAL DT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL FOR 2023</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
2024	01 COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2024	31 HEMPHILL ISD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2024	60 HOSPITAL DT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL FOR 2024</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
2025	01 COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2025	31 HEMPHILL ISD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2025	60 HOSPITAL DT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL FOR 2025</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Quick Link:



Amount Due	\$0.00
<i>IF PAID IN FEBRUARY 2026</i>	

*This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.*

*Shirley Wells*  
Signature of Collections Officer

2/25/2026  
Date of Tax Certificate



The State Of Texas §  
County of Sabine §  
I hereby certify that these documents were filed and duly  
recorded in the Commissioner Court Minutes of Sabine  
County, Texas.



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Jamie Clark - County Clerk  
By: Becky Childers  
Deputy

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