

ABSTRACTING AND EXAMINATION

CESP	CAEP	Topic/Issue
		ABSTRACT/TITLE PLANT
X	X	• Definition
	X	• Different types of Plants
X	X	• Minimum requirements set for Texas Title Plants by TDI
		ABSTRACT OF TITLE
	X	• Definition
	X	• Continuation/Abstract Extension or Supplemental Abstract
		LEGAL DESCRIPTIONS
		• Metes and bounds
X	X	○ Base of Location/Point of Beginning
X	X	○ Monuments
	X	○ Proper Closure
X	X	○ Computation of Area –“More or Less” Disclaimer
	X	• Government or rectangular survey system – Section, Township, Range
X	X	• Recorded Plat – Lot, Block, Subdivision, Recording Data
		TITLE RESEARCH/PURPOSE
X	X	• Definition of “title” as it relates to the title insurance industry
X	X	• Chain of Title
		• Methods of Search
X	X	○ Direct Examination – Courthouse Search
X	X	○ Abstract/Title Examination – Title Plant Search
	X	○ Combined Method
		EXAMINATION GOALS/PURPOSE
X	X	• Definition of “title examination”
		• Insurable Interests in the land - determination of current record holder(s)
X	X	○ Fee simple
X	X	○ Easement
X	X	○ Leasehold
	X	○ Excluding “mineral interests” from coverage
X	X	• Insurable legal description
X	X	• Identification of burdens and encumbrances
X	X	• Effect of recorded documents

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CESP	CAEP	Topic/Issue
		UNDERWRITING AND COMMITTING TO INSURE
		• SCHEDULE B MATTERS/TITLE EXCEPTIONS
X	X	○ Restrictions – Promulgated exception #1
X	X	• Separate instrument or in conveyance documents
X	X	• Exception #1 must be completed with recording data for restrictions
X	X	○ Exceptions to Other Matters – for example
	X	• Outstanding interest in land (life estate, undivided interest, etc.)
	X	• Mineral reservations, conveyances or oil/gas leases
	X	• Leases
	X	• Right-of-ways
	X	• Easements
X	X	• Matters disclosed by survey
X	X	• Lack of Right of Access – add exception deleting coverage
		• SCHEDULE C ITEMS/REQUIREMENTS
		○ Encumbrances/Pending Matters
X	X	• Involuntary Liens
X	X	• Voluntary Liens
		○ Pending Matters
X	X	• Probate, Divorce, Guardianship, Lis Pendens, Bankruptcy, Contracts, etc.
X	X	○ Authority to Act
X	X	• Additional Requirements.
		○ Note: General Issues such as Marital, Identity Affidavits; Underwriter/Agency Standard Requirements other than Specific Curative Issues