

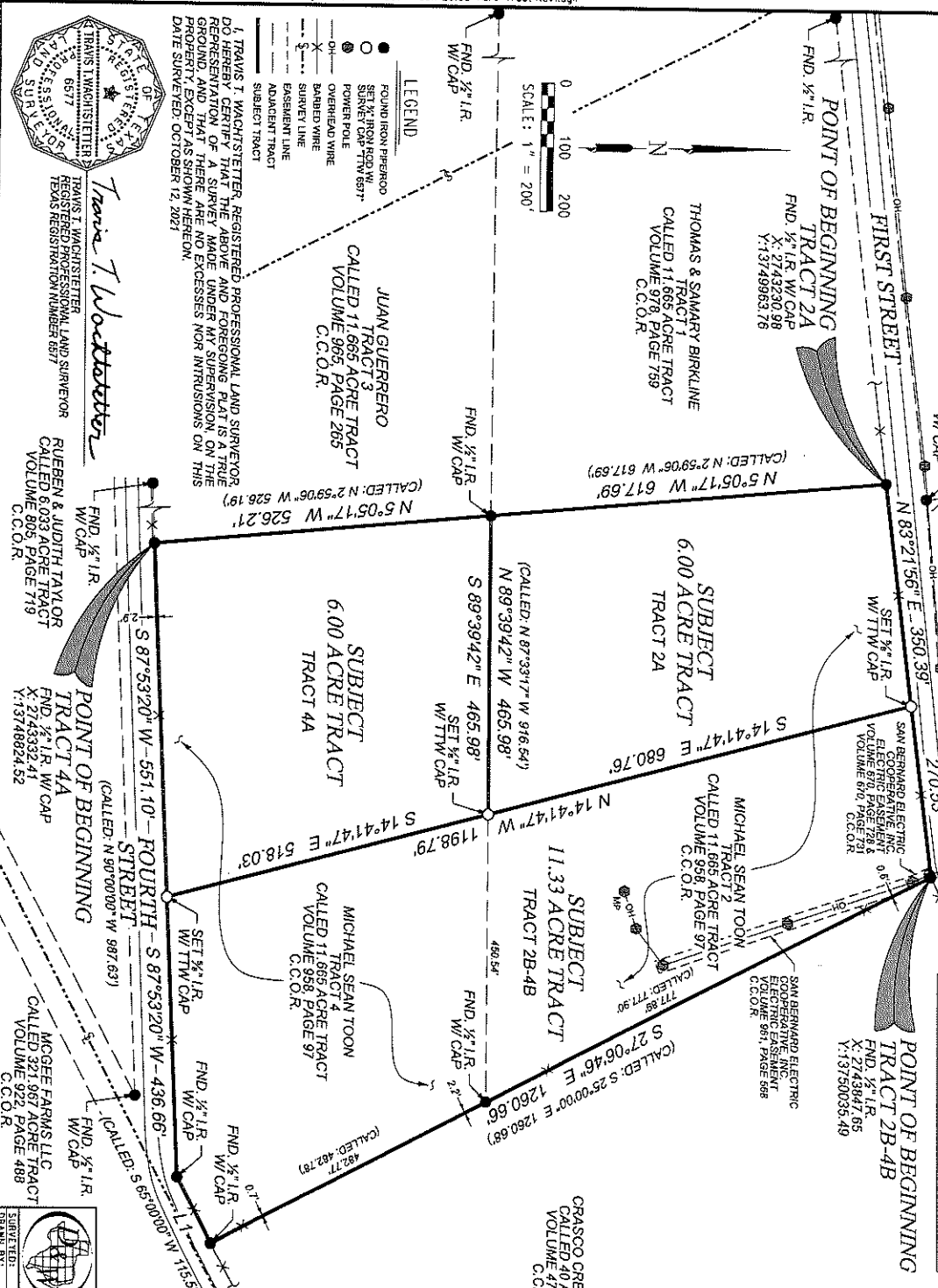
COLORADO COUNTY TEXAS

MARMADUKE BATON SURVEY ABSTRACT 105

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| L1 | S 82°53'04" W | 115.45' |

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) NORTH PLUMB GROUND STATION IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
(3) I.P. = 0.99996176441
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM ELLIOTT & WATSON, INC. (E&W) COMPANY (S.F. NO. 19291, EFFECTIVE DATE: MARCH 11, 2021), ISSUED DATE: MARCH 11, 2021, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED IN THE POOLING AGREEMENT EXECUTED BY HAMBLE OIL & REFINING COMPANY ET AL. AS RECORDED IN VOLUME 118, PAGE 155 OF THE COLORADO COUNTY CLERK'S OFFICE, COMMUNITY PANEL NO. 10, THE COMMITMENT.
5. SOME IMPROVEMENTS AND TOPOGRAPHIC FEATURES EXIST ON THIS PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.
6. NO PORTION OF THIS LAND DIVISION LIES WITHIN THE BOUNDARIES OF THE MARMADUKE BATON SURVEY ABSTRACT 105, COMMUNITY PANEL NO. 10, AS RECORDED IN VOLUME 118, PAGE 155 OF THE COLORADO COUNTY CLERK'S OFFICE, COMMUNITY PANEL NO. 10, DATED FEBRUARY 4, 2011.
7. THIS SURVEY PLAT IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTIONS COPIES OF WHICH ARE ON FILE IN THE OFFICE OF DOYLE & WACHSTETTER, INC.



LEGEND

- FOUND IRON PIERCE
- SET 1/2" IRON ROD W/ SET 1/2" IRON CAP TYP 6971
- POWER POLE
- OVERHEAD WIRE
- BARBED WIRE
- SURVEY LINE
- EASEMENT LINE
- ADJACENT TRACT
- SUBJECT TRACT

1. TRAVIS T. WACHSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE AND CORRECT COPY OF A SURVEY MADE UNDER MY SUPERVISION ON THE ABOVE DESCRIBED LAND AND THAT THE EXCESSES NOR INTRUSIONS ON THIS PROPERTY EXCEPT AS SHOWN HEREON.
 DATE SURVEYED: OCTOBER 12, 2021

Travis T. Wachstetter
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NUMBER 6577

RUBEN & JUDITH TAYLOR
 CALLED 61033 ACRE TRACT
 VOLUME 809, PAGE 719
 C.C.O.R.

POINT OF BEGINNING TRACT 4A
 CALLED 321 067 ACRE TRACT
 VOLUME 922, PAGE 488
 C.C.O.R.

MOGEE FARMS LLC
 CALLED 321 067 ACRE TRACT
 VOLUME 922, PAGE 488
 C.C.O.R.

DOYLE & WACHSTETTER, Inc.
 Surveying and Mapping GPS/GIS
 131 COMMERCE STREET, COLTIE, TEXAS 77351
 OFFICE: 979.265.4622 FAX: 979.265.9940
 CON. BRANCH: 601.942.3110
 FIRM NO.: 100234900
 DRAWN BY: DR. BRANN BY: T.W. 11-11-21
 CHECKED BY: T.W. 11-11-21
 REVISIONS: NONE

ORASCO CREEK RANCH LP
 CALLED 61033 ACRE TRACT
 VOLUME 809, PAGE 692
 C.C.O.R.

LIMITED LAND DIVISION SURVEY PLAT OF (2) 6.00 ACRE TRACTS & A 11.33 ACRE TRACT

BEING ALL THAT CERTAIN MICHAEL SEAN TOON CALLED (2) 11,665 ACRE TRACTS AS RECORDED IN VOLUME 958, PAGE 97 OF THE COLORADO COUNTY OFFICIAL RECORDS IN THE MARMADUKE BATON SURVEY ABSTRACT 105 COLORADO COUNTY, TEXAS

OWNER: MICHAEL SEAN TOON
 SHERIDAN, TX 77475
 G. F. NO.: 19251
 FIRST STREET & FOURTH STREET



425 Spring St.
P.O. Box 667
Columbus, TX 78934

Phone: (979) 732-9300
Fax: (979) 732-9301

NOTICE TO BUYER

TO BUYER BELOW:

The real property described below, which you are about to purchase, is located in the Colorado County Groundwater Conservation District (CCGCD), Colorado County, Texas. The District has taxing authority separate from any other taxing authority. It is anticipated at this time that taxes for the forthcoming year will be \$0.0185 on each \$100.00 assed valuation.

The legal description of the property which you are acquiring is as follows (or alternatively, the latitude and longitude of the well location(s)):

The purpose of the CCGCD is to provide for conserving, preserving, protecting, and recharging the underground water and prevention of waste of the groundwater resources, over which it has jurisdictional authority, for the benefit of the District constituents. If an active or abandoned water well of any type is located on your property, you are required by CCGCD to register the well. There is no need to register a well that has been permanently plugged. Depending on the type of well, it is possible that the well will additionally require a permit. District staff will inform you at the time of registration as to whether the well will require a permit. Forms and further information regarding this process can be found on the District web site at www.ccgcd.net.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice prior to closing of the purchase of the real property described in such notice.

Purchaser

Purchaser



ADDENDUM FOR PROPERTY IN A PROPANE GAS SYSTEM SERVICE AREA

(Section 141.010, Utilities Code)



CONCERNING THE PROPERTY AT 3072 1st Street, Rock Island, TX 77470
(Street Address and City)

NOTICE

The above referenced real property that you are about to purchase may be located in a propane gas system service area, which is authorized by law to provide propane gas service to the properties in the area pursuant to Chapter 141, Utilities Code. If your property is located in a propane gas system service area, there may be special costs or charges that you will be required to pay before you can receive propane gas service. There may be a period required to construct lines or other facilities necessary to provide propane gas service to your property. You are advised to determine if the property is in a propane gas system service area and contact the distribution system retailer to determine the cost that you will be required to pay and the period, if any, that is required to provide propane gas service to your property.

Buyer hereby acknowledges receipt of this notice at or before execution of a binding contract for the purchase of the above referenced real property or at the closing of the real property.

Section 141.010(a), Utilities Code, requires this notice to include a copy of the notice the distribution system retailer is required to record in the real property records. A copy of the recorded notice is attached.

NOTE: Seller can obtain a copy of the required recorded notice from the county clerk's office where the property is located or from the distribution system retailer.

Buyer _____ Date _____

Michael Toon
Seller _____ Date _____
dotloop verified
05/20/24 11:18 AM CDT
SK1L-VDQH-UHGG-1QZ3

Buyer _____ Date _____

Tamara Toon
Seller _____ Date _____
dotloop verified
05/20/24 11:11 AM CDT
TCP4-YTDX-TSFX-PJQF



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 47-0.