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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: November 20, 2020

Grantor: Steve Schulz and Kathryn L. Schulz, a married couple

Grantor's Mailing Address:

Steve Schulz and Kathryn L. Schulz
310 Neal Rd.
San Antonio, TX 78264

Grantee: Robert I. Ducote and Tammy R. Ducote, a married couple

Grantee's Mailing Address:

Robert I. Ducote and Tammy R. Ducote
1676 CR 328
Jourdanton, TX 78026
Atascosa County

Consideration: Cash and a note executed by Grantee and payable to the order of Capital Farm Credit, ACA, as agent/nominee in the principal amount of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Capital Farm Credit, ACA, as agent/nominee and by a first-lien deed of trust from Grantee to Ben R. Novosad, Trustee.

Property (including any improvements):

BEING 75.387 acres, more or less, out of the I.& G. N. Railroad Survey, Abstract 492 and the E.B. Brown Survey, Abstract 1653 in Atascosa County, Texas, being described as Tracts 1, 2, 3 and 4 as follows:

TRACT 1: BEING a 22.507 acre tract situated in and being part of Farm Tracts 105 and 108 of Block 13 and Farm Tracts 106 and 110, Block 15 of the Charles F. Simmons 95,000 acre subdivision recorded in Volume 37 of the Deed Records, situated in the E.B. Brown Survey, A-1653 and the I. & G.N. Railroad Survey, A-492, Atascosa County, Texas. Said 22.507 acre tract is part of a tract called 172.687 acres in conveyance from William R. Myers, Independent Administrator of the Estate of Ellis Edwin Crabb, Jr. to Michael V. Stewart, dated July 26, 2005, recorded in County Clerk's File No. 75414 of

the Official Public Records of said County and being described by metes and bounds in the Exhibit "A" attached hereto and made a part hereof.

TRACT 2: BEING a 20.473 acre tract situated in and being part of Farm Tracts 109 of Block 13 and Farm Tract 110 and part of 115-1/2, Block 15 of the Charles F. Simmons 95,000 acre subdivision recorded in Volume 37 of the Deed Records, situated in the I.& G.N. Railroad Survey, A-492 and the E.B. Brown Survey, A-1653, Atascosa County, Texas. Said 20.473 acre tract is comprised of part of a tract called 172.687 acres in conveyance from William R. Myers, Independent Administrator of the Estate of Ellis Edwin Crabb, Jr. to Michael V. Stewart, dated July 26, 2005, recorded in County Clerk's File No. 75414 of the Official Public Records of said County and being described by metes and bounds in the Exhibit "A" attached hereto and made a part hereof.

TRACT 3: BEING a 22.183 acre tract situated in and being part of Farm Tracts 110 and 115-1/2 of Block 15 and Farm Tracts 115 and 117 of Block 13 of the Charles F. Simmons 95,000 acre subdivision recorded in Volume 37 of the Deed Records, situated in the E.B. Brown Survey, A-1653 and the I.& G.N. Railroad Survey, A-492, Atascosa County, Texas. Said 22.183 acre tract is part of a tract called 172.687 acres in conveyance from William R. Myers, Independent Administrator of the Estate of Ellis Edwin Crabb, Jr. to Michael V. Stewart, dated July 26, 2005, recorded in County Clerk's File No. 75414 of the Official Public Records of said County and being described by metes and bounds in the Exhibit "A" attached hereto and made a part hereof.

TRACT 4: BEING a 10.224 acre tract being that tract called Farm Tract 114, Block 13 of the Charles F. Simmons 95,000 acre subdivision plat recorded in Volume 37 of the Deed Records, situated in the E.B. Brown Survey, A-1653 and the I.& G.N. Railroad Survey, A-492, Atascosa County, Texas and being described by metes and bounds in the Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes. The Exceptions to Conveyance and Warranty shall include the following to the extent they validly exist:

1. Restrictive covenants of record in Clerk's File No. 79874 of the Official Public Records of Atascosa County, Texas.
2. Terms and conditions of that certain Oil, Gas and Mineral Lease dated October 16, 1959 executed by James J. Leahy and wife, Helen, recorded at Vol. 271, Page 598 of the Deed Records of Atascosa County, Texas.
3. Terms and conditions of that certain Oil, Gas and Mineral Lease dated February 3, 1969

executed by James J. Leahy and wife, Helen D. Leahy to Humble Oil & Refining Co., recorded at Vol. 343, Page 362 of the Deed Records of Atascosa County, Texas.

4. Easement for Underground Facilities dated September 12, 1978 executed by Verna Crabb to Southwestern Bell Telephone Company, recorded at Vol. 497, Page 143 of the Deed Records of Atascosa County, Texas.

5. Easement for Underground Facilities dated September 12, 1978 executed by Verna Crabb to Southwestern Bell Telephone Company, recorded at Vol. 497, Page 145 of the Deed Records of Atascosa County, Texas.

6. Terms and conditions of that certain Oil, Gas and Mineral Lease dated September 10, 2001 executed by J. D. Leahy to EOG Resources, Inc., recorded at Vol. 189, Page 559 of the Official Public Records of Atascosa County, Texas.

7. Terms and conditions of those certain Deed Restrictions recorded under Clerk's File No. 79874 of the Official Public Records of Atascosa County, Texas, including, but not limited to the following: a) 80' minimum setback from road; b) 100' setback from side property; and c) utility easements.

8. Terms and conditions of that certain mineral and/or royalty reservation retained in instrument dated June 13, 2006 executed by James Devereaux Leahy, Individually and as Trustee of the Leahy Family Trust to Michael V. Stewart, recorded under Clerk's File No. 82814 of the Official Public Records of Atascosa County, Texas.

9. Terms and conditions of that certain mineral and/or royalty reservation retained in Warranty Deed with Vendor's Lien dated November 27, 2006 executed by Michael V. Stewart to Steve Schulz, recorded on November 17, 2006 under Clerk's File No. 86379 of the Official Public Records of Atascosa County, Texas.

10. Terms and conditions of that certain Memorandum of Oil, Gas and Mineral Lease dated December 23, 2008, executed by Michael V. Stewart to Virtex Producing Company, L.P., recorded under Clerk's File No. 108397 of the Official Public Records of Atascosa County, Texas; said Lease being amended and ratified by instrument recorded under Clerk's File No. 125887 of the Official Public Records of Atascosa County, Texas.

11. Terms and conditions of that certain Memorandum of Oil and Gas Lease dated December 23, 2013, executed by Michael V. Stewart and Michelle G. Stewart to Abraxas Petroleum Corporation, recorded under Clerk's File No. 148239 of the Official Public Records of Atascosa County, Texas; such Lease being ratified by instrument recorded under Clerk's File No. 148384 of the Official Public Records of Atascosa County, Texas.

12. Designation of Pooled Unit, Snake Eyes Unit, as described in instrument dated February 10, 2013 executed by Abraxas Petroleum Corporation and recorded February 18, 2014 under Clerk's File No. 149305 of the Official Public Records of Atascosa County, Texas. Said instrument being corrected by instrument dated February 26, 2014, recorded under Clerk's File No. 149720

of the Official Public Records of Atascosa County, Texas; corrected by Second Correction dated March 25, 2014, recorded under Clerk's File No. 150757 of the Official Public Records of Atascosa County, Texas, and corrected by Third Correction dated September 16, 2019, but effective October 4, 2013, recorded under Clerk's File No. 199269 of the Official Public Records of Atascosa County, Texas

13. Right Of Way Easement dated February 25, 2014 executed by Steve Schulz and Kathryn Schulz for Abraxas Petroleum Corp. to Karnes Electric Cooperative, Inc., recorded under Clerk's File No. 150731 of the Official Public Records of Atascosa County, Texas.

14. Non-Exclusive Pipeline and Right-Of-Way and Easement dated April 28, 2014 executed by Steve Schulz and Kathryn Schulz to Abraxas Petroleum Corporation recorded under Clerk's File No. 151932 of the Official Public Records of Atascosa County, Texas.

15. Right Of Way Easement dated June 11, 2014 executed by Steve Schulz and Kathryn Schulz to Karnes Electric Cooperative, Inc., recorded under Clerk's File No. 154427 of the Official Public Records of Atascosa County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.


The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

Capital Farm Credit, ACA, as agent/nominee, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Capital Farm Credit, ACA, as agent/nominee and are transferred to Capital Farm Credit, ACA, as agent/nominee without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

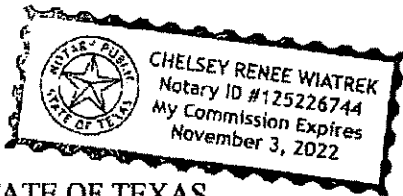

Steve Schulz



Kathryn L. Schulz

STATE OF TEXAS)

COUNTY OF ATASCOSA)

This instrument was acknowledged before me on November 20, 2020, by Steve Schulz.

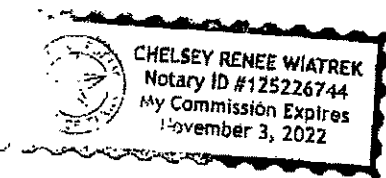


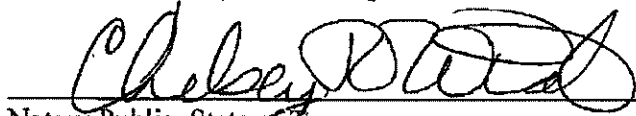

Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF ATASCOSA)

This instrument was acknowledged before me on November 20, 2020, by Kathryn L. Schulz.




Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

Reliable Title Company
433 West Oaklawn
Pleasanton, TX 78064

EXHIBIT "A"

TRACT 1:

Being a 22.507 ACRE TRACT situated in and being part of Farm Tracts 106 and 108 of Block 13 and Tracts 108 and 110, Block 18 of the Charles E. Simmons 95,000 Acre Subdivision recorded in Volume 37 of the Deed Records, situated in the E.B. Brown Survey, A-1653 and the I. & G.N. Railroad Survey, A-492, Atascosa County, Texas. Said 22.507 ACRE TRACT is part of a tract called 172.887 acres in conveyance from William R. Myers, Independent Administrator of The Estate of Ella Edwin Crabb, Jr. to Michael V. Stewart, dated July 28, 2005, recorded in County Clerk File No. #76414 and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter rebar set with cap (B&A) marking the northwest corner of the tract herein described, same being the southwest corner of a 43.265 acre tract this day surveyed by me. Said point bears S 00°22'30" W, 1216.73 feet from the northwest corner of said 172.887 acre tract. Said rebar lying in the west line of said 172.887 acre tract, marking the approximate location of the common line of the E.B. Brown Survey, A-1653 and the J. Poltevant Survey, A-988.

THENCE with the north line of the tract herein described, same being the south line of said 43.265 acre tract this day surveyed by me as follows:

EAST at 362.84 feet a 1/2 inch diameter rebar set with cap (B&A), at 719.89 feet a 1/2 inch diameter rebar set with cap (B&A), at 1022.79 feet a 1/2 inch diameter rebar set with cap (B&A) and at 1335.84 feet a 1/2 inch diameter rebar set with cap (B&A), and

N 68°00'30" E at 870.86 feet a 1/2 inch diameter rebar set with cap (B&A), at 1224.71 feet a 1/2 inch diameter rebar set with cap (B&A) and at 1710.01 feet a fence corner marking the northeast corner of the tract herein described, same being the southeast corner of said 43.265 acre tract, lying in the common line of said 172.887 acre tract and County Road 422;

THENCE with a fence along the southeast line of the tract herein described, same being a segment of the common line of said 172.887 acre tract and said County Road 422 as follows:

S 38°02'48" W, 483.41 feet (called S 36°52'48" W, 483.41 feet), and

S 42°59'13" W (called S 42°59'13" W), 35.27 feet to a 1/2 inch diameter rebar set with cap (B&A) marking the southeast corner of the tract herein described, same being the northeast corner of 30.897 acre tract this day surveyed by me;

THENCE with the south line of the tract herein described, into and across said 172.887 acre tract along the north line of said 30.897 acre tract, **WEST** at 374.24 feet a 1/2 inch diameter rebar set with cap (B&A), at 748.60 feet a 1/2 inch diameter rebar set with cap (B&A), at 1112.11 feet a 1/2 inch diameter rebar set with cap (B&A), at 1498.95 feet a 1/2 inch diameter rebar set with cap (B&A), at 1907.23 feet a 1/2 inch diameter rebar set with cap (B&A), at 2310.29 feet a 1/2 inch diameter rebar set with cap (B&A) and at 2736.10 feet a 1/2 inch diameter rebar set with cap (B&A) marking the southwest corner of the tract herein described, same being the northwest corner of said 30.897 acre tract, lying in the west line of said 172.887 acre tract and marking the approximate location of the common line of the E.B. Brown, A-1653 and the J. Poltevant Survey, A-988;

THENCE with the west line of the tract herein described, same being a segment of the west line of said 172.887 acre tract along a segment of the common line of said E.B. Brown Survey, A-1653 and the J. Poltevant Survey, A-988, **N 00°22'38" W**, 326.59 feet to the **PLACE OF BEGINNING** and containing **22.507 ACRES OF LAND.**

TRACT 2:

Being a 20.473 ACRE TRACT situated in and being comprised of part of Farm Tract 109 of Block 13 and Farm Tract 110 and part of 115 1/4, Block 18 of the Charles E. Simmons 95,000 Acre Subdivision recorded in Volume 37 of the Deed Records, situated in the I. & G.N. Railroad Survey, A-492 and the E.B. Brown Survey, A-1663, Atascosa County, Texas. Said 20.473 ACRE TRACT is comprised of part of a tract called 172.887 Acres in conveyance from William R. Myers, Independent Administrator of the Estate of Ellis Edwin Crabb, Jr. to Michael V. Stewart, dated July 28, 2008, recorded in County Clerk File No. 75414 of the Official Records of said County and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter rebar set with cap (B&A) marking the west most southwest corner of the tract herein described, same being a west corner of said 172.887 acre tract, being the northwest corner of a tract called 10.224 Acres (Tract 114) of said Charles E. Simmons 95,000 Acre Subdivision in conveyance from William R. Myers, Independent Administrator of the Estate of Ellis Edwin Crabb, Jr. to Michael V. Stewart, dated July 28, 2008, and marking the approximate location of the common line of the E.B. Brown Survey, A-1663 and the J. Polkavent Survey, A-966.

THENCE with the west line of the tract herein described, same being a segment of the west line of said 172.887 acre tract along a segment of the common line of the E.B. Brown Survey, A-1663 and the J. Polkavent Survey, A-966, N 00°22'30" E, 276.87 feet (called N 00°22'30" E) to a 1/2 inch diameter rebar set with cap (B&A) marking the northwest corner of the tract herein described, same being the approximate corner of the common corners of Farm Tract 109 and Farm Tract 108;

THENCE with the north line of the tract herein described, into and across said 172.887 acre tract, same being the approximate location of the common line of Farm Tract 109 and Farm Tract 108, Block 13 and Farm Tracts 110 and 108 of Block 18, **EAST** at 425.81 feet a 1/2 inch diameter rebar set with cap (B&A), at 828.87 feet a 1/2 inch diameter rebar set with cap (B&A), at 1239.15 feet a 1/2 inch diameter rebar set with cap (B&A), at 1923.99 feet a 1/2 inch diameter rebar set with cap (B&A), at 2260.60 feet a 1/2 inch diameter rebar set with cap (B&A), at 2634.26 feet a 1/2 inch diameter rebar set with cap (B&A) and at 2,738.10 feet a 1/2 inch diameter rebar set with cap (B&A) marking the northeast corner of the tract herein described, same being the approximate location of the common corner of Farm Tracts 108 and 110, lying in the northwest line of County Road #422;

THENCE with the southeast line of the tract herein described, same being the common line of said Farm Tract 110 with that of said County Road #422 as follows:

S 42°59'13" W, 323.43 feet to a fence post, and
S 43°59'38" W, 419.32 feet (called S 43°59'38" W) to a 1/2 inch diameter rebar set with cap (B&A) marking the southeast corner of the tract herein described, marking the approximate location of the southeast corner of Farm Tract 110, northeast corner of Farm Tract 115 1/4.

THENCE with the south line of the tract herein described, into and across said 172.887 acre tract, **WEST** at 243.08 feet a 1/2 inch diameter rebar set with cap (B&A), at 525.21 feet a 1/2 inch diameter rebar set with cap (B&A) marking the south most southwest corner of the tract herein described, same being a re-entrant corner of said 172.887 acre tract and southeast corner of a tract called 10.224 Acres in conveyance from William R. Myers, Independent Administrator of the Estate of Ellis Edwin Crabb, Jr. to Michael V. Stewart, County Clerk File No. 75670 of the Official Records of Atascosa County, Texas.

THENCE continuing with the south line of the tract herein described, same being a segment of the common line of said 172.887 acre tract and said 10.224 acre tract as follows:

NORTH, 281.69 feet (called North, 281.69 feet) to a 1/2 inch diameter rebar set with cap (B&A) marking a re-entrant corner of the tract herein described, re-entrant corner of said 172.887 acre tract, northeast corner of said 10.224 acre tract, and

WEST, 1700.95 feet (called West, 1700.95 feet) to the **PLACE OF BEGINNING** and containing **20.473 ACRES OF LAND.**

EXHIBIT "A"

TRACT 3:

Being a 22.183 ACRE TRACT situated in and being comprised of part of Farm Tracts 110 and 115 1/4 of Block 15 and Farm Tracts 113 and 117 of Block 13 of the Charles E. Simmons 85,000 Acre Subdivision recorded in Volume 37 of the Deed Records, situated in the E.B. Brown Survey, A-1853 and the I. & G.N. Railroad Survey, A-492, Alameda County, Texas. Said 22.183 ACRE TRACT is part of a tract Called 172.887 Acres in conveyance from William R. Myers, Independent Administrator of the Estate of Ellis Edwin Crabb, Jr. to Michael V. Stewart, County Clerk File No. 78414, dated July 26, 2005 of the Official Records of said County and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter rebar set with cap (B&A) marking the northwest corner of the tract herein described, same being a west corner of said 172.887 acre tract, being the southwest corner of a tract Called 10.224 Acres (Tract 114) in conveyance from William R. Myers, Independent Administrator of the Estate of Ellis Edwin Crabb, Jr. to Michael V. Stewart, dated July 26, 2005, recorded County Clerk File No. 78570, marking the approximate location of the northwest corner of said Farm Tract 115, southwest corner of Farm Tract 114, marking the approximate location of the common line of the E.B. Brown Survey, A-1853 and the J. Pollevent Survey, A-908.

THENCE with a segment of the north line of the tract herein described, same being a segment of the common line of said 172.887 acre tract with that of said 10.224 acre tract, **EAST** at 300.83 feet a 1/2 inch diameter rebar set with cap (B&A), at 600.83 feet a 1/2 inch diameter rebar set with cap (B&A), at 827.61 feet a 1/2 inch diameter rebar set with cap (B&A), at 1305.10 feet a 1/2 inch diameter rebar set with cap (B&A) and at 1702.87 feet a 1/2 inch diameter rebar set with cap (B&A) marking the southeast corner of said 10.224 acre tract, being a re-entrant corner of said 172.887 acre tract, being the approximate location of the northeast corner of said Farm Tract 115, southeast corner of Farm Tract 114;

THENCE continuing with the north line of the tract herein described, into and across said 172.887 acre tract, **EAST** at 282.13 feet a 1/2 inch diameter rebar set with cap (B&A) and at 525.21 feet a 1/2 inch diameter rebar set with cap (B&A) marking the northeast corner of the tract herein described, lying in a fence along the common line of said 172.887 acre tract and County Road #422;

THENCE with a fence along the east line of the tract herein described, same being a segment of the common line of said 172.887 acre tract and said County Road #422, same being a segment of the east line of said Farm Tract 115 1/4 as follows:

S 43°59'38" W (called S 43°59'38" W), 207.00 feet to a fence post,

S 43°49'11" W, 457.38 feet (called S 43°49'11" W, 457.38 feet) to a fence post, and

S 38°17'48" W (called S 38°17'48" W), 8.45 feet to a 1/2 inch diameter rebar set with cap (B&A) marking the southeast corner of the tract herein described;

THENCE with the south line of the tract herein described, into and across said 172.887 acre tract, **WEST** at 271.78 feet a 1/2 inch diameter rebar set with cap (B&A), at 642.84 feet a 1/2 inch diameter rebar set with cap (B&A), at 888.89 feet a 1/2 inch diameter rebar set with cap (B&A), at 1240.37 feet a 1/2 inch diameter rebar set with cap (B&A), at 1507.59 feet a 1/2 inch diameter rebar set with cap (B&A) and at 1788.81 feet a 1/2 inch diameter rebar set with cap (B&A) marking the southwest corner of the tract herein described, lying in the west line of said 172.887 acre tract, marking the approximate location of the common line of the E.B. Brown Survey, A-1853 and the J. Pollevent Survey, A-908. Said rebar bears N 00°22'39" E, 899.40 feet from a 1/2 inch diameter rebar set with cap (B&A) marking the southwest corner of said 172.887 acre tract

THENCE with the west line of the tract herein described, same being a segment of the west line of said 172.887 acre tract along said common survey line, N 00°22'39" E, 454.00 feet to the **PLACE OF BEGINNING** and containing **22.183 ACRES OF LAND.**

EXHIBIT "A"

TRACT 4:

Being a 10.224 ACRE TRACT being that tract Called Farm Tract 114, Block 13 of the Charles E. Simmons 98,000 Acre Subdivision plat recorded in Volume 37 of the Deed Records, situated in the E.E. Brown Survey, A-1663 and the I. & G.N. Railroad Survey, A-492, Atascosa County, Texas and being described by metes and bounds as follows:

BEGINNING at a ½ inch diameter rebar set with cap (B&A) marking the northwest corner of the tract herein described, same being the northwest corner of said Farm Tract 114, being the southwest corner of Farm Tract 108 (called 10 Acres in conveyance from Zora Tops to E.E. and Verna Crabb in Volume 300 at Page 434), marking the approximate location of the common line of the E.E. Brown Survey, A-1663 and the J. Pollevant Survey, A-968. Said rebar bears S 00°22'30" W, 1617.90 feet from a three way fence corner marking the northwest corner of Farm Tract 97, being the northwest corner of the E.E. Brown Survey, A-1663, northeast corner of the L.D. Murphy Survey, A-1229, lying in the south line of the Rayburn Goins Survey, A-343.

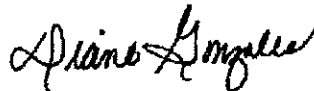
THENCE with the north line of the tract herein described, same being the common line of Farm Tracts 114 and 109, EAST 1700.95 feet (called West 1686.8 feet) to a ½ inch diameter rebar set with cap (B&A) marking the northeast corner of the tract herein described, same being the northeast corner of Farm Tract 114, southeast corner of Farm Tract 108, lying in the west line of Farm Tract 110 (called 10 Acres in conveyance from Zora Tops to E.E. and Verna Crabb in Volume 300 at Page 434), marking the common line of Blocks 13 and 16;

THENCE with the east line of the tract herein described, same being the common line of said Farm Tract 114 and Farm Tract 110, SOUTH 281.59 feet (called 281.7 feet) to a ½ inch diameter rebar set with cap (B&A) marking the southeast corner of the tract herein described, same being the southeast corner of Farm Tract 114, southwest corner of Farm Tract 110, northwest corner of Farm Tract 115½ (called 3.2 Acres in conveyance from Zora Tops to E.E. and Verna Crabb in Volume 300 at Page 434), further described as being the northeast corner of Farm Tract 116 (called 10 Acres in conveyance from Zora Tops to E.E. and Verna Crabb in Volume 300 at Page 434);

THENCE with the south line of the tract herein described, same being the common line of said Farm Tract 114 and Farm Tract 115, WEST 1702.67 feet (called East 1683.4 feet) to a ½ inch diameter rebar set with cap (B&A) marking the southwest corner of the tract herein described, same being the southwest corner of Farm Tract 114, northwest corner of Farm Tract 115, marking the approximate location of the common line of the E.E. Brown Survey, A-1663 and the J. Pollevant Survey, A-968;

THENCE with the west line of the tract herein described, same being the west line of said Farm Tract 114 along said common survey line, N 00°22'30" E (called N 00°42' W), 281.70 feet to the PLACE OF BEGINNING and containing 10.224 ACRES OF LAND.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Diane Gonzales, County Clerk
Atascosa County Texas

November 24, 2020 02:49.13 PM

FEE: \$58.00 LCASTANEDA **209323**

WDVL

RECORD'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.



Division Type Definitions:

Agricultural: The land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution, or for farm, ranch, wildlife management, or timber production use within the meaning of Section 1-d-1, Article VIII, Texas Constitution. However, if any part of a tract divided under this exception ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use as to defined, the platting requirements of this Order shall apply;

Family: The land is divided into four or fewer parts and each of the parts is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, provided that the division is not part of a larger planned development or a sham, or a contrivance to avoid these regulations. If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements of this Order apply;

10+ Acres: All the lots are more than ten (10) acres in area and the owner does not lay out part of the tract [see Chapter 232.001(a)(3), Local Government Code];

Veterans Land Board: All the lots are sold to veterans through the Veterans' Land Board program;

State Agency: The land belongs to the state or any state agency board, or commission or the permanent school fund or any other dedicated funds of the state;

Political Subdivision: The land belongs to a political subdivision of the state; the land is situated in a floodplain; and the lots are sold to adjoining landowners;

Divided into two parts: One new part is to be retained by the Owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of Chapter 232 of the Texas Local Government Code and these Rules;

All parts to original owner: All parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further development of any part of the tract; or,