



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
FARM AND RANCH CONTRACT

11-07-2022



NOTICE: Designed For Use In Sales Of Existing Farms Or Ranches Of Any Size. Not For Use In Complex Transactions.

1. PARTIES: The parties to this contract are Cody Parris, Jarred Pickett and Cole Hoskison (Seller) and City of Mount Vernon (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: The land, improvements, accessories and crops except for the exclusions and reservations, are collectively referred to as the Property (Property).

A. LAND: The land situated in the County (or Counties) of Franklin Texas, described as follows: 40 +/- Acres to be surveyed from the SW corner of the attached survey. Further described in the attached Exhibit A Map

or as described on attached exhibit, also known as 40 Acres CR NE 2010 Mt Vernon, Tx (address/zip code), together with all rights, privileges, and appurtenances pertaining thereto.

B. IMPROVEMENTS:

- (1) FARM AND RANCH IMPROVEMENTS: The following permanently installed and built-in items, if any: windmills, tanks, barns, pens, fences, gates, sheds, outbuildings, and corrals.
(2) RESIDENTIAL IMPROVEMENTS: Any houses, garages, and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property attached to the above described real property.

C. ACCESSORIES:

- (1) FARM AND RANCH ACCESSORIES: The following described related accessories: (check boxes of conveyed accessories) [ ] portable buildings [ ] hunting blinds [ ] game feeders [ ] livestock feeders and troughs [ ] irrigation equipment [ ] fuel tanks [ ] submersible pumps [ ] pressure tanks [ ] corrals [ ] gates [ ] chutes [ ] other:

- (2) RESIDENTIAL ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, security systems that are not fixtures, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories. "Controls" includes Seller's transferable rights to the (i) software and applications used to access and control improvements or accessories, and (ii) hardware used solely to control improvements or accessories.

D. CROPS: Unless otherwise agreed in writing, Seller has the right to harvest all growing crops until delivery of possession of the Property.

E. EXCLUSIONS: The following improvements, accessories, and crops will be retained by Seller and must be removed prior to delivery of possession:

F. RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. SALES PRICE:

A. Cash portion of Sales Price payable by Buyer at closing ..... \$324,000

The term "Cash portion of the Sales Price" does not include proceeds from borrowing of any kind or selling other real property except as disclosed in this contract.

B. Sum of all financing described in the attached: [ ] Third Party Financing Addendum, [ ] Loan Assumption Addendum, [ ] Seller Financing Addendum .. \$.

C. Sales Price (Sum of A and B) ..... \$324,000.00

D. The Sales Price [X] will [ ] will not be adjusted based on the survey required by Paragraph 6C.

If the Sales Price is adjusted, the Sales Price will be adjusted based on the difference between 40 acres and the acreage set forth in the survey required by Paragraph 6C. The difference in acreage (either increased or decreased) shall be multiplied by the sum of 8100 per acre and either added to or subtracted from the Sales Price stated in Paragraph 3C. If the Sales Price is adjusted by more than 10%, either party may terminate this contract by providing written notice to the other party within 3 days after the terminating party receives the survey. If neither party terminates this contract or if the variance is 10% or less, the adjustment will be made to the amount in [X] 3A [ ] 3B [ ] proportionately to 3A and 3B.

4. LEASES: Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property. (Check all applicable boxes)

[ ] A. RESIDENTIAL LEASES: The Property is subject to one or more residential leases and the Addendum Regarding Residential Leases is attached to this contract

Initialed for identification by Buyer: [Signature] and Seller: [Signature]

Three digital signature verification boxes for CP, JP, and CH, each showing a date of 04/02/24 and a time of 2:52 PM CDT, 2:46 PM CDT, and 2:44 PM CDT respectively.



(Address of Property)


- B. FIXTURE LEASES: Fixtures on the Property are subject to one or more fixture leases (for example, solar panels, propane tanks, water softener, security system) and the Addendum Regarding Fixture Leases is attached to this contract.
- C. NATURAL RESOURCE LEASES: "Natural Resource Lease" means an existing oil and gas, mineral, water, or other natural resource lease affecting the Property to which Seller is a party.
  - (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.
  - (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within \_\_\_\_\_ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.
- D. SURFACE LEASES: "Surface Lease" means an existing lease for the surface only of the Property (for example, grazing leases, hunting leases, agricultural leases, recreational leases, wind leases, solar leases, timber or forestry leases). (Check all applicable boxes)
  - (1) Seller has delivered to Buyer a copy of all written Surface Leases.
  - (2) Seller provides Buyer with notice of the following oral Surface Lease(s), identifying the type of lease, name of the tenant(s), rental amount, and term: \_\_\_\_\_
  - (3) Seller has not delivered to Buyer all Surface Leases (whether written or oral). Seller shall provide to Buyer a copy of all the written Surface Leases and notice of all oral Surface Leases, identifying the type of lease, the name of the tenant(s), rental amount, and term, within 3 days after the Effective Date. Buyer may terminate the contract within \_\_\_\_\_ days after the date the Buyer receives all the Surface Leases and the earnest money shall be refunded to Buyer.

**5. EARNEST MONEY AND TERMINATION OPTION:**

- A. DELIVERY OF EARNEST MONEY AND OPTION FEE: Within 3 days after the Effective Date, Buyer must deliver to Lakewood Title (Escrow Agent) at 280 Farm Rd 21 Mt Vernon, Tx 75457 (address): \$3240 as earnest money and \$ \_\_\_\_\_ as the Option Fee. The earnest money and Option Fee shall be made payable to escrow agent and may be paid separately or combined in a single payment.
  - (1) Buyer shall deliver additional earnest money of \$ \_\_\_\_\_ to Escrow Agent within \_\_\_\_\_ days after the Effective Date of this contract.
  - (2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.
  - (3) The amount(s) Escrow Agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.
  - (4) Buyer authorizes Escrow Agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases Escrow Agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.
- B. TERMINATION OPTION: For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within \_\_\_\_\_ days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and Escrow Agent shall release any Option Fee remaining with Escrow Agent to Seller; and (ii) any earnest money will be refunded to Buyer.
- C. FAILURE TO TIMELY DELIVER EARNEST MONEY: If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money.
- D. FAILURE TO TIMELY DELIVER OPTION FEE: If no dollar amount is stated as the Option Fee or if Buyer fails to deliver the Option Fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this Paragraph 5.
- E. TIME: **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

**6. TITLE POLICY AND SURVEY:**

- A. TITLE POLICY: Seller shall furnish to Buyer at  Seller's  Buyer's expense an owner policy of title insurance (Title Policy) issued by: Lakewood Title (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
  - (1) The standard printed exception for standby fees, taxes and assessments.
  - (2) Liens created as part of the financing described in Paragraph 3.
  - (3) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.

Initialed for identification by Buyer  and Seller





(Address of Property)

- (4) The standard printed exception as to marital rights.
- (5) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
- (6) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:
  - (i) will not be amended or deleted from the title policy; or
  - (ii) will be amended to read, "shortages in area" at the expense of  Buyer  Seller.
- (7) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.

B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

C. SURVEY: The survey must be made by a registered professional land survey or acceptable to the Title Company and Buyer's lender(s). (Check one box only):

- (1) Within \_\_\_\_\_ days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). **If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.** The existing survey  will  will not be recertified to a date subsequent to the Effective Date of this contract at the expense of  Buyer  Seller. If the existing survey is not approved by the Title Company or Buyer's lender(s), a new survey will be obtained at the expense of  Buyer  Seller no later than 3 days prior to Closing Date.
- (2) Within \_\_\_\_\_ days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
- (3) Within 30 days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.
- (4) No survey is required.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title disclosed on the survey other than items 6A(1) through (5) above; or disclosed in the Commitment other than items 6A(1) through (7) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity: \_\_\_\_\_


Buyer must object the earlier of (i) the Closing Date or (ii) \_\_\_\_\_ days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived by Buyer. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, survey, or Exception Document(s) is delivered to Buyer.

E. EXCEPTION DOCUMENTS: Prior to the execution of the contract, Seller has provided Buyer with copies of the Exception Documents listed below or on the attached exhibit. Matters reflected in the Exception Documents listed below or on the attached exhibit will be permitted exceptions in the Title Policy and will not be a basis for objection to title:

<u>Document</u>	<u>Date</u>	<u>Recording Reference</u>
_____	_____	_____
_____	_____	_____

F. SURFACE LEASES: The following Surface Leases will be permitted exceptions in the Title Policy and will not be a basis for objection to title: \_\_\_\_\_

G. TITLE NOTICES:  
 (1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the

Initialed for identification by Buyer:  and Seller: \_\_\_\_\_

		
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Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

- (2) **STATUTORY TAX DISTRICTS:** If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.
- (3) **TIDE WATERS:** If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.
- (4) **ANNEXATION:** If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- (5) **PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER:** Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.
- (6) **PUBLIC IMPROVEMENT DISTRICTS:** If the Property is in a public improvement district, Seller must give Buyer written notice as required by §5.014, Property Code. An addendum containing the required notice shall be attached to this contract.
- (7) **TEXAS AGRICULTURAL DEVELOPMENT DISTRICT:** The Property  is  is not located in a Texas Agricultural Development District. For additional information contact the Texas Department of Agriculture
- (8) **TRANSFER FEES:** If the Property is subject to a private transfer fee obligation, §5.205, Property Code, requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (9) **PROPANE GAS SYSTEM SERVICE AREA:** If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (10) **NOTICE OF WATER LEVEL FLUCTUATIONS:** If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."
- (11) **REQUIRED NOTICES:** The following notices have been given or are attached to this contract (for example, MUD, WCID, PID notices): \_\_\_\_\_

**7. PROPERTY CONDITION:**

**A. ACCESS, INSPECTIONS AND UTILITIES:** Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Any hydrostatic testing must be separately authorized by Seller in writing. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

**NOTICE:** Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

**B. SELLER'S DISCLOSURE NOTICE PURSUANT TO §5.008, TEXAS PROPERTY CODE (Notice):**  
(Check one box only)

- (1) Buyer has received the Notice
- (2) Buyer has not received the Notice. Within \_\_\_\_\_ days after the Effective Date of this contract, Seller shall deliver the Notice to Buyer. If Buyer does not receive the Notice, Buyer may terminate this contract at any time prior to the closing and the earnest money will be refunded to Buyer. If Seller delivers the Notice, Buyer may terminate this contract for any reason within 7 days after Buyer receives the Notice or prior to the closing, whichever first occurs, and the earnest money will be refunded to Buyer.
- (3) The Texas Property Code does not require this Seller to provide this Notice.

Initialed for identification by Buyer: \_\_\_\_\_ and Seller: \_\_\_\_\_

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C. SELLER'S DISCLOSURE OF LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS is required by Federal law for a residential dwelling constructed prior to 1978.

D. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7D(1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

(Check one box only)

- (1) Buyer accepts the Property As Is.
- (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: \_\_\_\_\_

(Do not insert general phrases, such as "subject to inspections," that do not identify specific repairs and treatments.)

E. COMPLETION OF REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, Seller shall complete all agreed repairs and treatments prior to the Closing Date and obtain any required permits. The repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. Seller shall: (i) provide Buyer with copies of documentation from the repair person(s) showing the scope of work and payment for the work completed; and (ii) at Seller's expense, arrange for the transfer of any transferable warranties with respect to the repairs to Buyer at closing. If Seller fails to complete any agreed repairs prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days if necessary for Seller to complete repairs.

F. LENDER REQUIRED REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, neither party is obligated to pay for lender required repairs, which includes treatment for wood destroying insects. If the parties do not agree to pay for the lender required repairs or treatments, this contract will terminate and the earnest money will be refunded to Buyer. If the cost of lender required repairs and treatments exceeds 5% of the Sales Price, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

G. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

H. SELLER'S DISCLOSURE:

- (1) Seller  is  is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.
  - (2) Seller  is  is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.
  - (3) Seller  is  is not aware of any environmental hazards that materially and adversely affect the Property.
  - (4) Seller  is  is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.
  - (5) Seller  is  is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property.
  - (6) Seller  is  is not aware of any threatened or endangered species or their habitat affecting the Property.
  - (7) Seller  is  is not aware that the Property is located  wholly  partly in a floodplain.
  - (8) Seller  is  is not aware that a tree or trees located on the Property has oak wilt.
- If Seller is aware of any of the items above, explain (attach additional sheets if necessary): \_\_\_\_\_

I. RESIDENTIAL SERVICE CONTRACTS: Buyer may purchase a residential service contract from a provider or administrator licensed by the Texas Department of Licensing and Regulation. If Buyer purchases a residential service contract, Seller shall reimburse Buyer at closing for the cost of the residential service contract in an amount not exceeding \$\_\_\_\_\_. Buyer should review any residential service contract for the scope of coverage, exclusions and limitations. **The purchase of a residential service contract is optional. Similar coverage may be purchased from various companies authorized to do business in Texas.**

J. GOVERNMENT PROGRAMS: The Property is subject to the government programs listed below or on the attached exhibit: \_\_\_\_\_




Seller shall provide Buyer with copies of all governmental program agreements. Any allocation or proration of payment under governmental programs is made by separate agreement between the parties which will survive closing.

8. BROKERS AND SALES AGENTS:

A. BROKER OR SALES AGENT DISCLOSURE: Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: Cole Hoskison, one of the sellers is a licensed real estate broker

B. BROKERS' FEES: All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

Initialed for identification by Buyer: \_\_\_\_\_ and Seller \_\_\_\_\_

		
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9. CLOSING:

- A. The closing of the sale will be on or before 05/15/2024, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.
- B. At closing:
  - (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6, an assignment of Leases, and furnish tax statements or certificates showing no delinquent taxes on the Property.
  - (2) Buyer shall pay the Sales Price in good funds acceptable to the Escrow Agent.
  - (3) Seller and Buyer shall execute and deliver any notices, certificates, affidavits, releases, loan documents, transfer of any warranties, and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
  - (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.
  - (5) Private transfer fees (as defined by Chapter 5, Subchapter G of the Texas Property Code) will be the obligation of Seller unless provided otherwise in this contract. Transfer fees assessed by a property owners' association are governed by the Addendum for Property Subject to Mandatory Membership in a Property Owners Association.

10. POSSESSION:

- A. BUYER'S POSSESSION: Seller shall deliver to Buyer possession of the Property in its present or required condition, ordinary wear and tear excepted:  upon closing and funding  according to a temporary residential lease form promulgated by TREC or other written lease required by the parties. Any possession by Buyer prior to closing or by Seller after closing which is not authorized by a written lease will establish a tenancy at sufferance relationship between the parties. **Consult your insurance agent prior to change of ownership and possession because insurance coverage may be limited or terminated. The absence of a written lease or appropriate insurance coverage may expose the parties to economic loss.**
- B. SMART DEVICES: "Smart Device" means a device that connects to the internet to enable remote use, monitoring, and management of: (i) the Property; (ii) items identified in any Non-Realty Items Addendum; or (iii) items in a Fixture Lease assigned to Buyer. At the time Seller delivers possession of the Property to Buyer, Seller shall:
  - (1) deliver to Buyer written information containing all access codes, usernames, passwords, and applications Buyer will need to access, operate, manage, and control the Smart Devices; and
  - (2) terminate and remove all access and connections to the improvements and accessories from any of Seller's personal devices including but not limited to phones and computers.

11. SPECIAL PROVISIONS:

(This paragraph is intended to be used only for additional informational items. An informational item is a statement that completes a blank in a contract form, discloses factual information, or provides instructions. Real estate brokers and sales agents are prohibited from practicing law and shall not add to, delete, or modify any provision of this contract unless drafted by a party to this contract or a party's attorney.)




12. SETTLEMENT AND OTHER EXPENSES:

- A. The following expenses must be paid at or prior to closing:
  - (1) Expenses payable by Seller (Seller's Expenses):
    - (a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.
    - (b) Seller shall also pay an amount not to exceed \$\_\_\_\_\_ to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.
  - (2) Expenses payable by Buyer (Buyer's Expenses) Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.
- B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS AND ROLLBACK TAXES:

- A. PRORATIONS: Taxes for the current year, interest, rents, and regular periodic maintenance fees, assessments, and dues (including prepaid items) will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will

Initialed for identification by Buyer \_\_\_\_\_ and Seller \_\_\_\_\_

 04/02/24 2:52 PM CDT dotloop verified	 04/02/24 2:46 PM CDT dotloop verified	 04/02/24 2:44 PM CDT dotloop verified
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affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year. Rentals which are unknown at time of closing will be prorated between Buyer and Seller when they become known.

B. **ROLLBACK TAXES:** If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

**14. CASUALTY LOSS:** If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer, (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.

**15. DEFAULT:** If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract for any other reason, Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.

**16. MEDIATION:** It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

**17. ATTORNEY'S FEES:** A Buyer, Seller, Listing Broker, Other Broker, or Escrow Agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.

**18. ESCROW:**

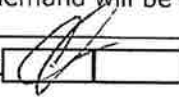
A. **ESCROW:** The Escrow Agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as Escrow Agent. Escrow Agent may require any disbursement made in connection with this contract to be conditioned on Escrow Agent's collection of good funds acceptable to Escrow Agent.

B. **EXPENSES:** At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, Escrow Agent may: (i) require a written release of liability of the Escrow Agent from all parties before releasing any earnest money; and (ii) require payment of unpaid expenses incurred on behalf of a party. Escrow Agent may deduct authorized expenses from the earnest money payable to a party. "Authorized expenses" means expenses incurred by Escrow Agent on behalf of the party entitled to the earnest money that were authorized by this contract or that party.

C. **DEMAND:** Upon termination of this contract, either party or the Escrow Agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the Escrow Agent. If either party fails to execute the release, either party may make a written demand to the Escrow Agent for the earnest money. If only one party makes written demand for the earnest money, Escrow Agent shall promptly provide a copy of the demand to the other party. If Escrow Agent does not receive written objection to the demand from the other party within 15 days, Escrow Agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and Escrow Agent may pay the same to the creditors. If Escrow Agent complies with the provisions of this paragraph, each party hereby releases Escrow Agent from all adverse claims related to the disbursement of the earnest money.

D. **DAMAGES:** Any party who wrongfully fails or refuses to sign a release acceptable to the Escrow Agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

E. **NOTICES:** Escrow Agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by Escrow Agent.

Initialed for identification by Buyer  and Seller

  
04/02/24  
2:52 PM CDT  
dotloop verified

  
04/02/24  
2:46 PM CDT  
dotloop verified

  
04/02/24  
2:44 PM CDT  
dotloop verified



(Address of Property)

- 19. REPRESENTATIONS:** All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.
- 20. FEDERAL TAX REQUIREMENTS:** If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.
- 21. NOTICES:** All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyer at:

*Atta Craig Lindholm*  
 S. Fr of Mt. Vernon  
 PO Box 597  
 109 W. Kaufman

Mt. Vernon, TX 75457

Phone:

*903-537-2252*  
*903-277-5728*

To Seller at:

[Empty box for Seller address]

Phone:

E-mail/Fax:

*clindholm@Comvtx.com*

E-mail/Fax: *cumminsman53@yahoo.com*

E-mail/Fax:

With a copy to Buyer's agent at:

[Empty box for Buyer's agent contact]

E-mail/Fax: *jarred.pickett@yahoo.com*

With a copy to Seller's agent at:

[Empty box for Seller's agent contact]

**22. AGREEMENT OF PARTIES:** This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

- |   |  |
|---|--|
| <input type="checkbox"/> Third Party Financing Addendum   | <input type="checkbox"/> Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum  |
| <input type="checkbox"/> Seller Financing Addendum  | <input type="checkbox"/> Seller's Temporary Residential Lease  |
| <input type="checkbox"/> Addendum for Property Subject to Mandatory Membership in a Property Owners Association | <input type="checkbox"/> Short Sale Addendum   |
| <input type="checkbox"/> Buyer's Temporary Residential Lease  | <input type="checkbox"/> Addendum for Property Located Seaward of the Gulf Intracoastal Waterway   |
| <input type="checkbox"/> Loan Assumption Addendum   | <input type="checkbox"/> Addendum for Seller's Disclosure of Information on Lead-based Paint and Lead-based Paint Hazards as Required by Federal Law |
| <input type="checkbox"/> Addendum for Sale of Other Property by Buyer   | <input type="checkbox"/> Addendum for Property in a Propane Gas System Service Area  |
| <input type="checkbox"/> Addendum for "Back-Up" Contract  | <input type="checkbox"/> Addendum Regarding Residential Leases   |
| <input type="checkbox"/> Addendum for Coastal Area Property   | <input type="checkbox"/> Addendum Regarding Fixture Leases   |
| <input type="checkbox"/> Addendum for Authorizing Hydrostatic Testing   | <input checked="" type="checkbox"/> Other (list): Exhibit A Map  |
| <input type="checkbox"/> Addendum Concerning Right to Terminate Due to Lender's Appraisal                       |  |
| <input type="checkbox"/> Addendum for Reservation of Oil, Gas and Other Minerals                                |  |
| <input type="checkbox"/> Addendum containing Notice of Obligation to Pay Improvement District Assessment        |  |

Survey

[Empty box for survey details]

Initialed for identification by Buyer:

*[Signature]*

and Seller:

*CP*  
 04/02/24  
 2:52 PM CDT  
 dotloop verified

*JP*  
 04/02/24  
 2:46 PM CDT  
 dotloop verified


*CH*  
 04/02/24  
 2:44 PM CDT  
 dotloop verified



**23. CONSULT AN ATTORNEY BEFORE SIGNING:** TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's Attorney is:	<u>Stan Lowry</u>	Seller's Attorney is:	_____
Phone:	<u>972-650-7102</u>	Phone:	_____
Fax:	_____	Fax:	_____
E-mail:	<u>slowry@boyle-lowry.com</u>	E-mail:	_____

EXECUTED the 2nd day of April, 2024 (Effective Date).  
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

  
Buyer  
P. M. Administrator  
City of Mt. Vernon, Tx

Cody Parris  
Seller  
dotloop verified  
04/02/24 2:52 PM CDT  
BFQF-7HDU-AB93-6004

Jarred Pickett  
dotloop verified  
04/02/24 2:46 PM CDT  
BF6Q-HAZZ-HUOP-2FUJ

\_\_\_\_\_  
Buyer

Cole Hoskison  
Seller  
dotloop verified  
04/02/24 2:44 PM CDT  
CBP4-7XZP-681W-NOTU



**RATIFICATION OF FEE**

Listing Broker has agreed to pay Other Broker \_\_\_\_\_ of the total Sales Price when Listing Broker's fee is received. Escrow Agent is authorized and directed to pay Other Broker from Listing Broker's fee at closing.

Other Broker:

Listing Broker:

By: \_\_\_\_\_

By: \_\_\_\_\_

**BROKER INFORMATION AND AGREEMENT FOR PAYMENT OF BROKERS' FEES**

Other Broker	License No.	Listing or Principal Broker	License No.
Associate's Name	License No.	Listing Associate's Name	License No.
Team Name		Team Name	
Associate's Email Address	Phone	Listing Associate's Email Address	Phone
Licensed Supervisor of Associate	License No.	Licensed Supervisor of Listing Associate	License No.
Other Broker's Office Address	Phone	Listing Broker's Office Address	Phone
City	State	Zip	City
			State
			Zip

represents  Buyer only as Buyer's agent  
 Seller as Listing Broker's subagent

Selling Associate	License No.
Team Name	
Selling Associate's Email Address	Phone
Licensed Supervisor of Selling Associate	License No.
Selling Associate's Office Address	
City	State
	Zip

represents  Seller only  
 Buyer only  
 Seller and Buyer as an intermediary

Upon closing of the sale by Seller to Buyer of the Property described in the contract to which this fee agreement is attached: (a)  Seller  Buyer will pay Listing/Principal Broker  a cash fee of \$ \_\_\_\_\_ or  \_\_\_\_\_% of the total Sales Price; and (b)  Seller  Buyer will pay Other Broker  a cash fee of \$ \_\_\_\_\_ or  \_\_\_\_\_% of the total Sales Price. Seller/Buyer authorizes and directs Escrow Agent to pay the brokers from the proceeds at closing.

**DO NOT SIGN IF THERE IS A SEPARATE AGREEMENT FOR PAYMENT OF BROKERS' FEES. Brokers' fees are negotiable. Brokers' fees or the sharing of fees between brokers are not fixed, controlled, recommended, suggested or maintained by the Texas Real Estate Commission.**

\_\_\_\_\_  
 Seller

\_\_\_\_\_  
 Buyer

\_\_\_\_\_  
 Seller

\_\_\_\_\_  
 Buyer



<b>OPTION FEE RECEIPT</b>			
Receipt of \$.00 _____ (Option Fee) in the form of _____ is acknowledged.			
<div style="border: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;"></div>			
Escrow Agent			Date
<b>EARNEST MONEY RECEIPT</b>			
Receipt of \$3,240.00 _____ Earnest Money in the form of _____ is acknowledged.			
<div style="border: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;"></div>			
Escrow Agent	Received by	Email Address	Date/Time
Address		Phone	
City	State	Zip	Fax
<b>CONTRACT RECEIPT</b>			
Receipt of the Contract is acknowledged.			
<div style="border: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;"></div>			
Escrow Agent	Received by	Email Address	Date
Address		Phone	
City	State	Zip	Fax
<b>ADDITIONAL EARNEST MONEY RECEIPT</b>			
Receipt of \$.00 _____ additional Earnest Money in the form of _____ is acknowledged.			
<div style="border: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;"></div>			
Escrow Agent	Received by	Email Address	Date/Time
Address		Phone	
City	State	Zip	Fax

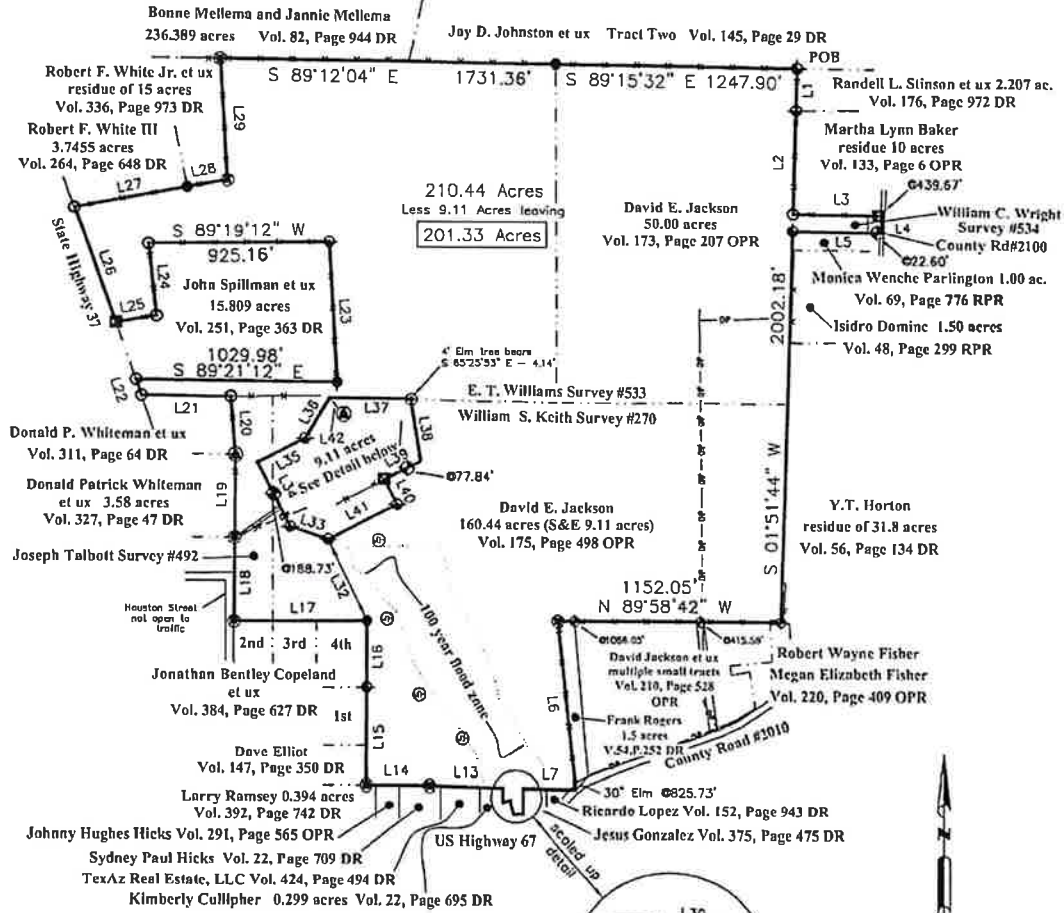






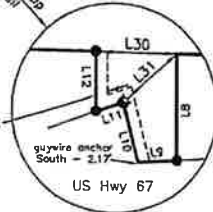
**Part of the William S. Keith Survey #270, Joseph Talbott Survey #492, E. T. Williams Survey #533, and William C. Wright Survey #534**

File #: 240203

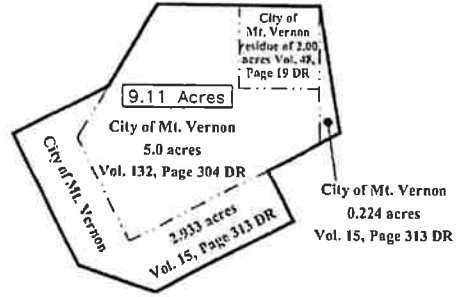


**Reference Bearings**

LINE	BEARING	DISTANCE
L30	N 89°40'30" W	104.12'
L31	S 48°49'14" W	91.52'



**Detail of Save & Except**  
9.11 Acres - Not to Scale



**9.11 Acre Description**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L37	S 89°24'54" E	418.23'	L38	S 09°02'36" E	325.16'
L32	S 25°49'52" E	460.24'	L39	S 63°09'15" W	209.36'
L33	N 71°45'44" W	205.74'	L40	S 26°54'29" E	144.78'
L34	N 26°38'30" W	371.93'	L41	S 63°07'16" W	399.62'
L35	N 62°59'01" E	274.54'	L42	S 38°40'10" E	75.23'
L36	S 31°11'09" E	243.33'			

**210.44 Acre Description**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 01°57'17" W	214.84'	L15	N 00°21'17" E	500.17'
L2	S 01°53'31" W	532.80'	L16	N 00°30'21" E	339.65'
L3	S 88°59'34" E	462.64'	L17	S 89°50'23" W	685.44'
L4	S 04°32'27" W	93.92'	L18	N 00°33'53" E	424.76'
L5	N 89°05'54" W	457.44'	L19	N 00°33'00" E	428.66'
L6	S 05°54'47" E	864.58'	L20	N 04°24'59" W	288.58'
L7	N 88°50'50" W	269.92'	L21	N 88°24'32" W	456.73'
L8	S 00°02'25" W	132.76'	L22	N 18°51'26" W	84.75'
L9	S 86°35'08" W	49.97'	L23	N 03°03'16" W	713.56'
L10	N 14°03'48" W	77.81'	L24	S 06°01'38" E	370.87'
L11	S 72°37'01" W	36.87'	L25	S 80°27'14" W	209.35'
L12	N 00°01'09" W	73.88'	L26	N 19°33'27" W	634.70'
L13	N 88°45'17" W	381.72'	L27	N 79°41'43" E	588.00'
L14	N 89°32'01" W	327.51'	L28	N 79°29'48" E	209.89'
L15	N 00°21'17" E	500.17'	L29	N 03°09'16" W	623.08'

Hayden Foster  
Hayden Foster RPLS #5699

02/29/24  
date

Note: improvements not shown on this survey.

- = 1/2" capped iron pin found
- ⊙ = 3/8" iron pin found
- ⊕ = 1" iron pin found
- ⊗ = 4' elm tree found
- ⊘ = iron pipe found
- ⊚ = bois d'arc post found
- ⊛ = post found
- ⊜ = 60d nail
- ⊝ = 3/8" capped iron pin (HF 5699) set
- = survey line
- - - = easement/building line
- - - = overhead power line
- - - = fence
- ⊕ = water meter
- ⊙ = gas meter
- ⊚ = telephone pedestal
- ⊛ = manhole
- ⊜ = elec. trans. pedestal
- ⊝ = point of beginning

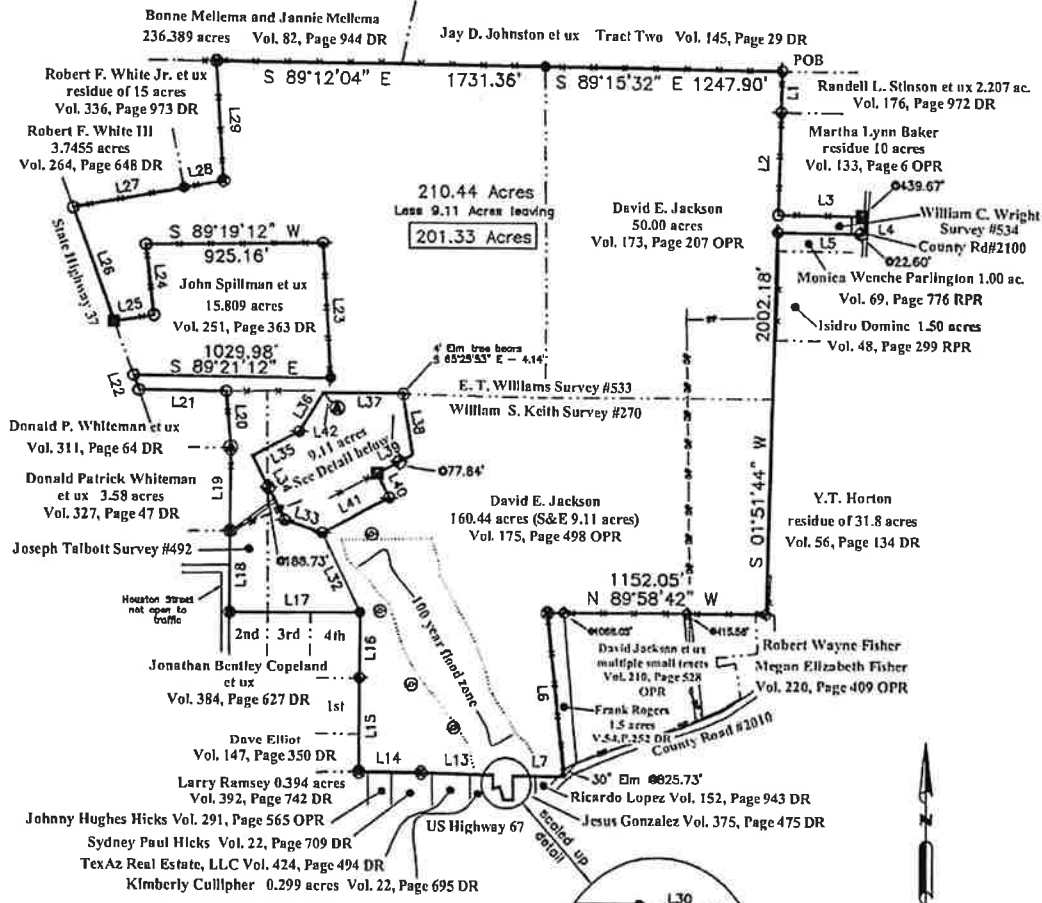


I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify, GF#025-24MP, that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does appear to be partially in a flood zone according to the Flood Insurance Rate Map #480821A for Franklin County, Texas. Reference Bearing = the North boundary line of the 50 acre tract - S 89°15'32" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194725.

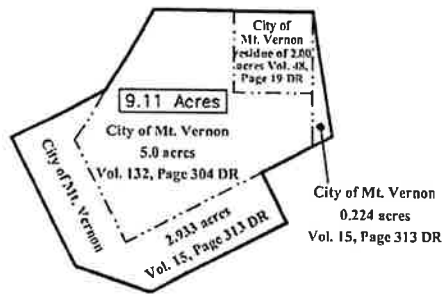


**Part of the William S. Keith Survey #270, Joseph Talbott Survey #492, E. T. Williams Survey #533, and William C. Wright Survey #534**

File #: 240203



Detail of Save & Except  
9.11 Acres - Not to Scale



9.11 Acre Description

LINE	BEARING	DISTANCE	L37	S 89°24'54" E	418.23'
L32	S 25°49'52" E	460.24'	L38	S 09°02'36" E	325.16'
L33	N 71°45'44" W	205.74'	L39	S 63°09'15" W	209.36'
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L35	N 62°59'01" E	274.54'	L41	S 63°07'16" W	399.62'
L36	N 31°11'09" E	243.33'	L42	S 38°40'10" E	175.23'

210.44 Acre Description

LINE	BEARING	DISTANCE	L15	N 00°21'17" E	500.17'
L1	S 01°57'17" W	214.84'	L16 <td>N 00°30'21" E</td> <td>339.85'</td>	N 00°30'21" E	339.85'
L2	S 01°53'31" W	532.80'	L17	S 89°50'23" W	685.44'
L3	S 88°59'34" E	462.64'	L18 <td>N 00°33'53" E</td> <td>424.76'</td>	N 00°33'53" E	424.76'
L4	S 04°32'27" W	93.92'	L19 <td>N 00°33'00" E</td> <td>478.66'</td>	N 00°33'00" E	478.66'
L5	N 89°05'54" W	457.44'	L20 <td>N 04°24'59" W</td> <td>299.58'</td>	N 04°24'59" W	299.58'
L6	S 05°54'47" E	884.59'	L21 <td>N 89°24'32" W</td> <td>456.73'</td>	N 89°24'32" W	456.73'
L7	N 88°50'50" W	269.92'	L22	N 18°51'26" W	84.75'
L8	S 00°02'25" W	132.76'	L23	N 03°03'16" W	713.56'
L9	S 86°35'08" W	49.97'	L24	S 06°01'38" E	370.87'
L10	N 14°03'48" W	77.81'	L25	S 80°27'14" W	208.35'
L11	S 72°37'01" W	36.87'	L26	N 19°33'27" W	634.70'
L12	N 00°01'09" W	73.68'	L27	N 79°41'43" E	588.00'
L13	N 88°45'17" W	381.72'	L28	N 78°29'48" E	209.89'
L14	N 89°32'01" W	327.51'	L29 <td>N 03°09'16" W</td> <td>623.08'</td>	N 03°09'16" W	623.08'
L15	N 00°21'17" E	500.17'			

Reduced - Not to Scale

Hayden Foster RPLS #5699  
date 02/29/24

Note: improvements not shown on this survey.

- = ½" capped iron pin found
- ⊙ = ¾" iron pin found
- ⊕ = 1" iron pin found
- ⊖ = 4" elm tree found
- ⊗ = iron pipe found
- ⊘ = bols d'arc post found
- ⊙ = post found
- ⊙ = 60d nail
- ⊙ = ¾" capped iron pin (HF 5699) set
- = survey line
- - - = easement/building line
- = overhead power line
- = fence
- ⊙ = water meter
- ⊙ = gas meter
- ⊙ = telephone pedestal
- ⊙ = manhole
- ⊙ = elec. trans. pedestal
- ⊙ = point of beginning



I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify, GF#025-24MP, that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does appear to be partially in a flood zone according to the Flood Insurance Rate Map #480821A for Franklin County, Texas. Reference Bearing = the North boundary line of the 50 acre tract - S 89°15'32" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194725



Foster Land Surveying 17325 FM 197 Arthur City, TX 75411  
(903) 739-9166

Field Notes – 210.44 Acres  
Less 9.11 acres leaving 201.33 Acres

Situated about 2000 feet North 45° East from the square, in the City of Mount Vernon, in the County of Franklin, State of Texas, a part of the William S. Keith Survey #270, Joseph Talbott Survey #492, E. T. Williams Survey #533 and the William C. Wright Survey #534 and being all of a called 50.00 acre tract conveyed to David E. Jackson by deed recorded in Vol. 173, Page 207 of the Official Public Records of said County and State and being all of a called 160.44 acre tract ( Save & Except 9.11 acres ) conveyed to said David E. Jackson by deed recorded in Vol. 175, Page 498 of said Official Public Records.

Beginning at a 5/8" iron pin found at the most Northerly Northeast corner of the 50.00 acre tract and the Northwest corner of a called 2.207 acre tract conveyed to Randell L. Stinson et ux by deed recorded in Vol. 176, Page 972 of the Deed Records of said County and State and being in the South boundary line of a called Tract Two conveyed to Jay D. Johnston et ux by deed recorded in Vol. 145, Page 29 of said Deed Records.

Thence S 01°57'17" W along a fence a distance of 214.84' to a 1/2" iron pin found at the Southwest corner of the 2.207 acre tract and the Northwest corner of the residue of a called 10 acre tract conveyed to Martha Lynn Baker by deed recorded in Vol. 133, Page 6 of said Official Public Records;

Thence S 01°53'31" W along a fence a distance of 532.80' an iron pipe found at the Southwest corner of the 10 acre residue tract and an inside corner of the 50.00 acre tract;

Thence S 88°59'34" E along a fence and passing a metal post found at a distance of 439.67' and continuing on for a total distance of 462.64' to a point in County Road #2100;

Thence S 04°32'27" W along said County Road a distance of 93.92' to the Northeast corner of a called 1.00 acre tract conveyed to Monica Wenche Parlington by deed recorded in Vol. 69, Page 776 of the Real Property Records of said County and State;

Thence N 89°05'54" W passing a 3/8" (HF 5699) capped iron pin set at a distance of 22.60' and continuing on near a fence for a total distance of 457.44' to a 5/8" iron pin found at the Northwest corner of the 1.00 acre tract;

Thence S 01°51'44" W along a fence, along the West boundary line of a called 31.8 acre tract conveyed to Y.T. Horton by deed recorded in Vol. 56, Page 134 of the Deed Records of said County and State a distance of 2002.18' to a 3/8" (HF 5699) capped iron pin set at the Easterly Southeast corner of the 160.44 acre tract and being in the North boundary line of a tract of land conveyed to Robert Wayne Fisher and Megan Elizabeth Fisher by deed recorded in Vol. 220, Page 409 of said Official Public Records;

Thence N 89°58'42" W along a fence and along the Fisher tracts and along the North boundary line of multiple small tracts conveyed to David Jackson and Josephie Jackson by deed recorded in Vol. 210, Page 528 of said Official Public Records and passing a 3/8" (HF 5699) capped iron pin set at a distance of 415.58' and a 3/8" (HF 5699) capped iron pin set at the Northeast corner of a called 1.5 acre tract conveyed to Frank Rogers by deed recorded in Vol. 54, Page 252 of the Deed Records of said County and State and continuing on for a total distance of 1152.05' to a bois d'arc post found at the Northwest corner of the Rogers tract and an inside corner of the 160.44 acre tract;

Thence S 05°54'47" E along an old fence and passing a 30" Elm tree at a distance of 825.73' and continuing on for a total distance of 864.58' to a point in County Road #2010;

Thence N 88°50'50" W leaving said road at 50.00' and continuing on for a distance of 269.92' to the Northwest corner of a tract of land conveyed to Jesus Gonzalez by deed recorded in Vol. 375, Page



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475 of said Deed Records and being in the East edge of a creek and from said point a ½" capped iron pin found bears N 88°40'30" W – 104.12' and a 5/8" iron pin found bears S 48°49'14" W – 91.52';

Thence S 00°02'25" W a distance of 132.76' to a ½" capped iron pin found at the Southwest corner of the Gonzalez tract and being in the North boundary line of U.S. Highway 67;

Thence along the Northerly boundary line of said U.S. Highway 67 as follows: S 86°35'08" W a distance of 49.97' to a point in rip rap, from which a guywire anchor bears South 2.17'; N 14°03'48" W a distance of 77.81' to a 5/8" iron pin found; S 72°37'01" W a distance of 36.87' to a ½" capped iron pin found at the Southeast corner of a called 0.299 acre tract conveyed to Kimberly Cullipher by deed recorded in Vol. 195, Page 695 of said Deed Records;

Thence N 00°01'09" W a distance of 73.68' to a ½" capped iron pin found at the Northeast corner of the 0.299 acre tract ;

Thence along a fence as follows: N 88°45'17" W a distance of 381.72' to a bois d'arc post found in the North boundary line of a tract of land conveyed to Sydney Paul Hicks by deed recorded in Vol. 22, Page 709 of said Deed Records; N 89°32'01" W a distance of 327.51' to a bois d'arc post found in the North boundary line of a called 0.394 acre tract conveyed to Larry Ramsey by deed recorded in Vol. 392, Page 742 of said Deed Records and being the Southeast corner of a tract of land conveyed to Dave Elliot by deed recorded in Vol. 147, Page 350 of said Deed Records and being a Southwest corner of the 160.44 acre tract;

Thence N 00°21'17" E along a fence distance of 500.17' to a 5/8" iron pin found at the Northeast corner of a called 1<sup>st</sup> Tract and the Southeast corner of a called 4<sup>th</sup> Tract conveyed to Johathan Bentley Copeland et ux by deed recorded in Vol. 384, Page 627 of the Deed Records of said County and State;

Thence N 00°30'21" E along a fence a distance of 339.65' to a ½" capped iron pin found at the Northeast corner of said 4<sup>th</sup> Tract;

Thence S 89°50'23" W along a fence a distance of 685.44' to a bois d'arc post found at the Northwest corner of a called 2<sup>nd</sup> Tract conveyed to said Copeland and being in the East boundary line of Houston Street, not open to traffic;

Thence N 00°33'53" E along said street and along a fence for a total distance of 424.76' to a bois d'arc post found at the Southeast corner of a called 3.58 acre tract conveyed to Donald Patrick Whiteman et ux by deed recorded in Vol. 327, Page 47 of said Deed Records;

Thence N 00°33'00" E along a fence a distance of 428.66' to a 60d nail found at the Northeast corner of the 3.58 acre and the Southeast corner of a tract of land conveyed to Donald P. Whiteman et ux by deed recorded in Vol. 311, Page 64 Deed Records;

Thence N 04°24'59" W along a fence a distance of 298.58' to iron pipe found at the Northeast corner of the Whiteman tract;

Thence N 89°24'32" W a distance of 456.73' to an iron pipe found at the Northwest corner of the Whiteman tract and being in the East boundary line of State Highway 37;

Thence N 18°51'26" W along said Highway a distance of 84.75' to an iron pipe found at the Southwest corner of a called 15.809 acre tract conveyed to John Spillman et ux by deed recorded in Vol. 251, Page 363 of the Deed Records of said County and State;

Thence along the Spillman tract as follows: S 89°21'12" E a distance of 1029.98' to a ½" capped iron pin found at the Southeast corner of said tract; N 03°03'16" W along a fence a distance of 713.56' to a ½" iron pin found at the Northeast corner of said tract; S 89°19'12" W along a fence a distance of 925.16' to an iron pipe found at the Northerly Northwest corner of said tract; S 06°01'38" E along a fence a distance of 370.87' to an iron pipe found; S 80°27'14" W along a fence a distance of 209.35' to a metal post found at the most Westerly Northwest corner of said tract and being in the East boundary line of said State Highway 37;

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Thence N 19°33'27" W along said State Highway a distance of 634.70' to an iron pipe found at the Southwest corner of a called 3.7455 acre tract conveyed to Robert F. White III by deed recorded in Vol. 264, Page 648 of the Deed Records of said County and State;

Thence N 79°41'43" E along a fence a distance of 588.00' to a ½" capped iron pin found at the Southeast corner of the 3.7455 acre tract and the Southwest corner of the residue of a called 15 acre tract conveyed to said Robert F. White Jr. et ux by deed recorded in Vol. 336, Page 973 of said Deed Records;

Thence N 79°29'48" E along a fence a distance of 209.89' to a bois d'arc post found at the Southeast corner of the 15 acre tract and an inside corner of the 160.44 acre tract;

Thence N 03°09'16" W along a fence a distance of 623.08' to a bois d'arc post found at the most Northerly Northwest corner of the 160.44 acre tract and being the Northeast corner of the 15 acre residue tract and being in the South boundary line of a called 236.389 acre tract conveyed to Bonne Mellema and Jannie Mellema by deed recorded in Vol. 82, Page 944 of said Deed Records;

Thence along a fence as follows: S 89°12'04" E along the South boundary line of the 236.389 acre tract and along the South boundary line of said Johnston Tract Two a distance of 1731.36' to a ½" capped iron pin found at the Northerly Northeast corner of the 160.44 acre tract and the Northwest corner of the 50.00 acre tract; S 89°15'32" E a distance of 1247.90' to the point of beginning and containing 210.44 acres of land, less a 9.11 acre tract leaving a net acreage of 201.33 acres. The 9.11 acre tract described below.

#### Field Notes – 9.11 Acres

Situated about 1700 feet North 22° East from the square, in the City of Mount Vernon, in the County of Franklin, State of Texas, a part of the William S. Keith Survey #270 and the Joseph Talbott Survey #492 and being all of a called 2.933 acre tract and all of a called 0.224 acre tract conveyed to the City of Mount Vernon by deed recorded in Vol. 15, Page 313 of the Deed Records of said County and State and being all of a called 5.0 acre tract conveyed to said City of Mount Vernon by deed recorded in Vol. 132, Page 304 of said Deed Records and being part of a called 2.00 acre tract conveyed to the City of Mount Vernon by deed recorded in Vol. 48, Page 19 of said Deed Records, said City of Mount Vernon tracts being a called 9.11 acre save and except tract out of the 160.44 acre Jackson tract.

Beginning at a ½" iron pin found at the most Southerly corner of the 2.933 acre tract and from said point a ½" capped iron pin found at the Northeast corner of a called 4<sup>th</sup> tract conveyed to Jonathan Bentley Copeland by deed recorded in Vol. 384, Page 627 of the Deed Records of said County and State and being an inside corner of a called 160.44 acre tract conveyed to David E. Jackson by deed recorded in Vol. 175, Page 498 of said Official Public Records bears S 25°49'52" E a distance of 460.24'.

Thence N 71°45'44" W a distance of 205.74' to a ½" iron pin found in the West boundary line of the 2.933 acre tract;

Thence N 26°38'30" W passing a 3/8" (HF 5699) capped iron pin set at a distance of 188.73' and continuing on for a total distance of 371.93' to the Northwest corner of the 2.933 acre tract;

Thence N 62°59'01" E a distance of 274.54' to a ½" iron pin found at the Northeast corner of the 2.933 acre tract and the West boundary line of the 5.0 acre tract;

Thence N 31°11'09" E a distance of 243.33' to the Northwest corner of the 5.0 acre tract, from which a 60d nail set bears S 38° 40' 10" E a distance of 75.23';



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Thence S 89°24'54" E a distance of 418.23' to the Northeast corner of the 5.0 acre tract and the North boundary line of the 0.224 acre tract from which a 4' Elm tree found bears S 65°25'53" E a distance of 4.14';

Thence S 09°02'36" E a distance of 325.16' to the Southeast corner of the 0.224 acre tract;

Thence S 63°09'15" W passing a 3/8" (HF 5699) capped iron pin set at a distance of 77.84' and continuing on for a total distance of 209.36' to a chain link post found;

Thence S 26°54'29" E a distance of 144.78' to a 1/2" iron pin found at the Easterly Southeast corner of the 2.933 acre tract;

Thence S 63°07'16" W a distance of 399.62' to the point of beginning and containing 9.11 acres of land.

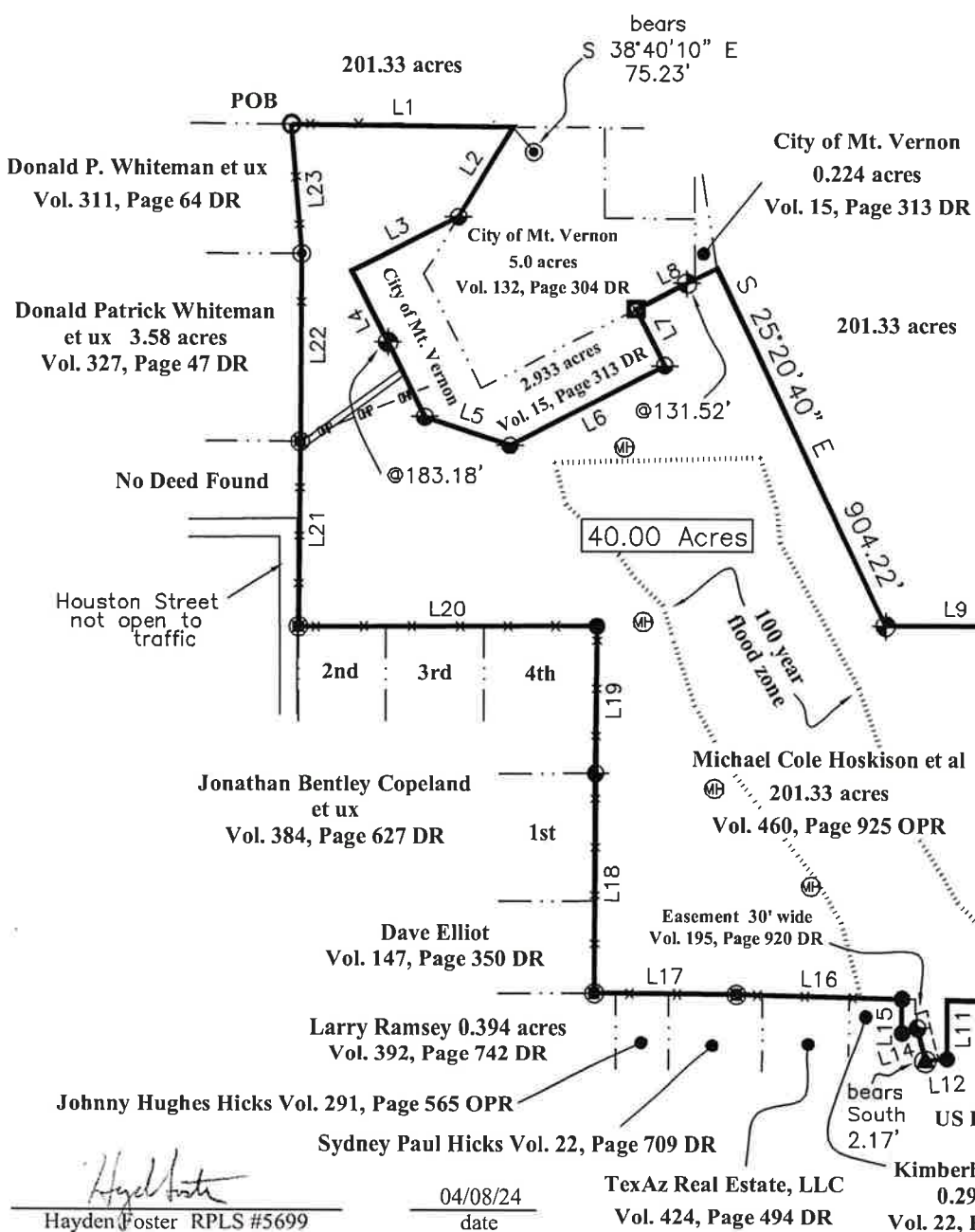
I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify, GF#025-24MP, that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The 201.33 acre tract does appear to be partially in a flood zone according to the Flood Insurance Rate Map #480821A for Franklin County, Texas. Reference Bearing = the North boundary line of the 50 acre tract - S 89°15'32" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194725. File #:240203

Hayden Foster Hayden Foster date 02/29/24



Part of the William S. Keith Survey #270 and the Joseph Talbott Survey #492

File #: 240401



LINE	BEARING	DISTANCE
L1	S 89°24'53" E	508.02'
L2	S 31°11'09" W	243.33'
L3	S 62°59'01" W	274.54'
L4	S 26°38'30" E	371.93'
L5	S 71°45'44" E	205.74'
L6	N 63°07'16" E	399.62'
L7	N 26°54'29" W	144.78'
L8	N 63°09'15" E	209.36'
L9	East	323.67'
L10	N 88°50'50" W	269.92'
L11	S 00°02'25" W	132.76'
L12	S 86°35'08" W	49.97'
L13	N 14°03'48" W	77.81'
L14	S 72°37'01" W	36.87'
L15	N 00°01'09" W	73.68'
L16	N 88°45'17" W	381.72'
L17	N 89°32'01" W	327.51'
L18	N 00°21'17" E	500.17'
L19	N 00°30'21" E	339.65'
L20	S 89°50'23" W	685.44'
L21	N 00°33'53" E	424.76'
L22	N 00°33'00" E	428.66'
L23	N 04°24'59" W	298.58'

*Hayden Foster*  
Hayden Foster RPLS #5699

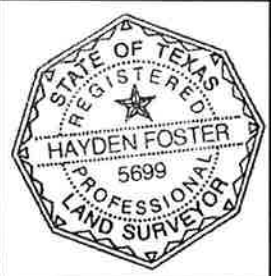
04/08/24  
date

TexAz Real Estate, LLC  
Vol. 424, Page 494 DR

Kimberly Cullipher  
0.299 acres  
Vol. 22, Page 695 DR

- = 1/2" capped iron pin found
- = 5/8" iron pin found
- = 1/2" iron pin found
- = 60d nail
- = iron pipe found
- ⊗ = bois d'arc post found
- ⊗ = post found
- ⊗ = guy wire anchor found
- ⊗ = 3/8" capped iron pin (HF 5699) set

- = survey line
- = easement/building line
- = overhead power line
- = fence
- ⊗ = water meter
- ⊗ = gas meter
- ⊗ = telephone pedestal
- ⊗ = manhole
- ⊗ = elec. trans. pedestal
- po = point of beginning



I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does appear to be partially in a flood zone according to the Flood Insurance Rate Map #480821A for Franklin County, Texas. Reference Bearing = the West boundary line of the 1.5 acre tract and depicted as S 05°54'47" E . Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194725.



Field Notes – 40.00 Acres

Situated about 1500 feet North 50° East from the square, in the City of Mount Vernon, in the County of Franklin, State of Texas, a part of the William S. Keith Survey #270 and the Joseph Talbott Survey #492 and being part of a called 201.33 acre tract conveyed to Michael Cole Hoskison, Holly Lynn Hoskison, Cody Alan Parris, Kacie Gayle Parris, Jarred Ishmael Pickett and Amanda Marie Pickett by deed recorded in Vol. 460, Page 925 of the Official Public Records of said County and State.

Beginning at an iron pipe found at an inside corner of the 201.33 acre tract being the Northeast corner of a tract of land conveyed to Donald P. Whiteman et ux by deed recorded in Vol. 311, Page 64 of the Deed Records of said County and State.

Thence S 89°24'53" E a distance of 508.02' to the Northwest corner of a called 5.00 acre tract conveyed to the City of Mt. Vernon by deed recorded in Vol. 132, Page 304 of the Deed Records of said County and State and from said point a 3/8" iron pin found bears S 38°40'10" E a distance of 75.23';

Thence S 31°11'09" W a distance of 243.33' to a 1/2" iron pin found in the Westerly boundary line of the 5.00 acre tract and being the most Northerly Northeast corner of a called 2.933 acre tract conveyed to the City of Mt. Vernon by deed recorded in Vol. 15, Page 313 of said Deed Records;

Thence along the boundary line of the 2.933 acre tract as follows: S 62°59'01" W a distance of 274.54'; S 26°38'30" E passing a 3/8" (HF 5699) capped iron pin set at a distance of 183.18' on the South bank of a creek and continuing on for a total distance of 371.93' to a 1/2" iron pin found; S 71°45'44" E a distance of 205.74' to a 1/2" iron pin found; N 63°07'16" E a distance of 399.62' to a 1/2" iron pin found; N 26°54'29" W a distance of 144.78' to a chain link post found at the most Easterly Northeast corner of the 2.933 acre tract and being in the South boundary line of the 5.0 acre tract;

Thence N 63°09'15" E passing a 3/8" (HF 5699) capped iron pin set on the West bank of a creek at a distance of 131.52' and continuing on for a total distance of 209.36' to the Southeast corner of a called 0.224 acre tract conveyed to the City of Mt. Vernon by deed recorded in Vol. 15, Page 313 of said Deed Records;

Thence S 25°20'40" E a distance of 904.22' to a 3/8" (HF 5699) capped iron pin set;

Thence East a distance of 323.67' to a bois d'arc post found at an inside corner of the 201.33 acre tract and being the Northwest corner of a called 1.5 acre tract conveyed to Frank Rogers by deed recorded in Vol. 54, Page 252 of said Deed Records;

Thence S 05°54'47" E along an old fence and passing a 30" Elm tree at a distance of 825.73' and continuing on for a total distance of 864.58' to a point in County Road #2010;

Thence N 88°50'50" W a distance of 269.92' to a point in the East edge of a creek at the Northwest corner of a tract of land conveyed to Jesus Gonzalez by deed recorded in Vol. 375, Page 475 of said Deed Records;

Thence S 00°02'25" W a distance of 132.76' to a 1/2" capped iron pin found at the Southwest corner of the Gonzalez tract and being in the North boundary line of U.S. Highway 67;

Thence along the Northerly boundary line of said highway as follows: S 86°35'08" W a distance of 49.97' to a point, from which a guy wire bears South a distance of 2.17'; N 14°03'48" W a distance of 77.81' to a 5/8" iron pin found; S 72°37'01" W a distance of 36.87' to a 1/2" capped iron pin found at the Southeast corner of a called 0.299 acre tract conveyed to Kimberly Cullipher by deed recorded in Vol. 22, Page 695 of said Deed Records;

Thence N 00°01'09" W a distance of 73.68' to a 1/2" capped iron pin found at the Northeast corner of the 0.299 acre tract and being an inside corner of the 201.33 acre tract;

Thence along an old fence as follows: N 88°45'17" W a distance of 381.72' to a bois d'arc post found in the North boundary line of a tract of land conveyed to Sydney Paul Hicks by deed recorded in

Vol. 22, Page 709 of said Deed Records; N 89°32'01" W a distance of 327.51' to a bois d'arc post found at a Southwest corner of the 201.33 acre tract and being in the North boundary line of a called 0.394 acre tract conveyed to Larry Ramsey by deed recorded in Vol. 392, Page 742 of said Deed Records and being the Southeast corner of a tract of land conveyed to Dave Elliot by deed recorded in Vol. 147, Page 350 of said Deed Records;

Thence along a fence as follows: N 00°21'17" E a distance of 500.17' to a 5/8" iron pin found at the Northeast corner of a called 1<sup>st</sup> Tract and the Southeast corner of a called 4<sup>th</sup> tract conveyed to Jonathan Bentley Copeland et ux by deed recorded in Vol. 384, Page 627 of said Deed Records; N 00°30'21" E a distance of 339.65' to a 1/2" capped iron pin found at the Northeast corner of said 4<sup>th</sup> Tract and an inside corner of the 201.33 acre tract;

Thence S 89°50'23" W along a fence a distance of 685.44' to a bois d'arc post found at the Northwest corner of a called 2<sup>nd</sup> tract conveyed to said Copeland et ux and being in the East boundary line of Houston Street (not open to travel);

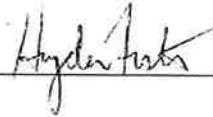
Thence N 00°33'53" E along a fence partially along the East boundary line of said Houston Street a distance of 424.76' to a bois d'arc post found at the Southeast corner of a called 3.58 acre tract conveyed to Donald Patrick Whiteman et ux by deed recorded in Vol. 327, Page 47 of said Deed Records;

Thence N 00°33'00" E partially along an old fence a distance of 428.66' to a 3/8" iron pin found at the Northeast corner of the 3.58 acre tract and the Southeast corner of said Donald P. Whiteman et ux conveyed in Vol. 311, Page 64 Deed Records;

Thence N 04°24'59" W along a fence a distance of 298.58' to the point of beginning and containing 40.00 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify, GF#025-24MP, that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The 201.33 acre tract does appear to be partially in a flood zone according to the Flood Insurance Rate Map #480821A for Franklin County, Texas. Reference Bearing = the West boundary line of the 1.5 acre tract – S 05°54'47" E. Controlling Monuments are at or near the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194725. File #:240401

Hayden Foster



date 04/08/24





Foster Surveying, LLC  
17325 FM 197  
Arthur City, TX 75411

**Invoice**

Date Invoice #  
4/8/2024 240401

**Bill To**  
Hoskison et al property

Property Details/Location	Rate	Amount
40.00 acres - US Highway 67 and County Road #2010 - Northeast of Mt. Vernon	1,500.00	1,500.00
Sales Tax	6.25%	93.75

**Total** \$1,593.75