



Registration for Division of Land in Atascosa County

I Colleen Garza, am the owner of the attached filed division of land located at 12.29 AC out of the J.A. Navarro Survey No. 46 ^{AB9} (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

- | | | |
|---|--|--|
| <input type="checkbox"/> Agricultural Use | <input type="checkbox"/> Family | <input checked="" type="checkbox"/> 10+ Acres |
| <input type="checkbox"/> Veterans Land Board | <input type="checkbox"/> State Agency | <input type="checkbox"/> Political Subdivision |
| <input type="checkbox"/> Divided into two parts | <input type="checkbox"/> All parts to original owner | |



Date: 9-12-24

Signature: Colleen Garza

Printed Name: Colleen Garza

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Alameda

BEFORE ME, the undersigned Notary Public, on this day personally appeared Colleen Garza, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this September 12, 2024.

[Signature]

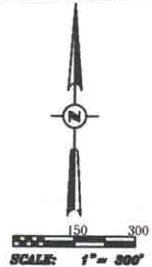
Notary Public, in and for
State of Texas



J. A. NAVARRO SURVEY No. 46, ABSTRACT 9

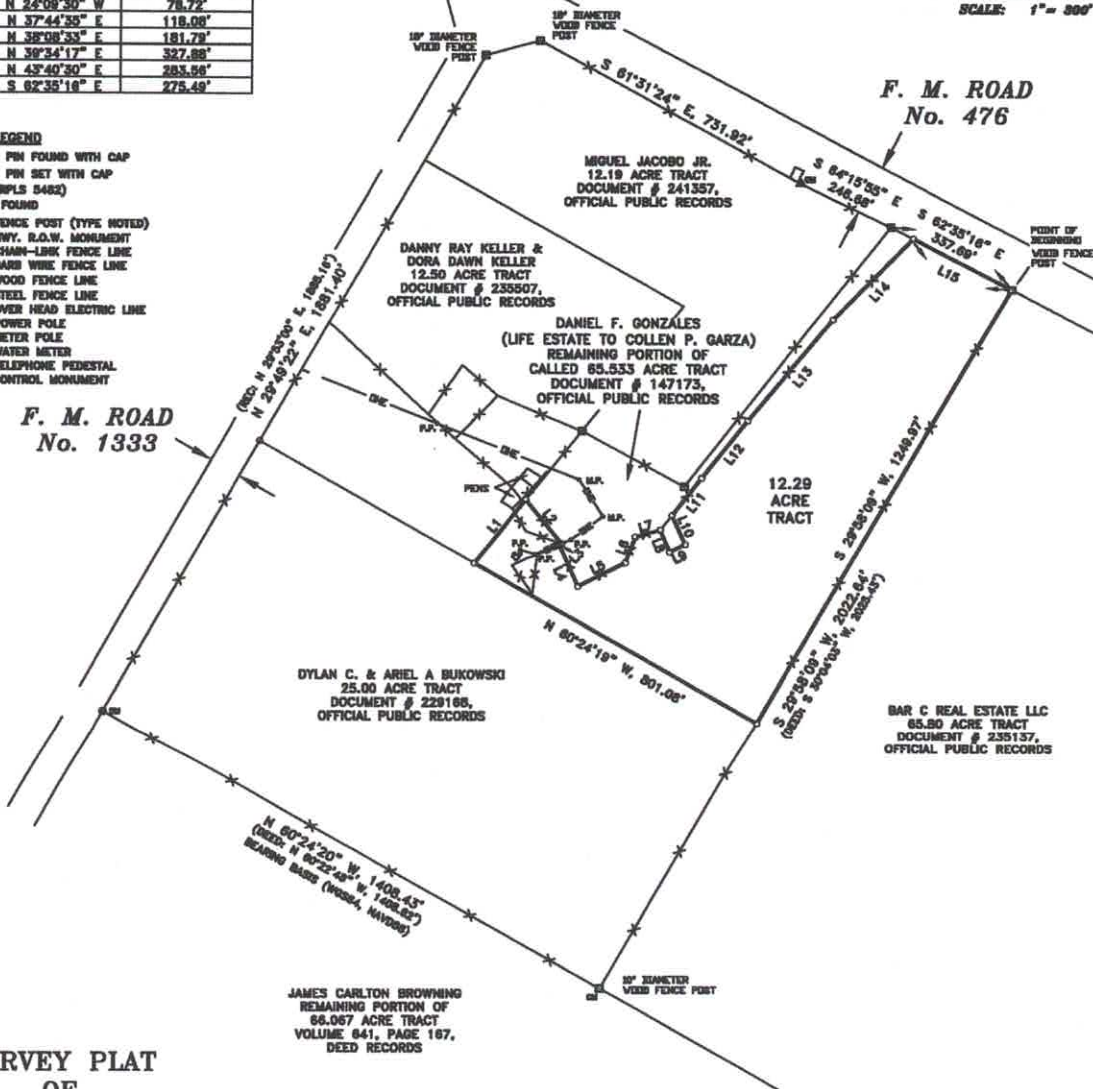
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 38°42'38" E	202.78'
L2	S 38°49'08" E	140.29'
L3	S 44°01'44" W	8.97'
L4	S 24°18'22" E	110.02'
L5	N 62°26'01" E	130.21'
L6	N 20°46'53" E	68.76'
L7	N 74°20'32" E	64.72'
L8	S 22°48'28" E	59.80'
L9	N 62°57'09" E	42.55'
L10	N 24°09'30" W	78.72'
L11	N 37°44'35" E	118.08'
L12	N 38°08'33" E	181.79'
L13	N 39°24'17" E	327.88'
L14	N 43°40'30" E	283.96'
L15	S 62°35'16" E	275.49'

- PLAT LEGEND**
- 3/8" IRON PIN FOUND WITH CAP
 - 1/2" IRON PIN SET WITH CAP
 - STAMPED (NPLS 5482)
 - IRON PIPE FOUND
 - ⊠ DENOTES FENCE POST (TYPE NOTED)
 - ▲ DENOTES HWY. R.O.W. MONUMENT
 - ⊖ DENOTES CHAIN-LINK FENCE LINE
 - ⊗ DENOTES BARR WIRE FENCE LINE
 - ⊕ DENOTES WOOD FENCE LINE
 - ⊘ DENOTES STEEL FENCE LINE
 - ⊙ DENOTES OVER HEAD ELECTRIC LINE
 - ⊚ DENOTES POWER POLE
 - ⊛ DENOTES METER POLE
 - ⊜ DENOTES WATER METER
 - ⊝ DENOTES TELEPHONE PEDESTAL
 - ⊞ DENOTES CONTROL MONUMENT



F. M. ROAD
No. 1333

F. M. ROAD
No. 476



**SURVEY PLAT
OF**

12.29 ACRES IN ATASCOSA COUNTY, TEXAS, OUT OF THE J. A. NAVARRO SURVEY NO. 46, ABSTRACT 9, BEING A PORTION OF THAT CERTAIN TRACT CALLED 65.533 ACRES DESCRIBED BY CONVEYANCE FROM COLLEEN P. GARZA TO DANIEL F. GONZALES, OF RECORD IN DOCUMENT # 149173, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

NOTES:

PROPERTY ADDRESS: F.M. ROAD No. 1333/ F.M. ROAD No. 476

TITLE CO: RELIABLE TITLE, G.F. # 202410669

BUYERS: ORLANDO AND STEPHANE DIAZ

TERMS AND CONDITIONS OF DEED TO STATE OF TEXAS VOL. 16, PG. 636, OFFICIAL PUBLIC RECORDS (DOES NOT AFFECT THIS TRACT)

RIGHT OF WAY DEED EASEMENT TO BENTON CITY WATER SUPPLY CORP. CLERK'S FILE # 106085, OFFICIAL PUBLIC RECORDS (15' WIDE - BLANKET EASEMENT)

REGISTRATION FOR DIVISION OF LAND IN ATASCOSA COUNTY DOC. # 234469, OFFICIAL PUBLIC RECORDS (PERTAINS TO 12.50 ACRES - KELLER TRACT)

THIS PROPERTY IS PARTITIONED OUT OF A LARGER TRACT AND THE PROPERTY MAY BE SUBJECT TO SUBDIVISION RULES AND REGULATIONS OF THE CITY AND/OR COUNTY.

MARTINEZ

SURVEYING & MAPPING CO
FIRM # 101822-00
P.O. BOX 17971
SAN ANTONIO, TX, 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF ATASCOSA

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encumbrances of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all plats have been located as indicated above on the date on this plat.



This 3RD day of JUNE, 2024 A.D.

Reynaldo Martinez Jr.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

UPDATED: SEPTEMBER 11, 2024

JOB No. 22-9-8C

MARTINEZ
SURVEYING & MAPPING CO.
Firm # 101822-00
P.O. Box 17971
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF ATASCOSA

12.29 ACRE TRACT

All that certain tract or parcel of land containing 12.29 acres in Atascosa County, Texas, out of the J. A. Navarro Survey No. 46, Abstract 9, being a portion of that certain tract called 65.533 acres described in conveyance from Colleen P. Garza to Daniel F. Gonzales, of record in Document # 149173, Official Public Records of Atascosa County, Texas.

- BEGINNING:** at a wood fence post found on the South line of F. M. Road No. 476 at the Northwest corner of Bar C Real Estate LLC., 65.80 acre tract, of record in Document # 235137, Official Public Records of Atascosa County, Texas, at the Northeast corner of said tract called 65.533 acre tract for the Northeast corner of this tract;
- THENCE:** South 29 deg. 58 min. 09 sec. West, 1249.97 feet along with the common line between said 65.533 acre tract and said Bar C Real Estate LLC., 65.80 acre tract to a ½" iron pin set with cap, at the Northeast corner of Dylan C. & Ariel A. Bukowski, 25.00 acre tract, of record in Document # 229168, Official Public Records of Atascosa County, Texas, for the Southeast corner of this tract;
- THENCE:** North 60 deg. 24 min. 19 sec. West, 801.08 feet along with the North line of said Bukowski, 25.00 acre tract into said 65.533 acre tract, to a ½" iron pin set with cap, at the Southeast corner of Danny Ray Keller and Dora Dawn Keller, 12.50 acre tract, of record in Document # 235507, Official Public Records of Atascosa County, Texas, for the Southwest corner of this tract;
- THENCE:** North 38 deg. 42 min. 38 sec. East, 202.78 feet along with the East line of Keller, 12.50 acre tract, to a ½" iron pin set with cap, for the Northwest corner of this tract;
- THENCE:** South 38 deg. 49 min. 06 sec. East, 140.29 feet to a ½" iron pin set with cap;
South 44 deg. 01 min. 44 sec. West, 6.97 feet to a ½" iron pin set with cap;
South 24 deg. 18 min. 22 sec. East, 110.02 feet to a ½" iron pin set with cap;
North 63 deg. 26 min. 01 sec. East, 130.21 feet to a ½" iron pin set with cap;
North 20 deg. 46 min. 53 sec. East, 68.76 feet to a ½" iron pin set with cap;
North 74 deg. 20 min. 32 sec. East, 64.72 feet to a ½" iron pin set with cap;
South 22 deg. 48 min. 25 sec. East, 59.60 feet to a ½" iron pin set with cap;
North 62 deg. 57 min. 09 sec. East, 42.55 feet to a ½" iron pin set with cap;
North 24 deg. 09 min. 30 sec. West, 78.72 feet to a ½" iron pin set with cap;

North 37 deg. 44 min. 35 sec. East, 118.08 feet to a ½” iron pin set with cap;
North 38 deg. 08 min. 33 sec. East, 181.79 feet to a ½” iron pin set with cap;
North 39 deg. 34 min. 17 sec. East, 327.88 feet to a ½” iron pin set with cap;
North 43 deg. 40 min. 30 sec. East, 283.56 feet to a ½” iron pin set with cap on the
South right of way line of F. M. Road No. 476, for the Northwest corner of this
tract;

THENCE: South 62 deg. 35 min. 16 sec. East, 275.49 feet along with the South line of F. M.
Road No. 476 to the POINT OF BEGINNING.

Bearing Basis – North 60 deg. 24 min. 20 sec. West, 1408.43 feet – along the South line of said tract
called 65.533 acre tract, as obtained from GPS Observations using WGS84, NAVD88.



A handwritten signature in black ink that reads "Reynaldo Martinez Jr." with a stylized flourish at the end.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 22-9-8C
June 3, 2024
(SEE ATTACHED SURVEY PLAT)

JAMES CARLTON BROWNING, ET AL TO DOROTHY B. PEDINI

DEED PARTITIONING REAL PROPERTY

THE STATE OF TEXAS ::

COUNTY OF ATASCOSA ::

THIS INDENTURE and CONTRACT, is made by and between JAMES CARLTON BROWNING of Jim Wells County, Texas, and , NORENE LYONS, AND DOROTHY B. PEDINI of Atascosa County, Texas:

W I T N E S S E T H:

THAT WHEREAS, the said JAMES CARLTON BROWNING, NORENE LYONS, AND DOROTHY B. PEDINI have and hold in common the following described real property and they desire to partition same so that the former interest of each individual thereafter constitute the separated property of the other grantee;

NOW THEREFORE, it is COVENANTED, GRANTED, CONCLUDED and AGREED by and between the parties, and each of them COVENANTS, GRANTS, CONCLUDES, and AGREES for himself, herself, his and her heirs and assigns that a partition of said estate be made as follows:

DOROTHY B. PEDINI of P. O. Box 01, Poteet, Texas 78065, grantee herein shall HAVE, HOLD, POSSESS and ENJOY, to herself and her heirs and assigns, for her part and share of said property and as her sole and separate estate the following described tract of land located in the County of

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TRACT NO. 1

BEING 65.533 ACRES OF LAND MORE OR LESS OUT OF THE J. A. NAVARRO SURVEY NO. 46 ABSTRACT NO. 9, ATASCOSA COUNTY, TEXAS AND OUT OF A 200.00 ACRE TRACT OF LAND RECORDED IN VOLUME 147, PAGES 385-389 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS. SAID 65.533 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin set in the east ROW fence line of F. M. Highway No. 1333 for the southwest corner of this tract, said southwest corner being N 60 deg. 32 min. 59 sec. W, 2820.58 feet and N 29 deg. 53 min. 00 sec. E, 1023.92 feet from the southeast corner of the 200.00 acre tract.

THENCE N 29 deg. 53 min. 00 sec. E, 1924.62 feet along the east ROW fence line of F. M. Highway No. 1333 to a flare corner post for the northwest corner of this tract.

THENCE N 74 deg. 40 min. 12 sec. E, 142.64 feet to a flare corner post on the south ROW line F. M. Highway No. 476 for a corner of this tract.

THENCE S 60 deg. 22 min. 48 sec. E, 1314.67 feet along the south ROW fence line of F. M. Highway No. 476 to an iron pin set for the northeast corner of this tract.

THENCE S 30 deg. 04 min. 03 sec. W, 2025.43 feet to an iron pin set for the southeast corner of this tract.

THENCE N 60 deg. 22 min. 48 sec. W, 1408.62 feet to the POINT OF BEGINNING.

The interest in said property hereby set aside to DOROTHY B. PEDINI by this instrument shall be and constitute a part of the separate property of DOROTHY B. PEDINI.

IN WITNESS WHEREOF, the said JAMES CARLTON BROWNING, NORENE LYONS, AND DOROTHY B. PEDINI have hereunto set their hands this the 20th day of August, 1983.


JAMES CARLTON BROWNING