



Registration for Division of Land in Atascosa County

Karen Mitchell am the owner of the attached filed division of land located at 1525 Hickman Rd, Von Ormy 78073 (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):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner

Adopted 6/27/2022



Procedures for Registration of Division of Land in Atascosa County

An Owner whose division of land is excepted from the platting requirements of these regulations shall register the division with the County Clerk and submit the following to the Atascosa County Clerk:

- A duplicate copy of the recorded conveyance instrument, with legible metes and description attached thereto.
- A survey of sketch showing the boundaries of the Lots, adjacent roads and adjacent property owners. This may be on tax parcel maps or any other map that allows County staff to clearly determine the necessary information.
- An executed registration form (provided below) to acknowledge that all Lots remain subject to the on-site wastewater rules and development permit requirements of County.
- An Certificate of Plat Exception executed by Commissioners Court

Adopted 6/27/2022



Date: 14 September 2024

Signature: K Mitchell

Printed Name: Karen Mitchell

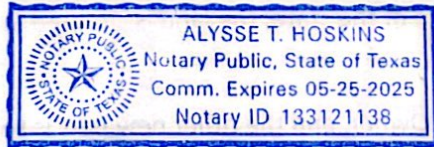
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Comal

BEFORE ME, the undersigned Notary Public, on this day personally appeared Karen Mitchell, 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 14 September, 2024,
Alyse T Hoskins



Notary Public, in and for
State of Texas

Adopted 6/27/2022



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;

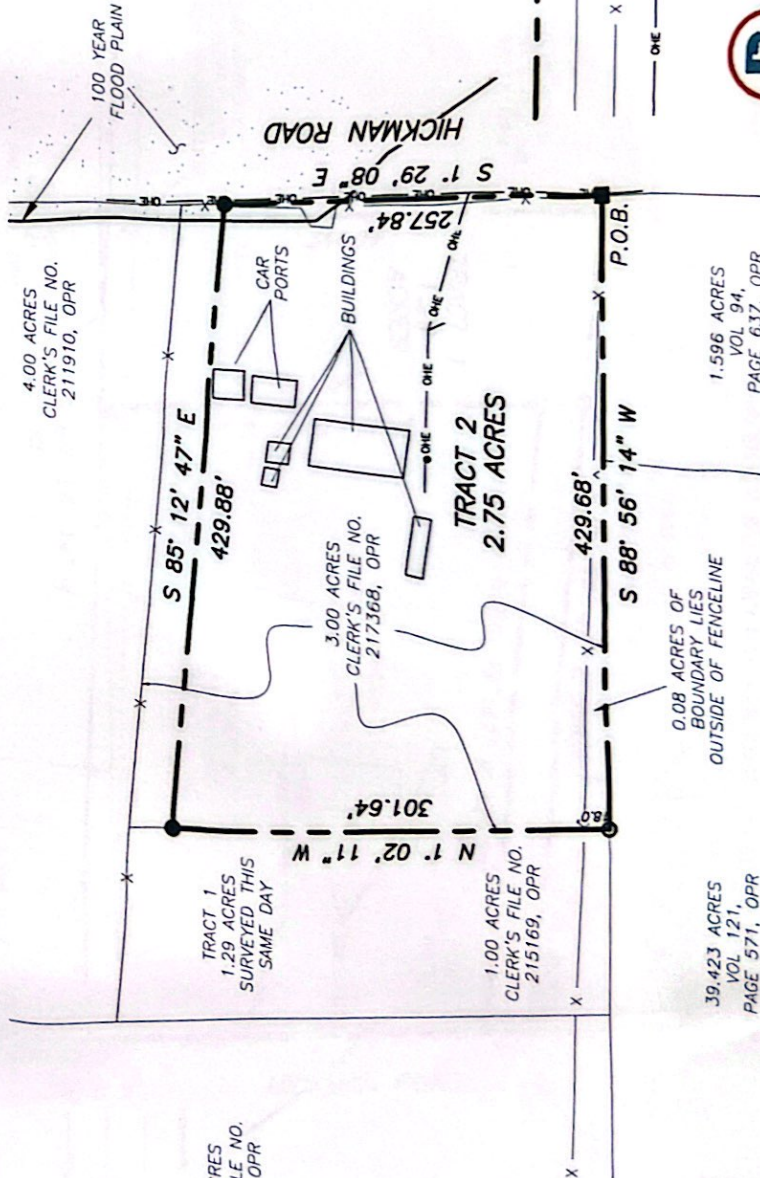
Divided into two parts: One new part is to be retained by the Owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of Chapter 232 of the Texas Local Government Code and these Rules;

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,

Adopted 6/27/2022

EXHIBIT OF SURVEY

2.75 ACRES, CALLED TRACT 2, BEING A PORTION OF A 3.00 ACRE TRACT OF LAND, LYING IN THE G.W.M. DUCK SURVEY NO. 343, ABSTRACT NO. 200, ATASCOSA COUNTY, TEXAS



1" = 100'

THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Found fence corner post
- Boundary line
- Adjoiner
- X Barbed wire fence
- OHE Overhead electric



RAKOWITZ
Engineering & Surveying
Texas Registered Engineering Firm E-9135
Texas Registered Surveying Firm 101012-00
832-281-4060

Date of survey: September 9, 2024

Job No. 24-3376

4.00 ACRES
CLERK'S FILE NO.
211910, OPR

10.18 ACRES
CLERK'S FILE NO.
187537, OPR

TRACT 1
1.29 ACRES
SURVEYED THIS
SAME DAY

N 1° 02' 11" W
301.64'

3.00 ACRES
CLERK'S FILE NO.
217368, OPR

TRACT 2
2.75 ACRES

1.00 ACRES
CLERK'S FILE NO.
215169, OPR

P.O.B.

S 88° 56' 14" W
429.68'

0.08 ACRES OF
BOUNDARY LIES
OUTSIDE OF FENCELINE

39.423 ACRES
VOL 121,
PAGE 571, OPR

1.596 ACRES
VOL 94,
PAGE 637, OPR

Prepared for:
Kristina Quiles

REFERENCES:

DEED: Clerk's File No. 215169, OPR
Clerk's File No. 217368, OPR
Flood plain panel #48013C0075C
Issued date: 11-04-2010



Richard Pollok

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.

EXHIBIT OF SURVEY

OF
 1.29 ACRES, CALLED TRACT 1, BEING ALL OF A 1.00 ACRE TRACT OF LAND, AND A PORTION OF A 3.00 ACRE TRACT OF LAND, LYING IN THE G.W.M. DUCK SURVEY NO. 343, ABSTRACT NO. 200, ATASCOSA COUNTY, TEXAS

Prepared for:
 Kristina Quiles

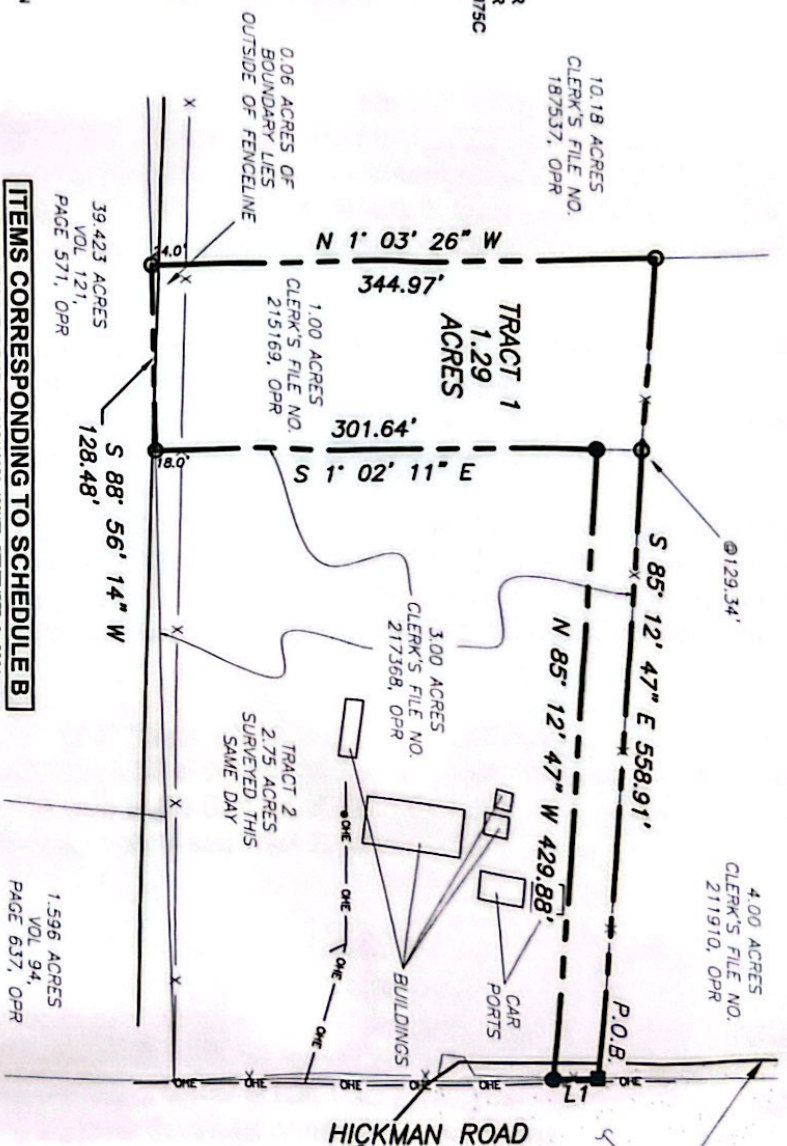
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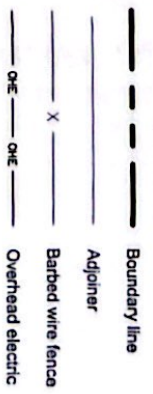
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ITEMS CORRESPONDING TO SCHEDULE B

- a. PER TITLE COMMITMENT OF NO. 202410904, ISSUED SEPTEMBER 9, 2024
- b. ELECTRIC LINE RIGHT OF WAY AGREEMENT, RECORDED AT VOL. 445, PAGE 415, DEED RECORDS, ATASCOSA COUNTY, TEXAS. THIS ITEM IS NON-PLOTTABLE.
- k. RIGHT OF WAY EASEMENT, RECORDED AT VOL. 52, PAGE 40, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS. THIS ITEM IS NON-PLOTTABLE.

Line Table		
Line #	Length	Direction
L1	30.18	S 1° 29' 08" E



LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Found fence corner post

1" = 100'



THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE



Texas Registered Engineering Firm F-9135
 Texas Registered Surveying Firm 101812-00
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Date of survey: September 9, 2024
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