



Registration for Division of Land in Atascosa County

I William Platum / JWS am the owner of the attached filed division of land located at 0.42 ACRES OF LAND MORE OR LESS (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: 10/23/24

Signature: William Phizum

Printed Name: William Phizum

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared William Paul Latham, 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 October 23, 2024.

Denise Jones

Notary Public, in and for
State of Texas



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

SWDwVL

JEFFREY COLLIGNON, et ux to

TWJ MANAGEMENT LLC

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

KNOW ALL MEN BY THESE PRESENTS:

That **JEFFREY COLLIGNON**, dealing in his sole and separate property forming no part of his marital homestead, joined pro forma by his spouse, **CLAUDIA COLLIGNON** (herein referred to as "Grantors"), residing in Kendall County, Texas, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by and on behalf of the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain Real Estate Lien Note of even effective date herewith, being in the principal sum of **FOUR HUNDRED TWENTY FIVE THOUSAND DOLLARS AND NO/100 (\$425,000.00)**, payable to the order of Lone Star Capital Bank, N.A., which Note bears interest and is due and payable as therein set out, and which Note further contains the usual default, acceleration of maturity, and attorney's fee clauses, the payment of which is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust dated June 25, 2024, to Danny L. Buck, Trustee f/b/o Lone Star Capital Bank, N.A.; have **GRANTED, SOLD, and CONVEYED**, and by these presents do **GRANT, SELL, and CONVEY** unto **TWJ MANAGEMENT LLC**, a Texas limited liability company, whose address is 16355 North State Highway 16, Poteet, Atascosa County, Texas 78065 (sometimes herein referred to as "Grantee") all of the following described real property ("Property") located in Atascosa County, Texas, to-wit:

BEING THE SURFACE ESTATE ONLY in and to 99.42 acres of land, more or less, out of Tracts 5059, 5060, 5061, 5062 and 5063 of the Dr. Chas. F. Simmons' 95,000 Acre Subdivision, Atascosa County, Texas, according to map or plat recorded in Vol. 37, Deed Records, Atascosa County, Texas, and being more particularly described by metes and bounds in the **EXHIBIT "A"** attached hereto and incorporated herein by reference for all purposes.

This conveyance and the hereinafter warranty are made expressly subject to the following exceptions, to the extent and only to the extent said exceptions remain effective and affect the Property, no ratification or revival of terminated or inapplicable items being intended:

- a. Shortages in area.
- b. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records of Atascosa County, Texas.
- c. Restrictions, rules, and regulations concerning the subdivision of land adopted by Atascosa County.
- d. Oil Lease dated April 8, 1952, executed by Ollie McNeill, a widow to Robert Ross, et al, recorded in Vol. 217, Page 284, Deed Records of Atascosa County, Texas.
- e. Mineral and/or Royalty Reservation as set out in Warranty Deed dated October 8, 1962, executed by Vance T. Blalock, et ux to James H. McDaniel and wife, Grace June McDaniel, recorded in Vol. 289, Page 408, Deed Records of Atascosa County, Texas.
- f. Mineral and/or Royalty Reservation as set out in Warranty Deed dated August 8, 1962,

- executed by Marjorie McNeil Zachary, et vir to Vance T. Blalock, recorded in Vol. 289, Page 429, Deed Records of Atascosa County, Texas.
- g. Mineral and/or Royalty Reservation as set out in Warranty Deed dated June 27, 1962, executed by Murray D. Hensley, et al to Vance T. Blalock, recorded in Vol. 289, Page 431, Deed Records of Atascosa County, Texas.
 - h. Easement dated September 24, 1976, executed by James H. McDaniel to McCoy Water Supply Corp., recorded in Vol. 457, Page 195, Deed Records of Atascosa County, Texas.
 - i. Oil Lease dated February 13, 1980, executed by James H. McDaniel, et ux to William Peavy, Trustee, recorded in Vol. 521, Page 89 AND a correction in vol. 527 p. 436 Deed Records of Atascosa County, Texas.
 - j. Oil Lease dated November 27, 1990, executed by James H. McDaniel, et ux to John F. Mitchell, recorded in Vol. 833, Page 837, Deed Records of Atascosa County, Texas.
 - k. Memorandum of Oil and Gas Lease dated effective August 22, 2009, executed by Grace J. McDaniel to EOG Resources, Inc., recorded under Clerk's File No. 112112 AND ratified under Clerk's File Nos. 149584; 149585; 149586; 149587; 149588; 149589; 155499; 155500; 155501; 157476; 159115; 160612; 161954; 165660, Official Public Records of Atascosa County, Texas.
 - l. Affidavit dated December 6, 2012, executed by EOG Resources, Inc., recorded under Clerk's File No. 137763, Official Public Records of Atascosa County, Texas.
 - m. Non-exclusive Pipeline Right-of-Way and Easement Agreement dated October 13, 2013, executed by Grace J. McDaniel to CIMA Resources, LLC, recorded under Clerk's File No. 147257, Official Public Records of Atascosa County, Texas.
 - n. Right-of-Way Easement dated January 6, 2014, executed by Grace J. McDaniel to Karnes Elec. Coop., Inc., recorded under Clerk's File No. 148924, Official Public Records of Atascosa County, Texas.
 - o. Memorandum Non-Exclusive Pipeline Right-of-Way and Easement Agreement dated effective October 30, 2013, executed by Grace J. McDaniel to CIMA Resources, LLC, filed for record on March 5, 2014, under Clerk's File No. 149847, Official Public Records of Atascosa County, Texas.
 - p. Unit Designation dated February 27, 2014, executed by Chris M. Kidd, CIMA Resources, LLC, recorded under Clerk's File No. 149625 AND amended under Clerk's File No. 155993, Official Public Records of Atascosa County, Texas.
 - q. Unit Designation dated September 23, 2014, executed by CIMA Resources, LLC, recorded under Clerk's File No. 155995 and amended under Clerk's File No. 167890 Official Public Records of Atascosa County, Texas.
 - r. Surface Use and Well Location Agreement filed for record on October 17, 2015, executed by Grace J. McDaniel to CIMA Resources, LLC, recorded under Clerk's File No. 156507, Official Public Records of Atascosa County, Texas.
 - s. Affidavit dated October 6, 2014, executed by CIMA Resources, LLC, recorded under Clerk's File No. 156519, Official Public Records of Atascosa County, Texas.
 - t. Right-of-Way Easement dated March 4, 2015, executed by Grace J. McDaniel to Karnes Elec. Coop., Inc., recorded under Clerk's File No. 161667, Official Public Records of Atascosa County, Texas.
 - u. Landman's Statement of Production History January 11, 2016, executed by David Myers, Landman to The Public, recorded under Clerk's File No. 168019, Official Public Records of Atascosa County, Texas.
 - v. Mineral and/or Royalty Reservation as set out in Special Warranty Deed dated October 1, 2020, executed by Jeffrey Collignon, Independent Executor of the Estate of Grace J. McDaniel, Deceased to Jeffrey Collignon, recorded under Clerk's File No. 209158, Official Public Records of Atascosa County, Texas.
 - w. Executor's Mineral Deed dated December 16, 2020, executed by Jeffrey A. Collignon, Independent Executor of the Estate of Grace J. McDaniel, Deceased to James L. Hoots, et al, recorded under Clerk's File No. 210961, Official Public Records of Atascosa County, Texas.
 - x. Right-of-Way Easement dated December 16, 2020, executed by Jeffrey Collignon to McCoy Water Supply Corp., recorded under Clerk's File No. 214122, Official Public Records of Atascosa County, Texas.
 - y. Utility Easements and Right-of-Ways dated April 14, 2021, executed by Jeffrey Collignon to Karnes Elec. Coop., Inc., recorded under Clerk's File Nos. 214351 and 214352 Official Public Records of Atascosa County, Texas.
 - z. Terms and conditions of Natural Resource Leases and Surface Leases as set out in Farm

- and Ranch Contract, Item 4, C(2) and 4,D(3), executed by and between Jeffrey Collignon, as Seller, and TWJ Management, LLC, as Buyer.
- aa. Unrecorded Non-Exclusive Utility Right-of-Way Easement dated June 11, 2024, and executed by Jeffrey Collignon and Claudia Collignon to KARNES ELECTRIC COOPERATIVE, INC.
 - bb. Any right, claim, and/or interest associated with the (i) overhead electric line(s); (ii) fence encroachment(s); (iii) stock tank; (iv) pad site; (v) cattle guard; (vi) gas line(s); and (vii) acreage in County Road 340 shown on the Survey Plat, prepared by Reynaldo Martinez, Jr., RPLS 5482, Martinez Surveying and Mapping Co. on June 12, 2024.
 - cc. Title to and rights of parties to access any portion of the land lying within any platted subdivision roads and/or County Road 340.

THE PROPERTY CONVEYED HEREIN IS SOLD "AS IS", WHERE IS, AND WITH ALL FAULTS. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER, EITHER EXPRESSED, IMPLIED, OR STATUTORY, RELATING TO THE PROPERTY OR ANY PORTION THEREOF, AS TO THE PROPERTY'S CONDITION. FURTHERMORE, GRANTOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PURPOSE WITH RESPECT TO THE PROPERTY. GRANTEE AFFIRMS THAT GRANTEE HAS NOT RELIED ON GRANTOR'S SKILL OR JUDGMENT TO SELECT OR FURNISH THE PROPERTY FOR ANY PURPOSE, AND THAT GRANTOR MAKES NO WARRANTY THAT THE PROPERTY IS SUITABLE OR FIT FOR ANY PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS BEEN ACCORDED AN OPPORTUNITY TO INSPECT THE PROPERTY AND ITS PHYSICAL CONDITION TO GRANTEE'S SATISFACTION. GRANTEE HEREBY AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD GRANTOR HARMLESS FROM ANY DAMAGES AND EXPENSES RELATED TO (1) CLEAN UP OR REMEDIAL ACTION THAT MAYBE REQUIRED DUE TO ENVIRONMENTAL DAMAGE, HAZARDOUS MATERIALS, OR HAZARDOUS WASTE ON THE PROPERTY UNDER ANY FEDERAL, STATE, OR MUNICIPAL ORDINANCE OR LAW, AND/OR (2) ANY CAUSES OF ACTION ARISING OUT OF THE PRESENCE OF ENVIRONMENTAL DAMAGE, HAZARDOUS MATERIALS, OR HAZARDOUS WASTE ON THE PROPERTY.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and its successors and assigns forever; and subject to the reservation, exceptions, and AS-IS clause above, Grantor does hereby bind himself, and his successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, *by, through, and under Grantor, but not otherwise.*

But it is expressly agreed that a Vendor's Lien, as well as the superior title in and to the above described premises, is retained against the Property until the above described Real Estate Lien Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, after which this Deed shall become absolute. Lone Star Capital Bank, N.A., at the request of Grantee, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Real Estate Lien Note. Accordingly, the undersigned Grantor does hereby transfer and assign without recourse against Grantor the hereinabove retained Vendor's Lien, together with the superior title in and to the Property securing same, unto Lone Star Capital Bank, N.A., and agrees that Lone Star Capital Bank, N.A., its successors and/or assigns, may release said Vendor's Lien whenever the Note which it secures has been fully paid.

EXECUTED as of the respective dates of acknowledgement to follow, but EFFECTIVE as of the 26 day of June, 2024.

Grantors:


JEFFREY COLLIGNON

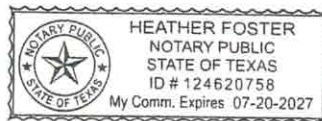

CLAUDIA COLLIGNON

Grantors' Acknowledgment

THE STATE OF TEXAS §

COUNTY OF ATASCOSA §

This instrument was acknowledged before me on this 26th day of June, 2024, by JEFFREY COLLIGNON and wife, CLAUDIA COLLIGNON.




NOTARY PUBLIC, STATE OF TEXAS

AGREED TO AND ACCEPTED BY GRANTEE:

TWJ MANAGEMENT LLC, a Texas limited liability company

By: WPL Holdings, LLC, a Texas Limited Liability Company, Member

By: _____
William P. Latham, Manager/Member

By: Tri J Estates, LLC, a Texas Limited Liability Company, Member

By: _____
Jose M. Martinez, Managing Member

By: Frostran, Inc., a Texas Corporation, Member

By: _____
Antonio Rafael Villarreal, President

EXECUTED as of the respective dates of acknowledgement to follow, but EFFECTIVE as of the 26 day of June, 2024.

Grantors:

JEFFREY COLLIGNON

CLAUDIA COLLIGNON

Grantors' Acknowledgment

THE STATE OF TEXAS §

COUNTY OF ATASCOSA §

This instrument was acknowledged before me on this _____ day of June, 2024, by JEFFREY COLLIGNON and wife, CLAUDIA COLLIGNON.

NOTARY PUBLIC, STATE OF TEXAS

AGREED TO AND ACCEPTED BY GRANTEE:

TWJ MANAGEMENT LLC, a Texas limited liability company

By: WPL Holdings, LLC, a Texas Limited Liability Company, Member

By: William P. Latham
William P. Latham, Manager/Member

By: Tri J Estates, LLC, a Texas Limited Liability Company, Member

By: Jose M. Martinez
Jose M. Martinez, Managing Member

By: Frostran, Inc., a Texas Corporation, Member

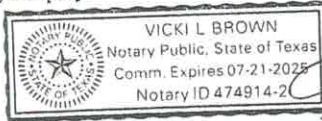
By: Antonio Rafael Villarreal
Antonio Rafael Villarreal, President

Grantee's Acknowledgments

THE STATE OF TEXAS §

COUNTY OF Brewer §

This instrument was acknowledged before me on this 25th day of June, 2024, by WILLIAM P. LATHAM, the *Manager/Member* of WPL HOLDINGS, LLC, a Texas limited liability company, said company acting as a Member of TWJ MANAGEMENT LLC, a Texas limited liability company.

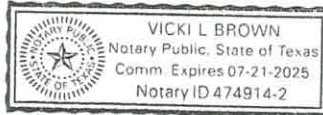


Vicki L Brown
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF Brewer §

This instrument was acknowledged before me on this 25th day of June, 2024, by JOSE M. MARTINEZ, the *Managing Member* of TRI J ESTATES, LLC, a Texas limited liability company, said company acting as a Member of TWJ MANAGEMENT LLC, a Texas limited liability company.

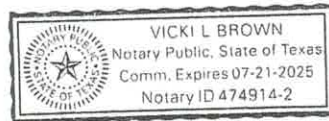


Vicki L Brown
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF Brewer §

This instrument was acknowledged before me on this 25th day of June, 2024, by ANTONIO RAFAEL VILLAREAL, the *President* of FROSTRAN, INC., a Texas corporation, said company acting as a Member of TWJ MANAGEMENT LLC, a Texas limited liability company.



Vicki L Brown
NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return to:

TWJ MANAGEMENT, LLC
16355 North State Highway 16
Poteet, TX 78065

Prepared by:

SILLIVENT & SRP, PLLC (RSS)
P. O. Box 400
Jourdanton, Texas 78026

[EXHIBIT "A" to follow on next page]

[Remainder of this page intentionally left blank]

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ATASCOSA

99.42 ACRE TRACT

All that certain tract or parcel of land containing 99.42 acres in Atascosa County, Texas, comprised of Tracts 5059 thru 5063, of the Dr. Chas. F. Simmons 95,000 Acre Subdivision, according to map or plat thereof recorded in Volume 37, Deed Records of Atascosa County, Texas, and being a part of the Jeffrey Collignon tract described in conveyance in Document # 209158, Official Public Records of Atascosa County, Texas.

BEGINNING: at a metal fence post found at the recognized common corner of Tracts 5058, 5059, 5074, & 5075, at the Southeast corner of the Kevin Travis tract, of record in Volume 96, Page 86, Official Public Records of Atascosa County, Texas, for the Northeast corner of this tract;

THENCE: South 00 deg. 21 min. 05 sec. West, 1648.76 feet to a metal fence post found at the recognized common corner of Tracts 5063, 5064, 5079 and 5080, for the Southeast corner of this tract;

THENCE: North 89 deg. 35 min. 40 sec. West, at 2601.16 feet passing a 5/8" iron pin found with cap and continuing in all a total distance of 2640.00 feet to a point on the West line of County Road 340, for the Southwest corner of this tract;

THENCE: North 00 deg. 21 min. 10 sec. East, 1632.11 feet along with the West line of County Road 340 to a point, for the Northwest corner of this tract;

THENCE: South 89 deg. 57 min. 20 sec. East, at 34.40 feet passing a metal fence post found and continuing in all a total distance of 2640.00 feet to the POINT OF BEGINNING.

Bearing Basis - South 00 deg. 21 min. 05 sec. West, 1648.76 feet - from the East line of this tract, as obtained from GPS Observations using WSG84, NAVD88.



Reynaldo Martinez Jr.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 24-5-31
June 12, 2024
(SEE ACCOMPANYING SURVEY PLAT)

RECORD'S MEMORANDUM

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

CONFORMED COPY
OFFICIAL PUBLIC RECORDS

Theresa Carrasco

Theresa Carrasco, County Clerk

Atascosa County Texas

June 26, 2024 03:33:15 PM

FEE: \$49.00

YSALINAS

243839

WDVL

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

STATE OF TEXAS
COUNTY OF ATASCOSA

Tract 1
22.98 ACRE TRACT

All that certain tract or parcel of land containing 22.98 acres in Atascosa County, Texas, comprised of a part of Tracts 5059 thru 5061, of the Dr. Chas. F. Simmons 95,000 Acre Subdivision, according to map or plat thereof recorded in Volume 37, Deed Records of Atascosa County, Texas, and being a portion of 99.42 acres described in conveyance from Jeffrey Collignon and Claudia Collignon to TWJ Management LLC., of record in Document # 243839, Official Public Records of Atascosa County, Texas.

- COMMENCING: at a ½" iron pin set with cap on the West line of County Road 340 at the Northwest corner of Jeffrey Collignon, 5.00 acre tract, of record in Document 220739, Official Public Records of Atascosa County, Texas, at the Southwest corner of 99.42 acre tract;
- THENCE: North 00 deg. 21 min. 10 sec. East, 963.16 feet along with the West line of said County Road 340 to a ½" iron pin set with cap, for the Southwest corner and Point of Beginning of this tract
- THENCE: North 00 deg. 21 min. 10 sec. East, 668.96 feet along with the West line of said County Road 340 to a ½" iron pin set with cap at the Northwest corner of said 99.42 acre tract, for the Northwest corner of this tract;
- THENCE: South 89 deg. 57 min. 20 sec. East, at 34.40 feet passing a metal fence post found and continuing in all a total distance of 2053.57 feet to a ½" iron pin set with cap, for the Northeast corner of this tract;
- THENCE: into said 99.42 acre tract, the following courses and distances:
South 00 deg. 21 min. 05 sec. West, 418.85 feet to a ½" iron pin set with cap, for the Southeast corner of this tract;
- THENCE;: South 89 deg. 57 min. 20 sec. West, 1492.21 feet to a ½" iron pin set with cap;
South 00 deg. 44 min. 18 sec. West, 247.81 feet to a ½" iron pin set with cap;
North 89 deg. 07 min. 31 sec. West, 407.73 feet to a ½" iron pin set with cap;

South 00 deg. 02 min. 40 sec. West, 5.91 feet to a ½” iron pin set with cap;
South 86 deg. 42 min. 35 sec. West, 87.12 feet to a ½” iron pin set with cap;
North 85 deg. 30 min. 07 sec. West, 65.25 feet to a ½” iron pin set with cap to the POINT OF BEGINNING.

Bearing Basis - South 00 deg. 21 min. 05 sec. West, 1648.76 feet – from the East line of said 99.42 acre tract, as obtained from GPS Observations using WSG84, NAVD88.



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

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 24-5-31 (T1)
October 14, 2024
(SEE ACCOMPANYING SURVEY PLAT)

DR. CHAS. F. SIMMONS 95,000 ACRE SUBDIVISION

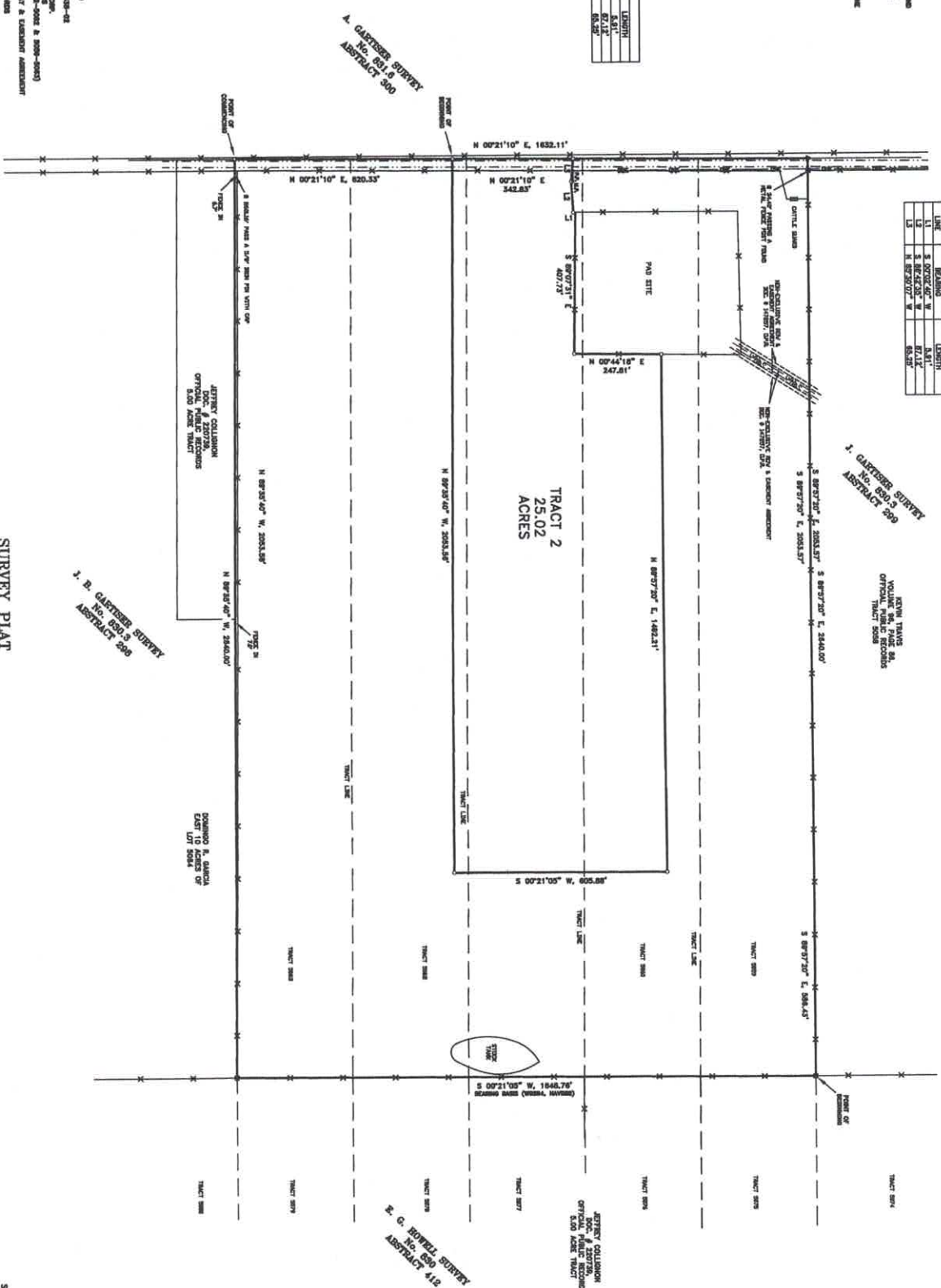
- PLAT LEGEND**
- 1/4" FROM THE POINT
 - 1/2" FROM THE POINT
 - 3/4" FROM THE POINT
 - 1" FROM THE POINT
 - 1 1/2" FROM THE POINT
 - 2" FROM THE POINT
 - 3" FROM THE POINT
 - 4" FROM THE POINT
 - 5" FROM THE POINT
 - 6" FROM THE POINT
 - 7" FROM THE POINT
 - 8" FROM THE POINT
 - 9" FROM THE POINT
 - 10" FROM THE POINT
 - 12" FROM THE POINT
 - 15" FROM THE POINT
 - 20" FROM THE POINT
 - 25" FROM THE POINT
 - 30" FROM THE POINT
 - 35" FROM THE POINT
 - 40" FROM THE POINT
 - 45" FROM THE POINT
 - 50" FROM THE POINT
 - 60" FROM THE POINT
 - 70" FROM THE POINT
 - 80" FROM THE POINT
 - 90" FROM THE POINT
 - 100" FROM THE POINT

LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°21'10" E	1632.11'
L2	N 00°21'10" E	820.55'
L3	N 00°21'10" E	820.55'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 89°27'20" W	5013.57'
L2	S 89°27'20" W	5013.57'
L3	S 89°27'20" W	5013.57'



SURVEY PLAT

OF

35.02 ACRES IN ALABAMA COUNTY, TEXAS,
 COMPOSED OF A PART OF TRACTS 2009 AND 2002,
 SHERWOOD & ALBERTS EAST 10 ACRES OF
 TRACT 2009, ACCORDING TO MAP OF PLAT NUMBER
 17714, BEARING AND DISTANCE RECORDS IN VOLUME 27, PAGE 100 AND A PORTION OF
 94.42 ACRES DESCRIBED IN CONVEYANCE FROM THE
 MANAGER OF THE TEXAS STATE HIGHWAY DEPARTMENT TO THE
 TEXAS STATE HIGHWAY DEPARTMENT, BEING THE
 25.17 ACRES, OFFICIAL PUBLIC RECORDS OF ALABAMA
 COUNTY, TEXAS.
 (SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

NOTES

PROPERTY ADDRESS COUNTY ROAD 340

TITLE ON MASON TITLE, U.T. # 28888-42

PLAT TO BE MADE BY MARY HENRY SURVEY CO. INC.

VOLUME 407, PAGE 100, DEED RECORDS

(PLATMAN EXEMPT OVER TRACTS 2075-2082 & 2088-2093)

NON-DECLARING PUBLIC RIGHT-OF-WAY & EXHIBIT AMENDMENT

DOC. # 147277, OFFICIAL PUBLIC RECORDS

(TRACTS 2009, 2002, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 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STATE OF TEXAS
COUNTY OF ATASCOSA

Tract 2
25.02 ACRE TRACT

All that certain tract or parcel of land containing 25.02 acres in Atascosa County, Texas, comprised of a part of Tracts 5060 thru 5062, of the Dr. Chas. F. Simmons 95,000 Acre Subdivision, according to map or plat thereof recorded in Volume 37, Deed Records of Atascosa County, Texas, and being a portion of 99.42 acres described in conveyance from Jeffrey Collignon and Claudia Collignon to TWJ Management LLC., of record in Document # 243839, Official Public Records of Atascosa County, Texas.

- COMMENCING: at a ½" iron pin set with cap on the West line of County Road 340 at the Northwest corner of Jeffrey Collignon, 5.00 acre tract, of record in Document 220739, Official Public Records of Atascosa County, Texas, at the Southwest corner of 99.42 acre tract;
- THENCE: North 00 deg. 21 min. 10 sec. East, 620.33 feet along with the West line of said County Road 340 to a ½" iron pin set with cap, for the Southwest corner and Point of Beginning of this tract
- THENCE: North 00 deg. 21 min. 10 sec. East, 342.83 feet along with the West line of said County Road 340 to a ½" iron pin set with cap, for the Northwest corner of this tract;
- THENCE: into said 99.42 acre tract, the following courses and distances:
South 85 deg. 30 min. 07 sec. East, 65.25 feet to a ½" iron pin set with cap;
North 86 deg. 42 min. 35 sec. East, 87.12 feet to a ½" iron pin set with cap;
North 00 deg. 02 min. 40 sec. East, 5.91 feet to a ½" iron pin set with cap;
South 89 deg. 07 min. 31 sec. East, 407.73 feet to a ½" iron pin set with cap;
North 00 deg. 44 min. 18 sec. East, 247.81 feet to a ½" iron pin set with cap;
North 89 deg. 57 min. 20 sec. East, 1492.21 feet to a ½" iron pin set with cap, for the Northeast corner of this tract;
- THENCE: South 00 deg. 21 min. 05 sec. West, 605.88 feet to a ½" iron pin set with cap, for the Southeast corner of this tract;

THENCE; North 89 deg. 35 min. 40 sec. West, 2053.56 feet to the POINT OF BEGINNING.

Bearing Basis - South 00 deg. 21 min. 05 sec. West, 1648.76 feet – from the East line of said 99.42 acre tract, as obtained from GPS Observations using WSG84, NAVD88.



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

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 24-5-31 (T2)
September 18, 2024
(SEE ACCOMPANYING SURVEY PLAT)

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STATE OF TEXAS
COUNTY OF ATASCOSA

Tract 3
26.42 ACRE TRACT

All that certain tract or parcel of land containing 26.42 acres in Atascosa County, Texas, comprised of a part of Tracts 5062 thru 5063, of the Dr. Chas. F. Simmons 95,000 Acre Subdivision, according to map or plat thereof recorded in Volume 37, Deed Records of Atascosa County, Texas, and being a portion of 99.42 acres described in conveyance from Jeffrey Collignon and Claudia Collignon to TWJ Management LLC., of record in Document # 243839, Official Public Records of Atascosa County, Texas.

- BEGINNING: at a ½" iron pin set with cap on the West line of County Road 340 at the Northwest corner of Jeffrey Collignon, 5.00 acre tract, of record in Document 220739, Official Public Records of Atascosa County, Texas, at the Southwest corner of 99.42 acre tract;
- THENCE: North 00 deg. 21 min. 10 sec. East, 60.00 feet along with the West line of said County Road 340 to a ½" iron pin set with cap, for the Southwest corner and Point of Beginning of this tract
- THENCE: North 00 deg. 21 min. 10 sec. East, 560.33 feet along with the West line of said County Road 340 to a ½" iron pin set with cap, for the Northwest corner of this tract;
- THENCE: South 89 deg. 35 min. 40 sec. East, 2053.56 feet to a ½" iron pin set with cap, for the Northeast corner of this tract;
- THENCE: South 00 deg. 21 min. 05 sec. West, 560.33 feet to a ½" iron pin set with cap, for the Southeast corner of this tract;
- THENCE; North 89 deg. 35 min. 40 sec. West, 2053.58 feet to the POINT OF BEGINNING.

Bearing Basis - South 00 deg. 21 min. 05 sec. West, 1648.76 feet – from the East line of said 99.42 acre tract, as obtained from GPS Observations using WSG84, NAVD88.



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

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 24-5-31 (T3)
August 30, 2024
(SEE ACCOMPANYING SURVEY PLAT)

MARTINEZ
SURVEYING AND MAPPING Co.
Firm # 101822-00
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San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF ATASCOSA

Tract 4
25.00 ACRE TRACT

All that certain tract or parcel of land containing 25.00 acres in Atascosa County, Texas, comprised of Tracts 5059 thru 5063, of the Dr. Chas. F. Simmons 95,000 Acre Subdivision, according to map or plat thereof recorded in Volume 37, Deed Records of Atascosa County, Texas, and being a portion of 99.42 acres described in conveyance from Jeffrey Collignon and Claudia Collignon to TWJ Management LLC., of record in Document # 243839, Official Public Records of Atascosa County, Texas.

- BEGINNING: at a metal fence post found at the recognized common corner of Tracts 5058, 5059, 5074, & 5075, at the Southeast corner of the Kevin Travis tract, of record in Volume 96, Page 86, Official Public Records of Atascosa County, Texas, at the Northeast corner of 99.42 acre tract, for the Northeast corner of this tract;
- THENCE: South 00 deg. 21 min. 05 sec. West, 1648.76 feet to a metal fence post found at the recognized common corner of Tracts 5063, 5064, 5079 and 5080, for the Southeast corner of this tract;
- THENCE; North 89 deg. 35 min. 40 sec. West, at 2601.16 feet passing a 5/8" iron pin found with cap and continuing in all a total distance of 2640.00 feet to a 1/2" iron pin set with cap on the West line of County Road 340, for the Southwest corner of this tract;
- THENCE: North 00 deg. 21 min. 10 sec. East, 60.00 feet along with the West line of County Road 340 to a point, for the lower Northwest corner of this tract;
- THENCE: South 89 deg. 35 min. 40 sec. East, 2053.58 feet to a 1/2" iron pin set with cap, for an angle corner of this tract;
- THENCE: North 00 deg. 21 min. 05 sec. East, 1585.06 feet to a 1/2" iron pin set with cap on the North line of said 99.42 acre tract, for the upper Northwest corner of this tract;
- THENCE: South 89 deg. 57 min. 20 sec. East, 586.43 feet to the POINT OF BEGINNING.

Bearing Basis - South 00 deg. 21 min. 05 sec. West, 1648.76 feet – from the East line of this tract, as obtained from GPS Observations using WSG84, NAVD88.



Reynaldo Martinez Jr.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 24-5-31 (T4)
August 29, 2024
(SEE ACCOMPANYING SURVEY PLAT)