ATASCOSA COUNTY
COMMISSIONERS COURT
REGULAR MEETING
COMMISSIONERS COURTROOM, SUITE 203
October 28, 2024
9 a.m.

If after the commencement of the meeting covered by this Notice, the Commissioners Court should determine that a closed or executive meeting or session of the Court is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Court. Purposes for a closed or executive meeting or session permitted by the Act include the following:

551.071	Consultation with Attorney.
551.072	Deliberation regarding real property.
551.073	Deliberation regarding prospective gifts.
551.074	Personnel Matters.
551.076	Deliberation regarding security devices or security audits.
551.0785	Deliberation involving medical or psychiatric records of individuals.
551.084	Investigation; exclusion of witness from hearing.
551.087	Deliberation regarding economic development negotiation.
551.088	Deliberation regarding test item.

AGENDA

1. Judge Cude: Call to Order.

2. Judge Cude: Prayer; Pledge of Allegiance.

3. Public Comments:

4. Ronald Rocha: The presentation of the following:

   A. Annual Delinquent Tax and Justice of the Peace Collections Report.

   B. Discuss and/or take appropriate action on a request that Atascosa County enter an order pursuant to §34.05 of the Texas Property Tax Code, of certain real properties previously struck off the Taxing Authorities in-trust pursuant to §34.01 of the Texas property Tax Code for delinquent ad valorem taxes assessed to said properties described in Exhibit A.

   C. Discuss and/or take appropriate action on a request that Atascosa County enter an Order pursuant to §34.05(i) of the Texas Property Code, through private bid process certain properties previously struck off pursuant to §34.01(c) of the Texas Property Tax Code for delinquent as valorem taxes owed to Atascosa County described in Exhibit A.
   1. Cause No. 16-09-0796-CVA
   2. Cause No. 22-09-0619-CVA

5. Juan Cienfuegos: Discuss and/or take appropriate action concerning the presentation by
   Judge Cude: Juan Cienfuegos with Disaster Survivor Visual Signal Systems.
   Comm. Gillespie:

6. Tim Gutierrez: Discuss and/or take appropriate action concerning personnel:

New Employee:	Edward Flores
Position:	Juvenile Supervision Officer (Tier II)
Pay Rate:	$45,700.00 Annually
Salary Budget Area:	039-400-403
Start Date:	10/29/2024
Physical:	Pending
Drug Test:	Pending

New Employee	James Crady
Position:	Juvenile Supervision Officer (Tier II)
Pay Rate:	$45,700.00 Annually
Salary Budget Area:	039-400-403
Start Date:	10/29/2024
Physical:	Pending
Drug Test:	Pending

New Employee	Alice Lopez
Position:	Part-time Control Technician
Pay Rate:	$12.00 an Hour
Salary Budget Area:	039-400-403
Start Date:	10/29/2024
Physical:	Pending
Drug Test:	Pending

7. Sheriff Soward: Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Brandi Zulaica
Position:	Communications Officer
Pay Rate:	Move to Tier 1: $50,000.00 Annually, $120.00 Uniform, $150.00 Holiday, 40 Hours Flex, Continued 1-Year Agency Probation
Salary Budget Area:	012-448-402
Start Date:	11/02/2024
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Esther Rosales
Position:	Corrections Officer
Pay Rate:	Move to Tier 1: $51,000.00, 171 Fluctuating, $120.00 Uniform, $150.00 Holiday, Continued 1-Year Agency Probation
Salary Budget Area:	012-442-562
Start Date:	11/01/2024
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Emily Gonzales
Position:	Corrections Officer
Pay Rate:	Move to Tier 1: $51,000.00, 171 Fluctuating,

	$120.00 Uniform, $150.00 Holiday, Continued 1-Year Agency Probation
Salary Budget Area:	012-442-562
Start Date:	11/01/2024
Physical:	n/a
Drug Test:	n/a
Existing Employee:	Alfonso Solis
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: 49,000.00 Annual, 171 Fluctuating, $120.00 Uniform, $150.00 Holiday, Continued 1-Year Agency Probation
Salary Budget Area:	012-442-562
Start Date:	11/01/2024
Physical:	n/a
Drug Test:	n/a
New Employee:	Joseph Dickey
Position:	Deputy Sheriff
Pay Rate:	Tier 2: $56,000.00 Annually, 171 Fluctuating, $120.00 Uniform, $175.00 Holiday, 90-Day County Probation, 1-Year Agency Probation, Incentive Pay
Salary Budget Area:	012-440-410
Start Date:	11/13/2024
Physical:	pending
Drug Test:	pending

8. Britni Van Curan: Discuss and/or take appropriate action concerning the approval/denial of the Phoenix Industrial Park Subdivision on Pullins Rd. and Interestate 37 in Precinct 4.

9. Britni Van Curan Discuss and/or take appropriate action concerning the approval/denial of the Certificate of Exception for William Latham on County Road 340 in Precinct 4.

10. Britni Van Curan A. Conduct a public hearing concerning the replat of Lot 3 in the Granberg Subdivision in Precinct 2.

    1. Open public hearing
    2. Close public hearing

    B. Discuss and/or take appropriate action concerning approval/denial of the replat of Lot 3 in the Granberg Subdivision in Precinct 2.

11. Justin Vasquez: Discuss and/or take appropriate action concerning accepting quote from LED Electric & Lighting for uninterruptible power supply and related electrical work for the dispatch center at the Sheriff's Office in the amount of $36,850.00 pending review by County Attorney and authorizing County Judge to sign and execute.

12. Comm. Gillespie: Discuss and/or take appropriate action accepting donation of approximately 200 tons of red clay from Blade Runners Farms, Inc. to be

used for road base.

13. Comm. Gillespie: Trent Rowell: Discuss and/or take appropriate action concerning approval of lease between Atascosa County and the Atascosa County Amateur Radio Club and authorize County Judge to sign.

14. Comm. Gillespie: Trent Rowell: A. Conduct a public hearing concerning posting "No Thru Truck" signs on State Highway 281 and North Crain Rd.; US IH 37 south bound access road and Crain Rd.; Slumchinski and Yow; Yow and Shilo; and Yow and Redbarn, Precinct 1, Atascosa County, Texas, pursuant to Texas Transportation Code Section 251.152.

1. Open Public Hearing
2. Close Public Hearing

B. Discuss and/or take action concerning posting "No Thru Truck" signs on State Highway 281 and North Crain Rd.; US IH 37 south bound access road and Crain Rd.; Slumchinski and Yow; Yow and Shilo; Yow and Redbarn, Precinct 1, Atascosa County, Texas, pursuant to Texas Transportation Code Section 251.152.

15. Comm. Riley: Discuss and/or take appropriate action to approve a pipeline permit for XTO Energy, Inc on CR 407 for 226.12 feet. A check in the amount of $1,000.00 has been turned into the Atascosa County Treasurer's Office.

16. Tracy Barrera: Discuss and/or take appropriate action to consider approving the renovations to the County-owned building, located at 1102 Campbell Ave. Jourdanton, TX. This project will be paid for with ARPA funds, line 012-487-645, Capital Improvement and not to exceed $45,000.00.

17. Judge Cude: Discuss and/or take appropriate action concerning approving the 2025 Commissioners Court Meeting Calendar.

18. Judge Cude: Discuss and/or take appropriate action to approve the schedule for the Juvenile Post-Detention Board meetings for the year 2025. These meetings are proposed to be held on the second Monday of each month, following the regular Commissioner's Court Meetings.

19. Judge Cude: Discuss and/or take appropriate action concerning approving the 2025 Atascosa County Holiday Schedule.

20. EXECUTIVE SESSION

The Regular Session of Atascosa County Commissioners Court will now recess in order to convene in Executive Session according to Texas Government Code 551.071 and 551.074 to discuss personnel and other matters with the County Attorney's office.

21. OPEN SESSION

22. Judge Cude: Discuss and/or take appropriate action concerning item(s) discussed in

executive session.

23. Judge Cude : Discuss and/or take appropriate action on County Comp. Time Policy.

24. **Judge Cude: Tracy Barrera:** **Discuss, review and take action to accept and/or approve any invoices and payroll.**

25. **Judge Cude: Tracy Barrera:** **Discuss, review and take action on reports submitted.**

26. **COMMENTS FROM THE COMMISSIONERS COURT (No Action Can Be Taken).** The next Commissioners Court is set for Tuesday, November 12, 2024.

27. Judge Cude: Adjourn.

_____
Weldon P. Cude, Atascosa County Judge

I, the undersigned, do hereby certify that this notice was posted by 9:00a.m., on Friday, October 25th, 2024.

_____
Jessica Kidd, Court Coordinator

AGENDA REQUEST
(GENERAL)

Agenda Item 4.

Meeting Date: 10/28/2024
Item Title:
Submitted For:

Discuss and/or take appropriate action concerning:

Ronald Rocha: The presentation of the following:

A. Annual Delinquent Tax and Justice of the Peace Collections Report.

B. Discuss and/or take appropriate action on a request that Atascosa County enter an order pursuant to §34.05 of the Texas Property Tax Code, of certain real properties previously struck off the Taxing Authorities in-trust pursuant to §34.01 of the Texas property Tax Code for delinquent ad valorem taxes assessed to said properties described in Exhibit A.

C. Discuss and/or take appropriate action on a request that Atascosa County enter an Order pursuant to §34.05(i) of the Texas Property Code, through private bid process certain properties previously struck off pursuant to §34.01(c) of the Texas Property Tax Code for delinquent as valorem taxes owed to Atascosa County described in Exhibit A.
1. Cause No. 16-09-0796-CVA
2. Cause No. 22-09-0619-CVA

ATTACHMENTS
Report
Information

LINEBARGER

ATTORNEYS AT LAW

Delinquent Tax Collection Report For Atascosa County

July 2023 – July 2024

Linebarger Goggan Blair & Sampson, LLP

112 E Pecan St, Suite 2200

(210) 225-6763 (800) 876-6144 Fax (210) 225-6410

www.lgbs.com

NOTICE: CONFIDENTIAL AND PROPRIETARY INFORMATION

Linebarger Goggan Blair & Sampson, LLP ("Firm") considers this report to be an attorney client communication subject to attorney client privilege and/or the attorney work product privilege. Moreover, the information contained in this report is proprietary, confidential, and trade secrets of the Firm subject to protection against unauthorized disclosure. Photo or electronic copying and/or distribution of this report and/or the information contained herein may not be made or distributed without the prior written consent of the Firm.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
112 E. Pecan Street, Suite 2200
San Antonio, TX 78205

Main: 210.225.6763

August 23, 2024

Atascosa County Commissioners' Court
Courthouse Circle Drive
County Courthouse
Jourdanton, Texas 78026

RE: Delinquent Collection Summary Report July 2023 – July 2024

Dear Members of Commissioners' Court:

We are pleased to present this report for the period of July 2023 – July 2024 summarizing Linebarger Goggan Blair & Sampson, LLP's work and results in the collection of Atascosa County's delinquent receivables for property taxes. Our report summarizes the collection results and the collection activities we have initiated to maximize the County's revenue from delinquent taxes. Our comprehensive work plan involves a strategy to collect every eligible account referred to the firm, and to monitor and service those accounts that require special handling (i.e.: over 65, disabled property owners, financial hardships, etc). Our technology and experienced professionals enable us to work and monitor every delinquent account.

Our entire staff continues to be focused on delivering services with the high degree of excellence that you have come to expect from our firm. No other law firm has the technological infrastructure to support the collection of delinquent taxes as we do. That infrastructure is further strengthened by a collection team comprised of individuals with many years of experience. Therefore, you can have confidence that we will provide quality service to the County and your taxpayers.

If you, the Commissioners' Court, or other administrative personnel have any questions about this report or the services we provide Atascosa County, please contact us.

Kindest regards,

RONALD E. ROCHA
Partner

RER/nq

TABLE OF CONTENTS

Cover Letter 2

I. Work Plan Elements 4

II. Delinquent Collection Activity
- Mass Mailings 5
- Mailing Samples 6
- Targeted Mailings 12

III. Taxpayer Assistance
- Taxpayer Walk-Ins 13
- Outbound Collection Calls 14
- Inbound Correspondence and Phone Inquiries 15
- Payment Arrangements 16

IV. Research
- Address and Ownership Research 17
- Title Research 18

V. Litigation
- Lawsuits Filed 19
- Tax Warrants 20
- Tax Warrant Seizures 21
- Trial Judgments, Dismissals and Release of Judgments 23
- Motion and Order to Ad Litem Attorney 24
- Citation Reissues 24
- American Rescue Plan/Covid-19 Accounts 25
- Business Personal Property Enforcement 25
- Tax Sales 26
- Tax Resales 26
- Tax Collection Process 27
- Bankruptcy Filings 28
- Bankruptcy Procedures 29

VI. Collection Results
- Delinquent Tax Collection Results 30
- Analysis of Collection Performance 31

VII. Management and Support Team 32

CHAPTER I

Work Plan Elements to Maximize Collections

Note: The firm regularly analyzes the County's tax roll to ensure our efforts maximize collection results. Thus, the work plan below is a general overview of the efforts we initiate on a monthly basis.

Notifications

- Mail 33.07 Resolution Notice in May
- Mail first notification for accounts in July
- Mail second notification and first follow-up notice in September
- Mail third notification in January
- Mail BPP notice of intent to seize when necessary
- Mail special, targeted communications monthly depending on account status each month

Litigation

- Randomly file lawsuits, with focus on high dollar, chronic accounts each month
- Take necessary steps to move all pending cases through the court system each month
- Conduct quarterly Sheriff sales
- When necessary, initiate tax warrants on business personal property accounts
- File proof of claims in bankruptcy courts throughout the United States where taxes are due the District and take actions necessary to secure taxes in the discharge of the bankruptcy

Research

- Conduct skip tracing research on all accounts flagged with bad address
- Secure an abstract of title on property before filing suit on delinquent accounts
- Conduct follow-up research on defendants where citations have not been successfully served
- Initiate any other title or ownership research necessary to expedite resolution and payment of accounts

Taxpayer Communication

- Initiate contact with Real and business personal property accounts to expedite payment
- Set up payment plans as authorized by the Tax Office
- Remain available during all business hours to assist taxpayers by phone or in person
- Respond to incoming correspondence within three business days

Other Work Plan Elements

- Maintain communication with all governmental departments (i.e.: Tax Office, Appraisal District, District Clerks Office, Sheriff's Department, and Judiciary) involved in the collection process to ensure the collection program remains as efficient as possible and serves to maximize collections while serving the needs of taxpayers
- Provide reports and information whenever necessary to the County

CHAPTER II

Delinquent Collection Activity

A. Mass Mailings

The Firm mails personalized letters to all accounts on the tax roll that are not involved in litigation or have a condition that would prevent immediate legal action such as a payment arrangement, exemption, age or disability deferral, appraisal dispute, or other conditions that negate legal action. The mailings initiated since July 2023 are reflected below.

Sample letters can be found on the following pages.

Mass Mailing Activity		
Time Period	**Letter Type**	**Number of Letters**
July 2023	Tax Lien Notice	5,926
September 2023	Tax Lien Notice	262
September 2023	Tax Lien Notice Follow-Up	4,457
January 2024	Notice of Legal Enforcement	3,863
May 2024	33.07 Resolution Notice	8,638
July 2024	Tax Lien Notice	5,971
TOTAL		**29,117**

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
112 E. Pecan Street, Suite 2200
San Antonio, TX 78205
PHONE: (210) 225-4422 **FAX:** (210)225-6410
(800) 876-6144
July 14, 2023

T0-P0-$91

DT1080061613
3

RE:

ACCOUNT REFERRED FOR LEGAL ENFORCEMENT

Dear Atascosa County Taxpayer:

This law firm has been retained by various local taxing jurisdictions to institute collection procedures to collect the delinquent taxes owed on the above referenced account. This letter and the detailed tax statement enclosed are your notice that these taxes are delinquent and must be paid immediately to avoid legal enforcement that could result in foreclosure of your property.

You must make payment within ten (10) days from the date of this letter. Thereafter, your account will be subject to legal enforcement. You should make payment immediately by returning the enclosed statement along with your check payable to:

Atascosa County
1001 Oak St
Jourdanton, TX 78026-2849
(830) 769-3842

If you are unable to pay your property taxes in full at this time, contact our law office about a possible payment arrangement. If you believe this statement is in error, or that you are entitled to an exemption, or if you do not own the property, please **WRITE** this law office at 112 E. Pecan Street, Suite 2200, San Antonio, TX 78205 and supply the **ACCOUNT NUMBER** along with your comments. If you need to set up a payment plan, contact our office at (800)876-6144 for more information. Atascosa County Tax Office now accepts E-Check as well as Master Card, Visa, and Discover credit card payments for delinquent taxes. To make a payment by credit card over the phone, call 1-866-549-1010 and use Bureau Code 8123472 or you may pay online at the Tax Office's new website at atascosacountytax.com. The credit card vendor will charge a fee of 2.5% for this service. If you have an active payment plan, a lawsuit will not be filed.

Please disregard this notice if: (1) you have paid these taxes since July 6, 2023, or (2) you are now a debtor in a pending bankruptcy. If you are in bankruptcy, please furnish to us **in writing** the number of your bankruptcy case and the identification of the court in which it is pending so as to enable us to code your account and avoid further mailings to you.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Sincerely,

Karalyssa C. Casillas
Attorney at Law

B-124P

ESTA CORRESPONDENCIA SE TRATA DE SUS IMPUESTOS Y LA POSIBILIDAD DE UNA DEMANDA ACERCA DE SU PROPIEDAD. SI USTED DESEA ASISTENCIA POR UNA PERSONA QUE HABLA ESPANOL, LLAME USTED A (800)876-6144 Y UNA PERSONA LE AYUDARA

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
112 E. Pecan Street, Suite 2200
San Antonio, TX 78205
PHONE: (210) 368-5296 **FAX:** (210)225-6410
(800) 876-6144
September 20, 2023

T0-P0-553

DT1081075240
35

RE:

ACCOUNT REFERRED FOR LEGAL ENFORCEMENT

Dear Atascosa County Taxpayer:

This law firm has been retained by various local taxing jurisdictions to institute collection procedures to collect the delinquent taxes owed on the above referenced account. This letter and the detailed tax statement enclosed are your notice that these taxes are delinquent and must be paid immediately to avoid legal enforcement that could result in foreclosure of your property.

You must make payment within ten (10) days from the date of this letter. Thereafter, your account will be subject to legal enforcement. You should make payment immediately by returning the enclosed statement along with your check payable to:

Atascosa County
1001 Oak St
Jourdanton, TX 78026-2849
(830) 769-3842

If you are unable to pay your property taxes in full at this time, contact our law office about a possible payment arrangement. If you believe this statement is in error, or that you are entitled to an exemption, or if you do not own the property, please **WRITE** this law office at 112 E. Pecan Street, Suite 2200, San Antonio, TX 78205 and supply the **ACCOUNT NUMBER** along with your comments. If you need to set up a payment plan, contact our office at (210) 368-5296 for more information. Atascosa County Tax Office now accepts E-Check as well as Master Card, Visa, and Discover credit card payments for delinquent taxes. To make a payment by credit card over the phone, call 1-866-549-1010 and use Bureau Code 8123472 or you may pay online at the Tax Office's new website at atascosacountytax.com. The credit card vendor will charge a fee of 2.5% for this service. If you have an active payment plan, a lawsuit will not be filed.

Please disregard this notice if: (1) you have paid these taxes since September 15, 2023, or (2) you are now a debtor in a pending bankruptcy. If you are in bankruptcy, please furnish to us **in writing** the number of your bankruptcy case and the identification of the court in which it is pending so as to enable us to code your account and avoid further mailings to you.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Sincerely,

Bradley Balderrama
Attorney at Law

E-124P

ESTA CORRESPONDENCIA SE TRATA DE SUS IMPUESTOS Y LA POSIBILIDAD DE UNA DEMANDA ACERCA DE SU PROPIEDAD. SI USTED DESEA ASISTENCIA POR UNA PERSONA QUE HABLA ESPANOL, LLAME USTED A (800)876-6144 Y UNA PERSONA LE AYUDARA

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
112 E. Pecan Street, Suite 2200
San Antonio, TX 78205
PHONE: (210) 368-5296 **FAX:** (210)225-6410
(800) 876-6144
September 20, 2023

T0-P0-595

DT1081074568
1

RE:

NOTICE OF LEGAL ENFORCEMENT

Dear Atascosa County Taxpayer:

Our law firm mailed a letter dated July 19, 2023 advising you to pay your property taxes and they still remain unpaid. You must contact our office to address this matter and avoid legal action. We have legal representatives ready to assist you by calling (210) 368-5296.

Failing to contact our office or the Atascosa County Tax Office to pay your taxes can result in a lawsuit being filed against you seeking the foreclosure of your property. Once a lawsuit is filed, court costs and fees associated with the lawsuit will be your responsibility. You can avoid legal action and the possibility of foreclosure by contacting our law office or mailing payment today with the enclosed statement to:

Atascosa County
1001 Oak St
Jourdanton, TX 78026-2849
(830) 769-3842

Atascosa County Tax Office now accepts E-Check as well as Master Card, Visa, and Discover credit card payments for delinquent taxes. To make a payment by credit card over the phone, call 1-866-549-1010 and use Bureau Code 8123472 or you may pay online at the Tax Office's new website at atascosacountytax.com. The credit card vendor will charge a fee of 2.5% for this service.

PLEASE DO NOT HESITATE - WE ARE HERE TO HELP YOU. If you are unable to pay your property taxes in full at this time, contact our law office about a possible payment arrangement. We have been instructed by the Office of the Atascosa County Tax Assessor-Collector to advise you that if you are solicited by a lender offering to loan you money to pay your taxes through a tax lien transfer loan, be aware that administrative fees and costs are associated with the tax lien transfer loan. To learn about the options available to you to pay your taxes, contact our law office or the Atascosa County Tax Office.

If you believe this statement is in error please **WRITE** to this office at 112 E. Pecan Street, Suite 2200, San Antonio, TX 78205 and supply the **ACCOUNT NUMBER** along with your comments.

TEXAS LAW REQUIRES THAT WE NOTIFY YOU THAT IF YOU ARE 65 YEARS OF AGE OR OLDER OR DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Sincerely,

Bradley Balderrama
Attorney at Law

EX-1630

ESTA CORRESPONDENCIA SE TRATA DE SUS IMPUESTOS Y LA POSIBILIDAD DE UNA DEMANDA ACERCA DE SU PROPIEDAD. SI USTED DESEA ASISTENCIA POR UNA PERSONA QUE HABLA ESPANOL, LLAME USTED A (800)876-6144 Y UNA PERSONA LE AYUDARA

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
112 E. Pecan Street, Suite 2200
San Antonio, TX 78205
PHONE: (210) 368-5296 **FAX:** (210)225-6410
(800) 876-6144
January 12, 2024

T0-P0-591

DT1081646370
5

RE:

NOTICE OF LEGAL ENFORCEMENT

Dear Atascosa County Taxpayer:

Several notices have been mailed urging you to pay your delinquent property taxes, and they still remain unpaid. Please contact our office immediately to address this matter and avoid legal action. We have legal representatives ready to assist you by calling (210)368-5296.

Failure to contact our office to pay your taxes can result in a lawsuit being filed against you seeking the foreclosure of your property by the local taxing jurisdictions. Once a lawsuit is filed, court costs and fees associated with the lawsuit will be added to the delinquent amount owed. In order to avoid a possible lawsuit, please contact our law office immediately at (210)368-5296. If you wish to pay your Atascosa County taxes online, please visit www.atascosacountytax.com or mail payment with enclosed statement along with your check payable to the office of:

Atascosa County
1001 Oak St
Jourdanton, TX 78026-2849
(830) 769-3842

Atascosa County Tax Office now accepts E-Check as well as Master Card, Visa, and Discover credit card payments for delinquent taxes. To make a payment by credit card over the phone, call 1-866-549-1010 and use Bureau Code 8123472 or you may pay online at the Tax Office's new website at atascosacountytax.com. The credit card vendor will charge a fee of 2.5% for this service.

PLEASE DO NOT HESITATE - WE ARE HERE TO HELP YOU. If you are solicited by a lender offering to loan you money to pay your taxes through a tax lien transfer loan, be aware that administrative fees and costs may be associated with the tax lien transfer loan. To learn about the options available to you to pay your taxes, including payment plans, contact our law office or the Atascosa County Tax Assessor-Collector's Office. If you have an active payment plan, a lawsuit will not be filed.

If you believe this statement is in error, or that you are entitled to an exemption, or if you do not own the property, please **E-MAIL** our law office at SaAttorney@lgbs.com or **WRITE** this law office at 112 E. Pecan Street, Suite 2200, San Antonio, TX 78205 and supply the **ACCOUNT NUMBER** along with your comments.

Please disregard this notice if: (1) you have paid these taxes since January 9, 2024, or (2) you are now a debtor in a pending bankruptcy. If you are in bankruptcy, please furnish to us in writing the number of your bankruptcy case and the identification of the court in which it is pending so as to enable us to code your account and avoid further mailings to you.

TEXAS LAW REQUIRES THAT WE NOTIFY YOU THAT IF YOU ARE 65 YEARS OF AGE OR OLDER OR DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT Atascosa County REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Sincerely,

Bradley Balderrama
Attorney at Law

B-163Q

ESTA CORRESPONDENCIA SE TRATA DE SUS IMPUESTOS Y LA POSIBILIDAD DE UNA DEMANDA ACERCA DE SU PROPIEDAD. SI USTED DESEA ASISTENCIA POR UNA PERSONA QUE HABLA ESPANOL, LLAME USTED A (800)876-6144 Y UNA PERSONA LE AYUDARA

NOTICE OF DELINQUENT TAXES
Atascosa County

T0-P0-S96

DT1082474437
3

RE:

IMPORTANT NOTICE

Additional Collection Penalty Applies to 2023 Property Taxes Unpaid as of July 2, 2024

Dear Taxpayer:

As of May 6, 2024, the official records indicate a tax delinquency for one or more years on the property described and as shown at the top of this notice.

This is to inform you that any 2023 taxes remaining unpaid on July 2, 2024, will on that date become subject to an additional penalty of 15% of the taxes, penalty and interest then due, pursuant to Section 33.07 of the Texas Tax Code.

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR ATASCOSA COUNTY REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR ATASCOSA COUNTY FOR THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

Please disregard this notice if: (1) you have paid these taxes since May 6, 2024, (2) you owe 2023 taxes only and you are timely paying those taxes in quarterly installments or in split payments, or (3) you are now a debtor in a pending bankruptcy. If you are in bankruptcy, please furnish to us **in writing** the number of your bankruptcy case and the identification of the court in which it is pending so as to enable us to code your account and avoid further mailings to you.

Payment may be made to **Atascosa County, 1001 Oak St, Jourdanton, TX 78026-2849, (830) 769-3842.**

Atascosa County Tax Office now accepts E-Check as well as Master Card, Visa, and Discover credit card payments for delinquent taxes. To make a payment by credit card over the phone call 1-888-621-2069, or you may pay online at the Tax Office's new website at atascosacountytax.com. The credit card vendor will charge a fee of 2.25% for this service.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

R-156A

PLEASE RETURN THIS LETTER ALONG WITH ANY PAYMENT MADE.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
112 E. Pecan Street, Suite 2200
San Antonio, TX 78205
PHONE: (210) 368-5296 **FAX:** (210)225-6410
(800) 876-6144
July 11, 2024

T0-P0-S94

DT1083277085
1

RE:

ACCOUNT REFERRED FOR LEGAL ENFORCEMENT

Dear Atascosa County Taxpayer:

This law firm has been retained by various local taxing jurisdictions to institute collection procedures to collect the delinquent taxes owed on the above referenced account. This letter and the detailed tax statement enclosed are your notice that these taxes are delinquent and must be paid immediately to avoid legal enforcement that could result in foreclosure of your property.

You must make payment within ten (10) days from the date of this letter. Thereafter, your account will be subject to legal enforcement. You should make payment immediately by returning the enclosed statement along with your check payable to:

Atascosa County
1001 Oak St
Jourdanton, TX 78026-2849
(830) 769-3842

If you are unable to pay your property taxes in full at this time, contact our law office about a possible payment arrangement. If you believe this statement is in error, or that you are entitled to an exemption, or if you do not own the property, please **WRITE** this law office at 112 E. Pecan Street, Suite 2200, San Antonio, TX 78205 and supply the **ACCOUNT NUMBER** along with your comments. If you need to set up a payment plan, contact our office at (210) 368-5296 for more information. Atascosa County Tax Office now accepts E-Check as well as Master Card, Visa, and Discover credit card payments for delinquent taxes. To make a payment by credit card over the phone call 1-888-621-2069, or you may pay online at the Tax Office's new website at atascosacountytax.com. The credit card vendor will charge a fee of 2.25% for this service. If you have an active payment plan, a lawsuit will not be filed.

Please disregard this notice if: (1) you have paid these taxes since July 9, 2024, or (2) you are now a debtor in a pending bankruptcy. If you are in bankruptcy, please furnish to us in writing the number of your bankruptcy case and the identification of the court in which it is pending so as to enable us to code your account and avoid further mailings to you.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Sincerely,

Bradley Balderrama
Attorney at Law

E-124P

ESTA CORRESPONDENCIA SE TRATA DE SUS IMPUESTOS Y LA POSIBILIDAD DE UNA DEMANDA ACERCA DE SU PROPIEDAD. SI USTED DESEA ASISTENCIA POR UNA PERSONA QUE HABLA ESPANOL, LLAME USTED A (800)876-6144 Y UNA PERSONA LE AYUDARA

B. Targeted Mailing

Each week the Firm mails personalized letters to groups of taxpayers based on the status of the account. The letters include Notice of Default, Trial Notice, Notice of Court Costs Due, Notice of Intent to Enforce Judgment, Notice of Tax Foreclosure, Notice of Non-Suit Letters, and Notice of Lawsuit Dismissal.

Target Mailing Activity		
Time Period	**Number of Letters**	**Dollar Amount**
July 2023	81	$298,291.15
August 2023	69	$212,224.29
September 2023	107	$244,312.29
October 2023	88	$119,314.67
November 2023	88	$151,706.59
December 2023	59	$133,364.86
January 2024	72	$119,598.19
February 2024	72	$424,827.25
March 2024	46	$194,909.98
April 2024	75	$87,827.34
May 2024	51	$182,950.27
June 2024	50	$110,556.84
July 2024	72	$260,193.85
TOTAL	**930**	

CHAPTER III

Taxpayer Assistance

A. Taxpayer Inquiries

Taxpayers are encouraged to contact us to resolve their delinquent accounts. We have experienced bilingual personnel available Monday – Friday from 8:30 am to 5:30 pm to assist taxpayers. Each communication represents an opportunity to resolve problems and facilitate the payment of taxes. This chapter of the report summarizes our taxpayer assistance efforts based on the origin of the inquiry (walk-in, by phone or in writing).

Taxpayer Walk-Ins		
Time Period	**Number of Accounts**	**Dollar Amount**
July 2023	2	$2,521.15
August 2023	6	$3,352.17
September 2023	2	$5,498.36
October 2023	1	$1,764.78
November 2023	7	$12,473.10
December 2023	3	$8,466.63
January 2024	1	$3,614.50
February 2024	2	$4,886.75
March 2024	4	$37,968.15
April 2024	2	$9,266.52
May 2024	3	$4,376.90
June 2024	3	$5,809.13
July 2024	2	$3,737.08
TOTAL	**38**	

Outbound Collection Calls		
Time Period	**Number of Accounts**	**Dollar Amount**
July 2023	167	$493,362.32
August 2023	479	$774,235.70
September 2023	509	$641,788.67
October 2023	284	$812,947.36
November 2023	298	$418,436.62
December 2023	174	$215,905.60
January 2024	240	$372,647.91
February 2024	262	$868,404.17
March 2024	253	$682,768.22
April 2024	164	$468,541.93
May 2024	61	$684,558.34
June 2024	146	$290,115.39
July 2024	181	$686,025.69
TOTAL	**3,218**	

Inbound Correspondence and Phone Inquiries		
Time Period	**Number of Accounts**	**Dollar Amount**
July 2023	278	$452,689.09
August 2023	345	$500,077.10
September 2023	403	$404,684.26
October 2023	271	$394,470.19
November 2023	345	$271,355.84
December 2023	170	$278,072.00
January 2024	291	$395,671.40
February 2024	258	$590,830.93
March 2024	253	$487,867.55
April 2024	234	$372,652.48
May 2024	271	$709,611.38
June 2024	118	$283,854.79
July 2024	340	$518,215.58
TOTAL	**3,577**	

A. Payment Arrangements

Taxpayers who are unable to pay their delinquent taxes in full are provided payment plan options based on the criteria set forth by the County. We encourage taxpayers who need assistance to utilize this payment opportunity to resolve their delinquent accounts.

Payment plans help to expedite payment in full by allowing financially challenged taxpayers partial payment options. The Tax Office provides formal payment contracts with specified time periods to pay off the delinquent balance. During the payoff period the account is placed on hold to prevent collection enforcement through legal action. Payment resolutions negotiated by the Firm usually involve business and larger real estate accounts because of the direct contact we initiate to collect the taxes. If partial payments are the only feasible way to resolve the account, we agree to process their partial payments and extend a 30-day hold to make their next payment.

Payment Arrangements		
Time Period	**Number of Letters**	**Dollar Amount**
July 2023	16	$19,861.61
August 2023	41	$80,553.53
September 2023	34	$57,596.05
October 2023	34	$31,562.68
November 2023	18	$30,583.61
December 2023	22	$49,181.50
January 2024	15	$30,604.21
February 2024	4	$10,193.74
March 2024	49	$57,424.58
April 2024	44	$85,087.75
May 2024	32	$68,207.97
June 2024	13	$23,864.97
July 2024	31	$72,202.38
TOTAL	**353**	

CHAPTER IV

Research

A. Address and Ownership Research

The Firm's research personnel have access to national search engines to update address information on return mail or accounts on the tax roll that have an insufficient address. Our in-house research specialists are also trained to resolve complex ownership errors in the deed records. In some cases, the research must go back to the original plats from the 1800's. When a new address or new ownership record is found, we share our findings with the Atascosa Central Appraisal District so that they may verify the data and update their records.

Address and Ownership Research	
Time Period	**Number of Accounts**
July 2023	124
August 2023	250
September 2023	145
October 2023	70
November 2023	49
December 2023	102
January 2024	33
February 2024	37
March 2024	141
April 2024	39
May 2024	189
June 2024	69
July 2024	153
TOTAL	**1,401**

B. Title Research

Prior to the filing of a lawsuit, the Firm will request an abstract of title from our abstractors to ensure that all lien holders are enjoined in the lawsuit. We randomly select accounts for litigation in addition to selecting specific accounts that we have determined require legal action. If title cannot be verified, the Firm's in-house research team will work with our abstractors and Atascosa Central Appraisal District to complete the title process.

Abstract of Title Processed		
Time Period	**Title Requested**	**Title Received**
July 2023	50	31
August 2023	0	56
September 2023	1	10
October 2023	28	38
November 2023	48	3
December 2023	1	18
January 2024	7	0
February 2024	15	42
March 2024	0	5
April 2024	9	10
May 2024	9	11
June 2024	7	9
July 2024	57	36
TOTAL	**232**	**269**

CHAPTER V

Litigation

The firm files lawsuits regularly throughout the year. We continue to work closely with the Atascosa County District Clerk, Sheriff's Department and Judiciary to ensure our litigation procedures help to expedite the prosecution of the large volume of lawsuits filed. Dockets are set several times a year and sheriff sales are held thrice a year on the steps of the Atascosa County Courthouse. Warrants are issued as a last resort. Fortunately, most taxpayers pay as soon as they are warned of possible seizure initiatives.

The Firm is proactive in its efforts to collect taxes involved in bankruptcy. We monitor new bankruptcy filings every week to determine if taxes are due to our clients. Claims are filed immediately and include not only delinquent taxes but also current year taxes that will be due the District.

Lawsuits Filed		
Time Period	Number of Suits	Dollar Amount
July 2023	18	$32,666.91
October 2023	23	$106,809.56
November 2023	28	$106,700.17
December 2023	29	$39,049.53
January 2024	26	$52,444.42
February 2024	29	$61,225.71
April 2024	20	$83,901.64
June 2024	20	$64,157.00
TOTAL	**193**	**$546,954.94**

Tax Warrants Filed			
Suit Number	**Filing Date**	**Defendant Style**	**Dollar Amount**
23-08-0484-CVA	02-Aug-2023	WATER ENERGY SERVICES, LLC AKA WILEY ENERGY SERVICES, LLC FKA WILEY ACQUISITION COMPANY, LLC AKA WES, ET AL	$113,036.74
23-08-0488-CVA	04-Aug-2023	SIERRA SERVICES, LLC	$1,061.72
24-01-0024-CVA	05-Jan-2024	WATER ENERGY SERVICES, LLC AKA WILEY ENERGY SERVICES, LLC FKA WILEY ACQUISITION COMPANY, LLC AKA WES, ET AL	$117,335.81
24-04-0314-CVA	30-Apr-2024	MARIO G CUELLAR TORRES	$4,325.32
24-07-0492-CVA	02-Jul-2024	STEPHEN L PINCKNEY	$4,882.09
TOTAL: 5			**$240,641.68**

Tax Warrant Seizures for Cause No. 23-08-0484-CVA

WATER ENERGY SERVICES, LLC AKA WILEY ENERGY SERVICES, LLC FKA WILEY ACQUISITION COMPANY, LLC AKA WES, ET AL

WES

WES

Trial Judgments, Dismissals and Release of Judgments				
Time Period	Number of Judgments	Judgment Amount	Number of Dismissals	Number of Release of Judgments
July 2023	10	$28,277.50	7	2
August 2023	1	$4,389.25	3	46
September 2023	9	$32,047.05	0	0
October 2023	0	$0.00	1	1
November 2023	6	$22,661.15	3	0
December 2023	6	$11,153.82	0	0
January 2024	2	$4,949.77	4	5
February 2024	9	$26,588.75	2	6
March 2024	0	$0.00	5	1
April 2024	0	$0.00	3	5
May 2024	15	$90,998.25	2	2
June 2024	12	$37,614.62	1	3
July 2024	10	$37,586.16	3	4
TOTAL	**80**	**$296,266.32**	**34**	**75**

Motion and Order for Ad Litem Attorney		
Time Period	Number of Appointments	Dollar Amount
July 2023	22	$90,456.00
August 2023	17	$26,307.38
October 2023	2	$13,578.43
November 2023	20	$89,926.37
April 2024	16	$35,502.01
May 2024	25	$92,565.33
TOTAL	**102**	

Citation Reissues		
Time Period	Number of Reissues	Dollar Amount
July 2023	25	$135,025.18
August 2023	17	$55,764.97
October 2023	11	$45,136.48
November 2023	1	$2,041.83
December 2023	2	$4,478.09
March 2024	18	$51,965.53
April 2024	18	$45,659.21
TOTAL	**92**	

American Rescue Plan/Covid-19 Accounts		
Time Period	Number of Accounts	Dollar Amount
July 2023 – September 2023	6	$12,470.04
TOTAL	**6**	**$12,470.04**

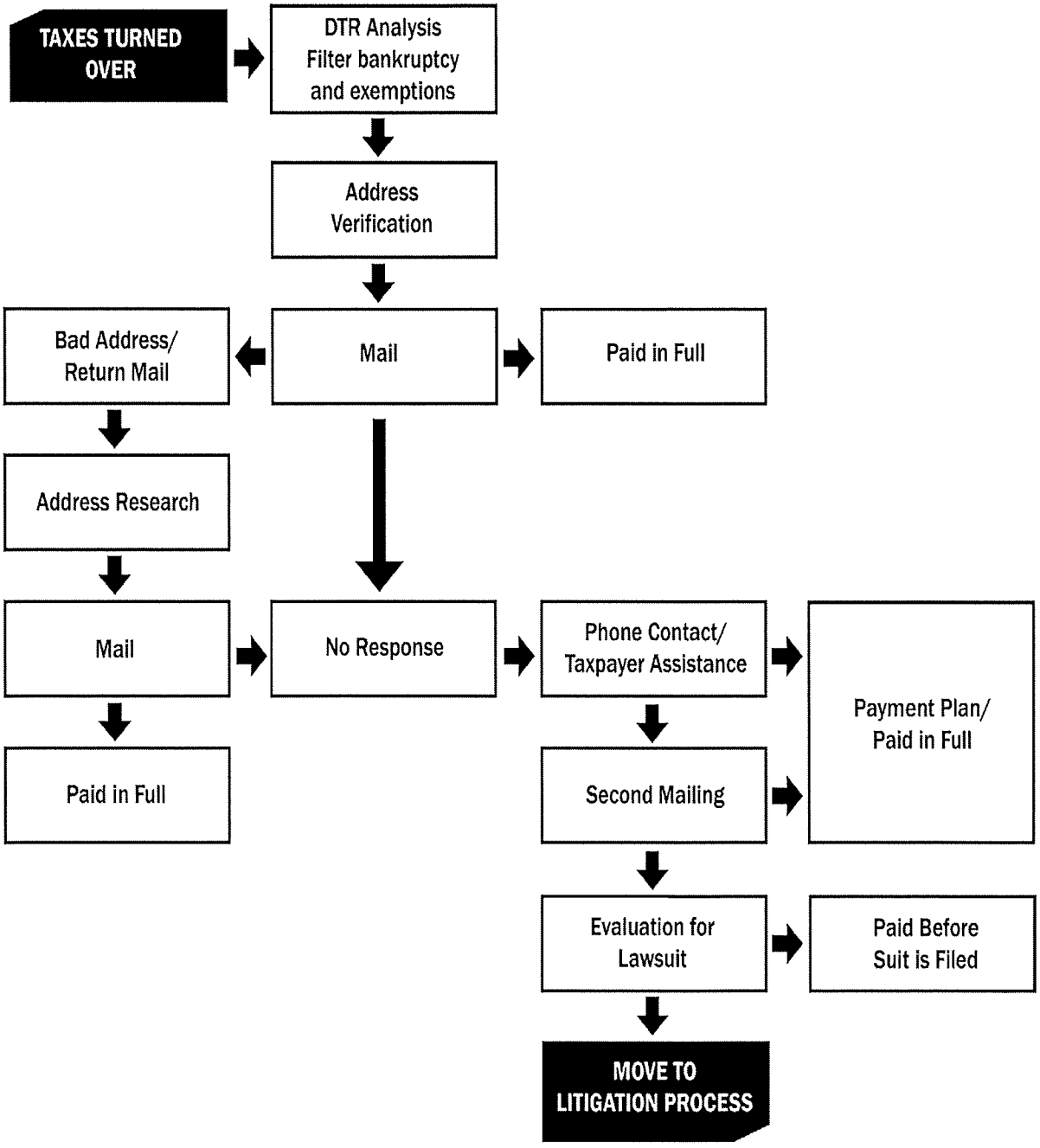
* Data represents the number of accounts affected by the Coronavirus pandemic.
** As of 05/06/2024, the Texas Homeowner Assistance Fund Program has submitted $328,554.07 for 90 accounts to the Atascosa County Tax Office.

Business Personal Property Enforcement July 2023 – July 2024		
Activity	Number of Accounts	Dollar Amount
Notice of Seizure	18	$154,874.05
Property Inspection	3	$15,582.08
TOTAL	**21**	**$170,456.13**

Tax Sales				
Time Period	Number Set	Number Sold	Number Struck Off	Number Cancelled/Paid
November 2023	20	11	5	4
February 2024	14	5	3	6
July 2024	13	5	3	5
TOTAL	**47**	**21**	**11**	**15**

Tax Resales				
Time Period	Number Set	Number Sold	Number Struck Off	Number Cancelled/Paid
August 2023	5	1	4	0
November 2023	1	1	0	0
April 2024	1	1	0	0
TOTAL	**7**	**3**	**4**	**0**

Linebarger Goggan Blair & Sampson, LLP
Tax Collection Process



Bankruptcy Filings

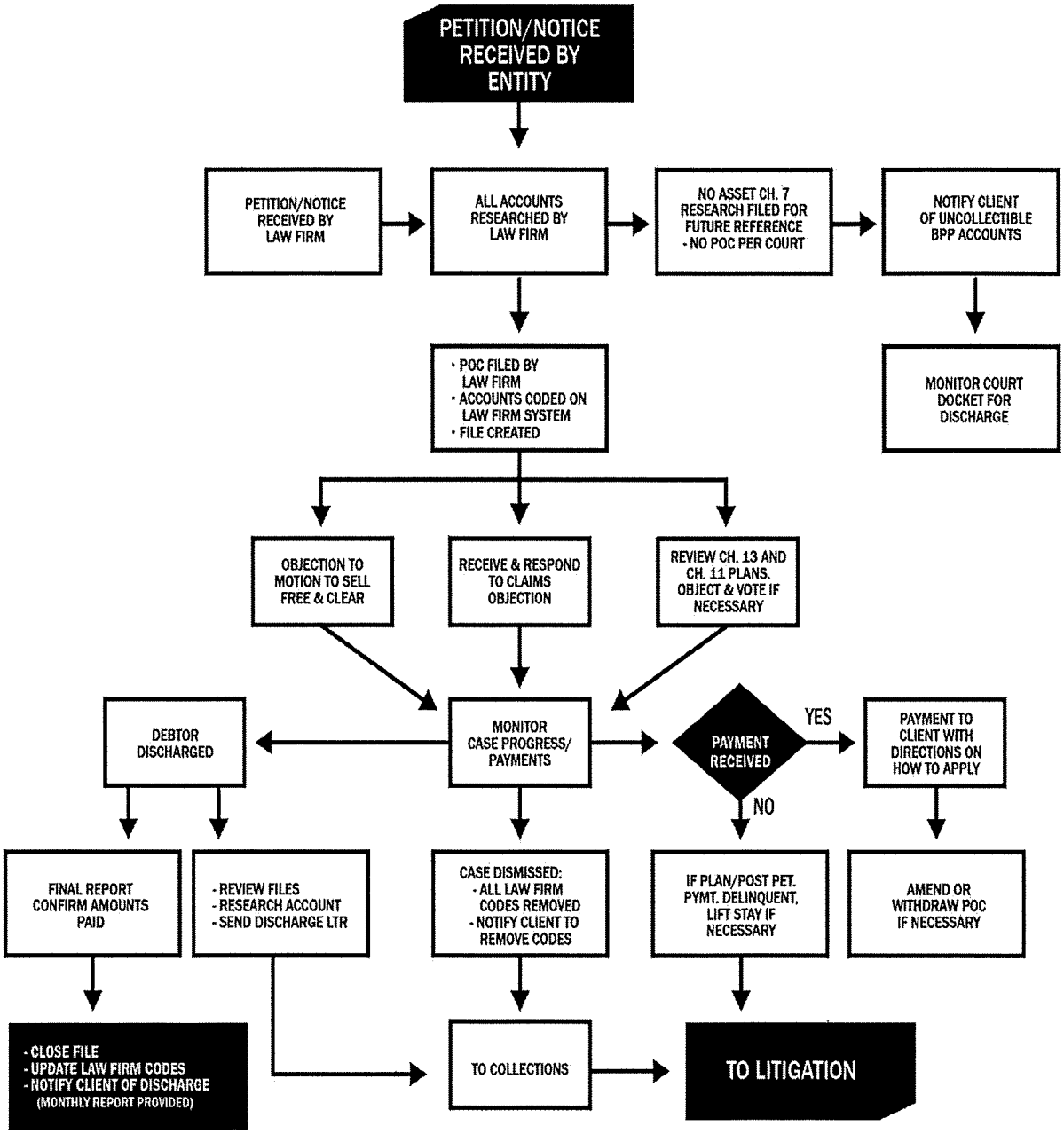
Claims Filed Involving Atascosa County Tax Debt

August 2022– August 2023

Time Period	Claims Filed	Number of Accounts	Claim Amount
July 2023	1	1	$844.26
August 2023	0	0	$0.00
September 2023	5	7	$9,679.81
October 2023	1	2	$898.07
November 2023	1	2	$5,989.58
December 2023	2	4	$1,286.28
January 2024	2	3	$27,837.57
February 2024	0	0	$0.00
March 2024	2	4	$1,920.60
April 2024	2	2	$4,717.77
May 2024	1	1	$1,600.33
June 2024	2	2	$4,124.35
July 2024	1	6	$415.27
	Cases: 20	**Accts: 34**	**Total Claims: $59,313.89**

AS OF **JULY 2024**, THERE ARE **28** ATASCOSA COUNTY ACCOUNTS INVOLVED IN ACTIVE BANKRUPTCY PROCEEDINGS WITH DELINQUENT PROPERTY TAXES TOTALING **$79,994.26.**

Linebarger Goggan Blair & Sampson, LLP
Bankruptcy Procedures



CHAPTER VI

Collection Results

Linebarger Goggan reports collections based on information provided to the Firm from the Tax Office. The table below summarizes delinquent tax collections on a monthly basis.

Atascosa County Delinquent Tax Collections January - December					
Time Period	Year 2024	Year 2023	Year 2022	Year 2021	Year 2020
January	$114,105.69	$89,387.31	$145,530.09	$58,241.76	$61,021.53
February	$97,531.58	$124,618.36	$120,739.89	$36,795.58	$69,092.11
March	$71,542.13	$116,202.03	$95,021.55	$74,687.26	$65,365.06
April	$55,512.11	$68,617.92	$72,628.76	$76,042.27	$34,213.10
May	$66,429.90	$79,349.09	$127,708.65	$133,624.47	$50,579.00
June	$73,452.71	$68,880.56	$66,266.54	$76,870.63	$64,020.95
July	$315,474.27	$173,344.32	$215,533.35	$265,755.84	$266,519.26
August		$186,529.44	$189,328.96	$184,947.58	$196,816.66
September		$132,516.28	$116,138.57	$115,411.52	$102,971.07
October		$98,584.10	$163,355.61	$124,463.35	$79,838.84
November		$97,908.36	$105,756.12	$76,431.07	$45,487.36
December		$87,150.59	$60,270.17	$100,166.61	$85,634.05
TOTAL	**$794,048.39**	**$1,323,088.36**	**$1,478,278.26**	**$1,323,437.94**	**$1,121,558.99**

LINEBARGER
ATTORNEYS AT LAW

Atascosa County[1] Analysis of Collection Performance By Tax Year as of June 30, 2024 (Base Tax Only)					
Tax Year	Collection Percentage at Turnover[2]	Collection Percentage 1 year after Turnover[3]	Collection Percentage 2 years after Turnover[4]	Collection Percentage 3 years after Turnover[5]	Collection Percentage as of 6/30/24[6]
2023	94.8%	N/A	N/A	N/A	94.8%
2022	95.1%	97.4%	N/A	N/A	97.4%
2021	95.1%	97.5%	98.1%	N/A	98.1%
2020	94.8%	97.5%	98.4%	98.8%	98.8%

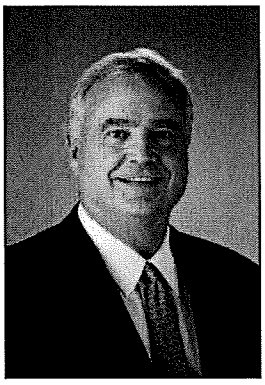
Data Source: Atascosa County TAC Monthly Tax Collection Reports

1. *Report only reflects collection of Linebarger clients that are serviced by the Atascosa County TAC.*
2. *Collection percentage for the tax year at the time of turnover to the Law Firm on July 1 in the year in which it goes delinquent.*
3. *Collection percentage one year after the July 1 turnover of the delinquent tax roll year is turned over to the Law Firm.*
4. *Collection percentage two years after the July 1 turnover of the delinquent tax roll year is turned over to the Law Firm.*
5. *Collection percentage three years after the July 1 turnover of the delinquent tax roll year is turned over to the Law Firm.*
6. *Collection percentage as of the most recent reporting period.*

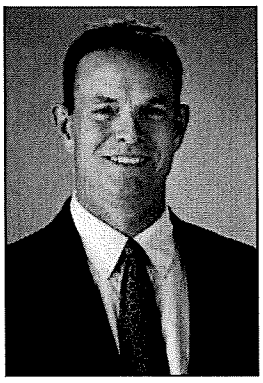
NOTICE: CONFIDENTIAL AND PROPRIETARY INFORMATION
Linebarger Goggan Blair & Sampson, LLP ("Firm") considers this report to be an attorney client communication subject to attorney client privilege and/or the attorney work product privilege. Moreover, the information contained in this report is proprietary, confidential, and trade secrets of the Firm subject to protection against unauthorized disclosure. Photo or electronic copying and/or distribution of this report and/or the information contained herein may not be made or distributed without the prior written consent of the Firm.

CHAPTER VII

Management and Support Team

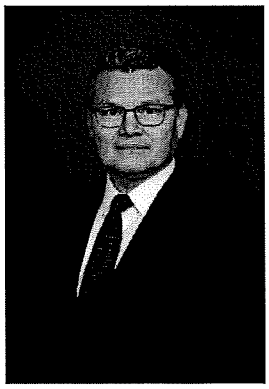


Clif Douglass, III
Managing Partner/San Antonio
Joined in 1986



David Aelvoet
Managing
Partner/Bankruptcy
Joined in 1993

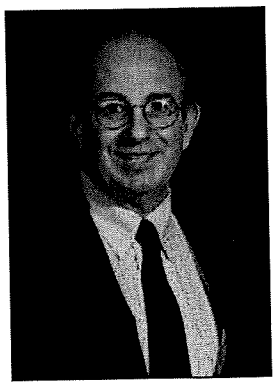
Lilia Gibson
Capital Partner
Joined in 2003



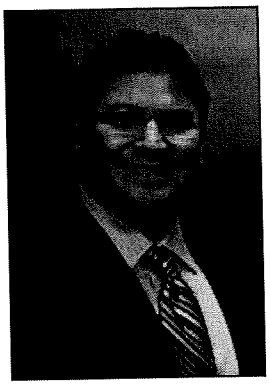
Ronald Rocha
Capital Partner
Joined in 1994

Sonia Gonzalez
Partner
Joined in 2007

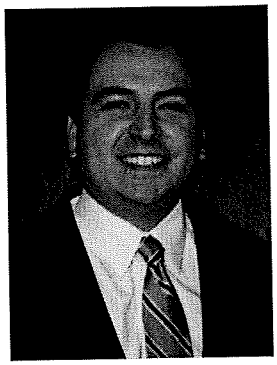
Edra Anderson Bush
Partner
Joined in 2016



Don Stecker
Partner
Joined in 2008

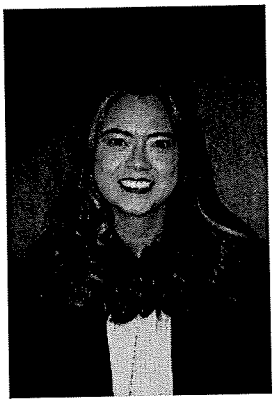


Brad Balderrama
Partner
Joined in 2009



Julian Casillas
Attorney
Joined in 2017

Karalyssa C. Casillas
Associate Attorney
Joined in 2022



Baudi Cepeda
Operations Manager
Joined in 2006

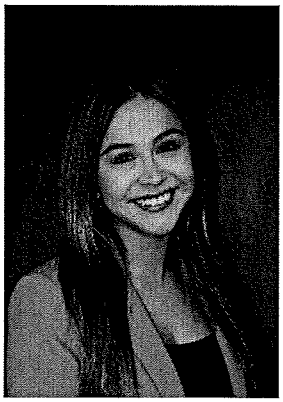
Lindsay Moy Griffith
Assistant Operations Manager
Joined in 2002

Nadine Quintanilla
Administrative Reporting Manager
Joined in 1994

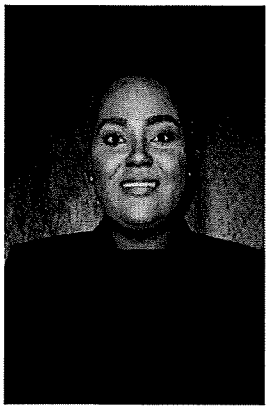
Lorena De Hoyos
Office & IT Administrator
Joined in 2000

Sara Garza
Financial Reporting Manager
Joined in 1983

Madeline Mendieta
Court Services Manager
Joined in 2005

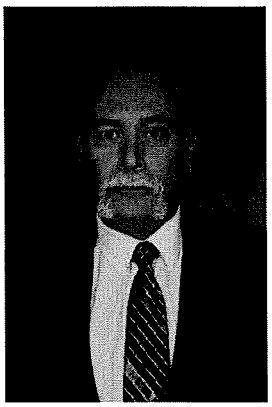


Alyssa Garcia
Area Manager I
Joined in 2024



Nikoya Thomas
Area Manager I
Joined in 2024

Oralia Sandoval
Abstract Manager
Joined in 2004



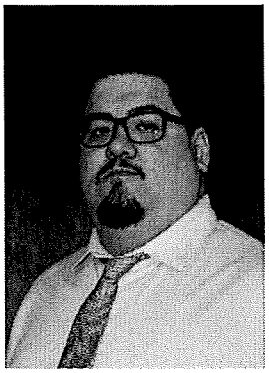
Michael Barragan
Warrant & Seizure Manager
Joined in 2009

Cecilia Chance
Collections Manager
Joined in 2013
Eagle Pass Office

Belinda Del Angel
Research Analyst
Joined in 2019

Selena Garza
Legal Assistant
Joined in 2021

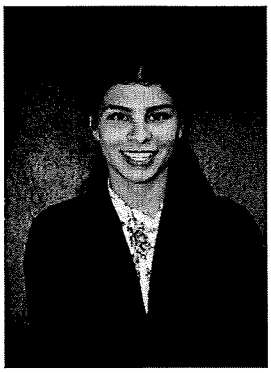
Leticia Crespin
Legal Assistant
Joined in 2002



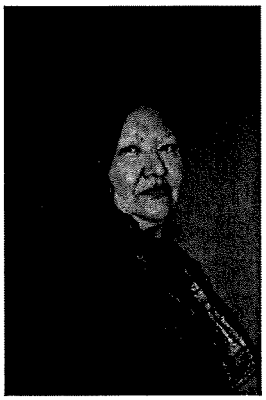
Kyle Rodriguez
Legal Assistant
Joined in 2024

Barbara Cuevas
Legal Assistant
Joined in 2022

Modesta Mercado
Legal Assistant
Joined in 2019



Daisy Goode
Legal Assistant
Joined in 2023

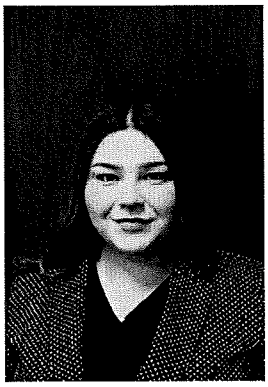


Trinie Hernandez
Legal Assistant
Joined in 2019

Sandra Perez
Legal Assistant
Joined in 2022
Eagle Pass Office

Laura Tristan
Legal Assistant
Joined in 2023
Eagle Pass Office

Olga Briones
Legal Assistant
Joined in 2023
Eagle Pass Office



Maria Ramos
Legal Assistant
Joined in 2024
Eagle Pass Office

Delinquent Justice Court Fees & Fines Collection & Activity Report September 30, 2024

Linebarger Goggan Blair & Sampson
112 E. Pecan St., Suite 2200
San Antonio, Texas 78205
office 210.225.6763
fax 210.225.6410

Ronald Rocha
Capital Partner
ronald.rocha@lgbs.com

Madeline Mendieta
Court Services Manager
maddie.mendieta@lgbs.com

LINEBARGER
ATTORNEYS AT LAW

©2024

NOTICE: CONFIDENTIAL AND PROPRIETARY INFORMATION

Linebarger Goggan Blair & Sampson, LLP ("Firm") considers this report to be an attorney client communication subject to attorney client privilege and/or the attorney work product privilege. Moreover, the information contained in this report is proprietary, confidential, and trade secrets of the Firm subject to protection against unauthorized disclosure. Photo or electronic copying and/or distribution of this report and/or the information contained herein may not be made or distributed without the prior written consent of the Firm.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
112 E. PECAN ST., SUITE 2200
SAN ANTONIO, TX78205

(210) 225-6763
FAX (210) 225-6410

October 10, 2024

The Honorable Weldon Cude
Atascosa County – County Judge
1 Courthouse Circle Drive, Suite 206
Jourdanton, Texas 78026

RE: Delinquent Justice Court Fees & Fines Collection & Activity Reports

Dear Judge Cude:

We are pleased to present this report for the period of January 2016 – September 2024 summarizing the delinquent justice court fees and fines services we have provided Atascosa County. From October 2023 thru September 2024 over $369,678 in delinquent cases have been resolved. During this same period, 6,899 outbound calls have been placed and over 22,794 letters mailed to defendants. Our comprehensive collection program continues to produce positive results for the County, while serving the debtors who owe money to Atascosa County.

There is a difference between a collection company and a collection law firm. As a law firm that focuses on collections for governmental entities, Linebarger recognizes there is more to the court system than basic collection services. Linebarger's mailing notices and phone outreach do more than just simply demand payment – the notices seek to achieve case resolution for the Court. Each case has an ultimate disposition, whether it is a monetary or non-monetary resolution.

Our team of professionals remain focused on delivering services with the high degree of excellence that you have come to expect from our firm. If at any time you, the County Commissioners, or other administrative personnel have any questions about this report or the services we provide the County, please contact us.

Kindest regards,

RONALD E. ROCHA
Partner

Cc: Atascosa County Commissioners Court

Atascosa County

Delinquent Justice Court Fees & Fines
Collection & Activity Summary

Collection Disposition Summary	September 1 - 30, 2024
Citations Assigned	475
Amount Assigned	$151,700
Citations Collected	136
Amount Collected	$36,716
Citations Cancelled	35
Amount Cancelled	$12,351
Citations Resolved	171
Amount Resolved	$49,067

Collection Disposition Summary - History	January 2016 - September 2024
Citations Assigned	33,948
Amount Assigned	$11,070,668
Citations Adjusted	1,307
Amount Adjusted	($55,913)
Citations Collected	5,634
Amount Collected	$1,742,932
Citations Cancelled	2,236
Amount Cancelled	$723,497
Citations Resolved	7,870
Amount Resolved	$2,522,342
Dollar Resolution Rate	22.8%

Collection Activity	September 1 - 30, 2024	
Letters		7,543
Address/Phone Updated		628
Phone Activity	Inbound Calls	61
	Outbound Calls	546

Collection Activity - History	January 2016 - September 2024	
Letters		155,418
Address/Phone Updated		36,586
Phone Activity	Inbound Calls	7,383
	Outbound Calls	268,568

Atascosa County

Delinquent Justice Court Fees & Fines
Status of Outstanding Accounts

Status	Count	Amount
ACT - Active Account	25,493	$8,366,662
ATT - Attorney Contact Only	10	$2,994
BKR - Bankruptcy	4	$1,495
DEC - Deceased No Estate or Beyond Claim	94	$29,863
DIS - Disputed	5	$1,780
INC - Incarcerated	187	$68,892
PRM - Promise Payment	230	$68,757
REF - Refuse To Pay	9	$2,944
SKP - Skip Tracing For Location	16	$4,941
Total	**26,048**	**$8,548,328**

Atascosa County

Delinquent Justice Court Fees & Fines
Monthly Collection Activity

Year	Month	Letters Mailed	Address/Phone Updated	Phone Activity		Dollars Collected
				Inbound	Outbound	
2024	September	7,543	628	61	546	$36,716
	August	93	251	70	459	NF
	July	798	651	39	878	$14,546
	June	465	478	23	455	$22,159
	May	478	565	33	168	$27,668
	April	208	159	74	585	$41,688
	March	10,165	678	143	604	$27,291
	February	689	222	40	594	$19,010
	January	501	518	37	709	$17,092
2023	December	581	97	30	578	$12,789
	November	127	479	33	827	$19,374
	October	1,146	397	63	496	$21,291
	September	4,592	327	89	515	$25,368
	August	2,483	653	111	648	$23,046
	July	2,846	381	96	650	$19,117
	June	1,403	369	81	521	$19,195
	May	1,873	3,436	43	435	$21,410
	April	137	317	39	392	$28,972
	March	5,369	521	78	342	$24,110
	February	637	101	23	166	$13,322
	January	176	42	20	239	$9,181
2022	December	186	42	16	410	$20,658
	November	31	35	16	222	$7,294
	October	6,398	323	73	129	$7,375
	September	259	43	29	451	$18,091
Total*		**49,184**	**11,713**	**1,360**	**12,019**	**$496,763**

*Contract to date information available upon request.
NF = No Payment File Received

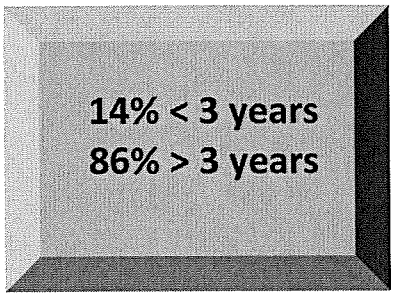
Atascosa County

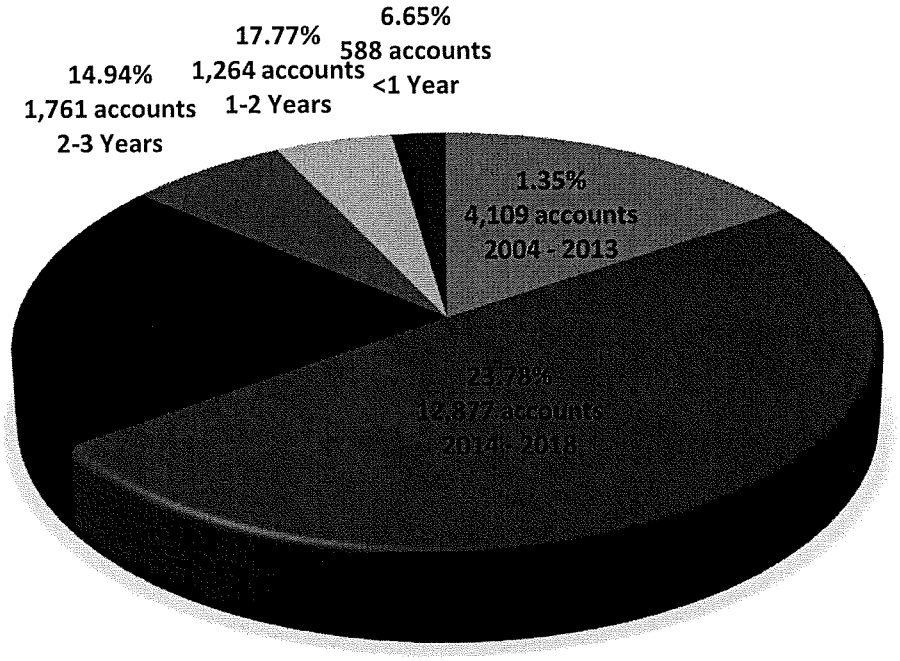
Delinquent Justice Court Fees & Fines
Portfolio Analysis
Outstanding Placements

	Accounts	Dollars	Acct. Pct.	Dollar Pct.	Average Balance
ALL ACCOUNTS	26,048	$8,548,328.23	100.00%	100.00%	$328.18
ADDRESSES					
No Mailing Address	15	$4,580.29	0.06%	0.05%	$305.35
Returned Mail	2,668	$898,375.52	10.24%	10.51%	$336.72
Good Address	23,365	$7,645,372.42	89.70%	89.44%	$327.21
OFFENSE AGE					
One Year or Less	588	$190,277.69	2.26%	2.23%	$323.60
1-2 Years	1,264	$404,084.67	4.85%	4.73%	$319.69
2-3 Years	1,761	$594,327.32	6.76%	6.95%	$337.49
+3 Years	22,435	$7,359,638.55	86.13%	86.09%	$328.04
PLACEMENT AGE					
One Year or Less	2,121	$692,156.25	8.14%	8.10%	$326.33
1-2 Years	1,990	$665,782.93	7.64%	7.79%	$334.56
2-3 Years	862	$296,246.09	3.31%	3.47%	$343.67
+3 Years	21,075	$6,894,142.96	80.91%	80.65%	$327.12

Atascosa County

Delinquent Justice Court Fees and Fines
Age of Outstanding Offenses by Outstanding Citations
as of September 30, 2024





Atascosa County

Delinquent Justice Court Fees & Fines
Offense Age of Placements*

	2017 & PRIOR	2018	2019	2020	2021	2022	2023	2024	Total Placements
September	6	-	-	1	59	77	186	146	**475**
2024	1.26%			0.21%	12.42%	16.21%	39.16%	30.74%	
August	-	-	-	-	-	-	-	-	**NP**
2024									
July	3	-	14	16	17	-	6	46	**102**
2024	2.94%		13.73%	15.69%	16.67%		5.88%	45.10%	
June	44	4	-	-	46	8	12	69	**183**
2024	24.04%	2.19%			25.14%	4.37%	6.56%	37.70%	
May	35	-	1	-	-	1	98	104	**239**
2024	14.64%		0.42%			0.42%	41.00%	43.51%	
April	10	-	-	-	-	3	65	-	**78**
2024	12.82%					3.85%	83.33%		
March	1	-	10	-	-	-	47	-	**58**
2024	1.72%		17.24%				81.03%		
February	32	3	10	6	-	7	110	-	**168**
2024	19.05%	1.79%	5.95%	3.57%		4.17%	65.48%		
January	1	-	-	-	-	2	129	-	**132**
2024	0.76%					1.52%	97.73%		
December	8	-	-	-	-	13	91	-	**112**
2023	7.14%					11.61%	81.25%		
November	17	-	-	-	1	15	93	-	**126**
2023	13.49%				0.79%	11.90%	73.81%		
October	19	-	-	-	26	379	145	-	**569**
2023	3.34%				4.57%	66.61%	25.48%		
September	1	-	-	-	-	6	81	-	**88**
2023	1.14%					6.82%	92.05%		

*Contract to date information available upon request.

NP = No Placements Received

Atascosa County Justice of the Peace
All Precincts Combined - Placement Activity Summary
January 2016 - September 2024

Year	Month	Count #	Orig Placement $	Cancelled $	Adjustment $	Net Placement $	Collected $	Collected %
	September	475	$151,700	$0	($71)	$151,629	$729	0.48%
	August	NT	NT	NT	NT	NT	NT	NT
	July	102	$32,770	$0	$0	$32,770	$533	1.63%
	June	183	$53,190	$562	$39	$52,667	$865	1.64%
	May	239	$78,206	$2,109	$9	$76,106	$3,239	4.26%
	April	78	$24,288	$371	$0	$23,918	$319	1.33%
	March	58	$18,588	$0	$33	$18,621	$1,188	6.38%
	February	168	$58,895	$1,287	$26	$57,634	$5,337	9.26%
	January	132	$46,238	$1,258	$20	$45,000	$2,790	6.20%
2024 Summary		**1,435**	**$463,875**	**$5,586**	**$56**	**$458,344**	**$14,998**	**3.27%**
	December	112	$30,828	$0	($126)	$30,703	$2,147	6.99%
	November	126	$47,046	$0	$0	$47,046	$6,268	13.32%
	October	569	$191,211	$1,728	$133	$189,616	$10,140	5.35%
	September	88	$29,197	$0	($509)	$28,687	$5,173	18.03%
	August	222	$68,616	$1,066	$60	$67,610	$8,765	12.96%
	July	111	$34,458	$273	($74)	$34,111	$4,142	12.14%
	June	70	$23,189	$241	($81)	$22,868	$4,879	21.34%
	May	54	$18,834	$0	$30	$18,864	$5,211	27.62%
	April	24	$7,519	$0	($31)	$7,488	$878	11.72%
	March	684	$205,589	$11,777	$30	$193,842	$6,034	3.11%
	February	746	$282,424	$8,541	($455)	$273,428	$25,477	9.32%
	January	70	$24,626	$1,452	($495)	$22,680	$2,918	12.86%
2023 Summary		**2,876**	**$963,538**	**$25,077**	**($1,517)**	**$936,944**	**$82,030**	**8.76%**
	December	135	$45,651	$3,244	$30	$42,438	$7,295	17.19%
	November	22	$7,214	$300	$0	$6,913	$1,606	23.22%
	October	78	$28,399	$5,718	($335)	$22,347	$3,119	13.96%
	September	80	$26,547	$1,425	$54	$25,177	$6,090	24.19%
2022 Summary		**1,068**	**$366,105**	**$20,614**	**($1,315)**	**$344,176**	**$62,098**	**18.04%**
2021 Summary		**2,648**	**$890,112**	**$45,956**	**($5,084)**	**$839,071**	**$157,606**	**18.78%**
2020 Summary		**3,701**	**$1,175,780**	**$60,565**	**($6,095)**	**$1,109,120**	**$209,898**	**18.92%**
2019 Summary		**4,916**	**$1,570,802**	**$84,976**	**($10,547)**	**$1,475,279**	**$301,159**	**20.41%**
Prior Years		**17,304**	**$5,640,456**	**$480,723**	**($31,409)**	**$5,128,324**	**$915,142**	**17.84%**

NT = No Transactions Received

Atascosa County Justice of the Peace
Precinct 1 - Placement Activity Summary
January 2016 - September 2024

Year	Month	Count #	Orig Placement $	Cancelled $	Adjustment $	Net Placement $	Collected $	Collected %
	September	284	$88,111	$0	$0	$88,111	$176	0.20%
	August	NT	NT	NT	NT	NT	NT	NT
	July	63	$19,614	$0	$0	$19,614	NT	NT
	June	106	$30,388	$562	$0	$29,826	$475	1.59%
	May	35	$11,736	$328	$0	$11,409	$320	2.80%
	April	3	$1,092	$0	$0	$1,092	NT	NT
	March	6	$2,118	$0	$20	$2,138	$639	29.89%
	February	53	$15,952	$0	$13	$15,965	$1,228	7.69%
	January	17	$5,409	$0	$0	$5,409	$306	5.65%
2024 Summary		**567**	**$174,420**	**$889**	**$33**	**$173,563**	**$3,142**	**1.81%**
	December	19	$6,309	$0	$0	$6,309	$319	5.05%
	November	22	$7,436	$0	$0	$7,436	$337	4.53%
	October	15	$4,849	$0	$10	$4,859	$212	4.35%
	September	11	$3,271	$0	($365)	$2,906	$332	11.41%
	August	10	$2,748	$0	$0	$2,748	$0	0.00%
	July	23	$7,842	$0	($89)	$7,753	$1,302	16.80%
	June	49	$15,309	$241	($81)	$14,988	$3,985	26.59%
	May	6	$2,717	$0	$0	$2,717	$663	24.40%
	April	24	$7,519	$0	($31)	$7,488	$878	11.72%
	March	14	$4,336	$0	$0	$4,336	$598	13.79%
	February	3	$832	$0	$0	$832	$241	28.91%
	January	22	$7,680	$0	($51)	$7,629	$755	9.90%
2023 Summary		**218**	**$70,847**	**$241**	**($606)**	**$70,001**	**$9,620**	**13.74%**
	December	36	$11,908	$0	$0	$11,908	$1,892	15.88%
	November	20	$6,607	$0	$0	$6,607	$1,299	19.66%
	October	23	$7,539	$702	($235)	$6,602	$1,609	24.37%
	September	29	$9,563	$330	$20	$9,252	$640	6.91%
2022 Summary		**462**	**$159,041**	**$5,363**	**($885)**	**$152,793**	**$18,049**	**11.81%**
2021 Summary		**698**	**$229,927**	**$5,491**	**$251**	**$224,687**	**$43,443**	**19.33%**
2020 Summary		**1,022**	**$305,997**	**$13,202**	**($1,940)**	**$290,855**	**$77,926**	**26.79%**
2019 Summary		**247**	**$78,172**	**$3,150**	**($1,399)**	**$73,623**	**$18,316**	**24.88%**
Prior Years		**4,688**	**$1,583,238**	**$212,807**	**($6,434)**	**$1,363,998**	**$429,473**	**31.49%**

NT = No Transactions Received

Atascosa County Justice of the Peace
Precinct 3 - Placement Activity Summary
January 2018 - September 2024

Year	Month	Count #	Orig Placement $	Cancelled $	Adjustment $	Net Placement $	Collected $	Collected %
	September	60	$19,711	$0	$0	$19,711	NT	NT
	August	NT	NT	NT	NT	NT	NT	NT
	July	14	$5,468	$0	$0	$5,468	$533	9.75%
	June	NT	NT	NT	NT	NT	NT	NT
	May	139	$47,634	$1,372	($6)	$46,256	$1,768	3.82%
	April	43	$13,353	$371	$0	$12,982	NT	NT
	March	29	$9,555	$0	$0	$9,555	NT	NT
	February	69	$31,001	$722	$0	$30,279	$2,696	8.90%
	January	46	$20,279	$824	$0	$19,455	$1,724	8.86%
2024 Summary		**400**	**$147,000**	**$3,288**	**($6)**	**$143,706**	**$6,721**	**4.68%**
	December	36	$10,583	$0	($184)	$10,399	$1,426	13.71%
	November	54	$16,232	$0	$0	$16,232	$4,624	28.49%
	October	43	$12,757	$741	$15	$12,031	$130	1.08%
	September	60	$20,809	$0	($119)	$20,691	$3,938	19.03%
	August	46	$14,122	$0	$0	$14,122	$637	4.51%
	July	84	$25,427	$273	$15	$25,169	$2,840	11.28%
	June	21	$7,881	$0	$0	$7,881	$894	11.35%
	May	48	$16,117	$0	$30	$16,147	$4,548	28.16%
	April	NT	NT	NT	NT	NT	NT	NT
	March	NT	NT	NT	NT	NT	NT	NT
	February	54	$16,264	$1,648	$20	$14,635	$6,256	42.74%
	January	30	$10,118	$832	($30)	$9,256	$2,162	23.36%
2023 Summary		**476**	**$150,311**	**$3,494**	**($253)**	**$146,563**	**$27,454**	**18.73%**
	December	94	$32,130	$3,244	$30	$28,917	$5,404	18.69%
	November	NT	NT	NT	NT	NT	NT	NT
	October	35	$14,438	$4,293	($100)	$10,045	$1,511	15.04%
	September	51	$16,985	$1,095	$35	$15,924	$5,451	34.23%
2022 Summary		**572**	**$196,119**	**$13,927**	**($430)**	**$181,761**	**$43,168**	**23.75%**
2021 Summary		**950**	**$303,689**	**$12,978**	**($5,043)**	**$285,668**	**$76,238**	**26.69%**
2020 Summary		**709**	**$214,564**	**$11,081**	**($4,036)**	**$199,448**	**$72,510**	**36.36%**
2019 Summary		**2,579**	**$803,121**	**$52,873**	**($9,906)**	**$740,342**	**$228,751**	**30.90%**
Prior Years		**2,092**	**$667,056**	**$54,062**	**($25,082)**	**$587,912**	**$235,435**	**40.05%**

NT = No Transactions Received

PROPRIETARY AND CONFIDENTIAL INFORMATION

Atascosa County Justice of the Peace
Precinct 4 - Placement Activity Summary
March 2016 - September 2024

Year	Month	Count #	Orig Placement $	Cancelled $	Adjustment $	Net Placement $	Collected $	Collected %
	September	131	$43,878	$0	($71)	$43,807	$554	1.26%
	August	NT	NT	NT	NT	NT	NT	NT
	July	25	$7,688	$0	$0	$7,688	NT	NT
	June	77	$22,802	$0	$39	$22,841	$390	1.71%
	May	65	$18,836	$410	$15	$18,441	$1,151	6.24%
	April	32	$9,844	$0	$0	$9,844	$319	3.24%
	March	23	$6,915	$0	$13	$6,928	$549	7.92%
	February	46	$11,942	$566	$13	$11,389	$1,413	12.41%
	January	69	$20,550	$434	$20	$20,136	$760	3.78%
2024 Summary		**468**	**$142,455**	**$1,409**	**$29**	**$141,075**	**$5,136**	**3.64%**
	December	57	$13,936	$0	$59	$13,995	$402	2.87%
	November	50	$23,378	$0	$0	$23,378	$1,307	5.59%
	October	511	$173,605	$987	$108	$172,726	$9,798	5.67%
	September	17	$5,117	$0	($26)	$5,091	$904	17.76%
	August	166	$51,747	$1,066	$60	$50,741	$8,128	16.02%
	July	4	$1,190	$0	$0	$1,190	NT	NT
	June	NT	NT	NT	NT	NT	NT	NT
	May	NT	NT	NT	NT	NT	NT	NT
	April	NT	NT	NT	NT	NT	NT	NT
	March	670	$201,253	$11,777	$30	$189,507	$5,436	2.87%
	February	689	$265,327	$6,893	($475)	$257,960	$18,981	7.36%
	January	18	$6,828	$620	($414)	$5,795	NT	NT
2023 Summary		**2,182**	**$742,380**	**$21,342**	**($658)**	**$720,380**	**$44,956**	**6.24%**
	December	5	$1,613	$0	$0	$1,613	NT	NT
	November	2	$607	$300	$0	$307	$307	100.00%
	October	20	$6,423	$723	$0	$5,700	NT	NT
	September	NT	NT	NT	NT	NT	NT	NT
2022 Summary		**34**	**$10,945**	**$1,324**	**$0**	**$9,622**	**$881**	**9.16%**
2021 Summary		**1,000**	**$356,496**	**$27,487**	**($292)**	**$328,717**	**$37,925**	**11.54%**
2020 Summary		**1,970**	**$655,218**	**$36,282**	**($119)**	**$618,818**	**$59,462**	**9.61%**
2019 Summary		**2,090**	**$689,509**	**$28,952**	**$757**	**$661,315**	**$54,092**	**8.18%**
Prior Years		**10,524**	**$3,390,163**	**$213,855**	**$106**	**$3,176,414**	**$250,234**	**7.88%**

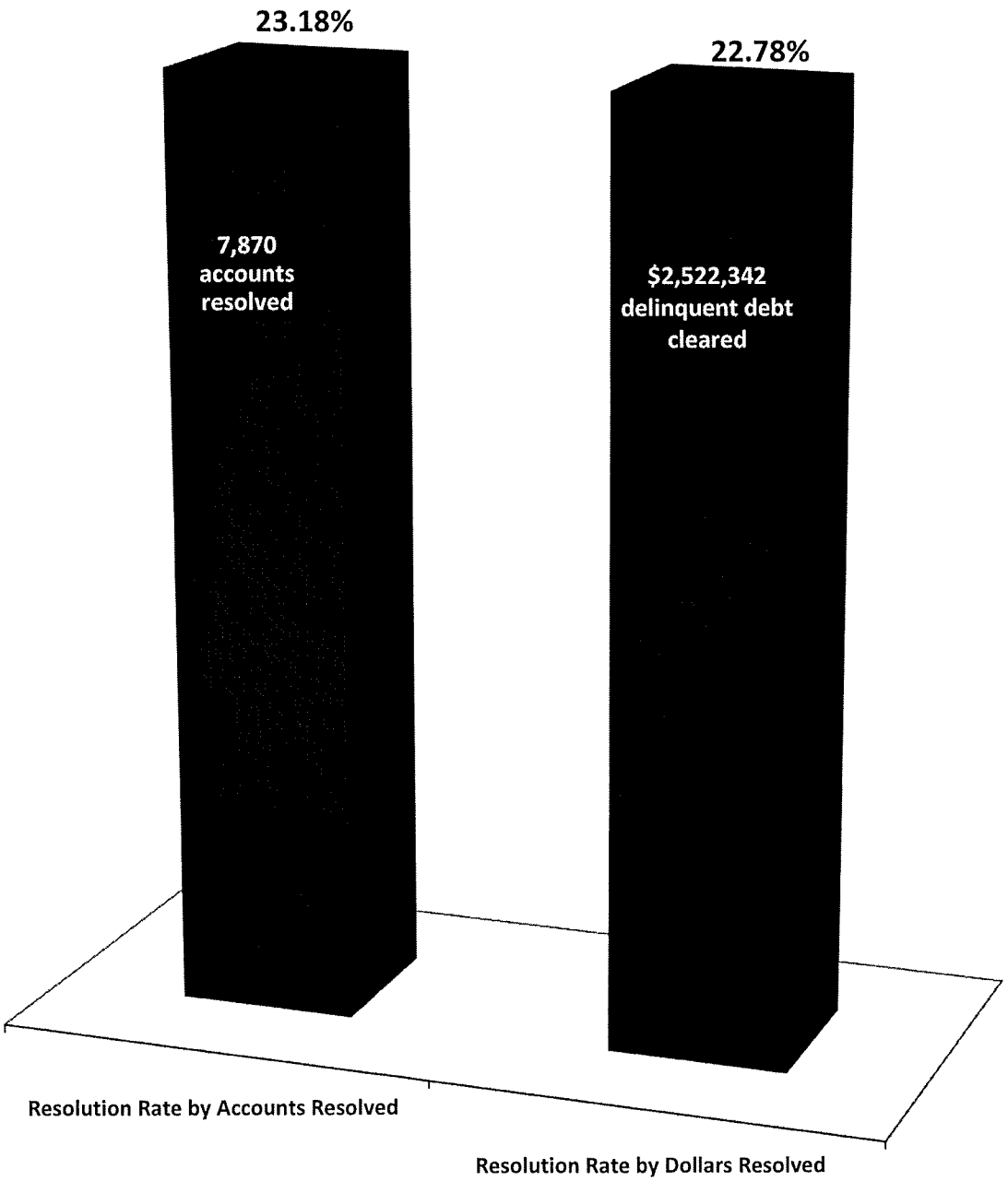
NT = No Transactions Received

Atascosa County

Delinquent Justice Court Fees & Fines
Recovery Rate
as of September 30, 2024

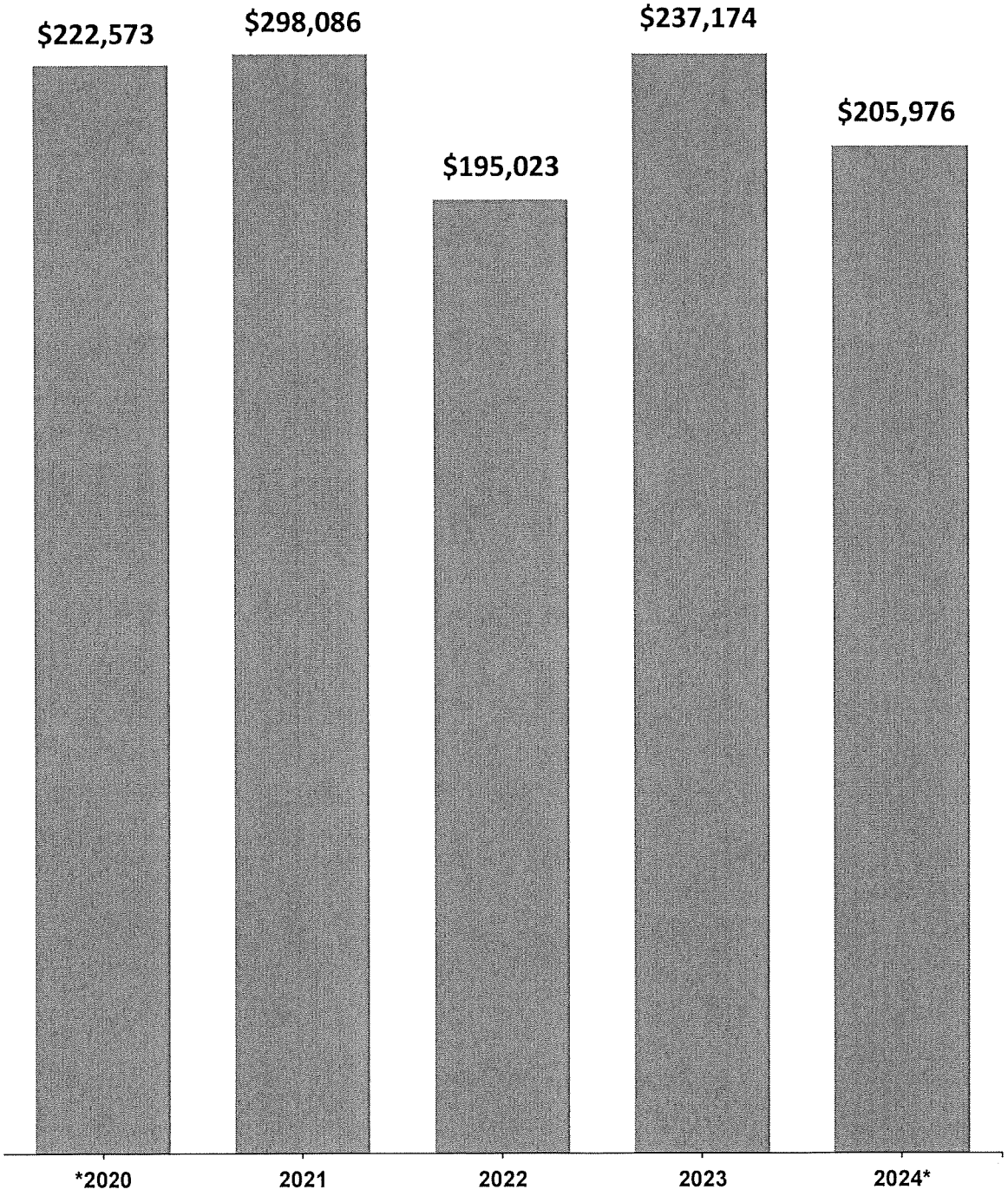
$2,522,342

in delinquent debt cleared



Atascosa County

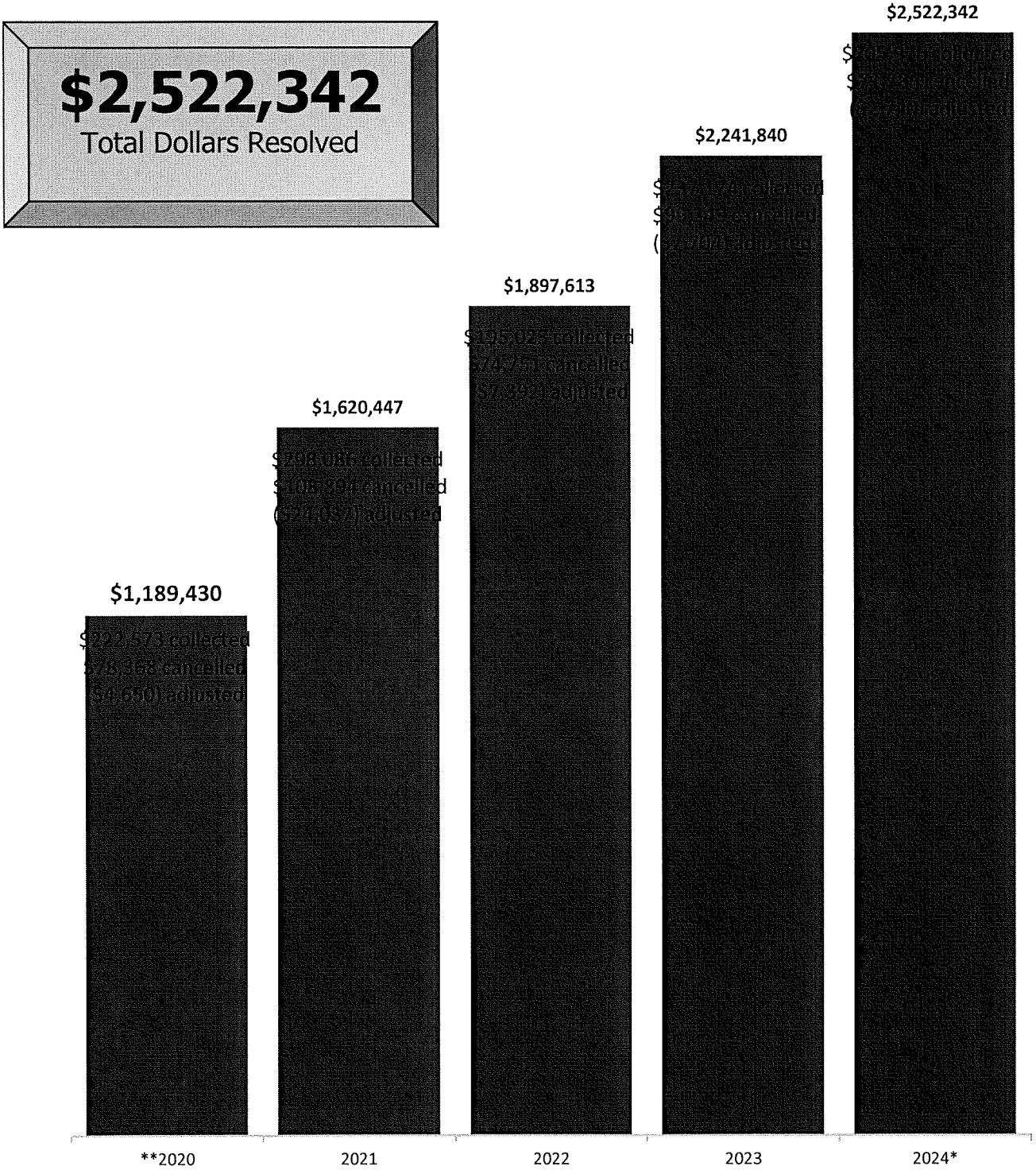
Delinquent Justice Court Fees & Fines
Annual Collections
as of September 30, 2024



*Initial Placement: January 2016
**Current Year as of September 30, 2024

Atascosa County

Delinquent Justice Court Fees & Fines
Cumulative Resolved Dollars
as of September 30, 2024



**Initial Placement: January 2016
*Current Year as of September 30, 2024

Suit Nbr	Account Nbr	Situs	Short Legal	Minimum Bid at Sale	Previously reduded bid	Proposed Resale Bid	Adjudged Value	
09-01-0024-CVA	56874	98 J AND M LN 78069	ABS A01318 J J MALLOY SV-64,TRACT 7,.38 ACRES	$72,603.14	$22,542.00	$5,000.00	$72,020.00	Sold Together total bid $10,000
09-01-0024-CVA	56848	102 J AND M LANE 78069	ABS A01318 J J MALLOY SV-64,TRACT 8,.38 ACRES	$27,187.40	$22,543.00	$5,000.00	$38,180.00	
18-03-0272-CVA	21538	16TH ST CHRISTINE TEXAS, TX	CHRISTINE BLK 213 LOT 5285 0.1607	$550.00		$100.00	$550.00	land locked
18-05-0465-CVA	21192		CHRISTINE LOT 3680 0.0803	$1,610.00		$100.00	$1,610.00	land locked
18-05-0460-CVA	21639		CHRISTINE BLK 265 LOT 6086 0.1607	$550.00		$100.00	$3,220.00	land locked
18-07-0718-CVA	20421	D AVE 78064	CHRISTINE, LOT 599, ACRES .164	$10,744.43		$5,000.00	$26,670.00	
19-07-0685-CVA	23556		IMOGENE-TOWNSITE LOT 4037 0.0803	$300.00		$150.00	$300.00	
19-07-0685-CVA	21668		CHRISTINE BLK 285 LOT 6415 0.1607	$550.00		$100.00	$550.00	land locked
19-12-1100-CVA	62613		JOURDANTON BLK PT OF 102 0.029	$4,470.00		$500.00	$4,440.00	
19-12-1103-CVA	21558		CHRISTINE LOT 5423 0.1607	$550.00		$100.00	$550.00	land locked
19-12-1120-CVA	20640		CHRISTINE BLK 90 LOT 1496 0.0803	$300.00		$100.00	$300.00	land locked
20-09-0804-CVA	20966		CHRISTINE LOT 2696 0.0803	$1,610.00		$805.00	$1,610.00	
21-12-1053-CVA	20563		CHRISTINE BLK 88 LOT 1245 0.0803	$1,610.00		$100.00	$1,610.00	land locked
22-03-0124-CVA	20732		CHRISTINE BLK 57 LOT 1784 0.0803	$1,610.00		$805.00	$1,610.00	
22-04-0233-CVA	57016		ABS A00718 J QUINTANA SV-1126,1.384 ACRES	$15,686.91		$7,843.00	$44,290.00	landlocked/dirt road access
22-04-0237-CVA	21608		CHRISTINE BLK 252 LOT 5764 0.1607	$2,767.36		$100.00	$3,220.00	land locked
22-10-0727-CVA	33479	142 BIG LEAF RD	SHADOW OAK AKERS, LOT PT OF 9,10,11,12,&13, ACRES 2.25	$14,419.25		$7,000.00	$56,790.00	

EXHIBIT A

Atascosa CAD Property Search

Property ID: 56874 For Year 2024

Property Details

Account		
Property ID:	56874	**Geographic ID:** 01318-00-000-000106
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	98 J AND M RD, TX	
Map ID:		**Mapsco:**
Legal Description:	ABS A01318 J J MALLOY SV-64,TRACT 7,.38 ACRES	
Abstract/Subdivision:	A01318	
Neighborhood:	(SSU/F3P) SSU/F3P	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$5,840 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$22,800 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$28,640 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$28,640 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$28,640
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
GAT	ATASCOSA COUNTY	0.408738	$28,640	$0
SSU	SOMERSET ISD	1.075500	$28,640	$0
WEV	EVERGREEN WATER DIST	0.004365	$28,640	$0
CAD	County Appraisal District	0.000000	$28,640	$0
FMLR	FARM TO MARKET ROAD	0.074150	$28,640	$0

Total Tax Rate: 1.562753

Property Improvement - Building

Description: RESIDENCE **Type:** Residential **Living Area:** 1376.0 sqft **Value:** $5,840

Type	Description	Class CD	Year Built
MA	MAIN AREA	F3P	1930

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RA	RURAL ACREAGE	0.38	16,552.80	0.00	0.00	$22,800	$0

Property Roll Value History

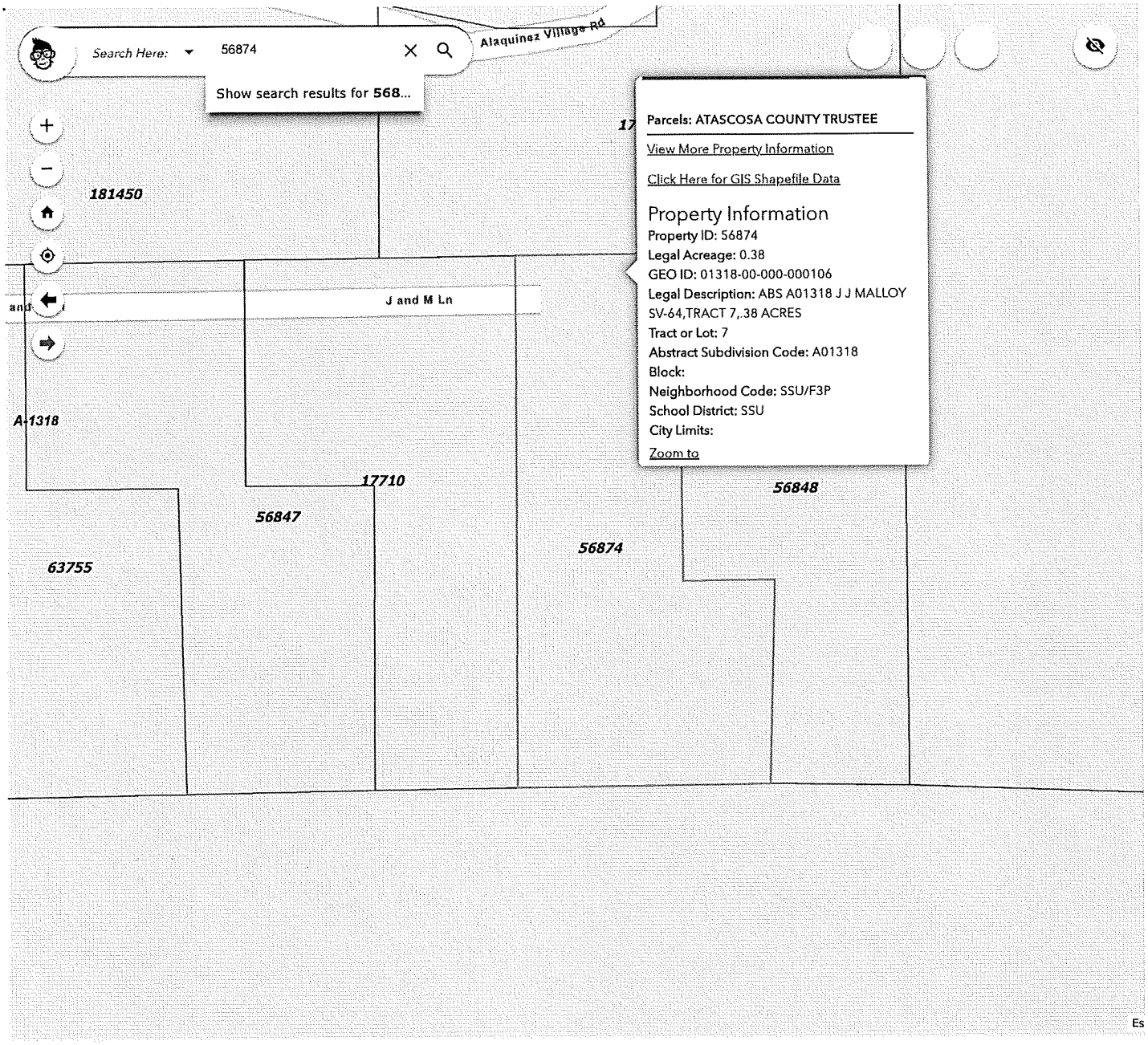
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$5,840	$22,800	$0	$28,640	$0	$28,640
2023	$5,340	$22,800	$0	$28,140	$0	$28,140
2022	$4,950	$10,830	$0	$15,780	$0	$15,780
2021	$4,290	$10,640	$0	$14,930	$0	$14,930
2020	$3,980	$7,600	$0	$11,580	$0	$11,580
2019	$4,180	$7,600	$0	$11,780	$0	$11,780
2018	$3,990	$7,600	$0	$11,590	$0	$11,590
2017	$4,010	$3,420	$0	$7,430	$0	$7,430
2016	$4,010	$3,420	$0	$7,430	$0	$7,430

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/12/2010	SWD	SPECIAL WARRANTY DEED	ALAQUINEZ JULIAN A	ALAQUINEZ JUAN	112778		
11/16/2015	SD	SHERIFFS DEED	ALAQUINEZ JUAN	ATASCOSA COUNTY TRUSTEE	166827		

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination



29°10'23"N 98°40'53"W

0 20 40ft

Atascosa CAD Property Search

Property ID: 56848 For Year 2024

Property Details

Account		
Property ID:	56848	**Geographic ID:** 01318-00-000-000104
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	102 J AND M RD, TX	
Map ID:		**Mapsco:**
Legal Description:	ABS A01318 J J MALLOY SV-64,TRACT 8,.38 ACRES	
Abstract/Subdivision:	A01318	
Neighborhood:	(SSU/F3P) SSU/F3P	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$5,740 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$22,800 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$28,540 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$28,540 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$28,540
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
GAT	ATASCOSA COUNTY	0.408738	$28,540	$0
SSU	SOMERSET ISD	1.075500	$28,540	$0
WEV	EVERGREEN WATER DIST	0.004365	$28,540	$0
CAD	County Appraisal District	0.000000	$28,540	$0
FMLR	FARM TO MARKET ROAD	0.074150	$28,540	$0

Total Tax Rate: 1.562753

Property Improvement - Building

Description: RESIDENCE **Type:** Residential **Living Area:** 1300.0 sqft **Value:** $5,740

Type	Description	Class CD	Year Built
MA	MAIN AREA	F3P	1930
OP		*	1930

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RA	RURAL ACREAGE	0.38	16,552.80			$22,800	$0

Property Roll Value History

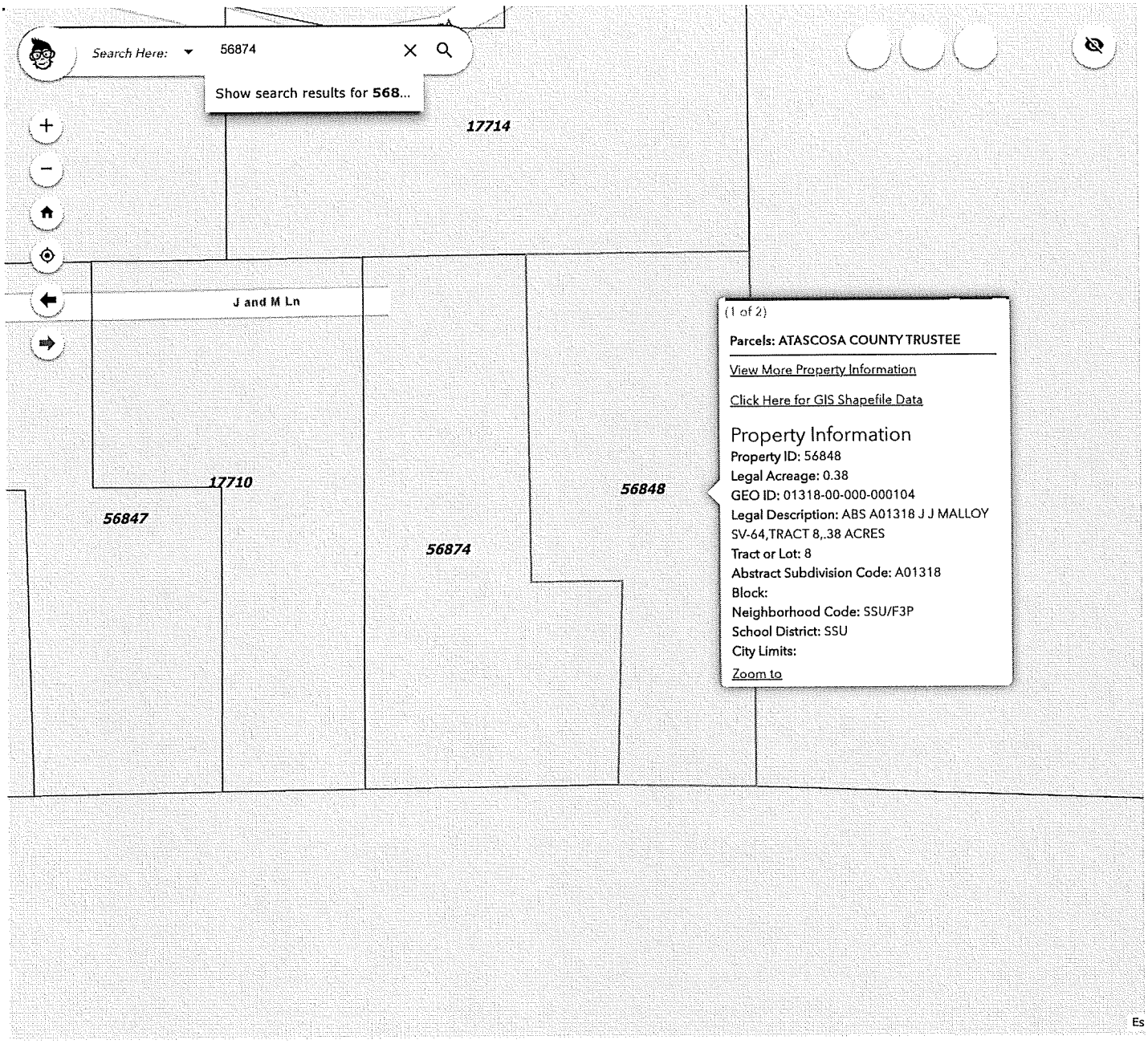
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$5,740	$22,800	$0	$28,540	$0	$28,540
2023	$5,250	$22,800	$0	$28,050	$0	$28,050
2022	$4,880	$10,830	$0	$15,710	$0	$15,710
2021	$4,230	$10,640	$0	$14,870	$0	$14,870
2020	$3,930	$7,600	$0	$11,530	$0	$11,530
2019	$4,130	$7,600	$0	$11,730	$0	$11,730
2018	$3,950	$7,600	$0	$11,550	$0	$11,550
2017	$3,610	$3,420	$0	$7,030	$0	$7,030
2016	$3,600	$3,420	$0	$7,020	$0	$7,020

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/12/2010	SWD	SPECIAL WARRANTY DEED	ALAQUINEZ JULIAN A	ALAQUINEZ JUAN	112781		
11/16/2015	SD	SHERIFFS DEED	ALAQUINEZ JUAN	ATASCOSA COUNTY TRUSTEE	166827		

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
56874
Show search results for 568...
17714
J and M Ln
17710
56847
56874
56848
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 56848
Legal Acreage: 0.38
GEO ID: 01318-00-000-000104
Legal Description: ABS A01318 J J MALLOY SV-64,TRACT 8,.38 ACRES
Tract or Lot: 8
Abstract Subdivision Code: A01318
Block:
Neighborhood Code: SSU/F3P
School District: SSU
City Limits:
Zoom to
29°10'22"N 98°40'50"W
0 20 40ft

29°10'21"N 98°40'52"W

0 20 40ft

Atascosa CAD Property Search

Property ID: 21538 For Year 2024

Property Details

Account		
Property ID:	21538	**Geographic ID:** 01970-00-000-528500
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	16TH ST, TX	
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**
Legal Description:	CHRISTINE BLK 213 LOT 5285 0.1607	
Abstract/Subdivision:	S01970	
Neighborhood:	(S01970) CHRISTINE	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$3,220 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$3,220 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$3,220 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$3,220
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$3,220	$0
GAT	ATASCOSA COUNTY	0.408738	$3,220	$0
WEV	EVERGREEN WATER DIST	0.004365	$3,220	$0
CAD	County Appraisal District	0.000000	$3,220	$0
FMLR	FARM TO MARKET ROAD	0.074150	$3,220	$0
SJO	JOURDANTON ISD	1.019800	$3,220	$0

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.16	7,000.00	50.00	140.00	$3,220	$0

Property Roll Value History

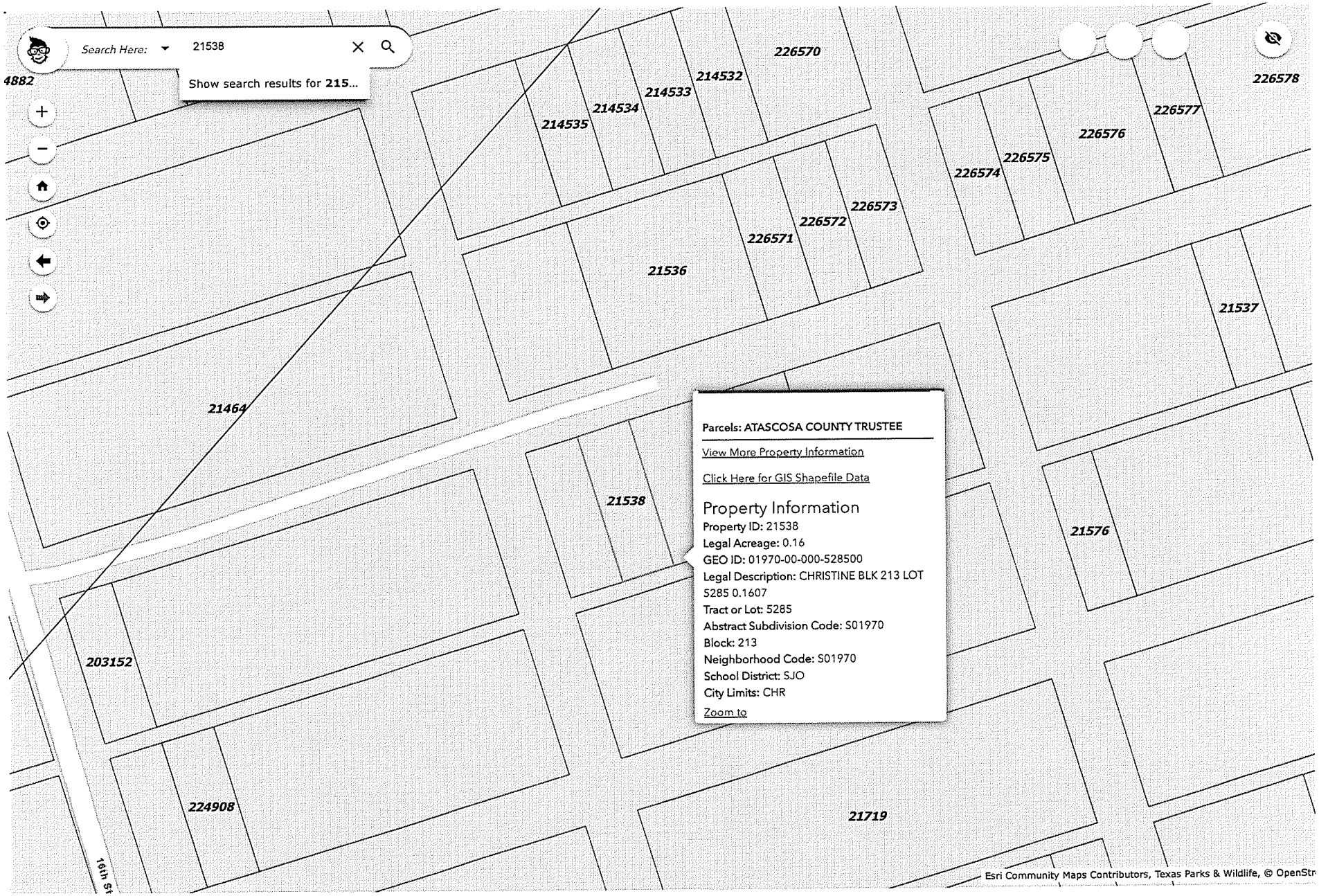
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$3,220	$0	$3,220	$0	$3,220
2023	$0	$3,220	$0	$3,220	$0	$3,220
2022	$0	$3,220	$0	$3,220	$0	$3,220
2021	$0	$550	$0	$550	$0	$550
2020	$0	$550	$0	$550	$0	$550
2019	$0	$550	$0	$550	$0	$550
2018	$0	$550	$0	$550	$0	$550
2017	$0	$190	$0	$190	$0	$190
2016	$0	$190	$0	$190	$0	$190

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/28/2022	SD	SHERIFFS DEED	MC LAUGHLIN MRS WILLA	ATASCOSA COUNTY TRUSTEE			230119

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
21538
Show search results for 215...
4882
226570
214532
214533
214534
214535
226578
226577
226576
226575
226574
226573
226572
226571
21536
21537
21464
21538
21576
203152
224908
21719
16th St
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21538
Legal Acreage: 0.16
GEO ID: 01970-00-000-528500
Legal Description: CHRISTINE BLK 213 LOT 5285 0.1607
Tract or Lot: 5285
Abstract Subdivision Code: S01970
Block: 213
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStr
28°47'07"N 98°29'07"W
0
50
100ft

Search Here:
21538
Show search results for 215...
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21538
Legal Acreage: 0.16
GEO ID: 01970-00-000-528500
Legal Description: CHRISTINE BLK 213 LOT 5285 0.1607
Tract or Lot: 5285
Abstract Subdivision Code: S01970
Block: 213
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
21726
28°47'05"N 98°29'08"W
0
50
100ft

401 16th St

Atascosa CAD Property Search

Property ID: 21192 For Year 2024

Property Details

Account		
Property ID:	21192	**Geographic ID:** 01970-00-000-368000
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:		
Map ID:		**Mapsco:**
Legal Description:	CHRISTINE LOT 3680 0.0803	
Abstract/Subdivision:	S01970	
Neighborhood:	(S01970) CHRISTINE	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$1,610 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$1,610 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$1,610 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$1,610
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$1,610	$0
GAT	ATASCOSA COUNTY	0.408738	$1,610	$0
WEV	EVERGREEN WATER DIST	0.004365	$1,610	$0
CAD	County Appraisal District	0.000000	$1,610	$0
FMLR	FARM TO MARKET ROAD	0.074150	$1,610	$0
SJO	JOURDANTON ISD	1.019800	$1,610	$0

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.08	3,500.00	25.00	140.00	$1,610	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$1,610	$0	$1,610	$0	$1,610
2023	$0	$1,610	$0	$1,610	$0	$1,610
2022	$0	$1,610	$0	$1,610	$0	$1,610
2021	$0	$300	$0	$300	$0	$300
2020	$0	$300	$0	$300	$0	$300
2019	$0	$300	$0	$300	$0	$300
2018	$0	$300	$0	$300	$0	$300
2017	$0	$300	$0	$300	$0	$300
2016	$0	$300	$0	$300	$0	$300

Property Deed History

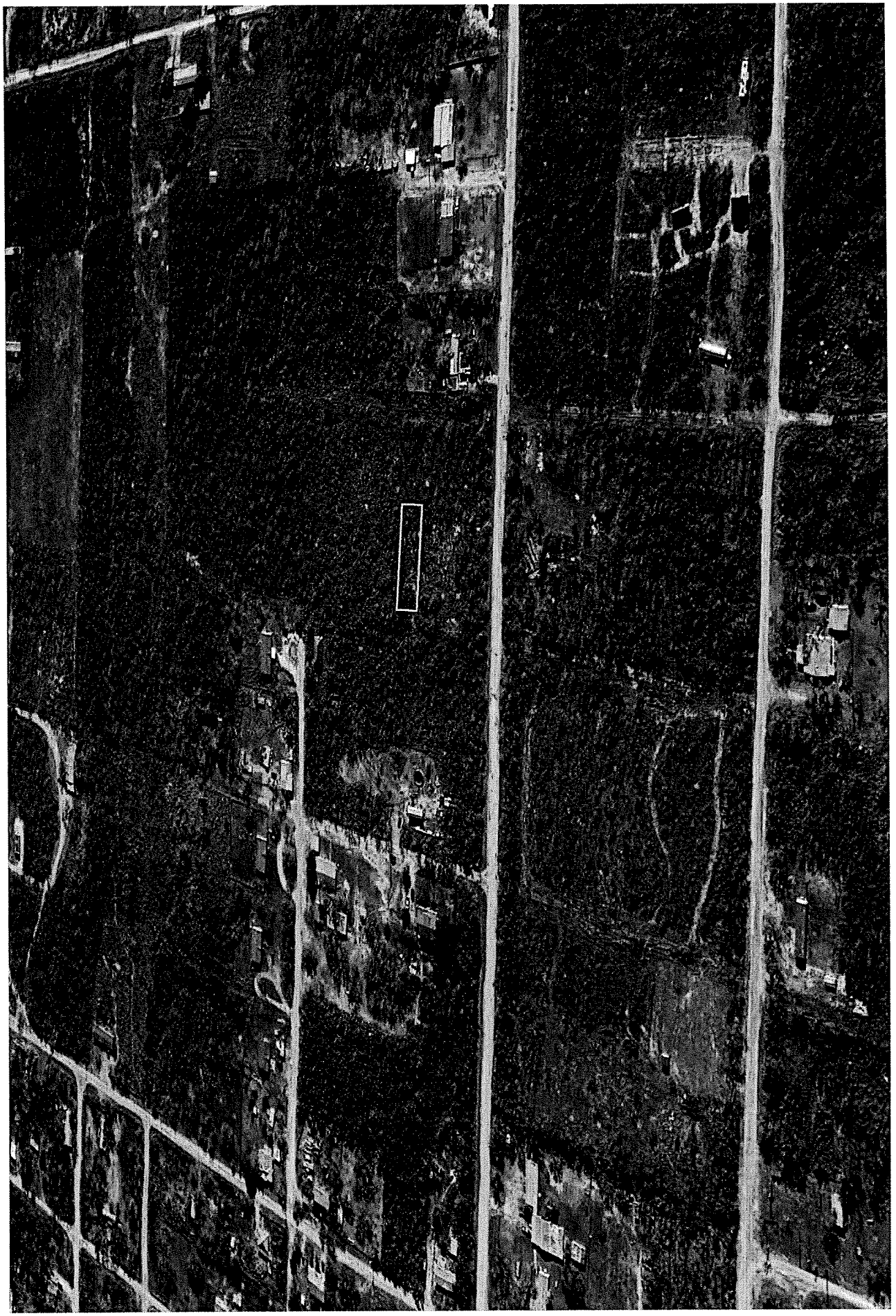
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/4/2023	SH	SHERIFF'S TAX SALE DEED	UNKNOWN	ATASCOSA COUNTY TRUSTEE			239584

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination

Search Here:
21192
Show search results for 211...
21119
224819
21118
21117
21120
224825
226503
21191
176590
21192
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21192
Legal Acreage: 0.08
GEO ID: 01970-00-000-368000
Legal Description: CHRISTINE LOT 3680
0.0803
Tract or Lot: 3680
Abstract Subdivision Code: S01970
Block:
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
176358
163746
214519
21220
21219
21218
6th St
6th St
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStr
28°47'06"N 98°30'02"W
0
20
40ft

Search Here:
21192
Show search results for 211...
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21192
Legal Acreage: 0.08
GEO ID: 01970-00-000-368000
Legal Description: CHRISTINE LOT 3680 0.0803
Tract or Lot: 3680
Abstract Subdivision Code: S01970
Block:
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
28°47'06"N 98°30'01"W
0 20 40ft



Atascosa CAD Property Search

Property ID: 21639 For Year 2024

Property Details

Account		
Property ID:	21639	**Geographic ID:** 01970-00-000-608600
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	10TH ST, TX	
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**
Legal Description:	CHRISTINE BLK 265 LOT 6086 0.1607	
Abstract/Subdivision:	S01970	
Neighborhood:	(S01970) CHRISTINE	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$3,220 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$3,220 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$3,220 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$3,220
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$3,220	$0
GAT	ATASCOSA COUNTY	0.408738	$3,220	$0
WEV	EVERGREEN WATER DIST	0.004365	$3,220	$0
CAD	County Appraisal District	0.000000	$3,220	$0
FMLR	FARM TO MARKET ROAD	0.074150	$3,220	$0
SJO	JOURDANTON ISD	1.019800	$3,220	$0

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.16	7,000.00	50.00	140.00	$3,220	$0

Property Roll Value History

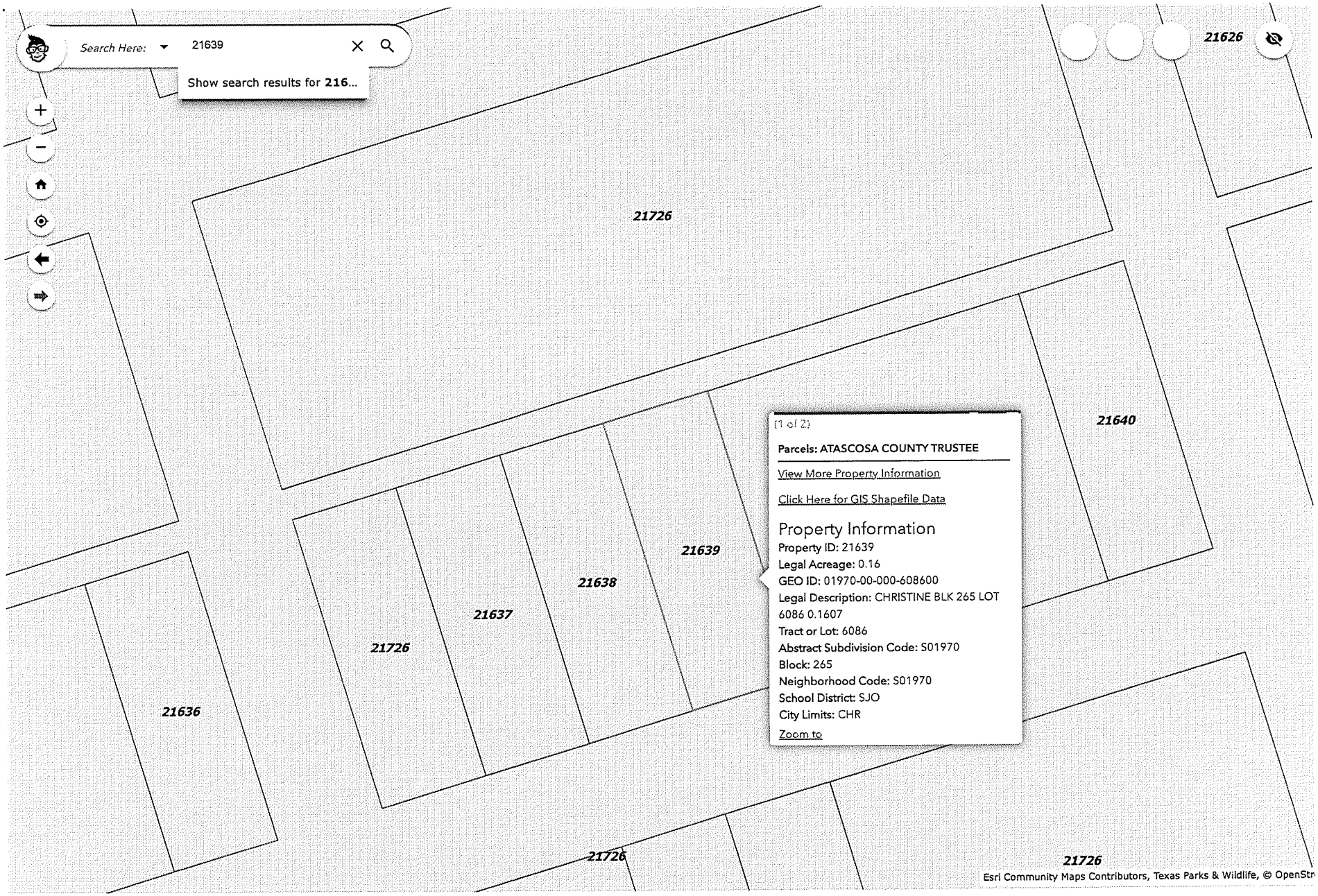
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$3,220	$0	$3,220	$0	$3,220
2023	$0	$3,220	$0	$3,220	$0	$3,220
2022	$0	$3,220	$0	$3,220	$0	$3,220
2021	$0	$550	$0	$550	$0	$550
2020	$0	$550	$0	$550	$0	$550
2019	$0	$550	$0	$550	$0	$550
2018	$0	$550	$0	$550	$0	$550
2017	$0	$190	$0	$190	$0	$190
2016	$0	$190	$0	$190	$0	$190

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/15/2023	SH	SHERIFF'S TAX SALE DEED	STRAUGHAN W E EST	ATASCOSA COUNTY TRUSTEE			234969

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
21639
Show search results for 216...
21626
21726
21640
21639
21638
21637
21726
21636
21726
21726
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21639
Legal Acreage: 0.16
GEO ID: 01970-00-000-608600
Legal Description: CHRISTINE BLK 265 LOT 6086 0.1607
Tract or Lot: 6086
Abstract Subdivision Code: S01970
Block: 265
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStr
28°46'51"N 98°29'35"W
0 20 40ft

Search Here:
21639
Show search results for 216...
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21639
Legal Acreage: 0.16
GEO ID: 01970-00-000-608600
Legal Description: CHRISTINE BLK 265 LOT 6086 0.1607
Tract or Lot: 6086
Abstract Subdivision Code: S01970
Block: 265
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
21726
21639
28°46'47"N 98°29'29"W
0
100
200ft

Atascosa CAD Property Search

Property ID: 20421 For Year 2024

Property Details

Account		
Property ID:	20421	**Geographic ID:** 01970-00-000-059900
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	AVE C, TX	
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**
Legal Description:	CHRISTINE, LOT 599, ACRES .164	
Abstract/Subdivision:	S01970	
Neighborhood:	(CHR/F3E) CHR/F3E	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$33,040 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$3,280 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$36,320 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$36,320 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$36,320
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$36,320	$0
GAT	ATASCOSA COUNTY	0.408738	$36,320	$0
WEV	EVERGREEN WATER DIST	0.004365	$36,320	$0
CAD	County Appraisal District	0.000000	$36,320	$0
FMLR	FARM TO MARKET ROAD	0.074150	$36,320	$0
SJO	JOURDANTON ISD	1.019800	$36,320	$0

Total Tax Rate: 1.987830

Property Improvement - Building

Description: Residential **Type:** Residential **Living Area:** 288.0 sqft **Value:** $33,040

Type	Description	Class CD	Year Built
MA	MAIN AREA	F3E	2010
WD		*	2010
OP		*	2010
SHED		SHED1	2000
STG		STG2	2000

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RA	RURAL ACREAGE	0.16	7,136.00	50.00	142.73	$3,280	$0

Property Roll Value History

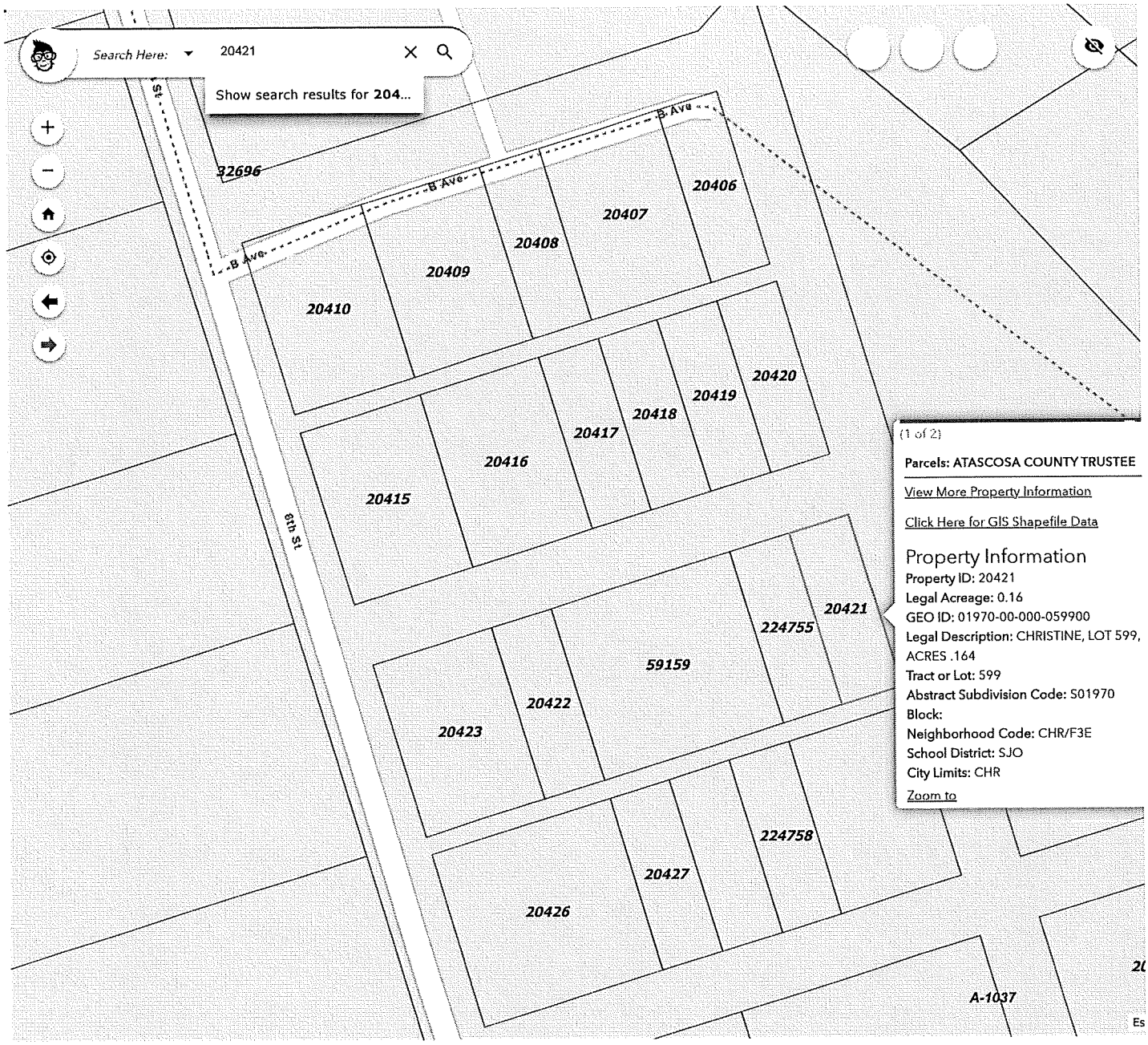
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$33,040	$3,280	$0	$36,320	$0	$36,320
2023	$34,030	$3,280	$0	$37,310	$0	$37,310
2022	$31,580	$3,280	$0	$34,860	$0	$34,860
2021	$28,090	$560	$0	$28,650	$0	$28,650
2020	$26,110	$560	$0	$26,670	$0	$26,670
2019	$29,410	$560	$0	$29,970	$0	$29,970
2018	$28,980	$560	$0	$29,540	$0	$29,540
2017	$26,340	$200	$0	$26,540	$0	$26,540
2016	$26,740	$200	$0	$26,940	$0	$26,940

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/30/2001	WD	WARRANTY DEED	GONZALES LIDIA G	MITCHELL EMERT L II	175	760	0
6/28/2007	WD	WARRANTY DEED	MITCHELL EMERT L II	HAMMOND HARRY	91714		0
2/12/1996	GD	GIFT DEED	ESQUIVEL AVELIA G	GONZALES LIDIA G	45	223	0
5/4/2022	SD	SHERIFFS DEED	HAMMOND HARRY	ATASCOSA COUNTY TRUSTEE			224437

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination



28°47'38"N 98°30'13"W

0 50 100ft

(1 of 2)

Parcels: ATASCOSA COUNTY TRUSTE

View More Property Information

Click Here for GIS Shapefile Data

Property Information

Property ID: 20421
Legal Acreage: 0.16
GEO ID: 01970-00-000-059900
Legal Description: CHRISTINE, LOT 59 ACRES .164
Tract or Lot: 599
Abstract Subdivision Code: S01970
Block:
Neighborhood Code: CHR/F3E
School District: SJO
City Limits: CHR

Zoom to

28°47'35"N 98°30'05"W

0 50 100ft

410

Atascosa CAD Property Search

Property ID: 23556 For Year 2024

Property Details

Account		
Property ID:	23556	**Geographic ID:** 02320-00-000-403700
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:		
Map ID:	H-11, H-12	**Mapsco:**
Legal Description:	IMOGENE-TOWNSITE LOT 4037 0.0803	
Abstract/Subdivision:	S02320	
Neighborhood:	(S02320) IMOGENE-TOWNSITE	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$4,820 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$4,820 (=)
Agricultural Value Loss:	$0 (-)

Privacy - Terms

Appraised Value:	$4,820 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$4,820
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
GAT	ATASCOSA COUNTY	0.408738	$4,820	$0
WEV	EVERGREEN WATER DIST	0.004365	$4,820	$0
CAD	County Appraisal District	0.000000	$4,820	$0
FMLR	FARM TO MARKET ROAD	0.074150	$4,820	$0
SJO	JOURDANTON ISD	1.019800	$4,820	$0

Total Tax Rate: 1.507053

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RESIDENTIAL LOT	0.08	3,500.00	25.00	140.00	$4,820	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$4,820	$0	$4,820	$0	$4,820
2023	$0	$4,420	$0	$4,420	$0	$4,420
2022	$0	$2,410	$0	$2,410	$0	$2,410
2021	$0	$300	$0	$300	$0	$300
2020	$0	$300	$0	$300	$0	$300

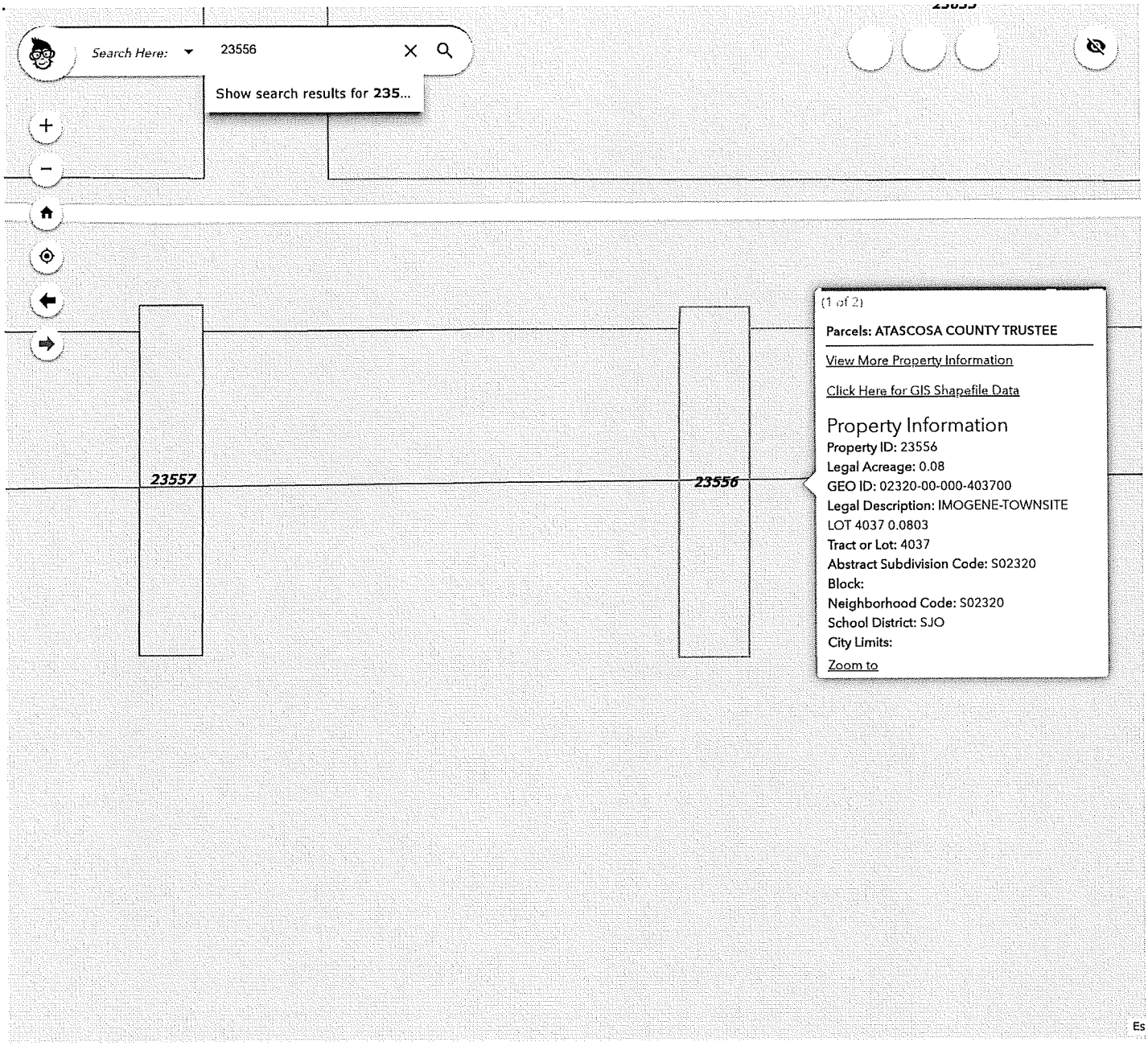
2019	$0	$300	$0	$300	$0	$300
2018	$0	$300	$0	$300	$0	$300
2017	$0	$300	$0	$300	$0	$300
2016	$0	$300	$0	$300	$0	$300

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/3/2023	SH	SHERIFF'S TAX SALE DEED	TOYNE L DOOLEY	ATASCOSA COUNTY TRUSTEE			233854

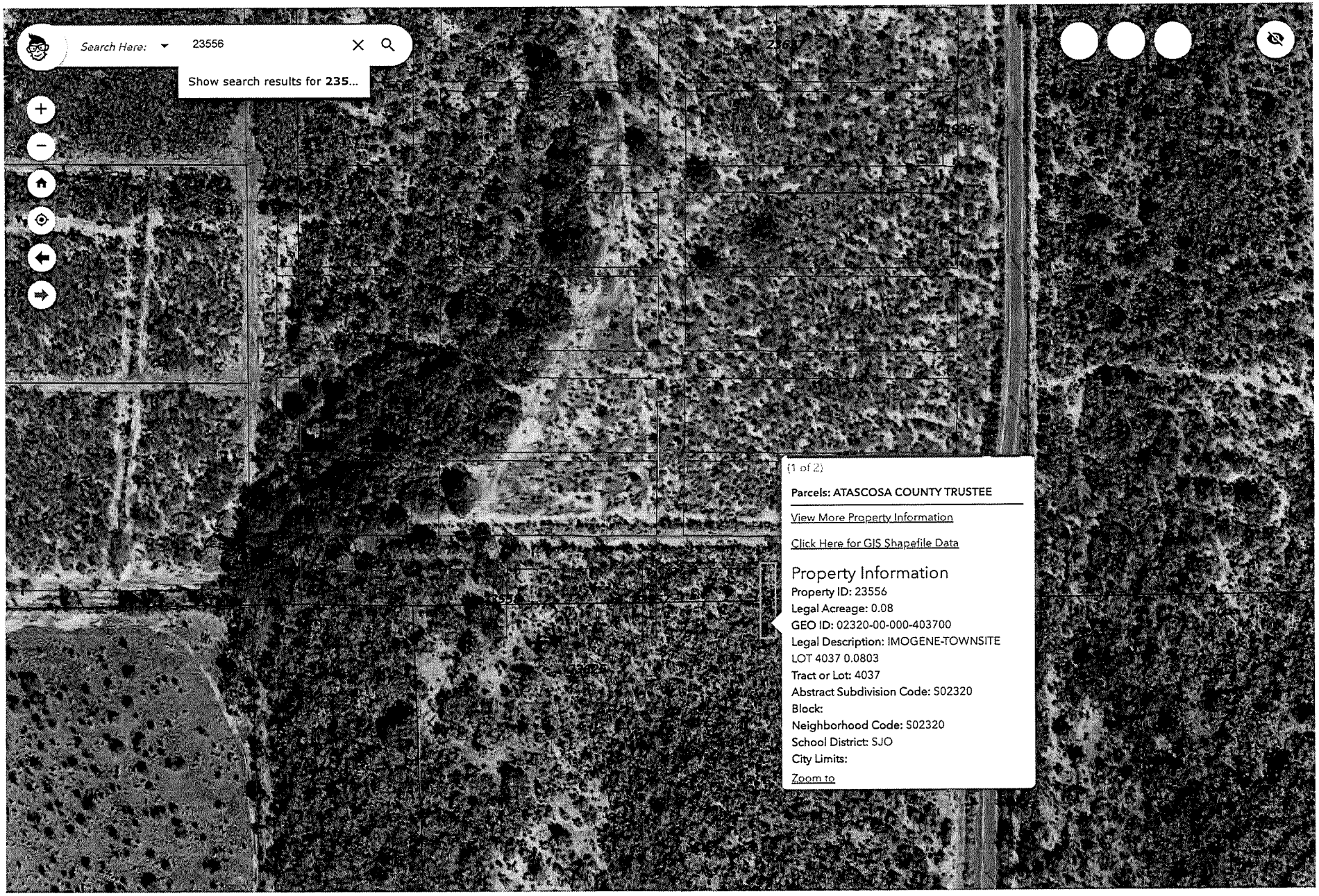
ARB Data

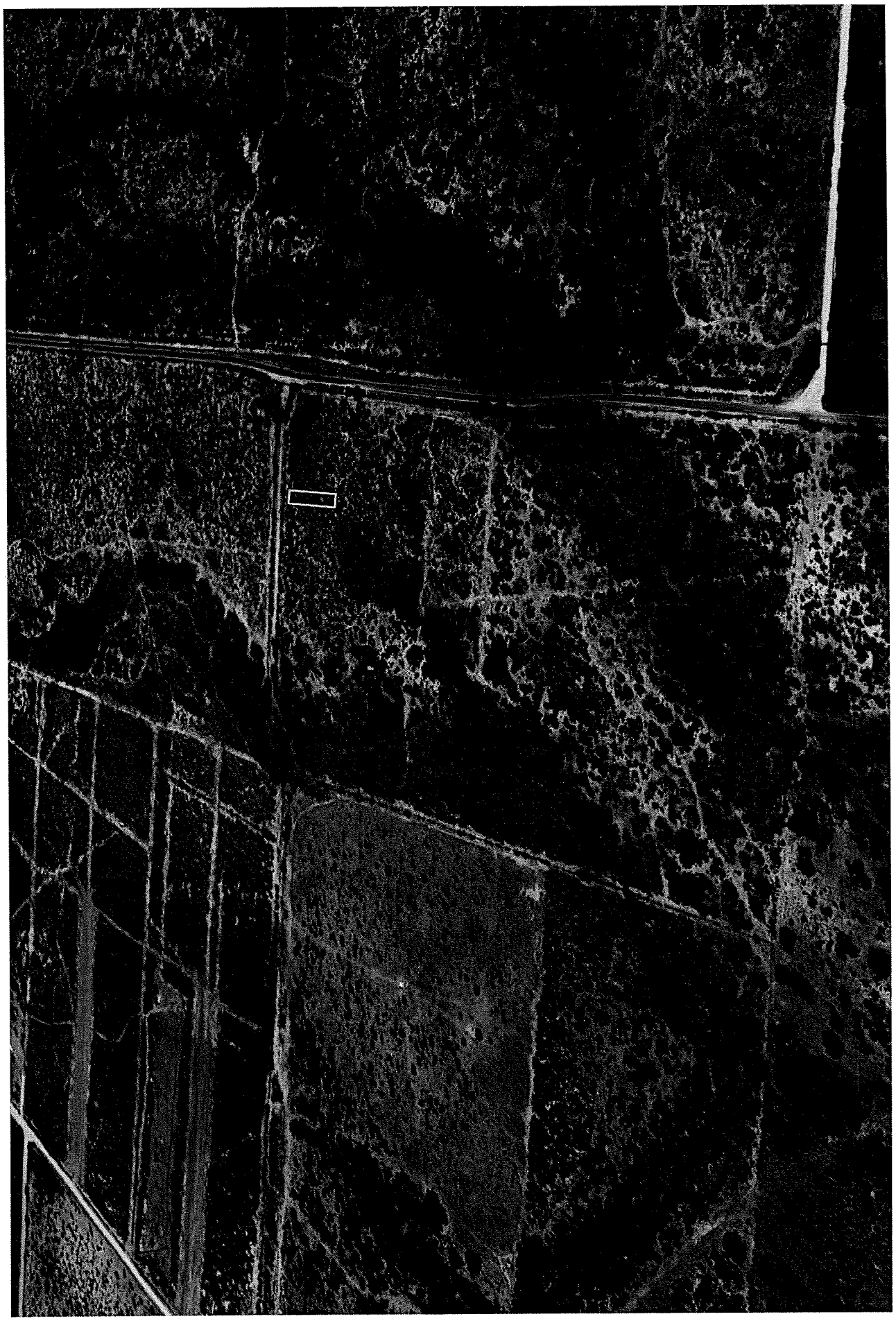
Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination



28°51'45"N 98°30'29"W

0 20 40ft


Search Here:
23556
Show search results for 235...
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 23556
Legal Acreage: 0.08
GEO ID: 02320-00-000-403700
Legal Description: IMOGENE-TOWNSITE LOT 4037 0.0803
Tract or Lot: 4037
Abstract Subdivision Code: S02320
Block:
Neighborhood Code: S02320
School District: SJO
City Limits:
Zoom to
28°51'45"N 98°30'29"W
0
100
200ft



Atascosa CAD Property Search

Property ID: 21668 For Year 2024

Property Details

Account			
Property ID:	21668	**Geographic ID:** 01970-00-000-641500	
Type:	R	**Zoning:**	
Property Use:		**Condo:**	
Location			
Situs Address:	CR 423A, TX		
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**	
Legal Description:	CHRISTINE BLK 285 LOT 6415 0.1607		
Abstract/Subdivision:	S01970		
Neighborhood:	(S01970) CHRISTINE		
Owner			
Owner ID:	73061		
Name:	ATASCOSA COUNTY TRUSTEE		
Agent:			
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026		
% Ownership:	100.0%		
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$3,220 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$3,220 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$3,220 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$3,220
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$3,220	$0
GAT	ATASCOSA COUNTY	0.408738	$3,220	$0
WEV	EVERGREEN WATER DIST	0.004365	$3,220	$0
CAD	County Appraisal District	0.000000	$3,220	$0
FMLR	FARM TO MARKET ROAD	0.074150	$3,220	$0
SJO	JOURDANTON ISD	1.019800	$3,220	$0

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.16	7,000.00	50.00	140.00	$3,220	$0

Property Roll Value History

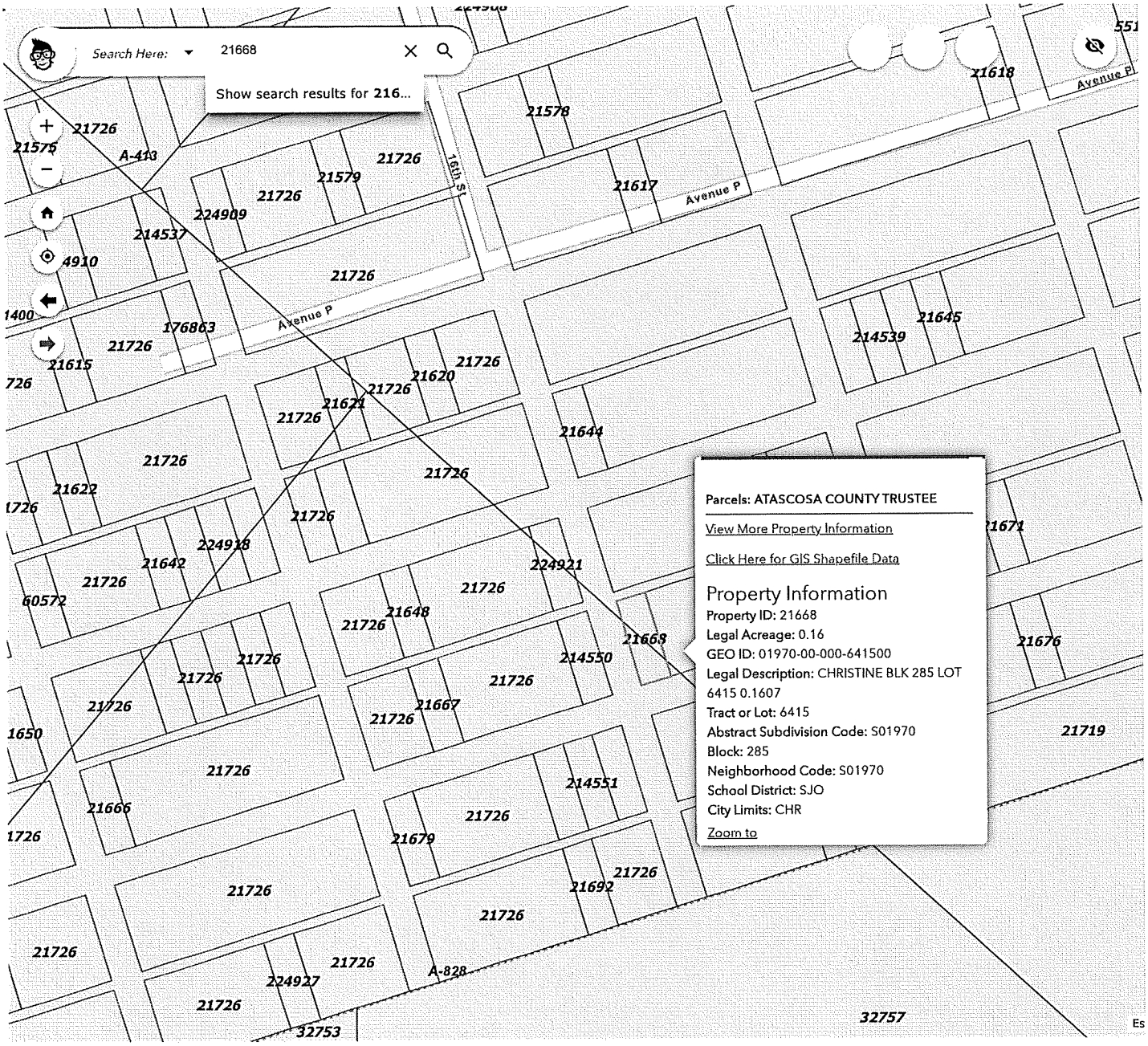
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$3,220	$0	$3,220	$0	$3,220
2023	$0	$3,220	$0	$3,220	$0	$3,220
2022	$0	$3,220	$0	$3,220	$0	$3,220
2021	$0	$550	$0	$550	$0	$550
2020	$0	$550	$0	$550	$0	$550
2019	$0	$550	$0	$550	$0	$550
2018	$0	$550	$0	$550	$0	$550
2017	$0	$190	$0	$190	$0	$190
2016	$0	$190	$0	$190	$0	$190

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/11/2023	SD	SHERIFFS DEED	TOYNE L DOOLEY	ATASCOSA COUNTY TRUSTEE			233855

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
21668
Show search results for 216...
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21668
Legal Acreage: 0.16
GEO ID: 01970-00-000-641500
Legal Description: CHRISTINE BLK 285 LOT 6415 0.1607
Tract or Lot: 6415
Abstract Subdivision Code: S01970
Block: 285
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
Avenue P
16th St
21726
21668
21578
21617
21618
21645
214539
21620
21621
21641
21622
224918
224921
21642
21648
214550
21667
21679
214551
21666
21692
224927
A-828
32753
32757
21719
21676
21671
28°46'56"N 98°29'03"W
0
100
200ft

Search Here:
21668
Show search results for 216...
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21668
Legal Acreage: 0.16
GEO ID: 01970-00-000-641500
Legal Description: CHRISTINE BLK 285 LOT 6415 0.1607
Tract or Lot: 6415
Abstract Subdivision Code: S01970
Block: 285
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
21726
21620
224927
214550
214551
21692
A-828
32753
28°46'53"N 98°29'09"W
0
100
200ft

Atascosa CAD Property Search

Property ID: 62613 For Year 2024

Property Details

Account		
Property ID:	62613	**Geographic ID:** 02330-00-102-000101
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:		
Map ID:		**Mapsco:**
Legal Description:	JOURDANTON BLK PT OF 102 0.029	
Abstract/Subdivision:	S02330	
Neighborhood:	(CJO 97) CJO 97 COMM	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$6,420 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$6,420 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$6,420 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$6,420
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CJO	CITY OF JOURDANTON	0.740000	$6,420	$0
GAT	ATASCOSA COUNTY	0.408738	$6,420	$0
WEV	EVERGREEN WATER DIST	0.004365	$6,420	$0
CAD	County Appraisal District	0.000000	$6,420	$0
FMLR	FARM TO MARKET ROAD	0.074150	$6,420	$0
SJO	JOURDANTON ISD	1.019800	$6,420	$0

Total Tax Rate: 2.247053

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CC	COMMERCIAL LOT	0.03	1,267.00	0.00	0.00	$6,420	$0

Property Roll Value History

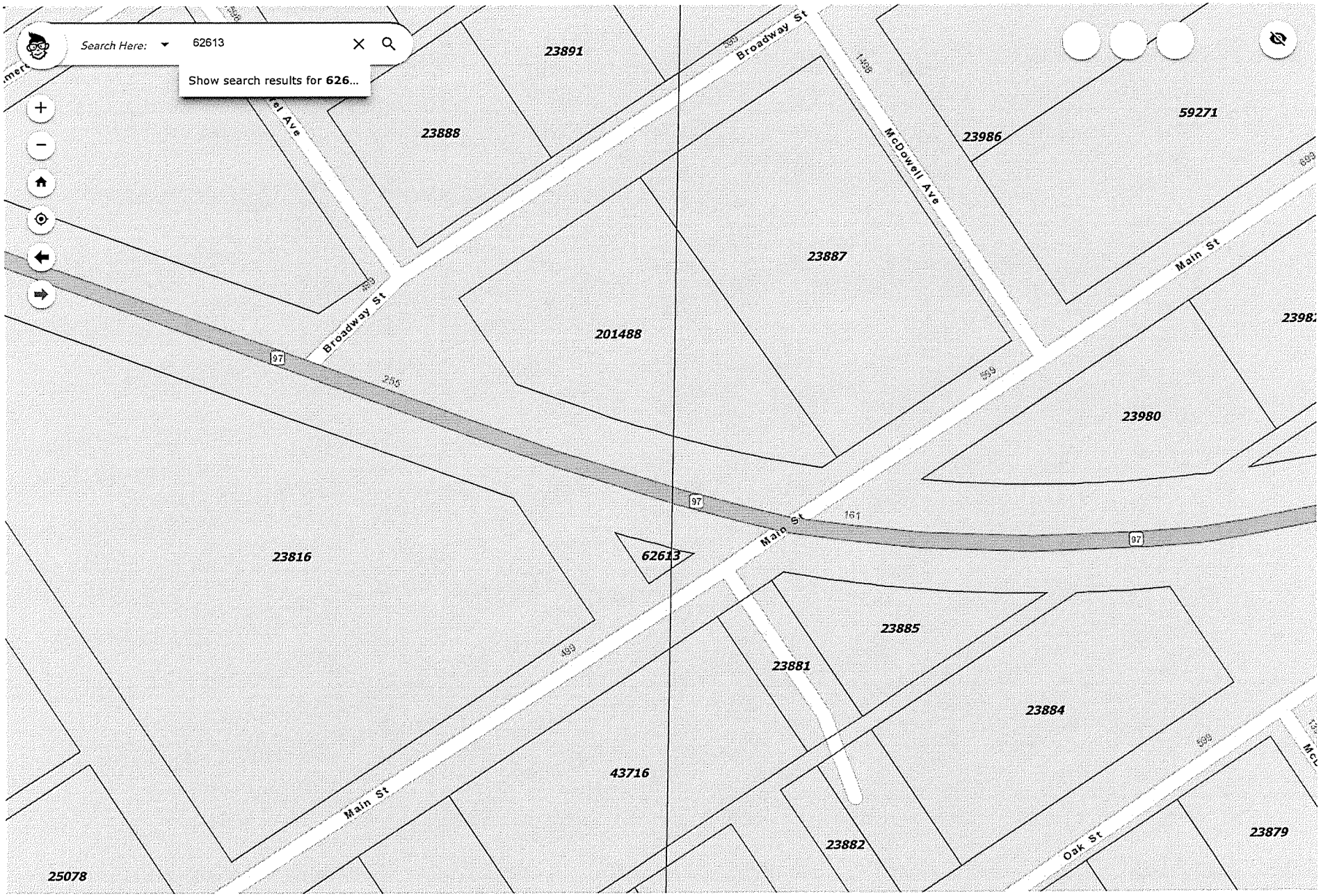
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$6,420	$0	$6,420	$0	$6,420
2023	$0	$6,420	$0	$6,420	$0	$6,420
2022	$0	$5,640	$0	$5,640	$0	$5,640
2021	$0	$4,890	$0	$4,890	$0	$4,890
2020	$0	$4,440	$0	$4,440	$0	$4,440
2019	$0	$4,440	$0	$4,440	$0	$4,440
2018	$0	$4,440	$0	$4,440	$0	$4,440
2017	$0	$4,440	$0	$4,440	$0	$4,440
2016	$0	$4,440	$0	$4,440	$0	$4,440

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/13/2003	SWD	SPECIAL WARRANTY DEED	SIMMS A L ESTATE	COTFORD I LTD	243	886	0
11/28/2022	SD	SHERIFFS DEED	COTFORD I LTD	ATASCOSA COUNTY TRUSTEE			230122

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
62613
Show search results for 626...
23891
23888
23887
23986
59271
201488
23980
23816
62613
23885
23881
23884
43716
23882
23879
25078
Broadway St
McDowell Ave
Main St
Oak St
97
28°55'04"N 98°32'58"W
0
50
100ft

Search Here:
62613
Show search results for 626...
59271
23587
23980
23978
23879
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 62613
Legal Acreage: 0.03
GEO ID: 02330-00-102-000101
Legal Description: JOURDANTON BLK PT OF 102 0.029
Tract or Lot:
Abstract Subdivision Code: S02330
Block: PT OF 102
Neighborhood Code: CJO 97
School District: SJO
City Limits: CJO
Zoom to
28°55'04"N 98°32'57"W
0
50
100ft

St

504
508

Atascosa CAD Property Search

Property ID: 21558 For Year 2024

Property Details

Account		
Property ID:	21558	**Geographic ID:** 01970-00-000-542300
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	6TH ST, TX	
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**
Legal Description:	CHRISTINE LOT 5423 0.1607	
Abstract/Subdivision:	S01970	
Neighborhood:	(S01970) CHRISTINE	
Owner		
Owner ID:	8101	
Name:	AUTON ALICE	
Agent:		
Mailing Address:	NO, ADDRESS	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$3,220 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$3,220 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$3,220 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$3,220
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: AUTON ALICE

Privacy - Terms

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$3,220	$3,220
GAT	ATASCOSA COUNTY	0.408738	$3,220	$3,220
WEV	EVERGREEN WATER DIST	0.004365	$3,220	$3,220
CAD	County Appraisal District	0.000000	$3,220	$3,220
FMLR	FARM TO MARKET ROAD	0.074150	$3,220	$3,220
SJO	JOURDANTON ISD	1.019800	$3,220	$3,220

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.16	7,000.00	50.00	140.00	$3,220	$0

Property Roll Value History

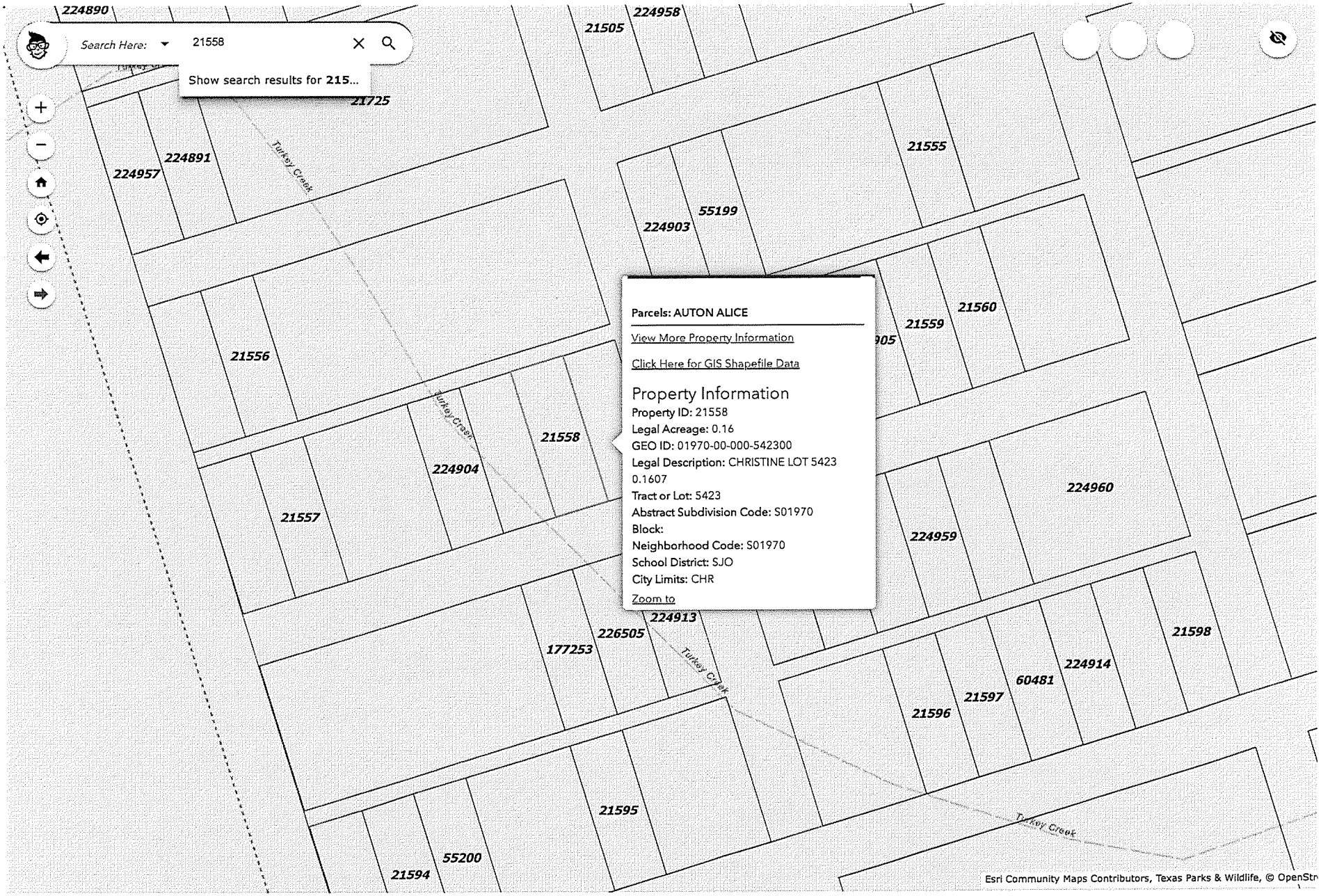
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$3,220	$0	$3,220	$0	$3,220
2023	$0	$3,220	$0	$3,220	$0	$3,220
2022	$0	$3,220	$0	$3,220	$0	$3,220
2021	$0	$550	$0	$550	$0	$550
2020	$0	$550	$0	$550	$0	$550
2019	$0	$550	$0	$550	$0	$550
2018	$0	$550	$0	$550	$0	$550
2017	$0	$190	$0	$190	$0	$190
2016	$0	$190	$0	$190	$0	$190

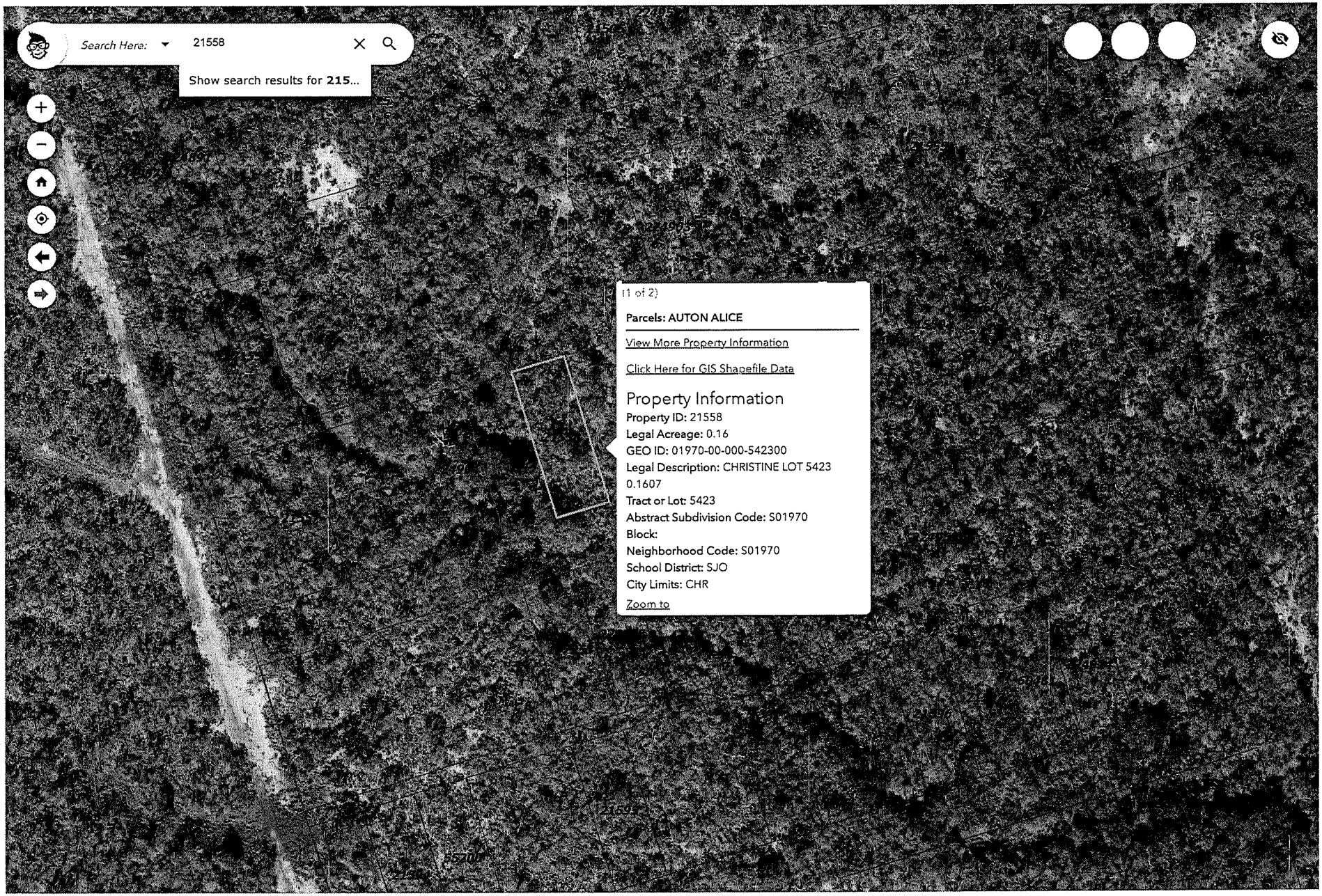
Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
21558
Show search results for 215...
224890
21505
224958
21725
224891
224957
Turkey Creek
21555
55199
224903
Parcels: AUTON ALICE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21558
Legal Acreage: 0.16
GEO ID: 01970-00-000-542300
Legal Description: CHRISTINE LOT 5423
0.1607
Tract or Lot: 5423
Abstract Subdivision Code: S01970
Block:
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
21560
21559
21556
21558
224904
21557
224960
224959
224913
226505
177253
21598
224914
60481
21597
21596
21595
55200
21594
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStr
28°46'41"N 98°30'19"W
0
50
100ft


Search Here:
21558
Show search results for 215...
(1 of 2)
Parcels: AUTON ALICE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21558
Legal Acreage: 0.16
GEO ID: 01970-00-000-542300
Legal Description: CHRISTINE LOT 5423
0.1607
Tract or Lot: 5423
Abstract Subdivision Code: S01970
Block:
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
28°46'42"N 98°30'27"W
0
50
100ft

503 1st St

Atascosa CAD Property Search

Property ID: 20640 For Year 2024

Property Details

Account		
Property ID:	20640	**Geographic ID:** 01970-00-000-149600
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:		
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**
Legal Description:	CHRISTINE BLK 90 LOT 1496 0.0803	
Abstract/Subdivision:	S01970	
Neighborhood:	(S01970) CHRISTINE	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$1,610 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$1,610 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$1,610 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$1,610
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$1,610	$0
GAT	ATASCOSA COUNTY	0.408738	$1,610	$0
WEV	EVERGREEN WATER DIST	0.004365	$1,610	$0
CAD	County Appraisal District	0.000000	$1,610	$0
FMLR	FARM TO MARKET ROAD	0.074150	$1,610	$0
SJO	JOURDANTON ISD	1.019800	$1,610	$0

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.08	3,500.00	25.00	140.00	$1,610	$0

Property Roll Value History

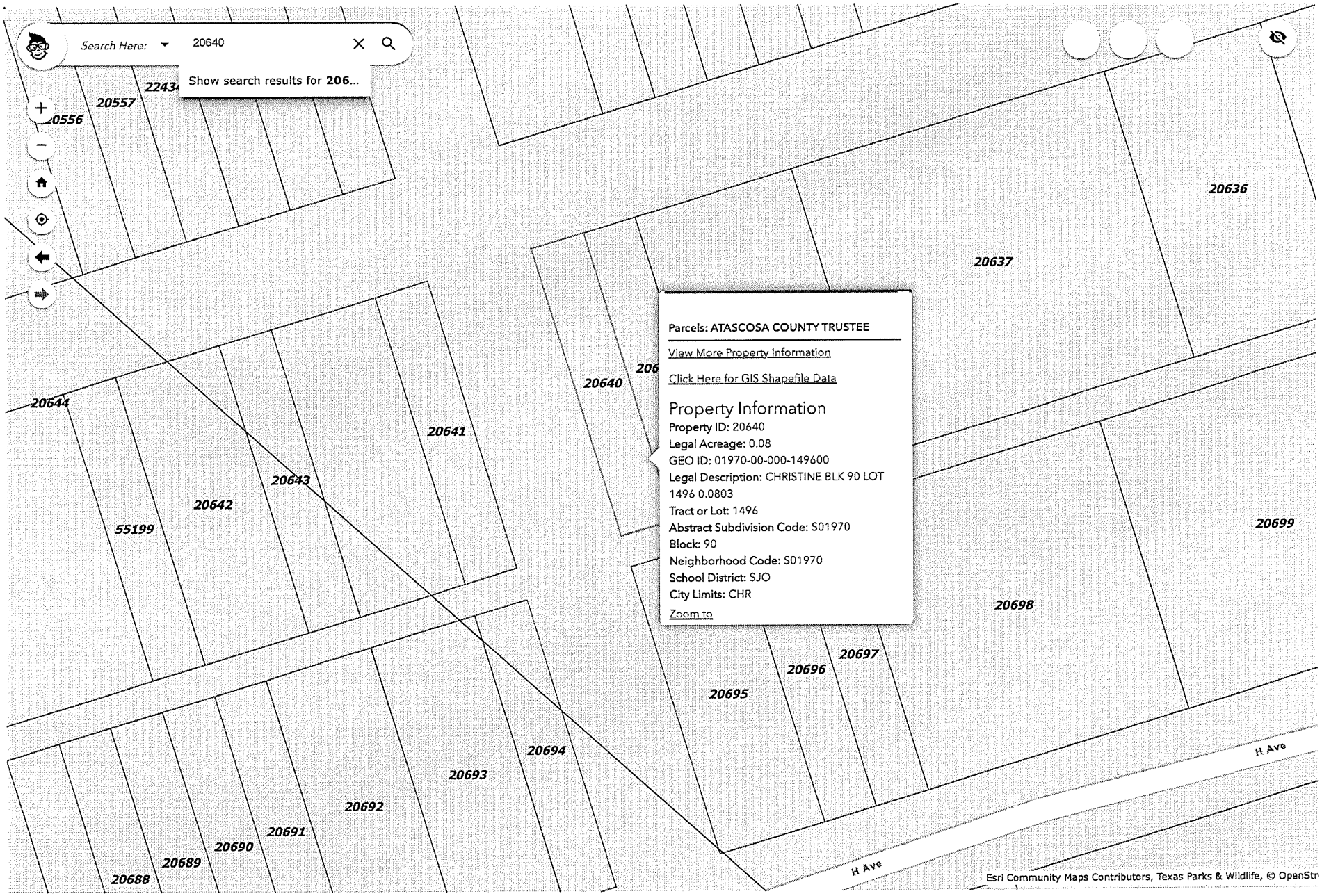
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$1,610	$0	$1,610	$0	$1,610
2023	$0	$1,610	$0	$1,610	$0	$1,610
2022	$0	$1,610	$0	$1,610	$0	$1,610
2021	$0	$300	$0	$300	$0	$300
2020	$0	$300	$0	$300	$0	$300
2019	$0	$300	$0	$300	$0	$300
2018	$0	$300	$0	$300	$0	$300
2017	$0	$300	$0	$300	$0	$300
2016	$0	$300	$0	$300	$0	$300

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/28/2022	SD	SHERIFFS DEED	BUCKRIDGE CORA	ATASCOSA COUNTY TRUSTEE			230127

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
20640
Show search results for 206...
20557
20556
20636
20637
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 20640
Legal Acreage: 0.08
GEO ID: 01970-00-000-149600
Legal Description: CHRISTINE BLK 90 LOT 1496 0.0803
Tract or Lot: 1496
Abstract Subdivision Code: S01970
Block: 90
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
20640
20644
20641
20643
20642
55199
20699
20698
20697
20696
20695
20694
20693
20692
20691
20690
20689
20688
H Ave
H Ave
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStr
28°47'21"N 98°30'04"W
0 20 40ft

Search Here:
20640
Show search results for 206...
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 20640
Legal Acreage: 0.08
GEO ID: 01970-00-000-149600
Legal Description: CHRISTINE BLK 90 LOT 1496 0.0803
Tract or Lot: 1496
Abstract Subdivision Code: S01970
Block: 90
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
28°47'23"N 98°30'03"W
0 20 40ft

309
310

Atascosa CAD Property Search

Property ID: 20640 For Year 2024

Property Details

Account		
Property ID:	20640	**Geographic ID:** 01970-00-000-149600
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:		
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**
Legal Description:	CHRISTINE BLK 90 LOT 1496 0.0803	
Abstract/Subdivision:	S01970	
Neighborhood:	(S01970) CHRISTINE	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$1,610 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$1,610 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$1,610 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$1,610
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$1,610	$0
GAT	ATASCOSA COUNTY	0.408738	$1,610	$0
WEV	EVERGREEN WATER DIST	0.004365	$1,610	$0
CAD	County Appraisal District	0.000000	$1,610	$0
FMLR	FARM TO MARKET ROAD	0.074150	$1,610	$0
SJO	JOURDANTON ISD	1.019800	$1,610	$0

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.08	3,500.00	25.00	140.00	$1,610	$0

Property Roll Value History

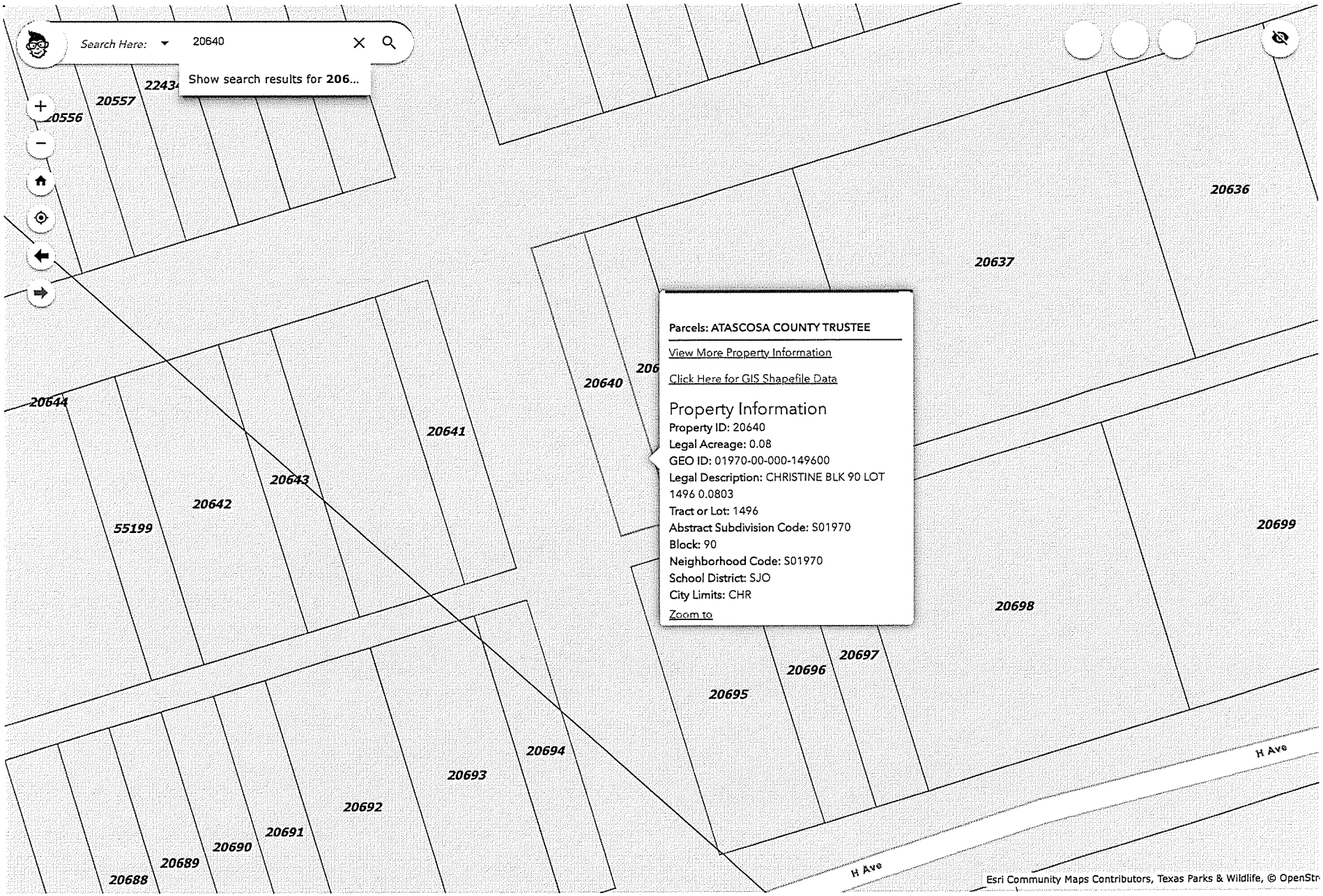
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$1,610	$0	$1,610	$0	$1,610
2023	$0	$1,610	$0	$1,610	$0	$1,610
2022	$0	$1,610	$0	$1,610	$0	$1,610
2021	$0	$300	$0	$300	$0	$300
2020	$0	$300	$0	$300	$0	$300
2019	$0	$300	$0	$300	$0	$300
2018	$0	$300	$0	$300	$0	$300
2017	$0	$300	$0	$300	$0	$300
2016	$0	$300	$0	$300	$0	$300

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/28/2022	SD	SHERIFFS DEED	BUCKRIDGE CORA	ATASCOSA COUNTY TRUSTEE			230127

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
20640
Show search results for 206...
20557
20556
20636
20637
20640
20644
20641
20643
20642
55199
20699
20698
20697
20696
20695
20694
20693
20692
20691
20690
20689
20688
H Ave
H Ave
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 20640
Legal Acreage: 0.08
GEO ID: 01970-00-000-149600
Legal Description: CHRISTINE BLK 90 LOT 1496 0.0803
Tract or Lot: 1496
Abstract Subdivision Code: S01970
Block: 90
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStr
28°47'21"N 98°30'04"W
0
20
40ft

Search Here:
20640
Show search results for 206...
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 20640
Legal Acreage: 0.08
GEO ID: 01970-00-000-149600
Legal Description: CHRISTINE BLK 90 LOT 1496 0.0803
Tract or Lot: 1496
Abstract Subdivision Code: S01970
Block: 90
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
28°47'23"N 98°30'03"W
0 20 40ft

309
310

Atascosa CAD Property Search

Property ID: 20966 For Year 2024

Property Details

Account		
Property ID:	20966	**Geographic ID:** 01970-00-000-269600
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	97340,	
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**
Legal Description:	CHRISTINE LOT 2696 0.0803	
Abstract/Subdivision:	S01970	
Neighborhood:	(S01970) CHRISTINE	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$1,610 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$1,610 (=)
Agricultural Value Loss:	$0 (-)

Privacy - Terms

Appraised Value:	$1,610 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$1,610
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$1,610	$0
GAT	ATASCOSA COUNTY	0.408738	$1,610	$0
WEV	EVERGREEN WATER DIST	0.004365	$1,610	$0
CAD	County Appraisal District	0.000000	$1,610	$0
FMLR	FARM TO MARKET ROAD	0.074150	$1,610	$0
SJO	JOURDANTON ISD	1.019800	$1,610	$0

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.08	3,500.00	25.00	140.00	$1,610	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$1,610	$0	$1,610	$0	$1,610
2023	$0	$1,610	$0	$1,610	$0	$1,610
2022	$0	$1,610	$0	$1,610	$0	$1,610
2021	$0	$300	$0	$300	$0	$300

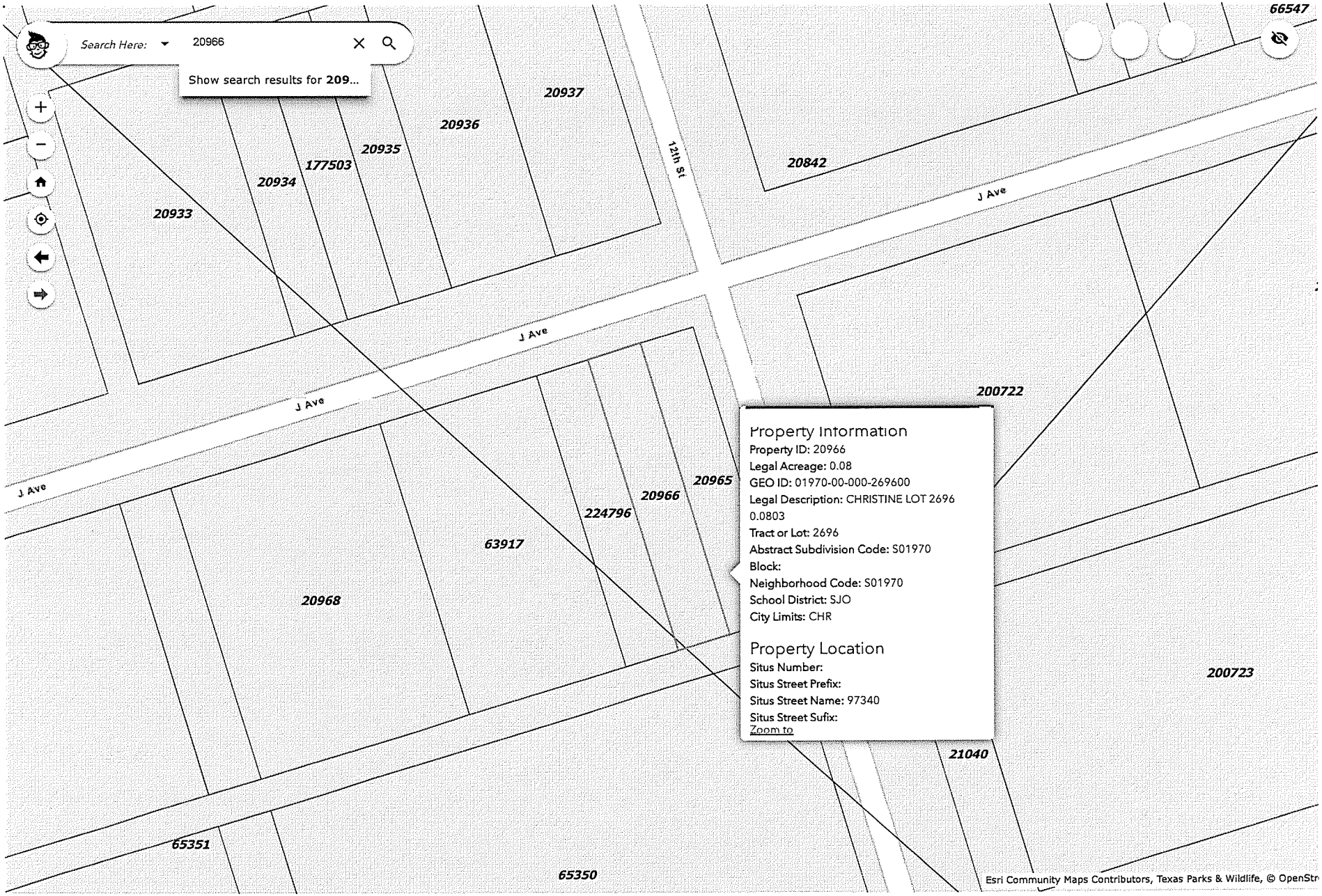
2020	$0	$300	$0	$300	$0	$300
2019	$0	$300	$0	$300	$0	$300
2018	$0	$300	$0	$300	$0	$300
2017	$0	$300	$0	$300	$0	$300
2016	$0	$300	$0	$300	$0	$300

Property Deed History

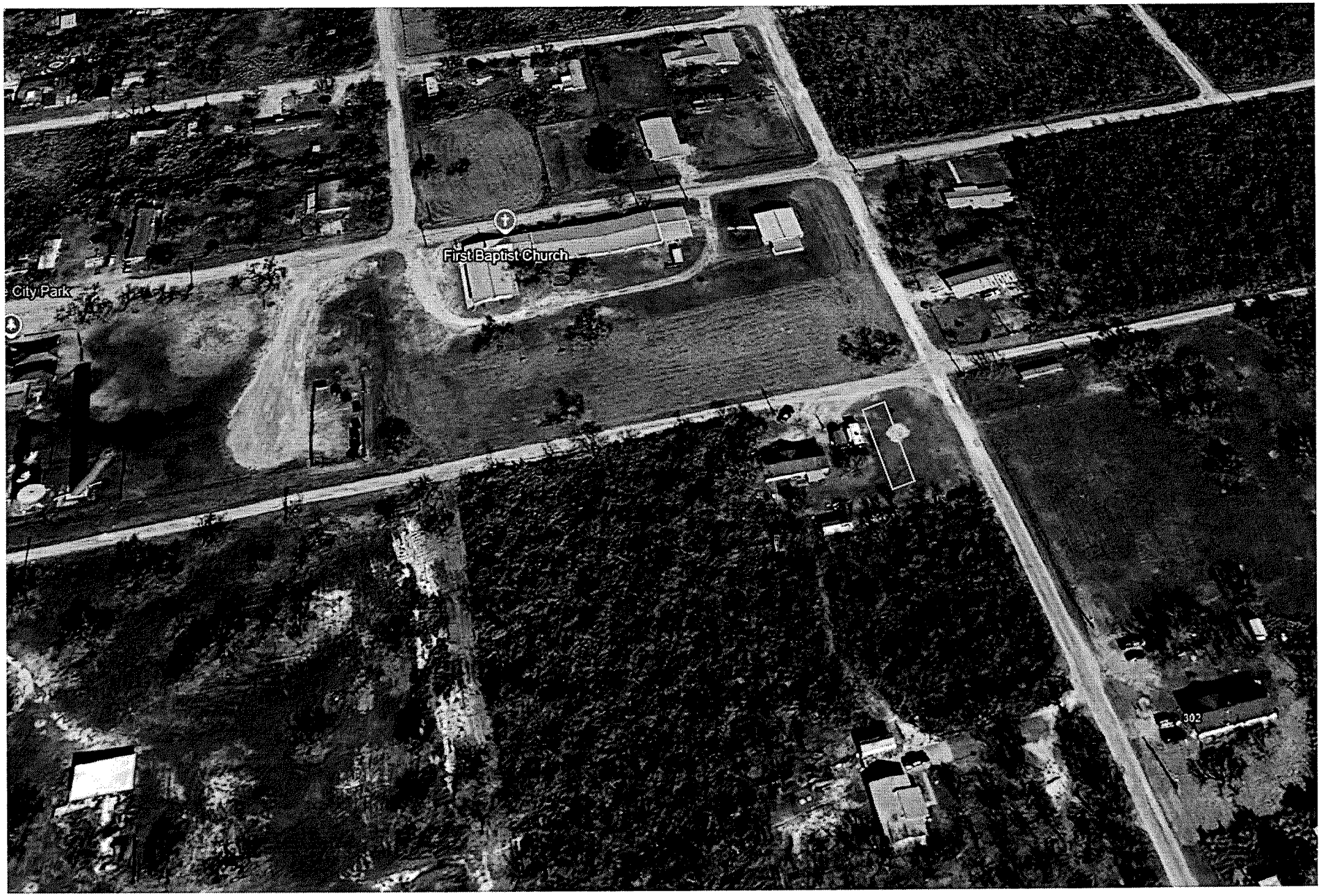
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/4/2023	SH	SHERIFF'S TAX SALE DEED	OGDEN J D MRS	ATASCOSA COUNTY TRUSTEE			239586

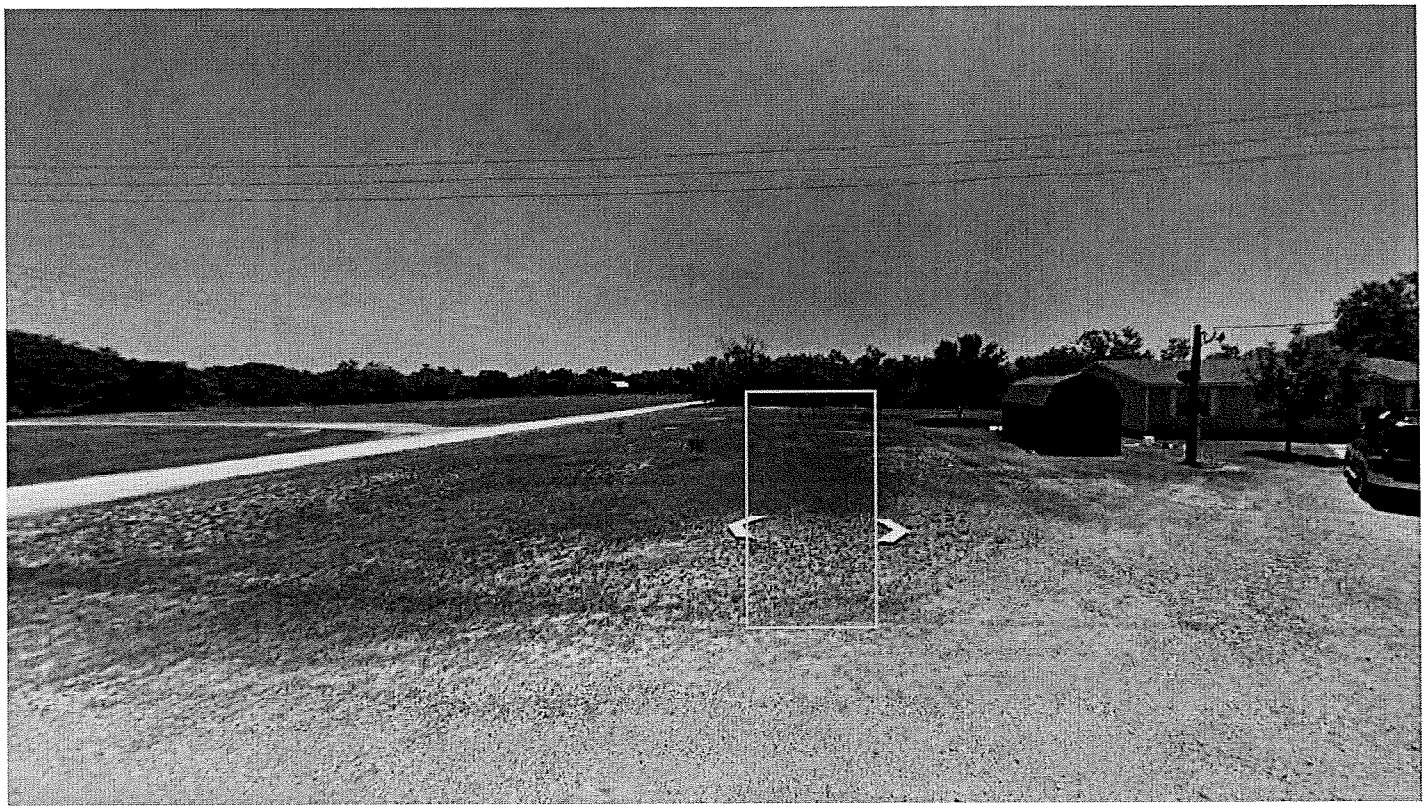
ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
20966
Show search results for 209...
66547
20937
20936
20935
177503
20934
20933
20842
12th St
J Ave
J Ave
J Ave
200722
20965
20966
224796
63917
20968
200723
21040
65351
65350
Property Information
Property ID: 20966
Legal Acreage: 0.08
GEO ID: 01970-00-000-269600
Legal Description: CHRISTINE LOT 2696
0.0803
Tract or Lot: 2696
Abstract Subdivision Code: S01970
Block:
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Property Location
Situs Number:
Situs Street Prefix:
Situs Street Name: 97340
Situs Street Sufix:
Zoom to
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStr
28°47'19"N 98°29'39"W
0
20
40ft

Search Here:
20966
Show search results for 209...
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 20966
Legal Acreage: 0.08
GEO ID: 01970-00-000-269600
Legal Description: CHRISTINE LOT 2696 0.0803
Tract or Lot: 2696
Abstract Subdivision Code: S01970
Block:
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
20965
20966
63917
21040
28°47'19"N 98°29'39"W
0 20 40ft


First Baptist Church
City Park
302



Atascosa CAD Property Search

Property ID: 20563 For Year 2024

Property Details

Account		
Property ID:	20563	**Geographic ID:** 01970-00-000-124500
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:		
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**
Legal Description:	CHRISTINE BLK 88 LOT 1245 0.0803	
Abstract/Subdivision:	S01970	
Neighborhood:	(S01970) CHRISTINE	
Owner		
Owner ID:	7436	
Name:	LENTZ JOSEPH L JR	
Agent:		
Mailing Address:	UNKNOWN,	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$1,610 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$1,610 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$1,610 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$1,610
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: LENTZ JOSEPH L JR

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$1,610	$955
GAT	ATASCOSA COUNTY	0.408738	$1,610	$955
WEV	EVERGREEN WATER DIST	0.004365	$1,610	$955
CAD	County Appraisal District	0.000000	$1,610	$955
FMLR	FARM TO MARKET ROAD	0.074150	$1,610	$955
SJO	JOURDANTON ISD	1.019800	$1,610	$955

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.08	3,500.00	25.00	140.00	$1,610	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$1,610	$0	$1,610	$0	$1,610
2023	$0	$1,610	$0	$1,610	$0	$1,610
2022	$0	$1,610	$0	$1,610	$0	$1,610
2021	$0	$300	$0	$300	$0	$300
2020	$0	$300	$0	$300	$0	$300
2019	$0	$300	$0	$300	$0	$300
2018	$0	$300	$0	$300	$0	$300
2017	$0	$300	$0	$300	$0	$300
2016	$0	$300	$0	$300	$0	$300

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/5/2024	SD	SHERIFFS DEED	LENTZ JOSEPH L JR	ATASCOSA COUNTY TRUSTEE			244891

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination

Search Here:
20563
Show search results for 205...
20447
20449
20451
20452
20454
20448
20455
20453
20506
20504
20503
20509
20508
20507
55651
214499
21698
21696
21710
21695
21715
F Ave
8th St
9th St
20510
20511
20512
224760
20514
20515
20518
214500
20560
20561
20559
224341
20556
20555
20553
20552
20551
20635
20638
20640
20641
20643
20642
55199
20699
20700
21704
A-1037
21699
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 20563
Legal Acreage: 0.08
GEO ID: 01970-00-000-124500
Legal Description: CHRISTINE BLK 88 LOT 1245 0.0803
Tract or Lot: 1245
Abstract Subdivision Code: S01970
Block: 88
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
28°47'29"N 98°30'10"W
0
50
100ft

Search Here:
20563
Show search results for 205...
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 20563
Legal Acreage: 0.08
GEO ID: 01970-00-000-124500
Legal Description: CHRISTINE BLK 88 LOT 1245 0.0803
Tract or Lot: 1245
Abstract Subdivision Code: S01970
Block: 88
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
28°47'25"N 98°30'04"W
0
20
40ft

8th St & F Ave
308
211

Atascosa CAD Property Search

Property ID: 20732 For Year 2024

Property Details

Account		
Property ID:	20732	**Geographic ID:** 01970-00-000-178400
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	15TH ST, TX	
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**
Legal Description:	CHRISTINE BLK 57 LOT 1784 0.0803	
Abstract/Subdivision:	S01970	
Neighborhood:	(S01970) CHRISTINE	
Owner		
Owner ID:	7560	
Name:	SPIVEY EULA V EST	
Agent:		
Mailing Address:	UNKNOWN,	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$1,610 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$1,610 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$1,610 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$1,610
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: SPIVEY EULA V EST

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$1,610	$955
GAT	ATASCOSA COUNTY	0.408738	$1,610	$955
WEV	EVERGREEN WATER DIST	0.004365	$1,610	$955
CAD	County Appraisal District	0.000000	$1,610	$955
FMLR	FARM TO MARKET ROAD	0.074150	$1,610	$955
SJO	JOURDANTON ISD	1.019800	$1,610	$955

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.08	3,500.00	25.00	140.00	$1,610	$0

Property Roll Value History

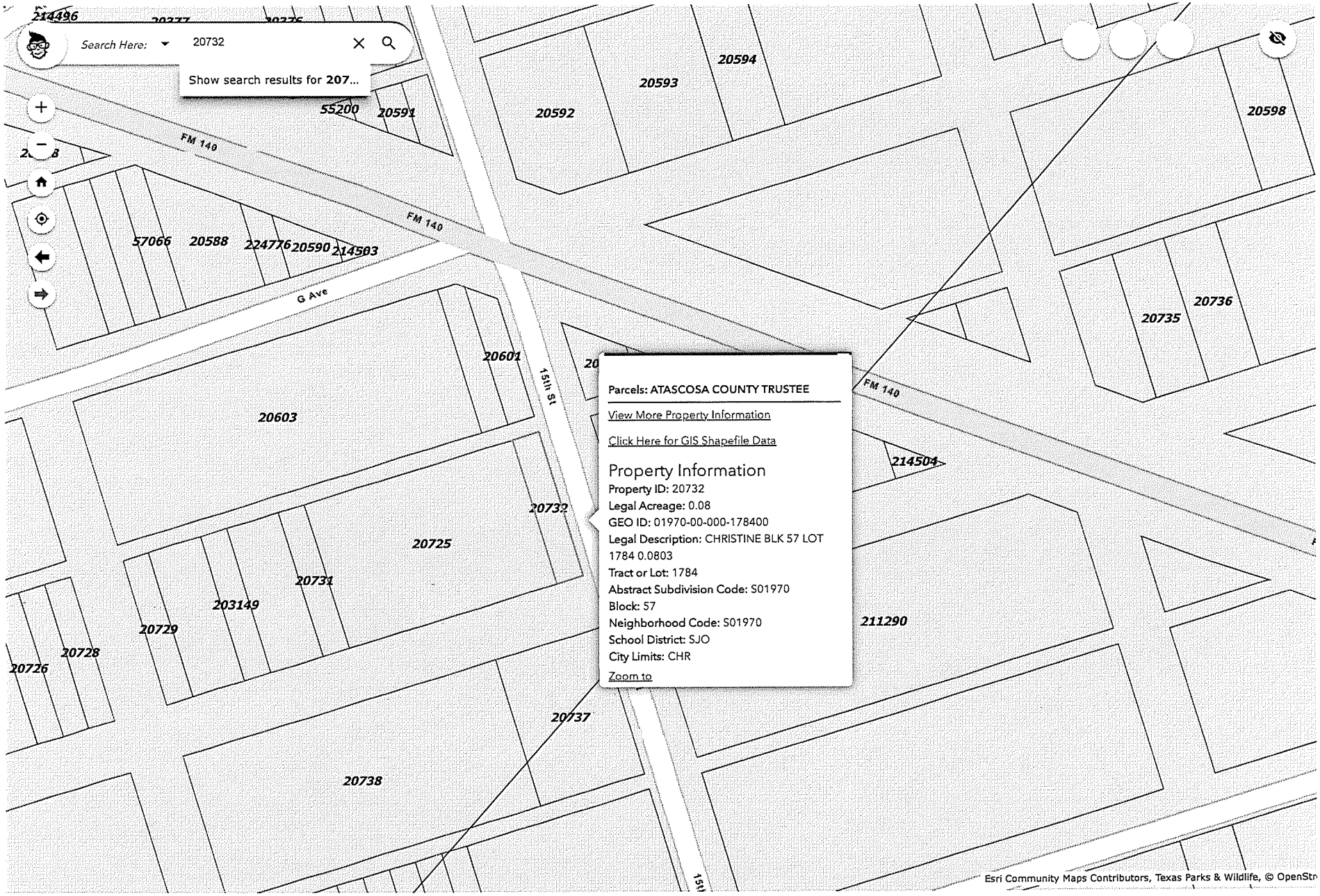
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$1,610	$0	$1,610	$0	$1,610
2023	$0	$1,610	$0	$1,610	$0	$1,610
2022	$0	$1,610	$0	$1,610	$0	$1,610
2021	$0	$300	$0	$300	$0	$300
2020	$0	$300	$0	$300	$0	$300
2019	$0	$300	$0	$300	$0	$300
2018	$0	$300	$0	$300	$0	$300
2017	$0	$300	$0	$300	$0	$300
2016	$0	$300	$0	$300	$0	$300

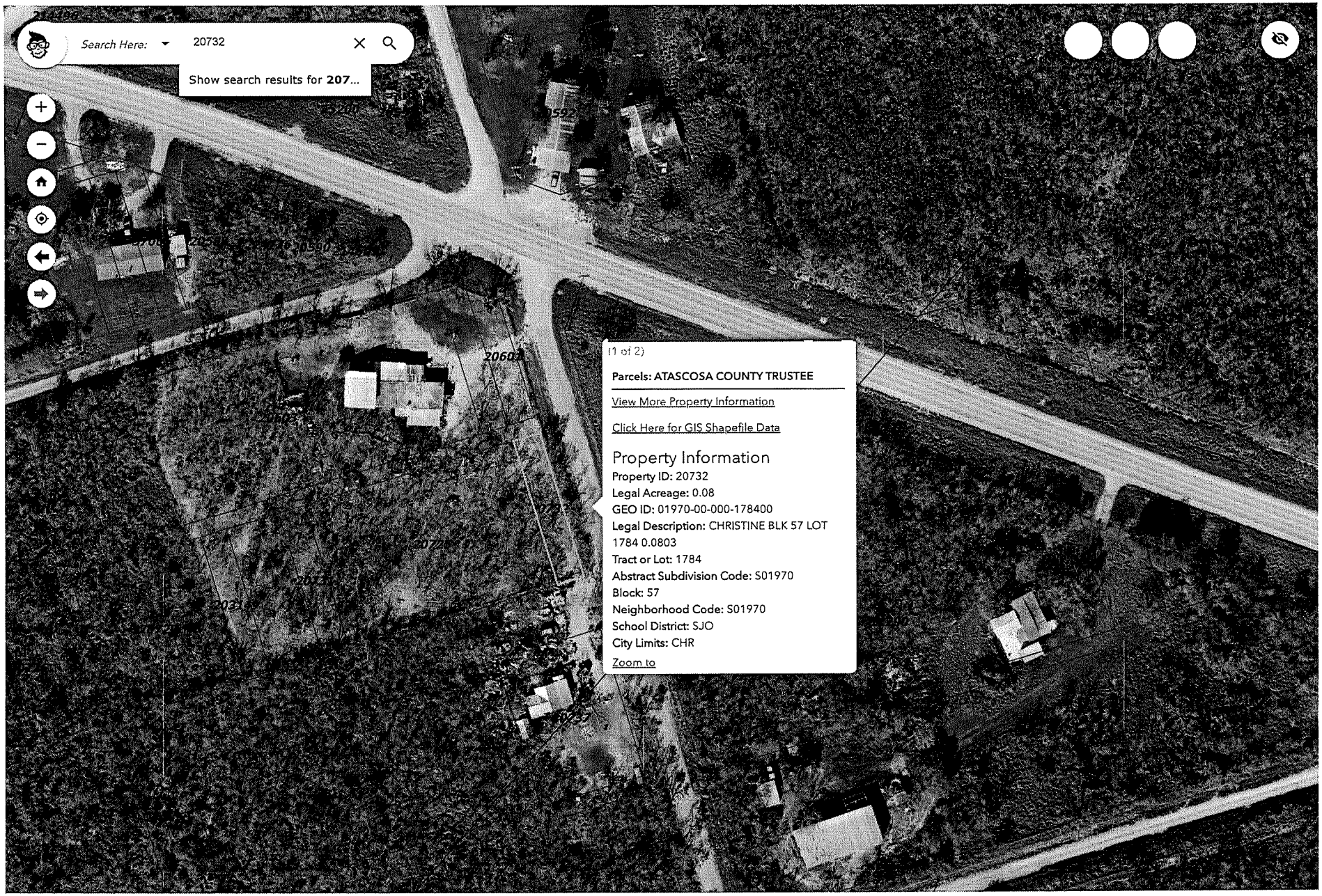
Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/5/2024	SD	SHERIFFS DEED	SPIVEY EULA V EST	ATASCOSA COUNTY TRUSTEE			244890

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
20732
Show search results for 207...
214496
55200
20591
20592
20593
20594
20598
FM 140
57066
20588
224776
20590
214503
G Ave
20601
15th St
20603
20735
20736
214504
20732
20725
20731
203149
20729
20728
20726
211290
20737
20738
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 20732
Legal Acreage: 0.08
GEO ID: 01970-00-000-178400
Legal Description: CHRISTINE BLK 57 LOT 1784 0.0803
Tract or Lot: 1784
Abstract Subdivision Code: S01970
Block: 57
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStr
28°47'30"N 98°29'25"W
0
50
100ft


Search Here:
20732
Show search results for 207...
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 20732
Legal Acreage: 0.08
GEO ID: 01970-00-000-178400
Legal Description: CHRISTINE BLK 57 LOT 1784 0.0803
Tract or Lot: 1784
Abstract Subdivision Code: S01970
Block: 57
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
28°47'31"N 98°29'28"W
0
50
100ft

509 G Ave
210

Atascosa CAD Property Search

Property ID: 57016 For Year 2024

Property Details

Account		
Property ID:	57016	**Geographic ID:** 00718-00-000-001001
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	PR D65, TX	
Map ID:		**Mapsco:**
Legal Description:	ABS A00718 J QUINTANA SV-1126,1.384 ACRES	
Abstract/Subdivision:	A00718	
Neighborhood:		
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$62,280 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$62,280 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$62,280 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$62,280
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
GAT	ATASCOSA COUNTY	0.408738	$62,280	$0
SPO	POTEET ISD	1.212400	$62,280	$0
WEV	EVERGREEN WATER DIST	0.004365	$62,280	$0
CAD	County Appraisal District	0.000000	$62,280	$0
FMLR	FARM TO MARKET ROAD	0.074150	$62,280	$0

Total Tax Rate: 1.699653

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RA	RURAL ACREAGE	1.38	60,112.80			$62,280	$0

Property Roll Value History

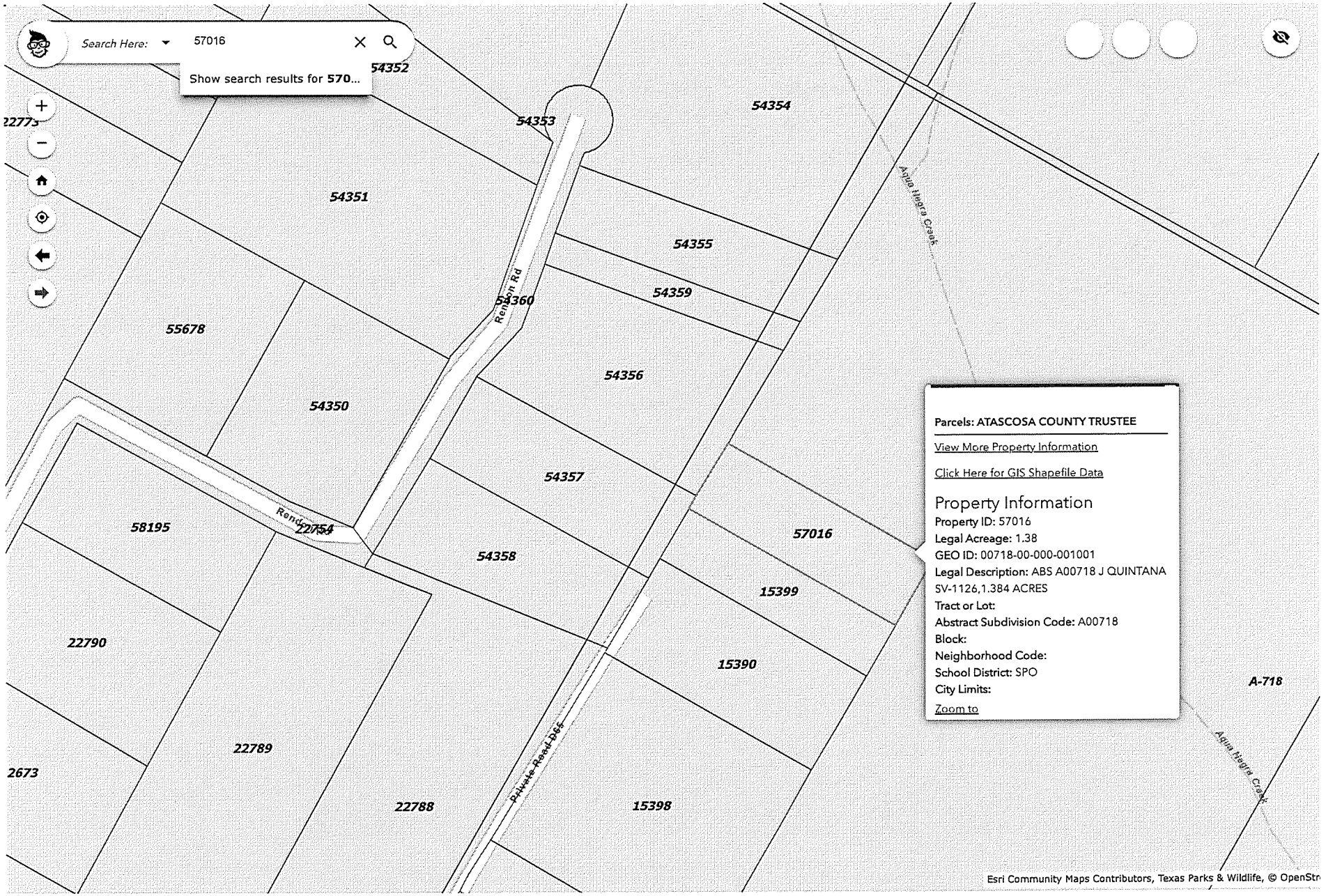
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$62,280	$0	$62,280	$0	$62,280
2023	$0	$62,280	$0	$62,280	$0	$62,280
2022	$0	$44,290	$0	$44,290	$0	$44,290
2021	$0	$38,750	$0	$38,750	$0	$38,750
2020	$0	$27,680	$0	$27,680	$0	$27,680
2019	$0	$27,680	$0	$27,680	$0	$27,680
2018	$0	$27,680	$0	$27,680	$0	$27,680
2017	$0	$12,460	$0	$12,460	$0	$12,460
2016	$0	$12,460	$0	$12,460	$0	$12,460

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/4/2023	SH	SHERIFF'S TAX SALE DEED	DOUGHERTY PALMIRA ANITA	ATASCOSA COUNTY TRUSTEE			239594

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
57016
Show search results for 570...
54352
54353
54354
54351
54355
54359
54360
55678
54356
54350
54357
58195
22754
54358
57016
15399
22790
15390
A-718
22789
2673
22788
15398
Renon Rd
Aqua Regia Creek
Private Road 864
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 57016
Legal Acreage: 1.38
GEO ID: 00718-00-000-001001
Legal Description: ABS A00718 J QUINTANA SV-1126,1.384 ACRES
Tract or Lot:
Abstract Subdivision Code: A00718
Block:
Neighborhood Code:
School District: SPO
City Limits:
Zoom to
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStr
29°06'24"N 98°39'20"W
0
100
200ft

29°06'25"N 98°39'08"W

0 100 200ft

Atascosa CAD Property Search

Property ID: 21608 For Year 2024

Property Details

Account		
Property ID:	21608	**Geographic ID:** 01970-00-000-576400
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	6TH ST, TX	
Map ID:	H-13, H-14, I-13, I-	**Mapsco:**
Legal Description:	CHRISTINE BLK 252 LOT 5764 0.1607	
Abstract/Subdivision:	S01970	
Neighborhood:	(S01970) CHRISTINE	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$3,220 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$3,220 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$3,220 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$3,220
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CHR	CITY OF CHRISTINE	0.480777	$3,220	$3,220
GAT	ATASCOSA COUNTY	0.408738	$3,220	$3,220
WEV	EVERGREEN WATER DIST	0.004365	$3,220	$3,220
CAD	County Appraisal District	0.000000	$3,220	$3,220
FMLR	FARM TO MARKET ROAD	0.074150	$3,220	$3,220
SJO	JOURDANTON ISD	1.019800	$3,220	$3,220

Total Tax Rate: 1.987830

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VACANT-UNIMPROVED	0.16	7,000.00	50.00	140.00	$3,220	$0

Property Roll Value History

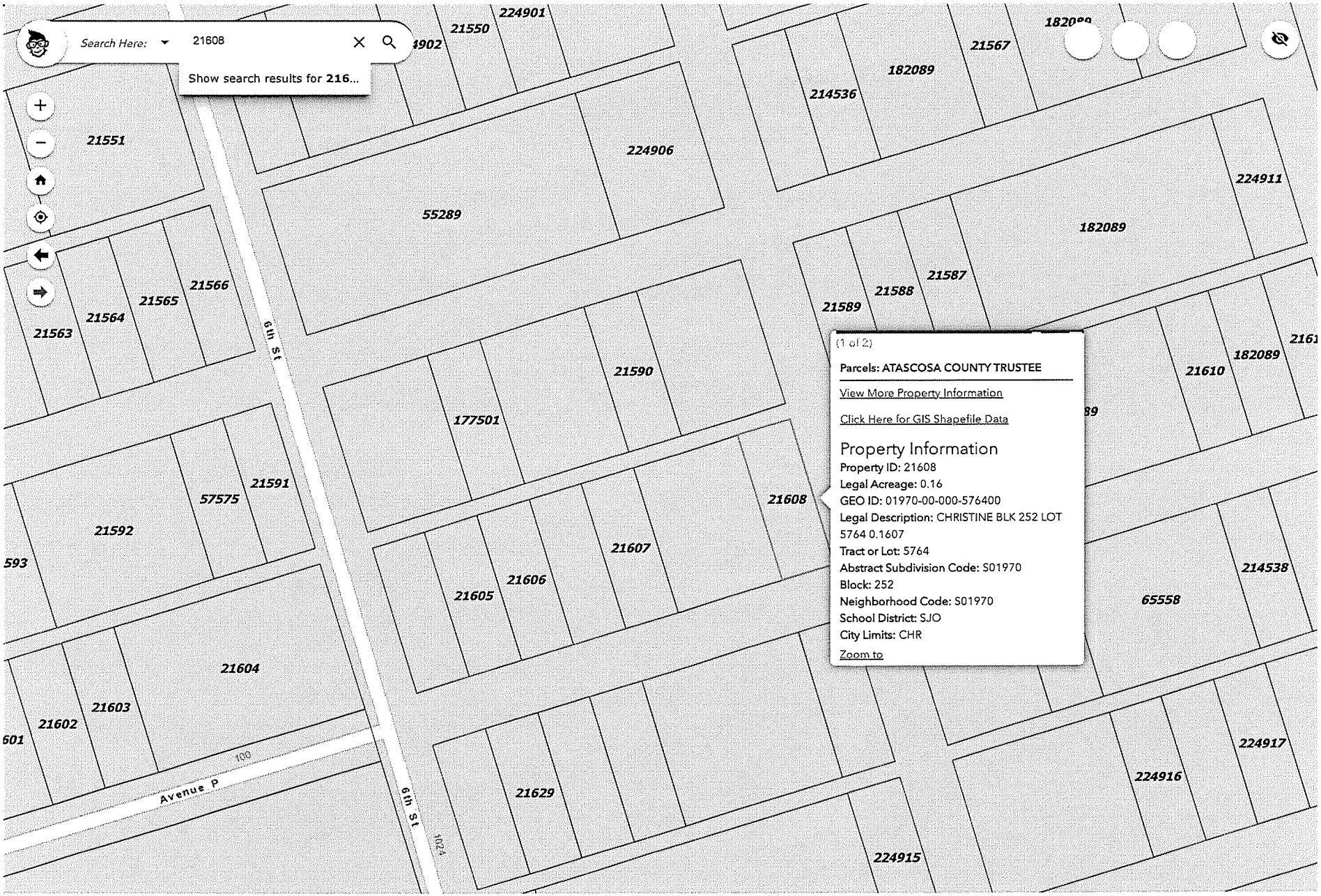
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$3,220	$0	$3,220	$0	$3,220
2023	$0	$3,220	$0	$3,220	$0	$3,220
2022	$0	$3,220	$0	$3,220	$0	$3,220
2021	$0	$550	$0	$550	$0	$550
2020	$0	$550	$0	$550	$0	$550
2019	$0	$550	$0	$550	$0	$550
2018	$0	$550	$0	$550	$0	$550
2017	$0	$190	$0	$190	$0	$190
2016	$0	$190	$0	$190	$0	$190

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/27/2024	SD	SHERIFFS DEED	BEHR CHRIS	ATASCOSA COUNTY TRUSTEE			241538

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
21608
Show search results for 216...
21551
224901
21550
4902
224906
55289
21567
182089
214536
224911
21566
21565
21564
21563
21587
21588
21589
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21608
Legal Acreage: 0.16
GEO ID: 01970-00-000-576400
Legal Description: CHRISTINE BLK 252 LOT 5764 0.1607
Tract or Lot: 5764
Abstract Subdivision Code: S01970
Block: 252
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
21590
177501
21608
21610
182089
21591
57575
21592
21607
21606
21605
214538
65558
21604
21603
21602
601
593
Avenue P
100
6th St
1024
21629
224917
224916
224915
28°46'48"N 98°29'54"W
0
50
100ft

Search Here:
21608
Show search results for 216...
21551
21591
21604
21606
21608
21629
224915
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 21608
Legal Acreage: 0.16
GEO ID: 01970-00-000-576400
Legal Description: CHRISTINE BLK 252 LOT 5764 0.1607
Tract or Lot: 5764
Abstract Subdivision Code: S01970
Block: 252
Neighborhood Code: S01970
School District: SJO
City Limits: CHR
Zoom to
28°46'48"N 98°29'54"W
0
50
100ft

Atascosa CAD Property Search

Property ID: 33479 For Year 2024

Property Details

Account			
Property ID:	33479	**Geographic ID:**	03290-00-000-000901
Type:	R	**Zoning:**	
Property Use:		**Condo:**	
Location			
Situs Address:	142 BIG LEAF RD, TX		
Map ID:	H-4	**Mapsco:**	
Legal Description:	SHADOW OAK AKERS, LOT PT OF 9,10,11,12,&13, ACRES 2.25		
Abstract/Subdivision:	S03290		
Neighborhood:	(S03290) SHADOW OAK AKERS		
Owner			
Owner ID:	16140		
Name:	MAULDIN JAMES		
Agent:			
Mailing Address:	"UNDEL" 142 BIG LEAF RD SAN ANTONIO, TX 78264		
% Ownership:	100.0%		
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$1,660 (+)
Land Homesite Value:	$90,000 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$91,660 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$91,660 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$8,668 (-)
Assessed Value:	$82,992
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Privacy - Terms

Property Taxing Jurisdiction

Owner: MAULDIN JAMES

Entity	Description	Tax Rate	Market Value	Taxable Value
GAT	ATASCOSA COUNTY	0.408738	$91,660	$49,206
WEV	EVERGREEN WATER DIST	0.004365	$91,660	$49,206
CAD	County Appraisal District	0.000000	$91,660	$49,206
FMLR	FARM TO MARKET ROAD	0.074150	$91,660	$49,206
SPL	PLEASANTON ISD	0.903536	$91,660	$49,206

Total Tax Rate: 1.390789

Property Improvement - Building

Description: Misc Imp **Type:** Misc Imp **Living Area:** 0 sqft **Value:** $1,660

Type	Description	Class CD	Year Built
SHED	SHED	SHED1	1970

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RA	RURAL ACREAGE	2.25	98,010.00	0.00	0.00	$90,000	$0

Property Roll Value History

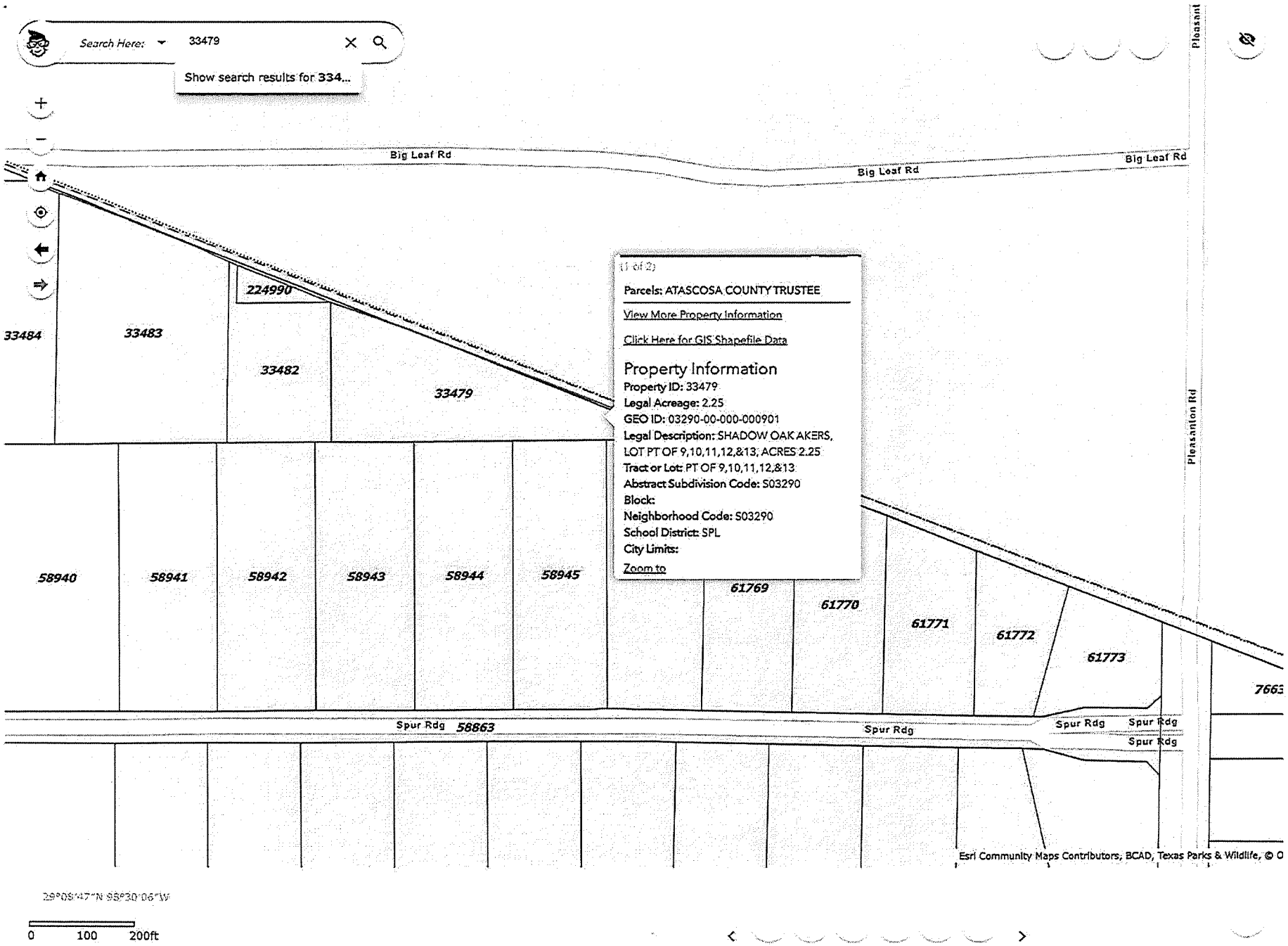
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$1,660	$90,000	$0	$91,660	$0	$82,992
2023	$1,660	$67,500	$0	$69,160	$0	$69,160
2022	$1,660	$55,130	$0	$56,790	$0	$56,790
2021	$1,660	$45,000	$0	$46,660	$0	$46,660
2020	$1,660	$28,130	$0	$29,790	$0	$29,790
2019	$1,660	$28,130	$0	$29,790	$0	$29,790
2018	$1,710	$28,130	$0	$29,840	$0	$29,840
2017	$1,710	$28,130	$0	$29,840	$0	$29,840
2016	$1,710	$28,130	$0	$29,840	$0	$29,840

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/5/2024	SD	SHERIFFS DEED	MAULDIN JAMES	ATASCOSA COUNTY TRUSTEE			244889

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination


Search Here:
33479
Show search results for 334...
Big Leaf Rd
Big Leaf Rd
Big Leaf Rd
Pleasant
Pleasanton Rd
224990
33484
33483
33482
33479
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 33479
Legal Acreage: 2.25
GEO ID: 03290-00-000-000901
Legal Description: SHADOW OAK AKERS, LOT PT OF 9,10,11,12,&13; ACRES 2.25
Tract or Lot: PT OF 9,10,11,12,&13
Abstract Subdivision Code: S03290
Block:
Neighborhood Code: S03290
School District: SPL
City Limits:
Zoom to
58940
58941
58942
58943
58944
58945
61769
61770
61771
61772
61773
7663
Spur Rdg
58863
Spur Rdg
Spur Rdg
Spur Rdg
Spur Rdg
Esri Community Maps Contributors, BCAD, Texas Parks & Wildlife, © O
29°08'47"N 98°30'06"W
0
100
200ft

Search Here:
33479
Show search results for 334...
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 33479
Legal Acreage: 2.25
GEO ID: 03290-00-000-000901
Legal Description: SHADOW OAK AKERS, LOT PT OF 9,10,11,12,&13; ACRES 2.25
Tract or Lot: PT OF 9,10,11,12,&13
Abstract Subdivision Code: S03290
Block:
Neighborhood Code: S03290
School District: SPL
City Limits:
Zoom to
58863
0
100
200ft

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
112 E. PECAN ST., SUITE 2200
SAN ANTONIO, TEXAS 78205

210.225.4422
Fax 210.225.6410

October 10, 2024

ATASCOSA COUNTY, LYTLE INDEPENDENT SCHOOL DISTRICT AND CITY OF LYTLE
Analysis of Bid Received on Trustee Property

CAUSE NO: 16-09-0796-CVA

STYLE OF CASE: **CITY OF LYTLE AND LYTLE INDEPENDENT SCHOOL DISTRICT VS. THE ESTATE OF MAGDALENA LONGORIA, ET AL**

LEGAL DESCRIPTION: **BEING 0.67 OF AN ACRE OF LAND MORE OR LESS OUT OF THE J. MATTER SURVEY NO. 442, ABSTRACT NO. 573, ATASCOSA COUNTY, TEXAS, AND OUT OF A 15.00 ACRE TRACT OF LAND RECORDED IN VOLUME 341, PAGE 160, DEED RECORDS, ATASCOSA COUNTY, TEXAS, AND SAID 0.67 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN A GIFT DEED FROM ROBERTO GUZMAN TO MAGDALENA LONGORIA, IN VOLUME 173, PAGE 340, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS: ACCOUNT NO. 57704**

JUDGMENT DATE: DECEMBER 18, 2018

DATE OF ORIGINAL TAX SALE: DECEMBER 3, 2019
STRUCK OFF AMOUNT: $9,085.43

VALUE AT JUDGMENT: $ 23,350.00

CURRENT APPRAISED VALUE: $64,210.00

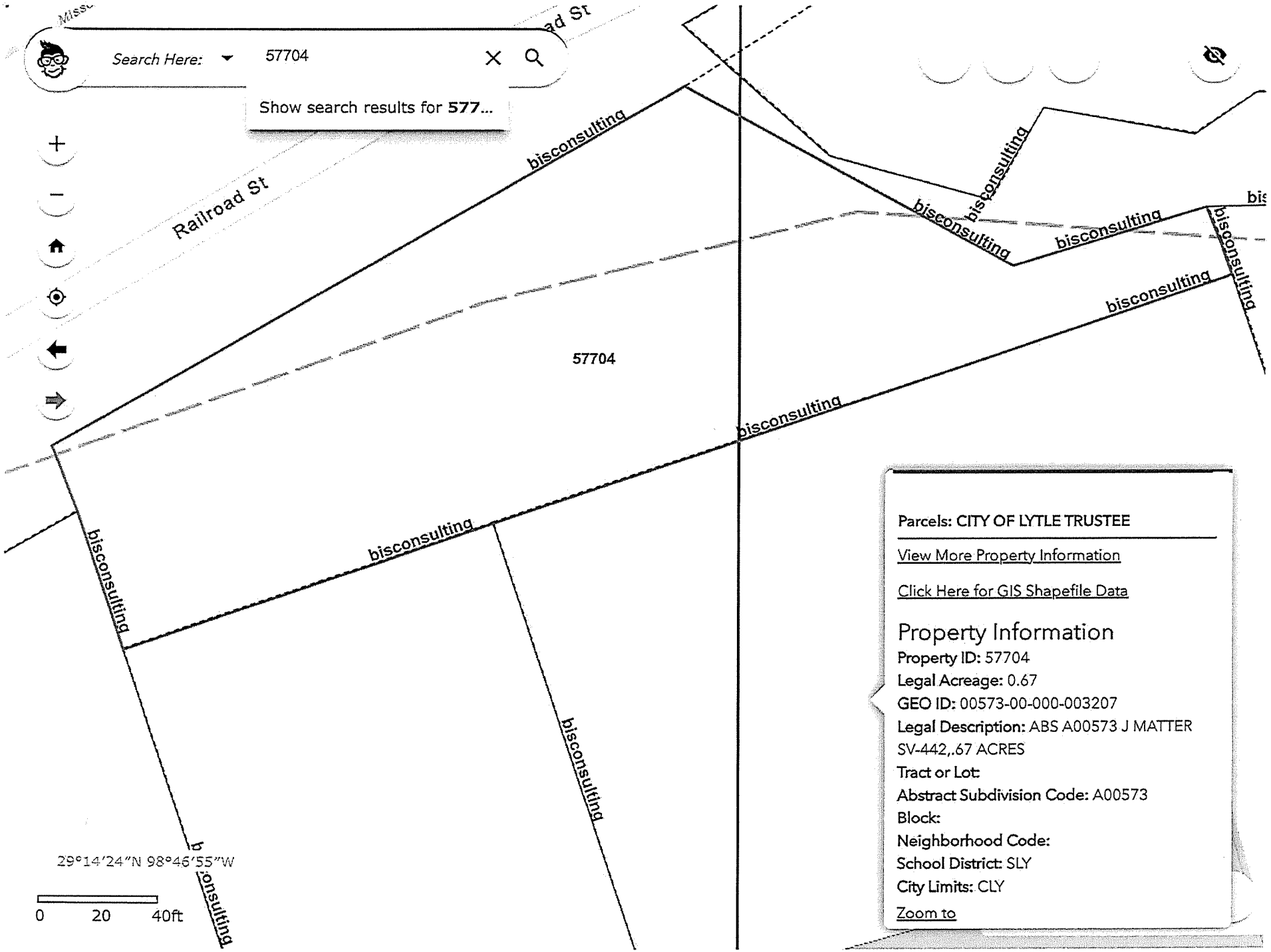
PROSPECTIVE BUYER: CITY OF LYTLE
AMOUNT OF BID: $1.00

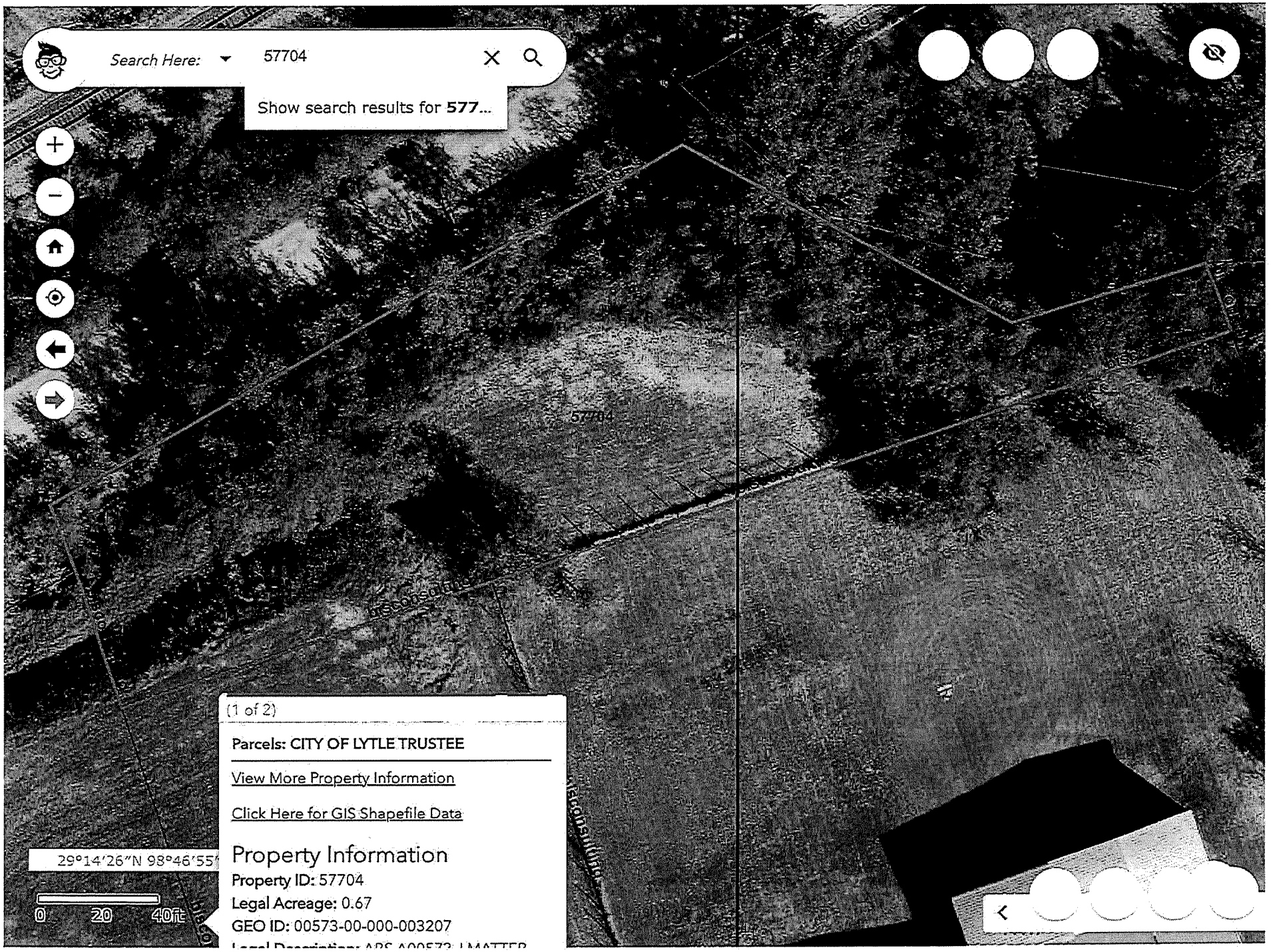
TOTAL TAXES DUE AS OF OCTOBER 2024: $11,440.12

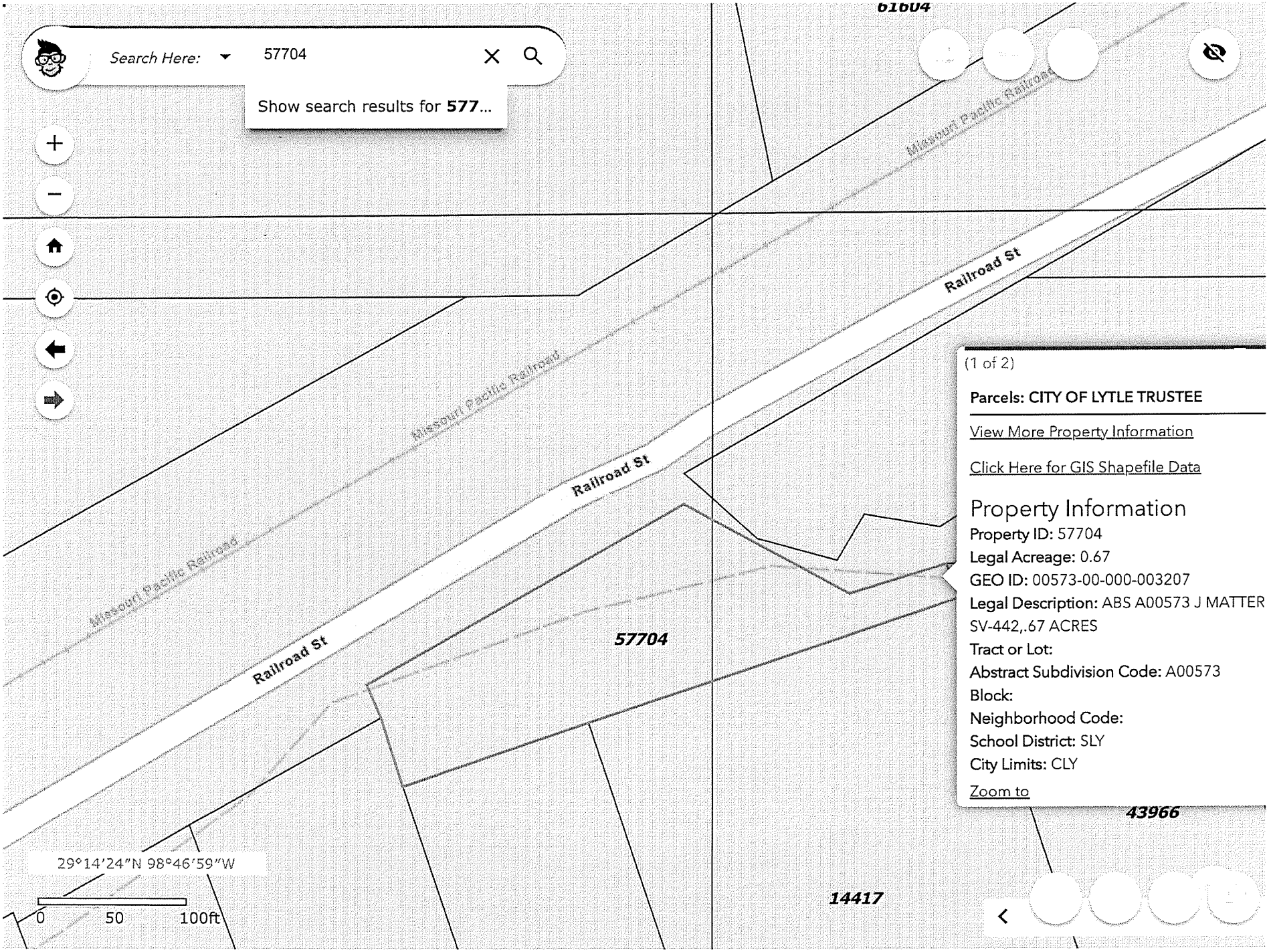
TENTATIVE ACCOUNTING OF PROCEEDS PURSUANT TO § 34.06 & 34.02 OF THE TEXAS PROPERTY TAX CODE

Costs/ Taxing Entity	Judgment Amount	Tax Percentage	Disbursement Amount
City Lot Liens	N/A	n/a	$0.00
Publication Costs		n/a	$0.00
District Clerk Court Costs	$850.50	n/a	$1.00
MHM Abstract/Title Costs	$250.00	n/a	$0.00
Thomas P. Cate Costs of Sale	$217.74	n/a	$0.00
Deed Fees		n/a	$0.00
Sheriff		n/a	$0.00
Total Costs Only	$1,318.24	n/a	$1.00
Atascosa County (2002-2017)	$1,879.79	29.89%	$0.00
Evergreen UWCD (2002-2017)	$32.39	0.60%	$0.00
Lytle ISD (2004-2017)	$3,860.40	40.34%	$0.00
City of Lytle (2002-2017)	$1,032.41	29.17%	$0.00
Total Taxes Only	$6,804.99	100%	$0.00
Total Taxes & Costs	**$8,123.23**		**$1.00**

Tentative Amount Due for Atascosa County Post Judgment Years 2018-2019: $517.45
Tentative Amount Due for Evergreen UWCD Post Judgment Years 2018-2019: $5.61
Tentative Amount Due for Lytle ISD Post Judgment Years 2018-2019: $1,343.78
Tentative Amount Due for City of Lytle Post Judgment Years 2018-2019: $426.19
TOTAL POST JUDGMENT YEARS 2018-2019: $2,293.03


Search Here:
57704
Show search results for 577...
Railroad St
bisconsulting
57704
29°14'24"N 98°46'55"W
0
20
40ft
Parcels: CITY OF LYTLE TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 57704
Legal Acreage: 0.67
GEO ID: 00573-00-000-003207
Legal Description: ABS A00573 J MATTER SV-442,.67 ACRES
Tract or Lot:
Abstract Subdivision Code: A00573
Block:
Neighborhood Code:
School District: SLY
City Limits: CLY
Zoom to


Search Here:
57704
Show search results for 577...
57704
(1 of 2)
Parcels: CITY OF LYTLE TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 57704
Legal Acreage: 0.67
GEO ID: 00573-00-000-003207
29°14'26"N 98°46'55"
0 20 40ft


Search Here:
57704
Show search results for 577...
61604
Missouri Pacific Railroad
Railroad St
Missouri Pacific Railroad
Railroad St
Missouri Pacific Railroad
Railroad St
57704
43966
14417
29°14'24"N 98°46'59"W
0
50
100ft
(1 of 2)
Parcels: CITY OF LYTLE TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 57704
Legal Acreage: 0.67
GEO ID: 00573-00-000-003207
Legal Description: ABS A00573 J MATTER SV-442,.67 ACRES
Tract or Lot:
Abstract Subdivision Code: A00573
Block:
Neighborhood Code:
School District: SLY
City Limits: CLY
Zoom to

Atascosa CAD Property Search

Property ID: 19587 For Year 2024

Property Details

Account		
Property ID:	19587	**Geographic ID:** 01960-00-022-000100
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	132 WALKER AVE, TX	
Map ID:	C-11, C-12	**Mapsco:**
Legal Description:	CHARLOTTE BLK 22 LOT 1	
Abstract/Subdivision:	S01960	
Neighborhood:		
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$12,950 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$12,950 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$12,950 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$12,950
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CCH	CITY OF CHARLOTTE	0.383954	$12,950	$0
GAT	ATASCOSA COUNTY	0.408738	$12,950	$0
WEV	EVERGREEN WATER DIST	0.004365	$12,950	$0
CAD	County Appraisal District	0.000000	$12,950	$0
FMLR	FARM TO MARKET ROAD	0.074150	$12,950	$0
SCH	CHARLOTTE ISD	1.209571	$12,950	$0

Total Tax Rate: 2.080778

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RESIDENTIAL LOT	0.16	7,000.00	50.00	140.00	$12,950	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$12,950	$0	$12,950	$0	$12,950
2023	$0	$12,950	$0	$12,950	$0	$12,950
2022	$0	$12,950	$0	$12,950	$0	$12,950
2021	$11,260	$10,500	$0	$21,760	$9,121	$12,639
2020	$10,440	$1,050	$0	$11,490	$0	$11,490
2019	$46,720	$1,050	$0	$47,770	$0	$47,770
2018	$44,550	$1,050	$0	$45,600	$0	$45,600
2017	$42,840	$1,050	$0	$43,890	$0	$43,890
2016	$42,760	$1,050	$0	$43,810	$0	$43,810

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/2/2003	STD	SUBSTITUTE TRUSTEE'S DEED	BARRERA SYLVIA	CONSECO FINANCE SERVICING CORP	246	719	0
1/19/2005	SWD	SPECIAL WARRANTY DEED	CONSECO FINANCE SERVICING CORP	LONGORIA DAVID P & PRISCILLA P ROCHA	298	821	0
12/22/2021	QCD	QUIT CLAIM DEED	LONGORIA DAVID P & PRISCILLA P ROCHA	LONGORIA DAVID P			220488
12/4/2023	SH	SHERIFF'S TAX SALE DEED	LONGORIA DAVID P	ATASCOSA COUNTY TRUSTEE			239595

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination

Atascosa TAX

Property Search Results > 57704 CITY OF LYTLE TRUSTEE for Year 2023

Tax Year: 2023

Property

Account

Property ID:	57704	Legal Description:	ABS A00573 J MATTER SV-442,.67 ACRES
Geographic ID:	00573-00-000-003207	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	PEARSALL RD ,	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	CITY OF LYTLE TRUSTEE	Owner ID:	198678
Mailing Address:	PO BOX 743 LYTLE, TX 78052	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$64,210	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$64,210	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$64,210	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$64,210	

Taxing Jurisdiction

Owner: CITY OF LYTLE TRUSTEE
% Ownership: 100.0000000000%
Total Value: $64,210

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CLY	CITY OF LYTLE	0.388300	$64,210	$0	$0.00
FMLR	FARM TO MARKET ROAD	0.073158	$64,210	$0	$0.00
GAT	ATASCOSA COUNTY	0.409730	$64,210	$0	$0.00
SLY	LYTLE ISD	1.078200	$64,210	$0	$0.00
WEV	EVERGREEN WATER DIST	0.004890	$64,210	$0	$0.00
	Total Tax Rate:	1.954278			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$1,254.84

Improvement / Building

No improvements exist for this property.

Land

No land segments exist for this property.

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	$0	$64,210	0	64,210	$0	$64,210
2022	$0	$64,210	0	64,210	$0	$64,210
2021	$0	$30,350	0	30,350	$0	$30,350
2020	$0	$23,350	0	23,350	$0	$23,350
2019	$0	$23,350	0	23,350	$0	$23,350
2018	$0	$23,350	0	23,350	$0	$23,350
2017	$0	$7,370	0	7,370	$0	$7,370
2016	$0	$7,370	0	7,370	$0	$7,370
2015	$0	$7,370	0	7,370	$0	$7,370
2014	$0	$7,370	0	7,370	$0	$7,370
2013	$0	$7,370	0	7,370	$0	$7,370
2012	$0	$7,370	0	7,370	$0	$7,370
2011	$0	$7,370	0	7,370	$0	$7,370

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/29/2001	GD		GUZMAN ROBERTO ETUX MARIA	LONGORIA MAGDALENA	173	340	0

Tax Due

Property Tax Information as of 10/08/2024

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	CITY OF LYTLE	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2022 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2021	CITY OF LYTLE	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2021 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2020	CITY OF LYTLE	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2024	CITY OF LYTLE	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2024	FARM TO MARKET ROAD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2024	ATASCOSA COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2024	LYTLE ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2024	EVERGREEN WATER DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2024 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2023	ATASCOSA COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2023	LYTLE ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2023	EVERGREEN WATER DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2023	CITY OF LYTLE	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2023	FARM TO MARKET ROAD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2023 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2022	ATASCOSA COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2022	LYTLE ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2022	EVERGREEN WATER DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2022	FARM TO MARKET ROAD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

	2022 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2021	ATASCOSA COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2021	LYTLE ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2021	FARM TO MARKET ROAD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2021	EVERGREEN WATER DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2021 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2020	ATASCOSA COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2020	LYTLE ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2020	EVERGREEN WATER DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2020	FARM TO MARKET ROAD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	CITY OF LYTLE TRUSTEE TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF LYTLE	$23,350	$104.49	$0.00	$104.49	$72.10	$35.32	$211.91
	2019 TOTAL:		**$104.49**	**$0.00**	**$104.49**	**$72.10**	**$35.32**	**$211.91**
2018	CITY OF LYTLE	$23,350	$98.66	$0.00	$98.66	$79.91	$35.71	$214.28
	2018 TOTAL:		**$98.66**	**$0.00**	**$98.66**	**$79.91**	**$35.71**	**$214.28**
2017	CITY OF LYTLE	$7,370	$28.75	$0.00	$28.75	$26.73	$11.10	$66.58
	2017 TOTAL:		**$28.75**	**$0.00**	**$28.75**	**$26.73**	**$11.10**	**$66.58**
2016	CITY OF LYTLE	$7,370	$27.45	$0.00	$27.45	$28.83	$11.26	$67.54
	2016 TOTAL:		**$27.45**	**$0.00**	**$27.45**	**$28.83**	**$11.26**	**$67.54**
2015	CITY OF LYTLE	$7,370	$26.90	$0.00	$26.90	$31.47	$11.67	$70.04
	2015 TOTAL:		**$26.90**	**$0.00**	**$26.90**	**$31.47**	**$11.67**	**$70.04**
2014	CITY OF LYTLE	$7,370	$25.43	$0.00	$25.43	$32.81	$11.65	$69.89
	2014 TOTAL:		**$25.43**	**$0.00**	**$25.43**	**$32.81**	**$11.65**	**$69.89**
2013	CITY OF LYTLE	$7,370	$25.06	$0.00	$25.06	$35.32	$12.08	$72.46
	2013 TOTAL:		**$25.06**	**$0.00**	**$25.06**	**$35.32**	**$12.08**	**$72.46**
2012	CITY OF LYTLE	$7,370	$23.03	$0.00	$23.03	$35.24	$11.65	$69.92
	2012 TOTAL:		**$23.03**	**$0.00**	**$23.03**	**$35.24**	**$11.65**	**$69.92**
2011	CITY OF LYTLE	$7,370	$23.40	$0.00	$23.40	$38.62	$12.40	$74.42
	2011 TOTAL:		**$23.40**	**$0.00**	**$23.40**	**$38.62**	**$12.40**	**$74.42**
2010	CITY OF LYTLE	$13,400	$42.88	$0.00	$42.88	$75.90	$23.76	$142.54
	2010 TOTAL:		**$42.88**	**$0.00**	**$42.88**	**$75.90**	**$23.76**	**$142.54**
2009	CITY OF LYTLE	$13,400	$41.20	$0.00	$41.20	$77.86	$23.81	$142.87
	2009 TOTAL:		**$41.20**	**$0.00**	**$41.20**	**$77.86**	**$23.81**	**$142.87**
2008	CITY OF LYTLE	$13,400	$41.21	$0.00	$41.21	$82.83	$24.81	$148.85
2008	ATASCOSA COUNTY	$13,400	$78.61	$0.00	$78.61	$158.02	$35.49	$272.12
2008	EVERGREEN WATER DIST	$13,400	$1.76	$0.00	$1.76	$3.54	$0.80	$6.10
2008	FARM TO MARKET ROAD	$13,400	$17.80	$0.00	$17.80	$35.78	$8.04	$61.62
2008	LYTLE ISD	$13,400	$166.16	$0.00	$166.16	$333.98	$100.03	$600.17
	2008 TOTAL:		**$305.54**	**$0.00**	**$305.54**	**$614.15**	**$169.17**	**$1088.86**
2007	LYTLE ISD	$13,400	$166.16	$0.00	$166.16	$353.92	$104.02	$624.10
2007	FARM TO MARKET ROAD	$13,400	$18.01	$0.00	$18.01	$38.36	$8.46	$64.83
2007	ATASCOSA COUNTY	$13,400	$79.74	$0.00	$79.74	$169.85	$37.44	$287.03
2007	EVERGREEN WATER DIST	$13,400	$1.69	$0.00	$1.69	$3.60	$0.79	$6.08
2007	CITY OF LYTLE	$13,400	$45.56	$0.00	$45.56	$97.03	$28.52	$171.11
	2007 TOTAL:		**$311.16**	**$0.00**	**$311.16**	**$662.76**	**$179.23**	**$1153.15**
2006	CITY OF LYTLE	$7,350	$30.14	$0.00	$30.14	$67.81	$19.59	$117.54
2006	EVERGREEN WATER DIST	$7,350	$1.01	$0.00	$1.01	$2.27	$0.49	$3.77
2006	ATASCOSA COUNTY	$7,350	$46.28	$0.00	$46.28	$104.13	$22.56	$172.97
2006	FARM TO MARKET ROAD	$7,350	$9.54	$0.00	$9.54	$21.47	$4.65	$35.66
2006	LYTLE ISD	$7,350	$117.60	$0.00	$117.60	$264.60	$76.44	$458.64
	2006 TOTAL:		**$204.57**	**$0.00**	**$204.57**	**$460.28**	**$123.73**	**$788.58**
2005	LYTLE ISD	$2,460	$46.21	$0.00	$46.21	$109.53	$31.15	$186.89
2005	FARM TO MARKET ROAD	$2,460	$2.80	$0.00	$2.80	$6.64	$1.42	$10.86
2005	ATASCOSA COUNTY	$2,460	$15.92	$0.00	$15.92	$37.74	$8.05	$61.71
2005	EVERGREEN WATER DIST	$2,460	$0.36	$0.00	$0.36	$0.85	$0.18	$1.39
2005	CITY OF LYTLE	$2,460	$10.09	$0.00	$10.09	$23.91	$6.80	$40.80
	2005 TOTAL:		**$75.38**	**$0.00**	**$75.38**	**$178.67**	**$47.60**	**$301.65**

2004	CITY OF LYTLE	$2,350	$9.87	$0.00	$9.87	$24.58	$6.89	$41.34
2004	EVERGREEN WATER DIST	$2,350	$0.36	$0.00	$0.36	$0.89	$0.19	$1.44
2004	ATASCOSA COUNTY	$2,350	$15.41	$0.00	$15.41	$38.37	$8.07	$61.85
2004	FARM TO MARKET ROAD	$2,350	$2.47	$0.00	$2.47	$6.14	$1.29	$9.90
2004	LYTLE ISD	$2,350	$44.15	$0.00	$44.15	$109.93	$30.82	$184.90
	2004 TOTAL:		**$72.26**	**$0.00**	**$72.26**	**$179.91**	**$47.26**	**$299.43**
2003	LYTLE ISD	$2,350	$39.95	$39.95	$0.00	$0.00	$0.00	$0.00
2003	EVERGREEN WATER DIST	$2,350	$0.39	$0.00	$0.39	$1.02	$0.21	$1.62
2003	FARM TO MARKET ROAD	$2,350	$2.35	$0.00	$2.35	$6.13	$1.27	$9.75
2003	ATASCOSA COUNTY	$2,350	$15.25	$0.00	$15.25	$39.81	$8.26	$63.32
2003	CITY OF LYTLE	$2,350	$10.22	$0.00	$10.22	$26.67	$7.38	$44.27
	2003 TOTAL:		**$68.16**	**$39.95**	**$28.21**	**$73.63**	**$17.12**	**$118.96**
2002	CITY OF LYTLE	$2,350	$10.34	$0.00	$10.34	$28.22	$7.71	$46.27
2002	ATASCOSA COUNTY	$2,350	$13.94	$0.00	$13.94	$38.05	$7.80	$59.79
2002	LYTLE ISD	$2,350	$34.78	$34.78	$0.00	$0.00	$0.00	$0.00
2002	FARM TO MARKET ROAD	$2,350	$2.60	$0.00	$2.60	$7.09	$1.45	$11.14
2002	EVERGREEN WATER DIST	$2,350	$0.40	$0.00	$0.40	$1.09	$0.22	$1.71
	2002 TOTAL:		**$62.06**	**$34.78**	**$27.28**	**$74.45**	**$17.18**	**$118.91**
2001	EVERGREEN WATER DIST	$2,350	$0.41	$0.41	$0.00	$0.00	$0.00	$0.00
2001	FARM TO MARKET ROAD	$2,350	$1.84	$1.84	$0.00	$0.00	$0.00	$0.00
2001	ATASCOSA COUNTY	$2,350	$13.34	$13.34	$0.00	$0.00	$0.00	$0.00
2001	LYTLE ISD	$2,350	$34.78	$34.78	$0.00	$0.00	$0.00	$0.00
2001	CITY OF LYTLE	$2,350	$10.46	$10.46	$0.00	$0.00	$0.00	$0.00
	2001 TOTAL:		**$60.83**	**$60.83**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	LYTLE ISD	$23,350	$319.51	$0.00	$319.51	$220.47	$108.00	$647.98
2019	EVERGREEN WATER DIST	$23,350	$1.26	$0.00	$1.26	$0.87	$0.32	$2.45
2019	FARM TO MARKET ROAD	$23,350	$18.11	$0.00	$18.11	$12.49	$4.59	$35.19
2019	ATASCOSA COUNTY	$23,350	$98.12	$0.00	$98.12	$67.71	$24.87	$190.70
	2019 TOTAL:		**$437.00**	**$0.00**	**$437.00**	**$301.54**	**$137.78**	**$876.32**
2018	ATASCOSA COUNTY	$23,350	$117.07	$0.00	$117.07	$94.83	$31.79	$243.69
2018	LYTLE ISD	$23,350	$320.35	$0.00	$320.35	$259.48	$115.97	$695.80
2018	EVERGREEN WATER DIST	$23,350	$1.52	$0.00	$1.52	$1.23	$0.41	$3.16
2018	FARM TO MARKET ROAD	$23,350	$23.00	$0.00	$23.00	$18.63	$6.24	$47.87
	2018 TOTAL:		**$461.94**	**$0.00**	**$461.94**	**$374.17**	**$154.41**	**$990.52**
2017	ATASCOSA COUNTY	$7,370	$38.20	$0.00	$38.20	$35.52	$11.06	$84.78
2017	LYTLE ISD	$7,370	$103.18	$0.00	$103.18	$95.96	$39.83	$238.97
2017	EVERGREEN WATER DIST	$7,370	$0.55	$0.00	$0.55	$0.52	$0.16	$1.23
2017	FARM TO MARKET ROAD	$7,370	$7.49	$0.00	$7.49	$6.97	$2.17	$16.63
	2017 TOTAL:		**$149.42**	**$0.00**	**$149.42**	**$138.97**	**$53.22**	**$341.61**
2016	ATASCOSA COUNTY	$7,370	$35.42	$0.00	$35.42	$37.19	$10.89	$83.50
2016	LYTLE ISD	$7,370	$103.18	$0.00	$103.18	$108.33	$42.30	$253.81
2016	EVERGREEN WATER DIST	$7,370	$0.57	$0.00	$0.57	$0.60	$0.18	$1.35
2016	FARM TO MARKET ROAD	$7,370	$7.31	$0.00	$7.31	$7.68	$2.25	$17.24
	2016 TOTAL:		**$146.48**	**$0.00**	**$146.48**	**$153.80**	**$55.62**	**$355.90**
2015	ATASCOSA COUNTY	$7,370	$26.76	$0.00	$26.76	$31.31	$8.71	$66.78
2015	LYTLE ISD	$7,370	$103.18	$0.00	$103.18	$120.72	$44.78	$268.68
2015	EVERGREEN WATER DIST	$7,370	$0.43	$0.00	$0.43	$0.50	$0.14	$1.07
2015	FARM TO MARKET ROAD	$7,370	$5.65	$0.00	$5.65	$6.61	$1.84	$14.10
	2015 TOTAL:		**$136.02**	**$0.00**	**$136.02**	**$159.14**	**$55.47**	**$350.63**
2014	ATASCOSA COUNTY	$7,370	$21.89	$0.00	$21.89	$28.24	$7.52	$57.65
2014	LYTLE ISD	$7,370	$104.66	$0.00	$104.66	$135.01	$47.93	$287.60
2014	FARM TO MARKET ROAD	$7,370	$4.88	$0.00	$4.88	$6.30	$1.68	$12.86
2014	EVERGREEN WATER DIST	$7,370	$0.39	$0.00	$0.39	$0.51	$0.14	$1.04
	2014 TOTAL:		**$131.82**	**$0.00**	**$131.82**	**$170.06**	**$57.27**	**$359.15**
2013	ATASCOSA COUNTY	$7,370	$25.10	$0.00	$25.10	$35.40	$9.08	$69.58
2013	LYTLE ISD	$7,370	$104.66	$0.00	$104.66	$147.57	$50.45	$302.68
2013	EVERGREEN WATER DIST	$7,370	$0.44	$0.00	$0.44	$0.62	$0.16	$1.22
2013	FARM TO MARKET ROAD	$7,370	$5.60	$0.00	$5.60	$7.89	$2.02	$15.51

	2013 TOTAL:		**$135.80**	**$0.00**	**$135.80**	**$191.48**	**$61.71**	**$388.99**
2012	ATASCOSA COUNTY	$7,370	$33.37	$0.00	$33.37	$51.05	$12.66	$97.08
2012	LYTLE ISD	$7,370	$104.66	$0.00	$104.66	$160.13	$52.96	$317.75
2012	EVERGREEN WATER DIST	$7,370	$0.68	$0.00	$0.68	$1.04	$0.26	$1.98
2012	FARM TO MARKET ROAD	$7,370	$7.47	$0.00	$7.47	$11.43	$2.84	$21.74
	2012 TOTAL:		**$146.18**	**$0.00**	**$146.18**	**$223.65**	**$68.72**	**$438.55**
2011	ATASCOSA COUNTY	$7,370	$39.68	$0.00	$39.68	$65.48	$15.77	$120.93
2011	LYTLE ISD	$7,370	$98.76	$0.00	$98.76	$162.95	$52.34	$314.05
2011	EVERGREEN WATER DIST	$7,370	$0.77	$0.00	$0.77	$1.27	$0.31	$2.35
2011	FARM TO MARKET ROAD	$7,370	$8.90	$0.00	$8.90	$14.68	$3.54	$27.12
	2011 TOTAL:		**$148.11**	**$0.00**	**$148.11**	**$244.38**	**$71.96**	**$464.45**
2010	ATASCOSA COUNTY	$13,400	$76.38	$0.00	$76.38	$135.20	$31.74	$243.32
2010	LYTLE ISD	$13,400	$179.56	$0.00	$179.56	$317.82	$99.48	$596.86
2010	EVERGREEN WATER DIST	$13,400	$1.59	$0.00	$1.59	$2.81	$0.66	$5.06
2010	FARM TO MARKET ROAD	$13,400	$17.13	$0.00	$17.13	$30.33	$7.12	$54.58
	2010 TOTAL:		**$274.66**	**$0.00**	**$274.66**	**$486.16**	**$139.00**	**$899.82**
2009	ATASCOSA COUNTY	$13,400	$78.72	$0.00	$78.72	$148.78	$34.13	$261.63
2009	LYTLE ISD	$13,400	$166.16	$0.00	$166.16	$314.05	$96.04	$576.25
2009	EVERGREEN WATER DIST	$13,400	$1.66	$0.00	$1.66	$3.14	$0.72	$5.52
2009	FARM TO MARKET ROAD	$13,400	$17.69	$0.00	$17.69	$33.43	$7.67	$58.79
	2009 TOTAL:		**$264.23**	**$0.00**	**$264.23**	**$499.40**	**$138.56**	**$902.19**
	LONGORIA MAGDALENA TOTAL:		**$3621.87**	**$135.56**	**$3486.31**	**$5419.85**	**$1657.64**	**$10563.80**
	LONGORIA MAGDALENA TOTAL:		**$437.00**	**$0.00**	**$437.00**	**$301.54**	**$137.78**	**$876.32**
	GRAND TOTAL (ALL OWNERS):		**$4058.87**	**$135.56**	**$3923.31**	**$5721.39**	**$1795.42**	**$11440.12**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 769-3842

© N. Harris Computer Corporation

On this the _____ day of _____, A.D., _____, came to be considered a request that this Court enter an Order approving the private resale, pursuant to §34.05(i) of the Texas Property Tax Code, of certain real property previously struck off to the Atascosa County, City of Lytle and Lytle Independent School District, pursuant to §34.01(c) of the Texas Property Tax Code for delinquent ad valorem taxes. Upon motion duly made, the Court authorized the private resale and conveyance of title to City of Lytle per §34.05(i) of the Texas Property Tax Code for the Bid Amount of $1.00 for a tax foreclosed property struck off in trust to City of Lytle, Texas, as Trustee, this property is known as:
BEING 0.67 OF AN ACRE OF LAND MORE OR LESS OUT OF THE J. MATTER SURVEY NO. 442, ABSTRACT NO. 573, ATASCOSA COUNTY, TEXAS, AND OUT OF A 15.00 ACRE TRACT OF LAND RECORDED IN VOLUME 341, PAGE 160, DEED RECORDS, ATASCOSA COUNTY, TEXAS, AND SAID 0.67 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN A GIFT DEED FROM ROBERTO GUZMAN TO MAGDALENA LONGORIA, IN VOLUME 173, PAGE 340, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS; ACCOUNT NO. 57704, CAUSE NO. 16-09-0796-CVA.

THEREFORE, BE IT ORDERED that Atascosa County, after review of the information provided, authorize the conveyance of Title to City of Lytle for $1.00.

It is so ORDERED this_____day of_____, A.D._____.

_____
Weldon P. Cude
County Judge

_____
MARK GILLESPIE
Commissioner Precinct No.1

_____
MARK BOWEN
Commissioner Precinct No.2

_____
ELISEO PEREZ
Commissioner Precinct No.3

_____
KENNARD RILEY
Commissioner Precinct No.4

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
112 E. PECAN ST., SUITE 2200
SAN ANTONIO, TEXAS 78205

210.225.4422
Fax 210.225.6410

October 10, 2024

ATASCOSA COUNTY, CHARLOTTE INDEPENDENT SCHOOL DISTRICT AND CITY OF CHARLOTTE
Analysis of Bid Received on Trustee Property

CAUSE NO: 22-09-0619-CVA

STYLE OF CASE: ATASCOSA COUNTY, ET AL VS. DAVID P. LONGORIA, ET AL

LEGAL DESCRIPTION: LOT 1, BLOCK 22, TOWNSITE OF CHARLOTTE, ATASCOSA COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN INSTRUMENT #220488, AND IN VOLUME 298, PAGES 821-822, DEED RECORDS ATASCOSA COUNTY, TEXAS; ACCOUNT NO. 19587

JUDGMENT DATE: APRIL 24, 2023

DATE OF ORIGINAL TAX SALE: NOVEMBER 7, 2023

VALUE AT JUDGMENT: $12,950.00

STRUCK OFF AMOUNT: $12,950.00

PROSPECTIVE BUYER: MC INVEST LLC

CURRENT APPRAISED VALUE: $12,950.00

AMOUNT OF BID: $5,000.00

TOTAL TAXES DUE AS OF OCTOBER 2024: $19,340.02

TENTATIVE ACCOUNTING OF PROCEEDS PURSUANT TO § 34.06 & 34.02 OF THE TEXAS PROPERTY TAX CODE

Costs/ Taxing Entity	Judgment Amount	Tax Percentage	Disbursement Amount
Publication Costs	$139.00	n/a	$139.00
District Clerk Court Costs	$1,140.00	n/a	$1,140.00
Abstract/Title Costs	$.00	n/a	$0.00
Costs of Sale	$77.00	n/a	$77.00
Deed Fees	$30.00	n/a	$30.00
Sheriff	$471.51	n/a	$471.51
Total Costs Only	$1,857.51	n/a	$1,857.51
Atascosa County (2005-2008,2010-2022)	$8,038.57	45.75%	$1,437.61
Evergreen UWCD (2005-2008,2010-2019, 2022)	$48.79	0.28%	$8.73
Charlotte ISD (2005-2014, 2016-2019, 2022)	$4,138.06	23.54%	$740.04
City of Charlotte (2005-2008, 2010-2022)	$5,346.25	30.43%	$956.11
Total Taxes Only	$17,571.67	100%	$3,142.49
Total Taxes & Costs	$19,429.18		**$5,000.00**

Tentative Amount Due for Atascosa County Post Judgment Year 2023: $87.01
Tentative Amount Due for Evergreen UWCD Post Judgment Year 2023: $.89
Tentative Amount Due for Charlotte ISD Post Judgment Year 2023: $178.91
Tentative Amount Due for City of Charlotte Post Judgment Year 2023: $60.17
Total Amount for Post Judgment Year 2023: $326.98

PRIVATE SALE PROPOSAL BID
RESALE

BIDDER INFORMATION:

NAME OF BIDDER	Marc Camarillo
ADDRESS	705 Nancy Ln
CITY, STATE, ZIP	Pleasanton, TX 78064
PHONE NUMBER	210-2604-6531
NAME AND ADDRESS ON DEED (IF DIFFERENT)	MC-Invest LLC

PROPERTY INFORMATION:

ACCOUNT NUMBER	19587
CAUSE NUMBER	22-09-0619-CVA
LEGAL DESCRIPTION	Charlotte, Blk 22 Lot 1
MINIMUM BID OF PROPERTY	$ 12,950

BIDDER'S BID AMOUNT	$5,000

IN ADDITION TO THE BID AMOUNT, THE BIDDER(S) WILL BE RESPONSIBLE FOR:

Post Judgment Taxes for all taxing entities
Filing fees
All clean up and disposal expenses for said property.

ALL BIDS MUST BE:

SEALED
CLEARLY MARKED: *"PROPERTY BID"*
ADDRESSED TO: *Linebarger Goggan Blair & Sampson, LLP*
112 E. Pecan Street, Suite 2200, San Antonio, TX 78205

RIGHT OF REDEMPTION:

If the original owner(s) want to redeem the property from you, the redemption period expires *180 days following the date the deed is recorded.* They must pay you 125% of what you paid. If the property was a *Homestead or Agricultural* land, the redemption period expires *on or before the second anniversary of the date the deed was recorded.* They must pay you 125% if redeemed within the first year and 150% of the purchase price within the second year. You **MUST** sell the property back to the previous owner(s).

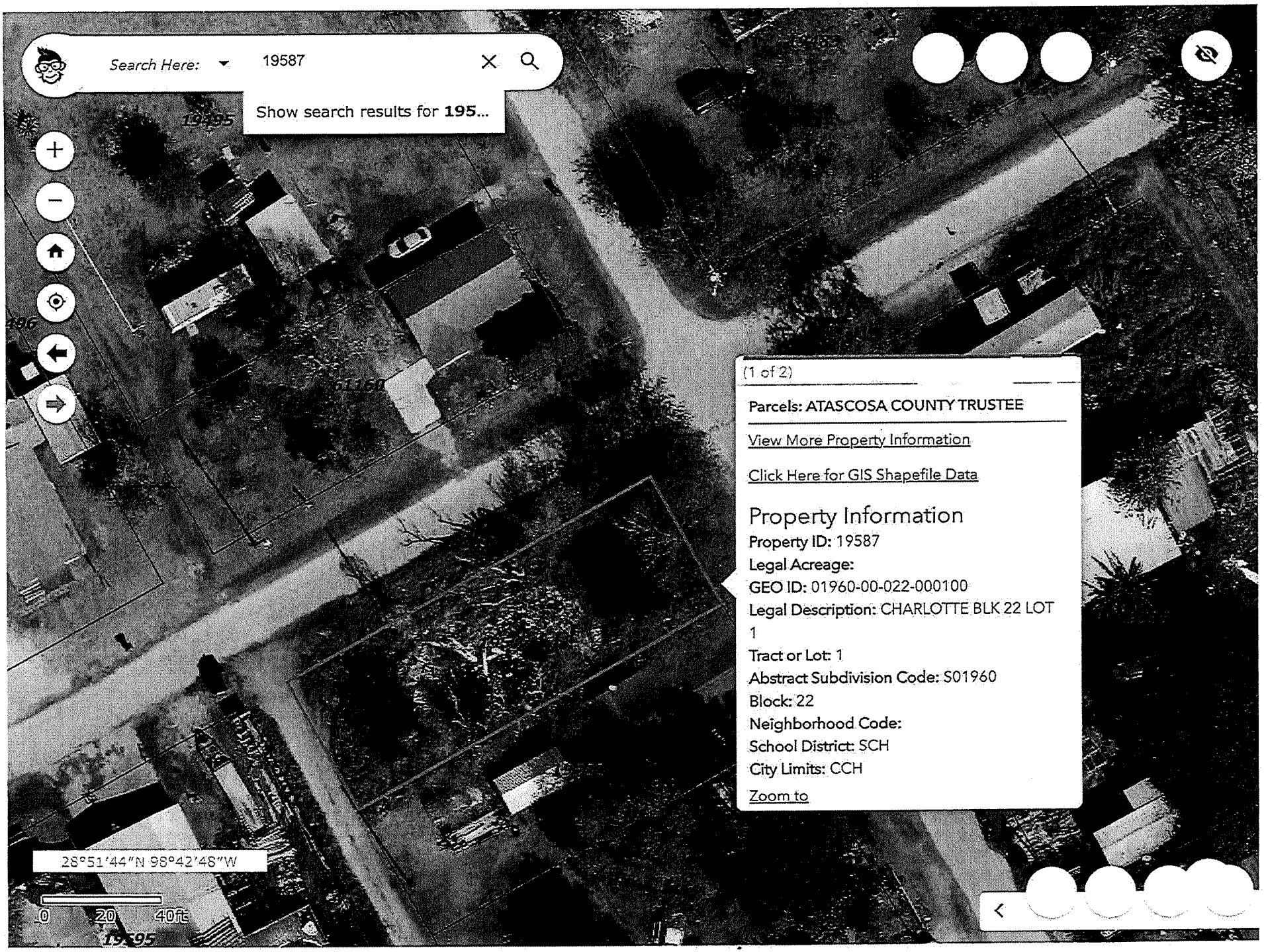
CAVEAT:

THIS SALE IS WITHOUT WARRANTIES OF ANY SORT. You should exercise the same care to inspect the property that you would discharge regarding any other sale. You should not rely on this listing as your sole source of information. It is for your convenience only.

ANY PROPERTY CAN BE REMOVED FROM SALE AT ANY TIME.

Marc Camarillo — Signature

2/15/24 — Date


Search Here:
19587
Show search results for 195...
(1 of 2)
Parcels: ATASCOSA COUNTY TRUSTEE
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: 19587
Legal Acreage:
GEO ID: 01960-00-022-000100
Legal Description: CHARLOTTE BLK 22 LOT 1
Tract or Lot: 1
Abstract Subdivision Code: S01960
Block: 22
Neighborhood Code:
School District: SCH
City Limits: CCH
Zoom to
28°51'44"N 98°42'48"W
0
20
40ft

Google Maps 132 Walker Ave

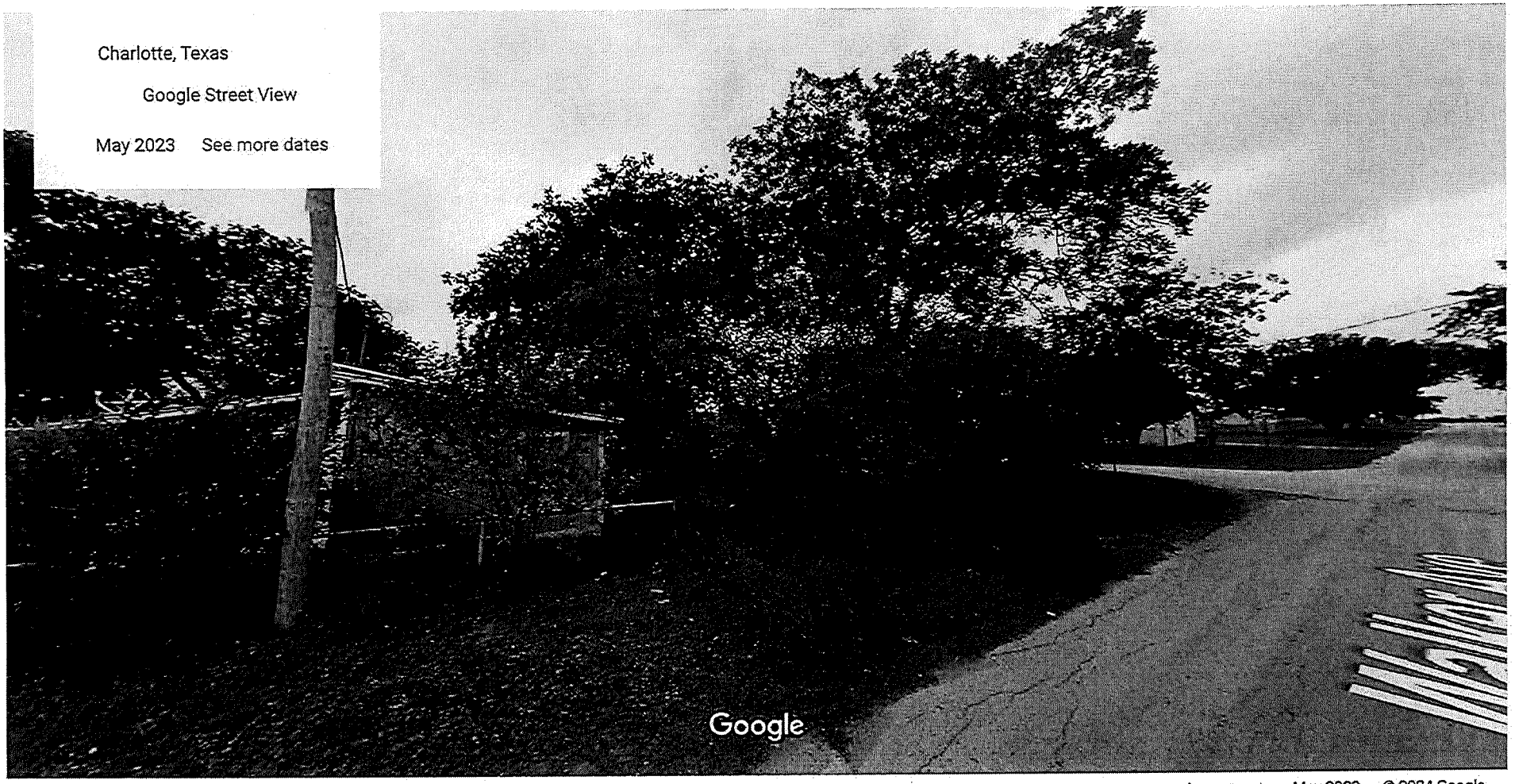
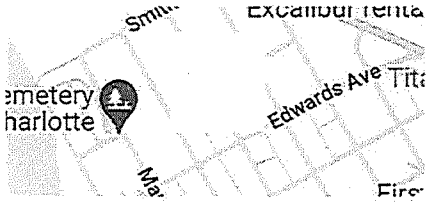
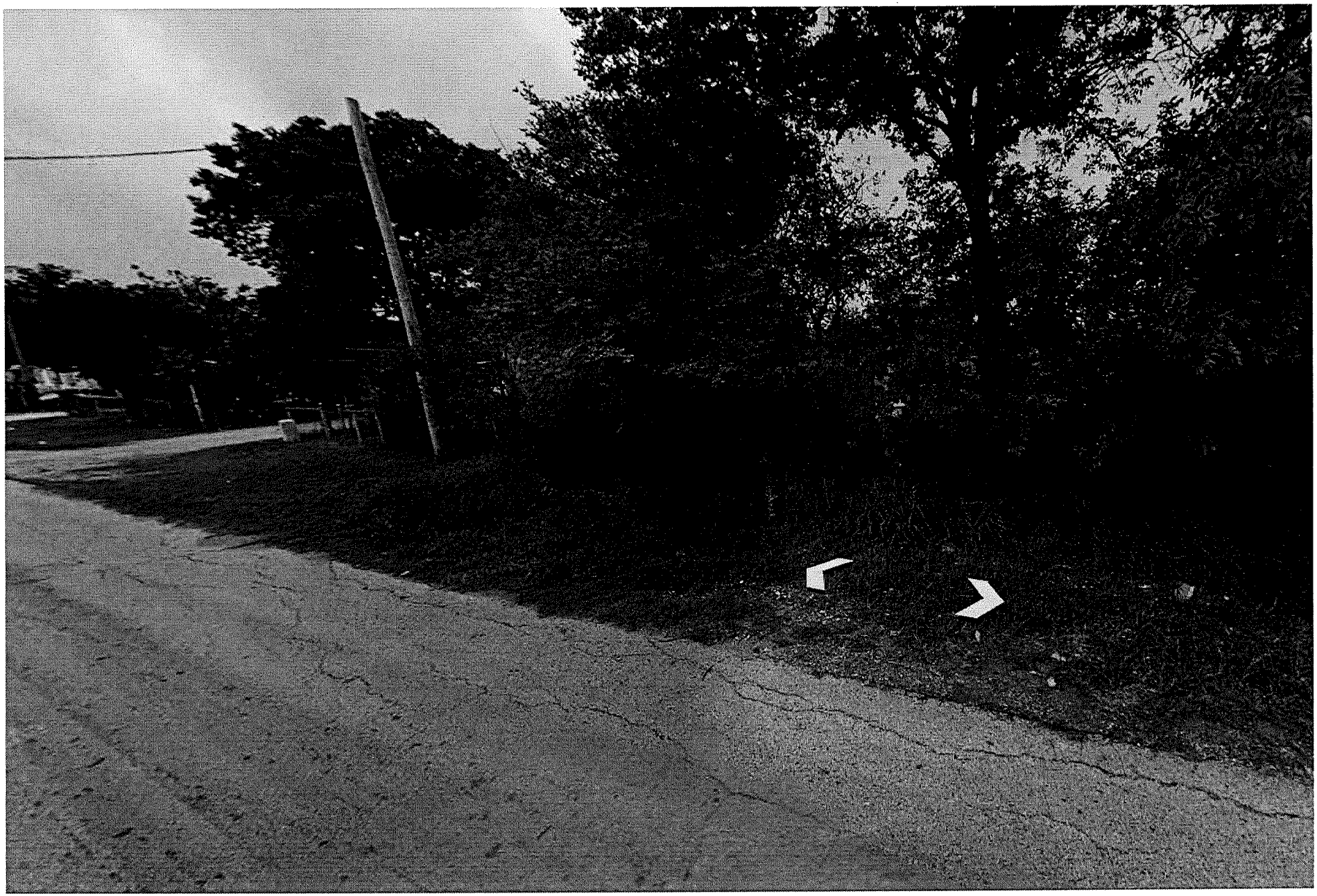


Image capture: May 2023 © 2024 Google





Atascosa CAD Property Search

Property ID: 19587 For Year 2024

Property Details

Account		
Property ID:	19587	**Geographic ID:** 01960-00-022-000100
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	132 WALKER AVE, TX	
Map ID:	C-11, C-12	**Mapsco:**
Legal Description:	CHARLOTTE BLK 22 LOT 1	
Abstract/Subdivision:	S01960	
Neighborhood:		
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$12,950 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$12,950 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$12,950 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$12,950
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Privacy - Terms

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CCH	CITY OF CHARLOTTE	0.383954	$12,950	$0
GAT	ATASCOSA COUNTY	0.408738	$12,950	$0
WEV	EVERGREEN WATER DIST	0.004365	$12,950	$0
CAD	County Appraisal District	0.000000	$12,950	$0
FMLR	FARM TO MARKET ROAD	0.074150	$12,950	$0
SCH	CHARLOTTE ISD	1.209571	$12,950	$0

Total Tax Rate: 2.080778

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RESIDENTIAL LOT	0.16	7,000.00	50.00	140.00	$12,950	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$0	$12,950	$0	$12,950	$0	$12,950
2023	$0	$12,950	$0	$12,950	$0	$12,950
2022	$0	$12,950	$0	$12,950	$0	$12,950
2021	$11,260	$10,500	$0	$21,760	$9,121	$12,639
2020	$10,440	$1,050	$0	$11,490	$0	$11,490
2019	$46,720	$1,050	$0	$47,770	$0	$47,770
2018	$44,550	$1,050	$0	$45,600	$0	$45,600
2017	$42,840	$1,050	$0	$43,890	$0	$43,890
2016	$42,760	$1,050	$0	$43,810	$0	$43,810

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/2/2003	STD	SUBSTITUTE TRUSTEE'S DEED	BARRERA SYLVIA	CONSECO FINANCE SERVICING CORP	246	719	0
1/19/2005	SWD	SPECIAL WARRANTY DEED	CONSECO FINANCE SERVICING CORP	LONGORIA DAVID P & PRISCILLA P ROCHA	298	821	0
12/22/2021	QCD	QUIT CLAIM DEED	LONGORIA DAVID P & PRISCILLA P ROCHA	LONGORIA DAVID P			220488
12/4/2023	SH	SHERIFF'S TAX SALE DEED	LONGORIA DAVID P	ATASCOSA COUNTY TRUSTEE			239595

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination

On this the _____ day of _____, A.D., _____, came to be considered a request that this Court enter an Order approving the private resale, pursuant to §34.05(i) of the Texas Property Tax Code, of certain real property previously struck off to the Atascosa County, City of Charlotte and Charlotte Independent School District, pursuant to §34.01(c) of the Texas Property Tax Code for delinquent ad valorem taxes. Upon motion duly made, the Court authorized the private resale and conveyance of title to MC Invest LLC per §34.05(i) of the Texas Property Tax Code for the Bid Amount of $5,000.00 for a tax foreclosed property struck off in trust to Atascosa County, Texas, as Trustee, this property is known as: LOT 1, BLOCK 22, TOWNSITE OF CHARLOTTE, ATASCOSA COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN INSTRUMENT #220488, AND IN VOLUME 298, PAGES 821-822, DEED RECORDS ATASCOSA COUNTY, TEXAS; ACCOUNT NO. 19587, CAUSE NO. 22-09-0619-CVA

THEREFORE, BE IT ORDERED that Atascosa County, after review of the information provided, authorize the conveyance of Title to MC Invest LLC for $5,000.00.

It is so ORDERED this_____day of _____, A.D. _____.

_____
WELDON P. CUDE
County Judge

_____
MARK GILLESPIE
Commissioner Precinct No.1

_____
MARK BOWEN
Commissioner Precinct No.2

_____
ELISEO PEREZ
Commissioner Precinct No.3

_____
KENNARD RILEY
Commissioner Precinct No.4

AGENDA REQUEST
(GENERAL)

Agenda Item 5.

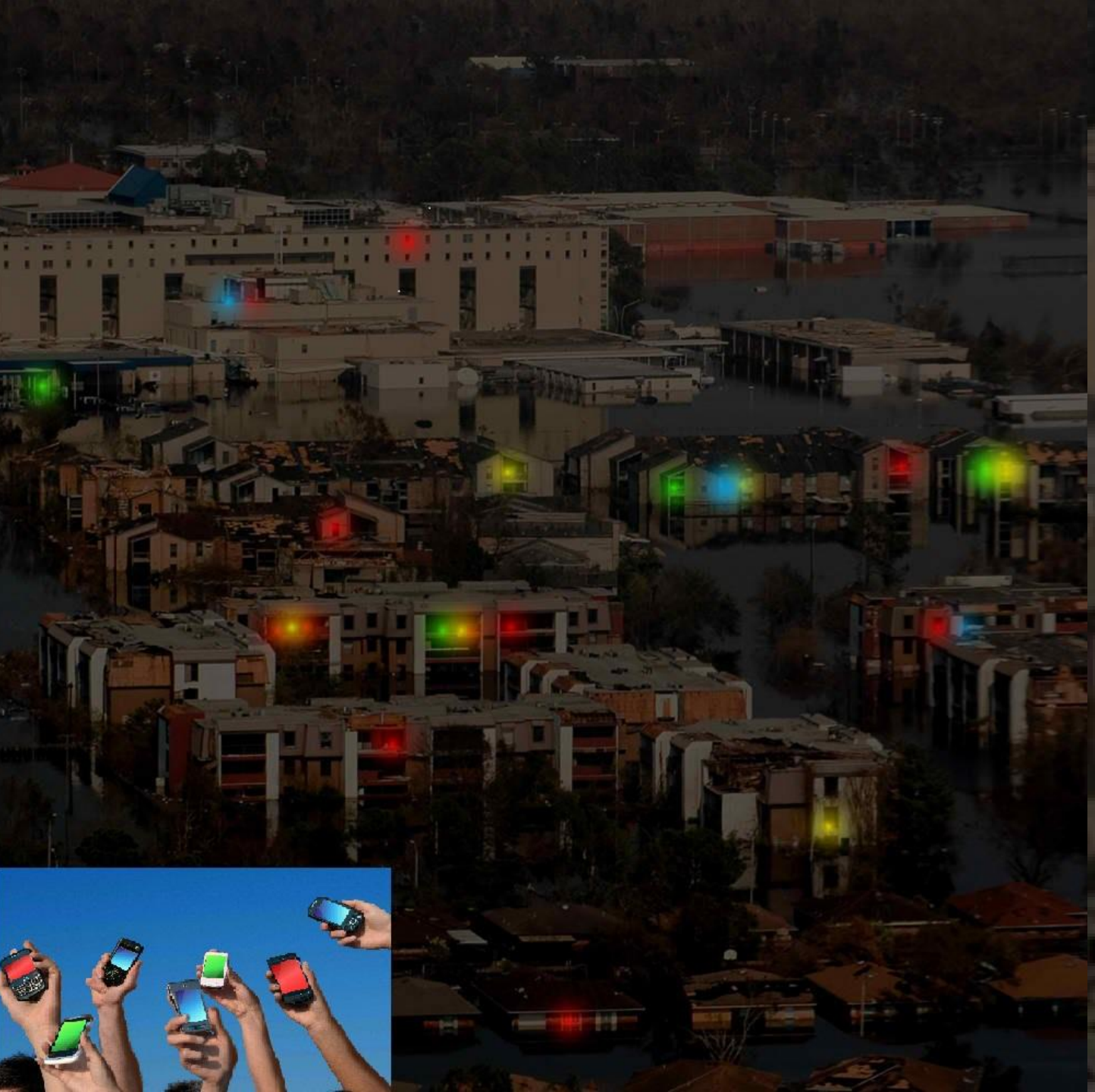
Meeting Date: 10/28/2024
Item Title:
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Juan Cienfuegos: Discuss and/or take appropriate action concerning the presentation by Juan
Judge Cude: Cienfuegos with Disaster Survivor Visual Signal Systems.
Comm. Gillespie:

ATTACHMENTS

Information
Information
Information



The 21st Century disaster survivor visual signaling system. Help save more lives. Simple, effective, & practical.

Purpose

* Save more lives.
* Provide survivors a simple and practical way to communicate with 1st Responders when networks are out in the immediate aftermath of a major disaster.
* Provide important information related to survivor's location, condition, & group association to responders to help best respond.
* SOS was first recognized ~1905, we are in 2024. Almost everyone carries a visual signaling device. The time for an update is here.

Practicality

* Almost everyone carries a visual signaling device with them most of the time. Cellphones, Ipads, Smart Watches, Laptops, etc… are all visual signaling devices that do not require network connectivity to function.
* Keychain lights, flashlights with filters, pet collar lights, regular flashlights, etc… can all be used to participate in the system.

The post disaster survivor visual signaling system

CHILD

A CHILD - RED

Children are less likely to take notice of the threats to their surroundings. They may be afraid of sights and sounds following disaster, and they require additional equipment necessary for an evacuation. Having this information prior to attempting a rescue allows the first responder to focus on the needs of a child and increases the likelihood of a secure and life-saving rescue.

DISABLED

PERSONS WITH DISABILITIES - GREEN

For 54 Million Americans with disabilities, surviving a disaster can be the beginning of a greater struggle without mobility assistance. Communications technology is vital for people with disabilities during a disaster to help assess damage, collect information, and deploy supplies. By incorporating a specific color-code program, in the event of a sudden natural disaster, First Responders would minimize further injury and facilitate relief and operations.

ADULT

ADULTS - BLUE

Adults are more knowledgeable about their surroundings and safety. They are capable of self-evacuation and communicating vital information on other survivors, locations and threats. Adults are capable of following evacuation commands and familiar with rescue equipment and gear. By incorporating a specific color-code program, in the event of a sudden natural disaster, First Responders would minimize further injury and facilitate relief and operations

SERVICE ANIMALS

SERVICE ANIMALS / PETS - YELLOW

Service Animals/Pets are considered family. Service animals assist persons with disabilities and can assist a rescue operation by simply being identified through a color code system. Locate a Service Animal/Pets visual signal and the owner may be near-by.

CATCH ALL

CATCH ALL - WHITE

Catch all is for those caught without an app or colored light (multi-LED flashlight, flashlight with filters, colored key chain lights, dog color lights, etc....). A survivor can utilize a simple flashlight or phone LED to signal their location and condition. The only information that is missing is the group association.

STEADY SIGNAL: "I'M OKAY, I NEED RESCUING"
FLASHING SIGNAL: "I NEED MEDICAL ASSISTANCE, I NEED RESCUING"

Cost

- Zero! Previous Texas Legislative bills have determined there is no fiscal note associated with this type of legislation. See https://capitol.texas.gov/tlodocs/87R/fiscalnotes/pdf/HB00671C.pdf#navpanes=0
- It costs survivors nothing to use their communication devices to visually signal their location, condition, & group association.
- It costs nothing additional to have SAR teams search for the illuminated display signals.

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION

May 29, 2021

TO: Honorable Dan Patrick, Lieutenant Governor, Senate
Honorable Dade Phelan, Speaker of the House, House of Representatives

FROM: Jerry McGinty, Director, Legislative Budget Board

IN RE: **HB671** by Martinez (Relating to establishment of the disaster identification system for a declared state of disaster.), **Conference Committee Report**

No significant fiscal implication to the State is anticipated.

It is assumed that the costs associated with the bill's provisions relating to establishment of the disaster identification system for a declared state of disaster could be absorbed using existing resources.

Local Government Impact

No significant fiscal implication to units of local government is anticipated.

Source Agencies: 300 Trusteed Programs - Gov, 303 Facilities Commission, 405 Department of Public Safety, 575 TX Division of Emergency Management

LBB Staff: JMc, SZ, CMA, AJL, DKN, KFB, NA

Will it change Search and Rescue Operations?

No! SAR procedures will continue as they do today.

Benefits:
Responders will have more survivor information and locations especially at night or under adverse conditions. Helps better plan rescue operations.

Responders will have a more effective way of recognizing survivors, especially at night or under adverse conditions (ex. blacked out buildings). Beats waving/hanging white towels or clothing to indicate you are there and need rescue.

Responders will be equipped with important information. For example, how effective is it to lower a hoist to a blind person? Another example, a responder knowing they are coming upon an animal is helpful for two reasons. One, you never know how an animal will react. Two, find the service dog and you may find the owner.

*** It has been proven that by using a light source at the end of a ladder in a smoke-filled room that the light source provides over 85% improvement related to situational awareness. Survivors will be located faster, especially at night or under adverse conditions

Survivor Expectations

•Will new survivor expectations be created?

•NO!

- Today survivor's wave their hands, clothing, and other items to get responders attention in hopes it leads to their rescue. This expectation will not change by recognizing a 21st Century SOS survivor visual signaling system.

- By recognizing the new system, survivors can visually signal using something they have with them most of the time in a more effective way.

- Rescuers are better able to see survivor location, condition, & group association, especially at night or under adverse conditions.

Mandate?

No! For example, HB671 creates no mandate. If a county, city, etc... decides not to use it they don't have to. If they do, they have an officially recognized system so that all arriving responders from all around the country are speaking the same language.

Execution

Current readiness apps, such as "Ready South Texas" app, FEMA apps, and other apps can add the visual signaling feature. There are many apps in the marketplace that change screen colors, for example, "Color Flashlight". I have put out two apps myself called Disaster ID & Visual 911+ to help prove the concept. The Disaster ID app and Visual 911+ are free and collect no personal data.

APPLICATIONS, LED MOBILE SCREENS, COLOR FLASHLIGHTS, KEYCHAIN LIGHTS *are all options under a 21st Century S-O-S*

S&T NATIONAL CONVERSATION
ON HOMELAND SECURITY TECHNOLOGY

Responder of the Future Dialogue

Section 5.3: Use of Illuminated Identifiers for Search and Rescue

July 29, 2015

JIFX
Joint Interagency Field Experimentation

JIFX 17-3 Quicklook

From the Director:

The Naval Postgraduate School Field Experimentation program is fifteen years old this year and yet every event is filled with new developments, insight, and learning. In 2002, under the leadership of Dr. Dave Fletzer we began to build our model of a Multi-Institutional, Semi-Structured Learning Environment to support emerging Special Operations requirements in the War on Terror. These areas of experimentation, to develop better intelligence, communication, weapons, and targeting capabilities remain, and we continue to explore how emerging technologies can meet them. In 2012, we expanded to become the current Joint Interagency Field Experimentation (JIFX) program to include requirements and research challenges from all the Combatant Commands, services and Interagency partners. Humanitarian Assistance and Disaster Response (HADR) applications have been a recurring line of experimentation, and was a large part of the 17-3 cycle held at Camp Roberts. Over a dozen organizations, including private industry, academic and government researchers worked together to integrate data from multiple air and ground sensors, deployable power, and handheld equipment to aid Search and Rescue and improve triage operations. Many of these technologies were developed over several events, and some were brand new prototypes. What has been consistent since 2002 however, is the culture of collaborative development – thanks to all of the participants and we look forward to seeing you again in August.

This year also marks a transition point in our JIFX Team. Over the past couple of years, we've seen a few of our team depart for new opportunities and adventures. Nelly Turley is now a Lieutenant in the Coast Guard and we hope her next assignment brings her back to the West Coast. Tristan Allen is now running a small business disaster resiliency program for the State of Washington. Replacing them has been difficult, but our new team is now mostly in place. Ashley Hobson is our new Operations Manager. Ashley had an internship with us in 2012, and comes most recently from a local environmental consultancy company. Aurelio Monarrez and Jean Ferreira have been with NPS for a number of years in other capacities, but are now full-time on the CRUSER/JIFX team. Aurelio manages our air operations, while Jean manages our finances and logistics. Kerri Williams, who is also a Navy Reserve Lieutenant Commander, coordinates large integrated field experiments, such at the integrated unmanned systems Command and Control experiment that will be conducted later this year on San Clemente Island.

WHAT'S INSIDE

JIFX 17-3 Recap Page 2-4
JIFX 17-3 Experiment List Page 2
Integrated Scenario Experiment Page 3
Experiment Highlights: Page 3 – 4
JIFX 17-3 By the Numbers Page 4
JIFX Updates Page 5
JIFX News: WLIF Data & Info Workshop Page 5
JIFX News: First-Ever UAS Swarm Dogfight Page 6

http://www.nps.edu/fx

Opinions expressed are those of the authors and do

Utilizing Available Technology for Preparedness and Response

continued from page 22

elderly, almost 49% are due to falling. These falls prevent a survivor from moving to a door or window or a landline phone to request assistance. Other situations, for example being stranded in a vehicle due to accident or weather, confused, disoriented or lost elderly could seek assistance with the touch of a few icons. The Visual 911+ app gives survivors a handheld tool to summon assistance immediately.

Field Tests of Visual 911+ App

A field test of the Visual 911+ app was conducted by the Northeast Region Unmanned Aircraft Systems Unit of the Grand Fork Sheriff's Office on Nov. 20, 2016, in Grand Fork, North Dakota. Following the field test, an interview was conducted with Professor Alan Frazier, Deputy Sheriff, who reported that "all signals from the application were clearly visible from an AeroVironment Qube UAS using an electro-optical camera at 100' AGL and 200' AGL at a range of approximately 100 yards." He further commented, "...it is my opinion that the distinct colors would help in prioritizing rescues as well as determining the potential need for additional equipment or rescuers (i.e. a disabled vs. non-disabled victim or victim with a pet)." When asked if the survivor location information was of value, he stated, "I believe it would be in a large-scale disaster in which cellular voice communications were down, but potentially digital only data communa disaster may have no idea of addresses or nearby streets." Lastly, when asked, "Do you believe establishing a post disaster survivor visual signaling system is a good idea to improve UAS effectiveness?" he replied, "Yes. However, getting the word out to the public and the rescue community is going to be the biggest hurdle."

A second field test was conducted by C4L Tactical Operations operating out of Eldora, Iowa. The incident commander of the C4L Tactical Operations Response Unit indicated that the field test was conducted during the recent search and rescue operations following Hurricane Matthew (Sept. 28-Oct. 10, 2016). The incident commander reported seamless communication with his team throughout the operations, because he utilized the Visual 911+ application to:

- track team members during mobilization; and
- track team members who were forced to evacuate (in some cases multiple times) as the storm moved up the east coast of the United States.

Visual 911+ also provides emergency communication to family and friends. Users pre-populate a simple profile, including up to three emergency contacts and email addresses. If the user finds him/herself in a life-ing device will generate an email communication to the emergency contacts containing the user's GPS coordinates and a message to call 911. Family and friends can provide that information to rescue personnel. This silent method of emergency communication could be vital in terrorist, active-shooter or lone-wolf attacks. Because the user only needs to select a few icons, and no dialing sounds or voices alert a perpetrator of the communication, users can stay safe if hiding or sheltering from threatening criminal activity.

Conclusion

It has been well documented that emergency communications are a priority during disasters. Visual 911+ provides not only that priority communication, but also provides the lifesaving signaling capabilities necessary for night-time rescue, which can substantially assist both survivors and rescuers. ▲

Consider Advertising in the IAEM Bulletin

Obtain details on ad guidelines and costs at www.iaem.com/Bulletin.

IAEM members and EMEX exhibitors receive a discount on advertising.

Questions? Contact Karen Thompson, editor.

The *IAEM Bulletin* is distributed monthly to the 6,000+ members of IAEM, plus others with government and legislative roles in emergency management. It is distributed at national, regional and state emergency management conferences.

The specialists who read the *IAEM Bulletin* frequently play a key role in selecting, purchasing, ing emergency equipment, supplies, products

IAEM Bulletin April 2017

Utilizing Available Technology for Preparedness and Response: The 21st Century SOS

By Kimberly Cunningham, CEM, Juan Cienfuegos, and Edward Weiss, Global Business Continuity Management, New York City, New York

Harness the power of technology to prepare yourself and your family and help rescuers find you faster. The Visual 911+ app is an easy-to-use and effective new tool that provides emergency lighting and sound to assist rescuers with locating survivors and alerts family and friends via email of your GPS location and personal safety status. The practical uses and its simplicity make Visual 911+ a modern-day SOS and a life-saving tool. Not only does it save lives, it costs nothing to rescuers or users, and it is not dependent upon external power or cellular network connectivity.

Studies indicate that more than 90% of Americans carry a cell phone or smart device with them at all times. In a sense, the majority of the population is equipped with a night-time visual signaling device, making Visual 911+ practical to deploy. Visual 911+ leverages that fact to provide users with emergency signaling capabilities which not only could save the user's life, but the emergency signaling color-coded system alerts rescuers to the type of survivor they are seeking.

Color-Coded System

Specifically, the color-coded system provides rescuers with much needed information prior to rescue (red for children, green for the handicapped, blue for an adult, yellow for a pet, and/or white as a catch all color. It also provides a steady and constant signal for "I'm OK" and a flashing signal for "I need assistance".) A legislative bill was Martinez (D-Texas) in an effort to improve jurisdictional search and rescue operations. Mr. Martinez' forwarding thinking stems from his background as a first responder and emergency management professional. The legislator and his supporters hope to utilize the passage of the Texas legislative bill to improve search and rescue outcomes in their own jurisdiction, as well as utilizing it as a basis for introduction and adoption in other jurisdictions throughout the country.

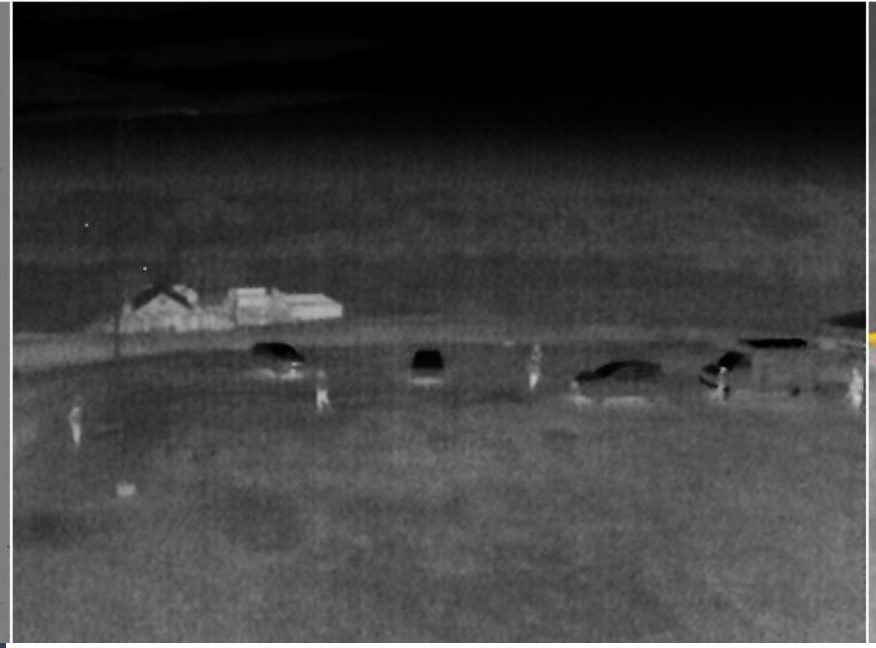
Survivor Group Composition

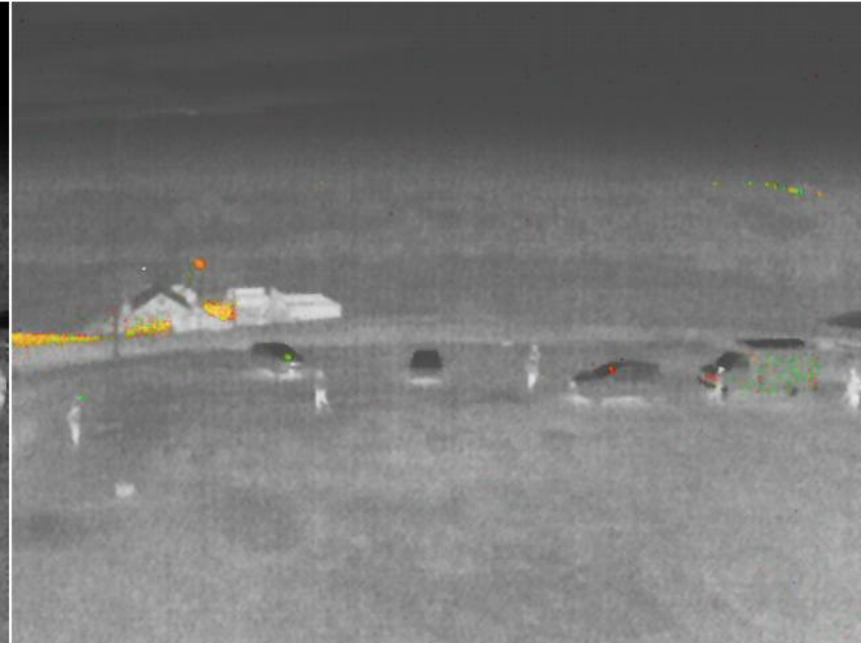
Rescuers can utilize UAS, helicopters, airplanes, or high ground to look for the visual signals and make note of the information (location, condition, survivor group composition). Simply put, there is a difference when it comes to the rescue of adults and children. Adults are more knowledgeable about their surroundings and threats to their safety, capable of following evacuation commands, familiar with rescue operation equipment and gear, capable of self-evacuation (provided the adult is not injured) and capable of communicating vital information on other survivors, locations and threats. Children, on the other hand, are (1) less likely to take notice of the threats to their surroundings, (2) may have difficulty self-evacuating, (3) may have difficulty following evacuation commands, (4) may be unfamiliar and afraid of the sights and sounds following a disaster, (5) may be unable to communicate effectively to aid rescuers, or (6) require additional equipment a rescue allows the rescuer to focus on the needs of that particular survivor and increases the likelihood of a safe and life-saving rescue.

Had the technology been available for Hurricane Katrina survivors, for example, thousands may have been rescued sooner. During Hurricane Katrina approximately 100,000 people chose not to evacuate prior to the storm. Let us assume that 50% of them did not utilize the illuminated signaling system. Let us further assume that of those 50%, the signals of the people who used an illuminated signal during the rescues were not visible. Even so, 25,000 people would still have been locatable using an illuminated signaling system. In large-scale rescues, like rescues conducted during Hurricane Katrina, having multiple survivors utilizing a signaling system would have allowed rescuers to prioritize rescues based upon survivor group composition and/or the medical conditions of the survivor group.

Special Needs

Not only can the Visual 911+ app benefit survivors and rescuers in the examples provided above, it also recognizes the needs of the disabled community. By incorporating a specific color-code for disabled people, rescuers can be prepared to assist the specific needs of the disabled-survivor by having appropriate evacuation equipment, medical support devices, medicine or the like with them when they find the survivor. Specifically, statistics reveal that of the injuries suffered by the





NPG JIFX 17-3

•What this set of images shows is that the color lights are extremely effective in identifying people based on the state of their light. It also shows that the IR is indispensable for night operations as it helps provide situational awareness. As you remember from when you were up on the roof with us, it was hard to see people and especially whether they were standing, sitting, etc. The fused image on the left, which combines the EO and IR, exemplifies the benefits of fusion as it provides a “full situational awareness”. – Teledyne experimenter.

“Utilizing Available Technology for Preparedness & Response: The 21st Century SOS”, IAEM Bulletin

•A field test of the Visual 911+ app was conducted by the Northeast Region Unmanned Aircraft Systems Unit of the Grand Fork Sheriff’s Office on Nov. 20, 2016, in Grand Fork, North Dakota. Following the field test, an interview was conducted with Professor Alan Frazier, Deputy Sheriff, who reported that “all signals from the application were clearly visible from an AeroVironment Qube UAS using an electro-optical camera at 100' AGL & 200' AGL at a range of approximately 100 yards.” He Further commented, “…it is my opinion that the distinct colors would help in prioritizing rescues as well as determining the potential need for additional equipment or rescuers (i.e. a disabled vs. non-disabled victim or victim with a pet).” When asked if the survivor location information was of value, he stated, “I believe it would be in a large-scale disaster in which cellular voice communications were down, but potentially digital only data communications were still up. The long[itude]/lat[itude] component is especially valuable, as a victim visiting a location that is involved in a disaster may have no idea of addresses or nearby streets.” Lastly, when asked, “Do you believe establishing a post disaster survivor visual signaling system is a good idea to improve UAS effectiveness?” he replied, “Yes. However, getting the word out to the public and the rescue community is going to be the biggest hurdle.”

IAEM Bulletin April 2017

Utilizing Available Technology for Preparedness and Response: The 21st Century SOS

By Kimberly Cunningham, CEM, Juan Cienfuegos, and Edward Weiss, Global Business Continuity Management, New York City, New York

Harness the power of technology to prepare yourself and your family and help rescuers find you faster. The Visual 911+ app is an easy-to-use and effective new tool that provides emergency lighting and sound to assist rescuers with locating survivors and alerts family and friends via email of your GPS location and personal safety status. The practical uses and its simplicity make Visual 911+ a modern-day SOS and a life-saving tool. Not only does it save lives, it costs nothing to rescuers or users, and it is not dependent upon external power or cellular network connectivity.

Studies indicate that more than 90% of Americans carry a cell phone or smart device with them at all times. In a sense, the majority of the population is equipped with a night-time visual signaling device, making Visual 911+ practical to deploy. Visual 911+ leverages that fact to provide users with emergency signaling capabilities which not only could save the user’s life, but the emergency signaling color-coded system alerts rescuers to the type of survivor they are seeking.

Color-Coded System

Specifically, the color-coded system provides rescuers with much needed information prior to rescue (red for children, green for the handicapped, blue for an adult, yellow for a pet, and/or white as a catch all color. It also provides a steady and constant signal for “I’m OK” and a flashing signal for “I need assistance”.) A legislative bill was recently introduced in Texas by State Representative Armando “Mando” Martinez (D-Texas) in an effort to improve jurisdictional search and rescue operations. Mr. Martinez’ forwarding thinking stems from his background as a first responder and emergency management professional. The legislator and his supporters hope to utilize the passage of the Texas legislative bill to improve search and rescue outcomes in their own jurisdiction, as well as utilizing it as a basis for introduction and adoption in other jurisdictions throughout the country.

Survivor Group Composition

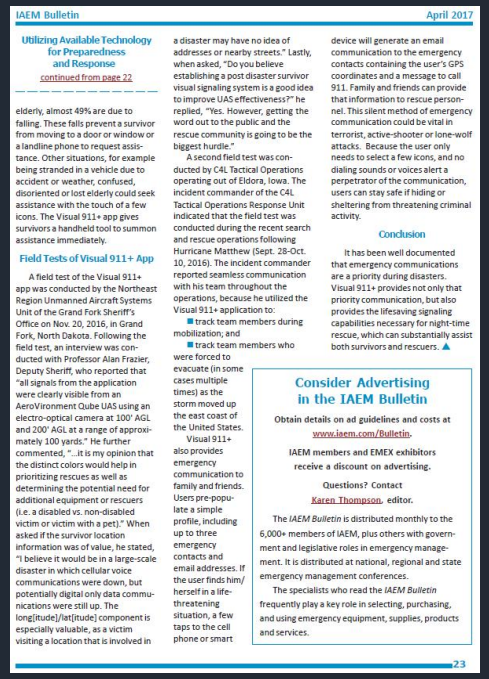
Rescuers can utilize UAS, helicopters, airplanes, or high ground to look for the visual signals and make note of the information (location, condition, survivor group composition). Simply put, there is a difference when it comes to the rescue of adults and children. Adults are more knowledgeable about their surroundings and threats to their safety, capable of following evacuation commands, familiar with rescue operation equipment and gear, capable of self-evacuation (provided the adult is not injured) and capable of communicating vital information on other survivors, locations and threats. Children, on the other hand, are (1) less likely to take notice of the threats to their surroundings, (2) may have difficulty self-evacuating, (3) may have difficulty following evacuation commands, (4) may be unfamiliar and afraid of the sights and sounds following a disaster, (5) may be unable to communicate effectively to aid rescuers, or (6) require additional equipment necessary for evacuation. Having this information prior to attempting a rescue allows the rescuer to focus on the needs of that particular survivor and increases the likelihood of a safe and life-saving rescue.

Had the technology been available for Hurricane Katrina survivors, for example, thousands may have been rescued sooner. During Hurricane Katrina approximately 100,000 people chose not to evacuate prior to the storm. Let us assume that 50% of them did not utilize the illuminated signaling system. Let us further assume that of those 50%, the signals of the people who used an illuminated signal during the rescues were not visible. Even so, 25,000 people would still have been locatable using an illuminated signaling system. In large-scale rescues, like rescues conducted during Hurricane Katrina, having multiple survivors utilizing a signaling system would have allowed rescuers to prioritize rescues based upon survivor group composition and/or the medical conditions of the survivor group.

Special Needs

Not only can the Visual 911+ app benefit survivors and rescuers in the examples provided above, it also recognizes the needs of the disabled community. By incorporating a specific color-code for disabled people, rescuers can be prepared to assist the specific needs of the disabled-survivor by having appropriate evacuation equipment, medical support devices, medicine or the like with them when they find the survivor. Specifically, statistics reveal that of the injuries suffered by the

continued on page 23



Utilizing Available Technology for Preparedness and Response

continued from page 22

elderly, almost 49% are due to falling. These falls prevent a survivor from moving to a door or window or a landline phone to request assistance. Other situations, for example being stranded in a vehicle due to accident or weather, confused, disoriented or lost elderly could seek assistance with the touch of a few icons. The Visual 911+ app gives survivors a handheld tool to summon assistance immediately.

Field Tests of Visual 911+ App

A field test of the Visual 911+ app was conducted by the Northeast Region Unmanned Aircraft Systems Unit of the Grand Fork Sheriff’s Office on Nov. 20, 2016, in Grand Fork, North Dakota. Following the field test, an interview was conducted with Professor Alan Frazier, Deputy Sheriff, who reported that “all signals from the application were clearly visible from an AeroVironment Qube UAS using an electro-optical camera at 100' AGL and 200' AGL at a range of approximately 100 yards.” He further commented, “…it is my opinion that the distinct colors would help in prioritizing rescues as well as determining the potential need for additional equipment or rescuers (i.e. a disabled vs. non-disabled victim or victim with a pet).” When asked if the survivor location information was of value, he stated, “I believe it would be in a large-scale disaster in which cellular voice communications were down, but potentially digital only data communications were still up. The long[itude]/lat[itude] component is especially valuable, as a victim visiting a location that is involved in a disaster may have no idea of addresses or nearby streets.” Lastly, when asked, “Do you believe establishing a post disaster survivor visual signaling system is a good idea to improve UAS effectiveness?” he replied, “Yes. However, getting the word out to the public and the rescue community is going to be the biggest hurdle.”

A second field test was conducted by C4L Tactical Operations operating out of Eldora, Iowa. The incident commander of the C4L Tactical Operations Response Unit indicated that the field test was conducted during the recent search and rescue operations following Hurricane Matthew (Sept. 28-Oct. 10, 2016). The incident commander reported seamless communication with his team throughout the operations, because he utilized the Visual 911+ application to:

- track team members during mobilization; and
- track team members who were forced to evacuate (in some cases multiple times) as the storm moved up the east coast of the United States.

Visual 911+ also provides emergency communication to family and friends. Users pre-populate a simple profile, including up to three emergency contacts and email addresses. If the user finds him/herself in a life-threatening situation, a few taps to the cell phone or smart device will generate an email communication to the emergency contacts containing the user’s GPS coordinates and a message to call 911. Family and friends can provide that information to rescue personnel. This silent method of emergency communication could be vital in terrorist, active-shooter or lone-wolf attacks. Because the user only needs to select a few icons, and no dialing sounds or voices alert a perpetrator of the communication, users can stay safe if hiding or sheltering from threatening criminal activity.

Conclusion

It has been well documented that emergency communications are a priority during disasters. Visual 911+ provides not only that priority communication, but also provides the lifesaving signaling capabilities necessary for night-time rescue, which can substantially assist both survivors and rescuers. ▲

Consider Advertising in the IAEM Bulletin

Obtain details on ad guidelines and costs at www.iaem.com/Bulletin.

IAEM members and EMEX exhibitors receive a discount on advertising.

Questions? Contact Karen Thompson, editor.

The *IAEM Bulletin* is distributed monthly to the 6,000+ members of IAEM, plus others with government and legislative roles in emergency management. It is distributed at national, regional and state emergency management conferences.

The specialists who read the *IAEM Bulletin* frequently play a key role in selecting, purchasing, and using emergency equipment, supplies, products and services.

Conclusion

It has been well documented that emergency communications are a priority during disasters. Visual 911+ provides not only that priority communication, but also provides the lifesaving signaling capabilities necessary for night-time rescue, which can substantially assist both survivors and rescuers.

Why a Law?

- Legislation is needed to give official recognition/uniformity to the system that helps mitigate future search and rescue outcomes. It would be difficult if East Texas adopted one color code and West Texas another and through MUTUAL AID together to respond to an emergency, they interpret the signal differently.

- Elected Officials *Prepare and Respond to Emergencies*, they set the tone and direction in the community for prevention, mitigation, preparedness, response and recovery activities. They provide policy, mission, direction and authority.

- Therefore, it is important that elected officials understand what their role is prior to a disaster. They should take pre-emptive measures to mitigate or reduce the effects of disasters on their communities. Sadly, many communities do not address mitigation until they are in the recovery phase of a disaster.

- It has been proven that mitigation saves money. It is documented how every $1 spent on mitigation saves society an average of $4 to $6.

Texas Legislature Online
History

Home | My TLO | House | Senate | Legislation | Search | Committees | Calendars

History | Text | Actions | Companions | Amendments | Authors | Sponsors | Captions

Bill: HB 671 **Legislative Session:** 87(R)

Last Action: *05/30/2021 S House adopts conf. comm. report-reported*

Caption Version: Senate Committee Report
Caption Text: Relating to establishment of the disaster identification system for

Author: Martinez

Sponsor: Lucio

Subjects:
Disaster Preparedness & Relief (I0211)
Health--Emergency Services & Personnel (I0384)
Health--General (I0385)
LIGHTING (S0126)
EMERGENCY MANAGEMENT, TEXAS DIVISION OF (VP6FW)

Companion: SB 328 by Lucio, Identical

House Committee: Homeland Security & Public Safety
Status: Out of committee
Vote: Ayes=9 Nays=0 Present Not Voting=0 Absent=0

Senate Committee: Water, Agriculture & Rural Affairs
Status: Out of committee
Vote: Ayes=8 Nays=0 Present Not Voting=0 Absent=1

House Conferees: Appointed (05/28/2021) Martinez (Chair) | Canales | Guillen | Hul

Senate Conferees: Appointed (05/28/2021) Lucio (Chair) | Bettencourt | Hinojosa | P

Actions: (descending date order)
Viewing Votes: Most Recent House Vote | Most Recent Senate Vote

	Description	Comment	Date	Time	Journal Page
S	House adopts conf. comm. report-reported		05/30/2021		3124
H	Statement(s) of vote recorded in Journal		05/30/2021		5199
H	Record vote	RV#1750	05/30/2021		5198

H	House adopts conference committee report		05/30/2021		5190
H	Conf. Comm. Report distributed		05/29/2021	05:13 PM	
S	Conference committee report filed		05/29/2021		2933
H	Senate appoints conferees-reported		05/29/2021		5100
H	Senate grants request for conf comm-reported		05/29/2021		5100
S	Senate appoints conferees		05/28/2021		2701
S	Senate grants request for conference comm.		05/28/2021		2701
S	House appoints conferees-reported		05/28/2021		2650
S	House requests conference committee-reported		05/28/2021		2650
S	House refuses to concur-reported		05/28/2021		2650
H	House appoints conferees		05/28/2021		4791
H	House requests conference committee		05/28/2021		4791
H	House refuses to concur in Senate amendments		05/28/2021		4791
H	Senate Amendments Analysis distributed		05/27/2021	09:08 PM	
H	Senate Amendments distributed		05/27/2021	09:06 PM	
H	Senate passage as amended reported		05/27/2021		4244
S	Record vote		05/27/2021		2190
S	Passed		05/27/2021		2190
S	Read 3rd time		05/27/2021		2190
S	Record vote		05/27/2021		2190
S	Three day rule suspended		05/27/2021		2190
S	Vote recorded in Journal		05/27/2021		2190
S	Passed to 3rd reading as amended		05/27/2021		2190
S	Vote recorded in Journal		05/27/2021		2190
S	Amended		05/27/2021		2190
S	Amendment(s) offered	FA1 Lucio	05/27/2021		2188
S	Read 2nd time		05/27/2021		2188
S	Rules suspended-Regular order of business		05/27/2021		2188
S	Corrected comm. report printed & distributed		05/21/2021	01:22 AM	
S	Placed on intent calendar		05/21/2021		
S	Committee report printed and distributed		05/20/2021	01:55 PM	
S	Recommended for local & uncontested calendar		05/20/2021		
S	Reported favorably w/o amendments		05/20/2021		1669
S	Considered in public hearing		05/18/2021		
S	Referred to Water, Agriculture, & Rural Affairs		05/14/2021		1470
S	Read first time		05/14/2021		1470
S	Received from the House		05/12/2021		1381
H	Reported engrossed		05/11/2021	04:21 PM	2923
H	Nonrecord vote recorded in Journal		05/11/2021		2761
H	Statement(s) of vote recorded in Journal		05/11/2021		2761
H	Record vote	RV#951	05/11/2021		2761
H	Passed		05/11/2021		2761
H	Read 3rd time		05/11/2021		2761

Bill: HB 671 **Legislative Session:** 87(R) **Author:** Martinez

Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7
Filed 11/30/2020	**Out of House Committee** 5/5/2021	**Voted on by House** 5/11/2021	**Out of Senate Committee** 5/20/2021	**Voted on by Senate** 5/27/2021	**Governor Action**	**Bill Becomes Law**

Legend

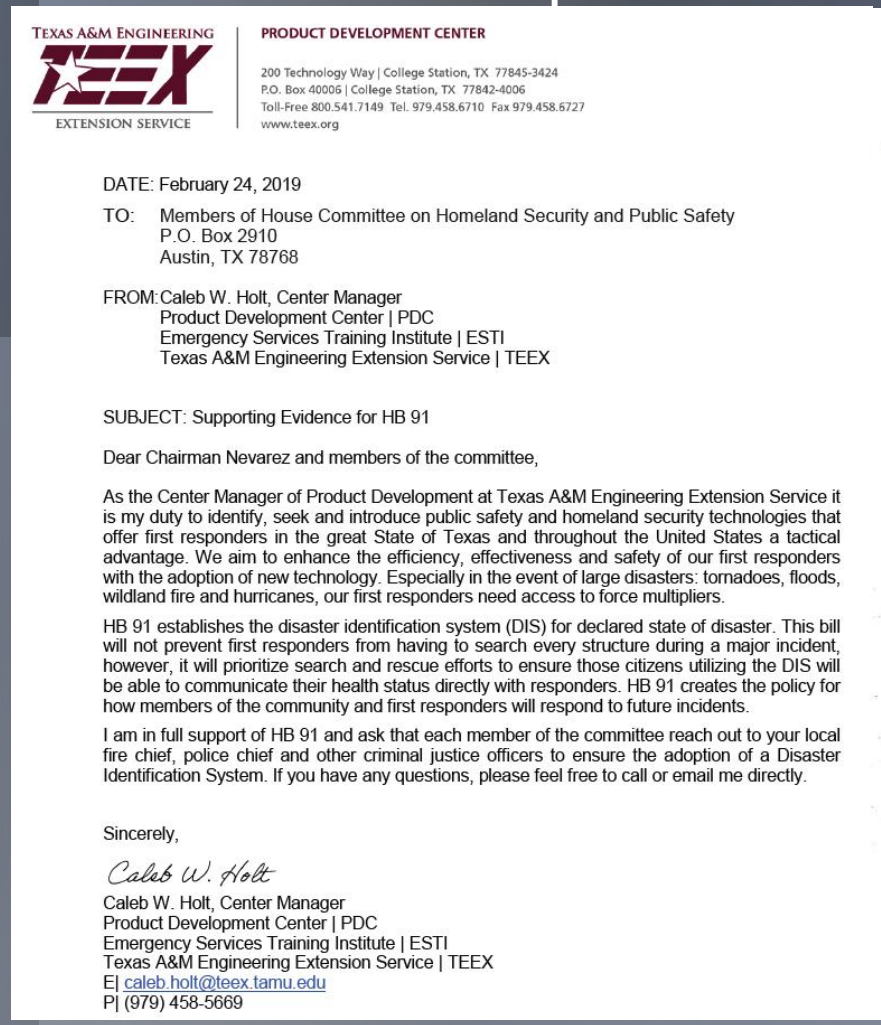
- Indicates bill passed stage
- Indicates bill has not reached stage
- Indicates bill failed to complete stage

Helpful Links

Legislative pro
Introducing a b
Referral to a co
Committee rep

Stage 1	Bill filed by Martinez on 11/30/2020.
Stage 2	Bill reported out of House committee on Homeland Security & Public Safety with vote of 9 Ayes, 0 Nays, 0 Present Not Voting, 0 Absent.
Stage 3	Bill passed the House.
Stage 4	Bill reported out of Senate committee on Water, Agriculture & Rural Affairs with vote of 8 Ayes, 0 Nays, 0 Present Not Voting, 1 Absent.
Stage 5	Bill passed the Senate.
Stage 6	Not reached.
Stage 7	Not reached.

Examples of letters of support for legislation



TEXAS A&M ENGINEERING EXTENSION SERVICE

PRODUCT DEVELOPMENT CENTER

200 Technology Way | College Station, TX 77845-3424
P.O. Box 40006 | College Station, TX 77842-4006
Toll-Free 800.541.7149 Tel. 979.458.6710 Fax 979.458.6727
www.teex.org

DATE: February 24, 2019

TO: Members of House Committee on Homeland Security and Public Safety
P.O. Box 2910
Austin, TX 78768

FROM: Caleb W. Holt, Center Manager
Product Development Center | PDC
Emergency Services Training Institute | ESTI
Texas A&M Engineering Extension Service | TEEX

SUBJECT: Supporting Evidence for HB 91

Dear Chairman Nevarez and members of the committee,

As the Center Manager of Product Development at Texas A&M Engineering Extension Service it is my duty to identify, seek and introduce public safety and homeland security technologies that offer first responders in the great State of Texas and throughout the United States a tactical advantage. We aim to enhance the efficiency, effectiveness and safety of our first responders with the adoption of new technology. Especially in the event of large disasters: tornadoes, floods, wildland fire and hurricanes, our first responders need access to force multipliers.

HB 91 establishes the disaster identification system (DIS) for declared state of disaster. This bill will not prevent first responders from having to search every structure during a major incident, however, it will prioritize search and rescue efforts to ensure those citizens utilizing the DIS will be able to communicate their health status directly with responders. HB 91 creates the policy for how members of the community and first responders will respond to future incidents.

I am in full support of HB 91 and ask that each member of the committee reach out to your local fire chief, police chief and other criminal justice officers to ensure the adoption of a Disaster Identification System. If you have any questions, please feel free to call or email me directly.

Sincerely,

Caleb W. Holt

Caleb W. Holt, Center Manager
Product Development Center | PDC
Emergency Services Training Institute | ESTI
Texas A&M Engineering Extension Service | TEEX
E| caleb.holt@teex.tamu.edu
P| (979) 458-5669

City of McAllen
Office of the Mayor

JAMES E. DARLING
MAYOR

April 10, 2017

Bird Holmquist
Legislative Director for:
Rep. Phil King
Homeland Security and Public Safety Committee Chairman

Via email to: Bird.Holmquist@house.texas.gov

RE: In Support of H.B. 1598

Dear Ms. Holmquist:

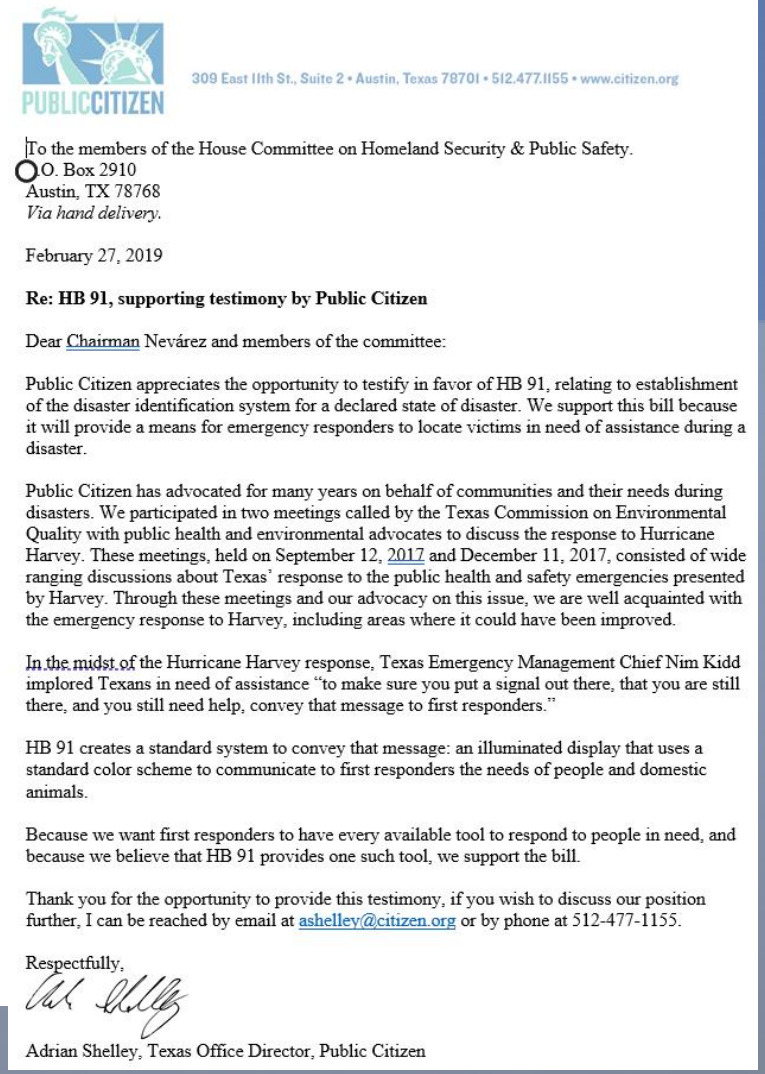
As Mayor of the City of McAllen, located in South Texas and in close proximity to the Texas-Mexico border, my staff and I work diligently as a local emergency management agency to ensure the safety of our citizens and visitors. In McAllen, we are vulnerable to floods, extreme temperatures, and severe weather conditions arising in the Gulf of Mexico.

The establishment of a disaster identification system for a state of disaster as proposed by House Bill 1598 would be easily implemented and greatly improve the ability of emergency response personnel to locate victims in a disaster-stricken area. The proposed bill has no fiscal impact, provides for entirely voluntary participation by civilians, and could ultimately save lives.

While I am unable to attend hearings regarding H.B. 1598 in person, I send this letter as a testament of my support for this bill. **Please urge Representative King to support H.B. 1598.** Thank you for your attention to this important matter that affects the safety and security of every Texan.

Sincerely,

Jim Darling
Mayor



PUBLICCITIZEN

309 East 11th St., Suite 2 • Austin, Texas 78701 • 512.477.1155 • www.citizen.org

To the members of the House Committee on Homeland Security & Public Safety.
O. Box 2910
Austin, TX 78768
Via hand delivery.

February 27, 2019

Re: HB 91, supporting testimony by Public Citizen

Dear Chairman Nevárez and members of the committee:

Public Citizen appreciates the opportunity to testify in favor of HB 91, relating to establishment of the disaster identification system for a declared state of disaster. We support this bill because it will provide a means for emergency responders to locate victims in need of assistance during a disaster.

Public Citizen has advocated for many years on behalf of communities and their needs during disasters. We participated in two meetings called by the Texas Commission on Environmental Quality with public health and environmental advocates to discuss the response to Hurricane Harvey. These meetings, held on September 12, 2017 and December 11, 2017, consisted of wide ranging discussions about Texas' response to the public health and safety emergencies presented by Harvey. Through these meetings and our advocacy on this issue, we are well acquainted with the emergency response to Harvey, including areas where it could have been improved.

In the midst of the Hurricane Harvey response, Texas Emergency Management Chief Nim Kidd implored Texans in need of assistance "to make sure you put a signal out there, that you are still there, and you still need help, convey that message to first responders."

HB 91 creates a standard system to convey that message: an illuminated display that uses a standard color scheme to communicate to first responders the needs of people and domestic animals.

Because we want first responders to have every available tool to respond to people in need, and because we believe that HB 91 provides one such tool, we support the bill.

Thank you for the opportunity to provide this testimony, if you wish to discuss our position further, I can be reached by email at ashelley@citizen.org or by phone at 512-477-1155.

Respectfully,

Adrian Shelley, Texas Office Director, Public Citizen

TEXAS A&M ENGINEERING
TEEX
EXTENSION SERVICE

PRODUCT DEVELOPMENT CENTER

200 Technology Way | College Station, TX 77845-3424
P.O. Box 40006 | College Station, TX 77842-4006
Toll-Free 800.541.7149 Tel. 979.458.6710 Fax 979.458.6727
www.teex.org

DATE: February 24, 2019

TO: Members of House Committee on Homeland Security and Public Safety
P.O. Box 2910
Austin, TX 78768

FROM: Caleb W. Holt, Center Manager
Product Development Center | PDC
Emergency Services Training Institute | ESTI
Texas A&M Engineering Extension Service | TEEX

SUBJECT: Supporting Evidence for HB 91

Dear Chairman Nevarez and members of the committee,

As the Center Manager of Product Development at Texas A&M Engineering Extension Service it is my duty to identify, seek and introduce public safety and homeland security technologies that offer first responders in the great State of Texas and throughout the United States a tactical advantage. We aim to enhance the efficiency, effectiveness and safety of our first responders with the adoption of new technology. Especially in the event of large disasters: tornadoes, floods, wildland fire and hurricanes, our first responders need access to force multipliers.

HB 91 establishes the disaster identification system (DIS) for declared state of disaster. This bill will not prevent first responders from having to search every structure during a major incident, however, it will prioritize search and rescue efforts to ensure those citizens utilizing the DIS will be able to communicate their health status directly with responders. HB 91 creates the policy for how members of the community and first responders will respond to future incidents.

I am in full support of HB 91 and ask that each member of the committee reach out to your local fire chief, police chief and other criminal justice officers to ensure the adoption of a Disaster Identification System. If you have any questions, please feel free to call or email me directly.

Sincerely,

Caleb W. Holt

Caleb W. Holt, Center Manager
Product Development Center | PDC
Emergency Services Training Institute | ESTI
Texas A&M Engineering Extension Service | TEEX
E| caleb.holt@teex.tamu.edu
P| (979) 458-5669

City of McAllen
Office of the Mayor

JAMES E. DARLING
MAYOR

April 10, 2017

Bird Holmquist
Legislative Director for:
Rep. Phil King
Homeland Security and Public Safety Committee Chairman

Via email to: Bird.Holmquist@house.texas.gov

RE: In Support of H.B. 1598

Dear Ms. Holmquist:

As Mayor of the City of McAllen, located in South Texas and in close proximity to the Texas-Mexico border, my staff and I work diligently as a local emergency management agency to ensure the safety of our citizens and visitors. In McAllen, we are vulnerable to floods, extreme temperatures, and severe weather conditions arising in the Gulf of Mexico.

The establishment of a disaster identification system for a state of disaster as proposed by House Bill 1598 would be easily implemented and greatly improve the ability of emergency response personnel to locate victims in a disaster-stricken area. The proposed bill has no fiscal impact, provides for entirely voluntary participation by civilians, and could ultimately save lives.

While I am unable to attend hearings regarding H.B. 1598 in person, I send this letter as a testament of my support for this bill. **Please urge Representative King to support H.B. 1598.** Thank you for your attention to this important matter that affects the safety and security of every Texan.

Sincerely,

Jim Darling
Mayor

PUBLICCITIZEN

309 East 11th St., Suite 2 • Austin, Texas 78701 • 512.477.1155 • www.citizen.org

To the members of the House Committee on Homeland Security & Public Safety.
P.O. Box 2910
Austin, TX 78768

February 3, 2021

Re: HB 671 by Rep. Martinez, Public Citizen support

Dear Chairman and members of the committee:

Public Citizen appreciates the opportunity to voice its support for HB 671 by Representative Mando Martinez, relating to establishment of the disaster identification system for a declared state of disaster. We support Rep. Martinez's bill because it will provide a means for emergency responders to locate victims in need of assistance during a disaster.

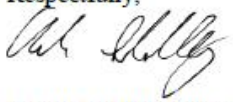
Public Citizen has advocated for many years on behalf of communities and their needs during disasters. We have long supported additional methods for public notification and means for emergency responders to identify members of the public in need. We testified in favor of HB 91 (86R), a precursor to HB 671, on February 27, 2019 in the House Committee on Homeland Security & Public Safety. We are also supporting the companion to HB 671, SB 328 by Senator Eddie Lucio.

In the Fall of 2017 after Hurricane Harvey, we participated in conversations about disaster and emergency response that including leadership from the Texas Commission on Environmental Quality and the Texas Department of Emergency Management. In the midst of the Hurricane Harvey response, TDEM Chief Nim Kidd implored Texans in need of assistance "to make sure you put a signal out there, that you are still there, and you still need help, convey that message to first responders."

HB 671 creates a standard system to convey that message: an illuminated display that uses a standard color scheme to communicate to first responders the needs of people and domestic animals. Because we want first responders to have every available tool to respond to people in need, and because we believe that HB 671 provides one such tool, we support the bill.

Thank you for the opportunity to provide this letter of support, if you wish to discuss our position further, I can be reached by email at ashelley@citizen.org or by phone at 512-477-1155.

Respectfully,



Adrian Shelley, Texas Office Director, Public Citizen

Kay Goss <kaycgoss@icloud.com>
To: J C

Mon, May 1 at 9:35 PM

I have been working in Emergency Management for 40 years. First twelve years working for two Governors of Arkansas coordinating emergency management, fire services, and emergency medical services programs and policies, almost seven years as Associate FEMA Director in charge of National Preparedness, Training (EMI and Mount Weather), and Exercises, 12 years as a private sector emergency manager, and last ten years as a nonprofit leader in several nonprofits (DRONERESPONDERS, International; Domestic Preparedness Journal; the Institute for Diversity and Inclusion in Emergency Management and the National Academy for Public Administration. All the while, teaching at UNLV, Metropolitan College of New York, and George Mason University.

I understand the needs of emergency managers and public safety responders.
Recently I became aware of HB671/SB328. I support the establishment of a Disaster Identification system and applaud the Texas Legislature for working with the professionals in these vital fields to produce this very vital legislation.

Best wishes for much success in leading the way!

With Deep Respect,

KAY C. GOSS, CEM
Building The Emergency Management Profession
Supporting Innovation
Teaching|Coaching|Leading|Advocating Academic and Training Programs
Alexandria, VA

Recent event

U.S. NEWS

They were alone in a fight to survive. Maui residents had moments to make life-or-death choices

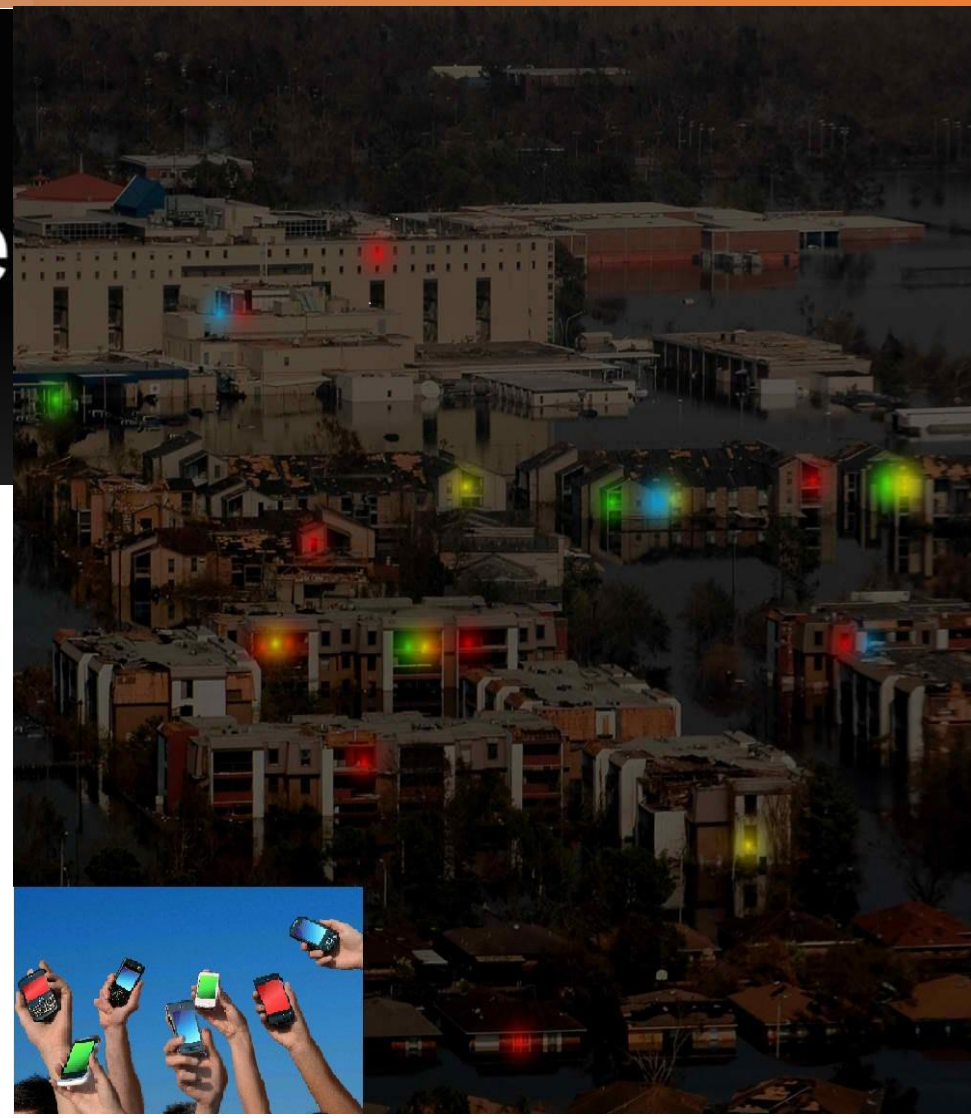
BY CLAIRE GALOFARO, CLAIRE RUSH AND MATT SEDENSKY

Updated 10:39 PM CDT, August 14, 2023

"Kaauwai couldn't even see buildings anymore. Something was exploding; it sounded like fireworks. She ran inside. She couldn't think — she just grabbed her dog and some clothes, never imagining she would not see her house or anything in it ever again."

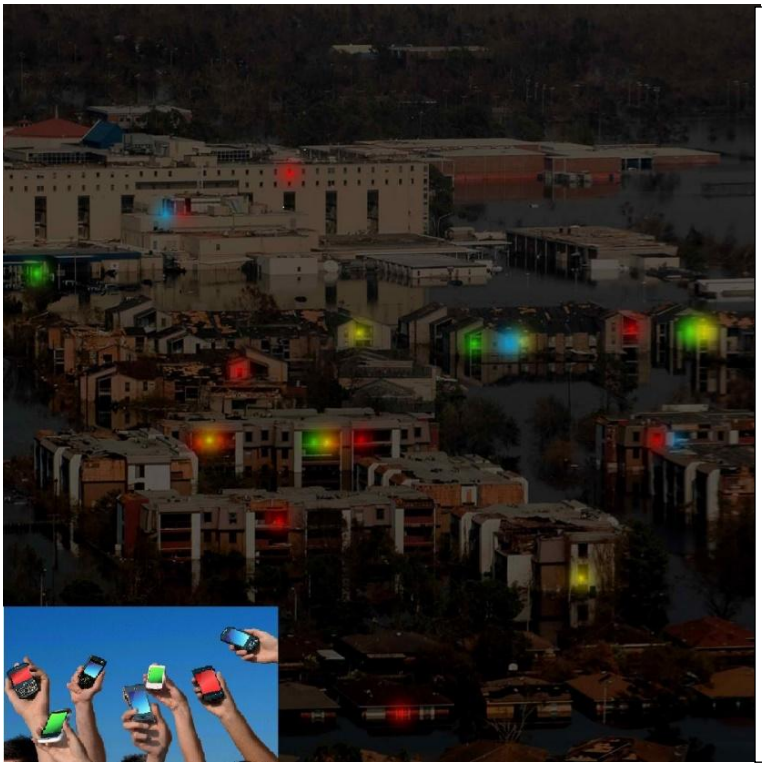
"The U.S. Coast Guard's first notification about the fires was when the search and rescue command center in Honolulu received reports of people in the water near Lahaina at 5:45 p.m., said Capt. Aja Kirksy, commander of Coast Guard Sector Honolulu.

The boats were hard to see because of the smoke, but Cicchino and others used cellphones to flash lights at the vessels, guiding them in to rescue some, mostly children. Fire trucks eventually came and drove them out, through the flames."



•Questions

•Contact Juan Cienfuegos at 956-645-5265 or at synersolutions@sbcglobal.net with any questions or for supporting information.



Disaster Survivor Visual Signaling System (it's simple):

Red = Children

Green = Special Needs

Blue = Adults

Yellow – Service Animals/Pets

White – Catch All

Steady signal = I'm OK, Need Rescue

Flashing signal = Need Medical Assistance & Rescue

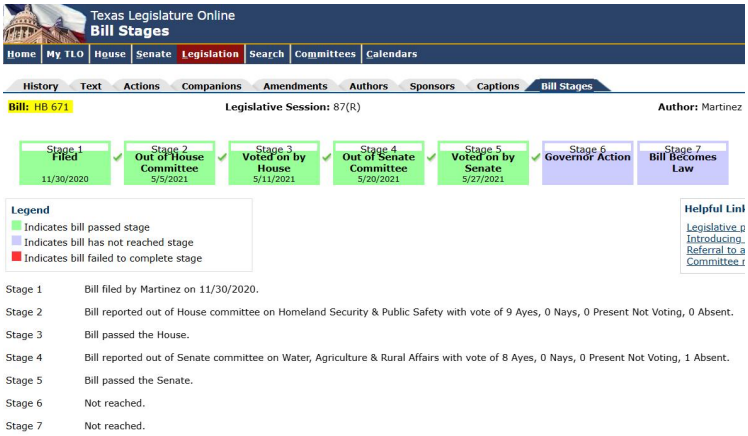
Note - Screens & cellphone LED's do not need network connectivity to function.

Purpose – To save more lives. Identify survivor location, condition, & group association up to 85% faster. Turn the night & blacked buildings into the responder's friend with vital survivor information.

Practical – Practically everyone carries a visual signaling device. Their cellphone screens, IPad screens, laptop screens, smart watch screens, etc.... Any colored flashlight/beacon can be used.

Legislation:

- No Fiscal Note
- No Mandate, voluntary
- See legislation text & previous progress, https://capitol.texas.gov/BillLookup/History.aspx?LegSess=87R&Bill=HB671
- All Committee Senators, and State Representatives voted in favor. Passed both chambers.
- Reason bill 87(R) HB671 did not get to the Governor's office is time ran out. See progress below:



Texas Legislature Online
Bill Stages

Home | My TLO | House | Senate | Legislation | Search | Committees | Calendars

History | Text | Actions | Companions | Amendments | Authors | Sponsors | Captions | Bill Stages

Bill: HB 671 **Legislative Session:** 87(R) **Author:** Martinez

Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7
Filed 11/30/2020	Out of House Committee 5/5/2021	Voted on by House 5/11/2021	Out of Senate Committee 5/20/2021	Voted on by Senate 5/27/2021	Governor Action	Bill Becomes Law

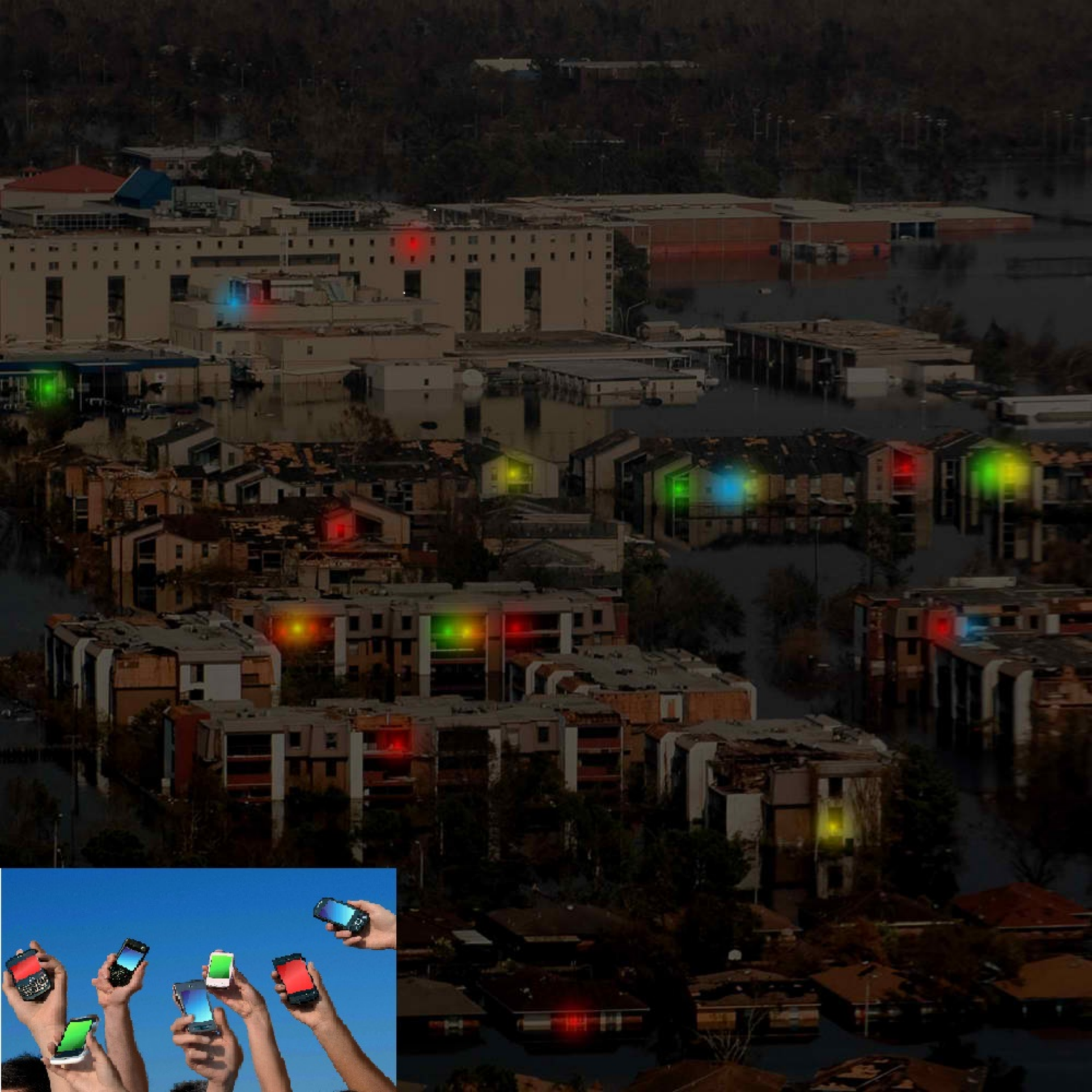
Legend
- Indicates bill passed stage
- Indicates bill has not reached stage
- Indicates bill failed to complete stage

Helpful Lini
Legislative p
Introducing
Referral to a
Committee r

Stage 1	Bill filed by Martinez on 11/30/2020.
Stage 2	Bill reported out of House committee on Homeland Security & Public Safety with vote of 9 Ayes, 0 Nays, 0 Present Not Voting, 0 Absent.
Stage 3	Bill passed the House.
Stage 4	Bill reported out of Senate committee on Water, Agriculture & Rural Affairs with vote of 8 Ayes, 0 Nays, 0 Present Not Voting, 1 Absent.
Stage 5	Bill passed the Senate.
Stage 6	Not reached.
Stage 7	Not reached.

Visit, https://docs.google.com/presentation/d/1m0_9hI0psDP7C8UrAeIlbCWXIdIfn0Pp/edit?usp=drive_link&ouid=114112071395002657567&rtpof=true&sd=true for full presentation. Including evidence based data & write ups.

Download the free Disaster ID app (no adds, no data collection) to see how the system could be incorporated into Texas Readiness apps, for example the "Ready South Texas" app. Parents can buy small backpack lights and teach their children from an early age to activate it if they are ever caught in a disaster to help responders find them faster. Pet owners can buy a yellow color lights & when the disaster strikes, they simply turn it on.



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: New employee

Requested Action

New Employee	James Crady
Position:	Juvenile Supervision Officer (Tier II)
Pay Rate:	$45,700.00 Annually
Salary Budget Area:	039-400-403
Start Date:	10/29/2024
Physical:	Pending
Drug Test:	Pending

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: New employee

Requested Action

New Employee	Alice Lopez
Position:	Part-time Control Technician
Pay Rate:	$12.00 an Hour
Salary Budget Area:	039-400-403
Start Date:	10/29/2024
Physical:	Pending
Drug Test:	Pending

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: New employee

Requested Action

Tim Gutierrez: Discuss and/or take appropriate action concerning personnel:

New Employee:	Edward Flores
Position:	Juvenile Supervision Officer (Tier II)
Pay Rate:	$45,700.00 Annually
Salary Budget Area:	039-400-403
Start Date:	10/29/2024
Physical:	Pending
Drug Test:	Pending

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Sheriff Soward: Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Brandi Zulaica
Position:	Communications Officer
Pay Rate:	Move to Tier 1: $50,000.00 Annually, $120.00 Uniform, $150.00 Holiday, 40 Hours Flex, Continued 1-Year Agency Probation
Salary Budget Area:	012-448-402
Start Date:	11/02/2024
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Esther Rosales
Position:	Corrections Officer
Pay Rate:	Move to Tier 1: $51,000.00, 171 Fluctuating, $120.00 Uniform, $150.00 Holiday, Continued 1-Year Agency Probation
Salary Budget Area:	012-442-562
Start Date:	11/01/2024
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Emily Gonzales
Position:	Corrections Officer
Pay Rate:	Move to Tier 1: $51,000.00, 171 Fluctuating, $120.00 Uniform, $150.00 Holiday, Continued 1-Year Agency Probation
Salary Budget Area:	012-442-562
Start Date:	11/01/2024
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Alfonso Solis
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: 49,000.00 Annual, 171 Fluctuating, $120.00 Uniform, $150.00 Holiday, Continued 1-Year Agency Probation
Salary Budget Area:	012-442-562
Start Date:	11/01/2024
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: New employee

Requested Action

New Employee:	Joseph Dickey
Position:	Deputy Sheriff
Pay Rate:	Tier 2: $56,000.00 Annually, 171 Fluctuating, $120.00 Uniform, $175.00 Holiday, 90-Day County Probation, 1-Year Agency Probation, Incentive Pay
Salary Budget Area:	012-440-410
Start Date:	11/13/2024
Physical:	pending
Drug Test:	pending

AGENDA REQUEST
(GENERAL)

Agenda Item 8.

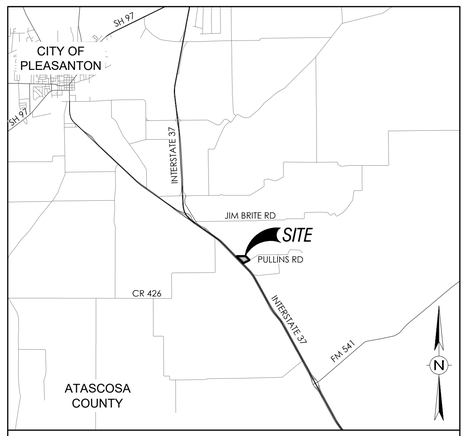
Meeting Date:	10/28/2024
Item Title:	Subdivision - Phoenix Industrial Park
Submitted For:	Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan:	Discuss and/or take appropriate action concerning the approval/denial of the Phoenix Industrial Park Subdivision on Pullins Rd. and Interestate 37 in Precinct 4.

ATTACHMENTS

Phoenix Industrial Plat
Phoenix Industrial Plat Aerial



LOCATION MAP

N.T.S.

LEGEND

N.T.S	= NOT TO SCALE
OPR	= OFFICIAL PUBLIC RECORDS
DR	= DEED RECORDS
VOL.	= VOLUME
PG.	= PAGE
ESMT	= EASEMENT

● = FOUND 1/2" IRON ROD

◎ = SET 1/2" IRON ROD "POLLOK & SONS"

= PROPERTY BOUNDARY
= LOT LINE
= EASEMENT LINE
= ADJOINING PROPERTY LINE
450 = 2' LIDAR CONTOUR

SURVEYOR NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83.
2. 1/2" IRON RODS WITH PLASTIC CAP STAMPED "POLLOK & SONS" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. DISTANCES SHOWN HEREON ARE GRID.

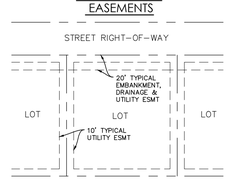
UTILITY NOTES

1. ELECTRIC SERVICE TO BE PROVIDED BY KARNES ELECTRIC.
2. WATER SERVICE PROVIDED BY MCCOY WSC.
3. ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION AND MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OR REPLACEMENT OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
4. NO BUILDINGS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED ON ANY UTILITY EASEMENTS.
5. EACH LOT WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF). INSTALLATION OF THE OSSF WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. OBTAIN AN OSSF PERMIT FROM THE COUNTY PRIOR TO INSTALLATION.

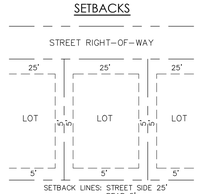
TXDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.
3. ACCESS POINT AS SHOWN ON THE PLAT ADJACENT TO IH-37 IS THE ONLY APPROVED LOCATION FOR A RESIDENTIAL DRIVEWAY BASED ON THE OVERALL PLATTED FRONTAGE OF 1,297.97'.
4. 4. DEVELOPER IS RESPONSIBLE FOR COORDINATING ALL UTILITY INSTALLATIONS TO ENSURE THAT POLES, METERS, ETC. ARE NOT INSTALLED IN THE APPROVED DRIVEWAY LOCATIONS. ANY UTILITY MOVEMENT IN CONFLICT WITH APPROVED DRIVEWAY LOCATIONS WILL BE AT THE COST OF THE DEVELOPER.

TYPICAL UTILITY EASEMENTS



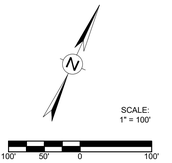
SETBACKS



SETBACK LINES: STREET SIDE 25'
REAR 5'
SIDE 5'

PLAT
ESTABLISHING
PHOENIX INDUSTRIAL PARK

BEING A TOTAL OF 20.75 ACRES, MORE OR LESS, LYING IN THE J. POITEVENT SURVEY NO. 3, ABSTRACT NO. 712, ATASCOSA COUNTY, TEXAS, BEING THE CONGLOMERATE OF THREE TRACTS: A 9.76 AC TRACT AND A 3.00 AC TRACT DESCRIBED IN DOCUMENT NO. 141990, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, AND AN 8.00 AC TRACT DESCRIBED IN DOCUMENT NO. 226188, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND PREVIOUSLY DESCRIBED AS A 20.76 ACRE TRACT CALLED TRACT 1 IN DOCUMENT NO. 120479, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.



DATE OF PREPARATION: SEPTEMBER 2024

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

1. THE SUBDIVISION IS LOCATED IN THE PLEASANTON ISD.
2. CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
3. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
4. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
5. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
6. NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
7. THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS, AS APPLICABLE.
8. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
9. WATER SERVICE PROVIDED TO PHOENIX INDUSTRIAL PARK BY MCCOY WATER SUPPLY CORPORATION.
10. THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY CORPORATION, 2125 FM 541, MCCOY TX 78111. INFORMATION ON THE MCCOY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
11. ELECTRIC SERVICE PROVIDED TO THE PHOENIX INDUSTRIAL PARK BY KARNES ELECTRIC.
12. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS/HER DESIGNATED REPRESENTATIVE, OR TXDOT FOR DRIVEWAYS ENTERING ONTO STATES ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.
13. THE LIMITS OF THIS PLAT DO NOT CONTAIN PORTIONS OF FEMA FLOODPLAIN (ZONE A) AS SHOWN ON FIRM MAP NUMBER 48013C0350C EFFECTIVE NOVEMBER 4, 2010.
14. NO LOTS IN THIS PLAT ARE LOCATED WITHIN THE FEMA SPECIAL FLOOD HAZARD AREA.
15. ALL LOTS HAVE BEEN DESIGN IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
16. ALL LOTS WITHIN THIS SUBDIVISION ARE LARGER THAN 30,000 SF.
17. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE II OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS DEVELOPMENT.
18. PUBLIC SEWER IS NOT AVAILABLE, THUS SEPTIC IS REQUIRED AND DESIGNED BY REGISTERED SANITARIAN.
19. LOT 4 SERVED DOMESTIC WATER BY AN EXISTING METER FROM MCCOY WSC. LOT 4 ALSO HAS A PRIVATE WATER WELL FOR INDUSTRIAL USE.

CULVERT TABLE

LOT #	MINIMUM CULVERT
LOTS (1-5)	18"
NOTE: LOW WATER XING MAY NOT IMPEDE FLOW	

LOT SUMMARY TABLE

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	0			
2.5-10 AC	5			X
> 10 AC	0			
TOTAL	5			

PROPERTY INFORMATION
PROPERTY ID: 176349
LEGAL ACRES: 9.76 AC
LEGAL DESC:: ABS A00712 J POITEVENT SV-3

PROPERTY INFORMATION
PROPERTY ID: 176350
LEGAL ACRES: 3.00 AC
LEGAL DESC:: ABS A00712 J POITEVENT SV-3

PROPERTY INFORMATION
PROPERTY ID: 15315
LEGAL ACRES: 8.00 AC
LEGAL DESC:: ABS A00712 J POITEVENT SV-3

PLAT INCLUDES (0) LF OF STREET.
PLAT INCLUDES (0) SF OF RIGHT-OF-WAY.

STATE OF TEXAS
COUNTY OF ATASCOSA

I, RAY L. BACA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE, ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

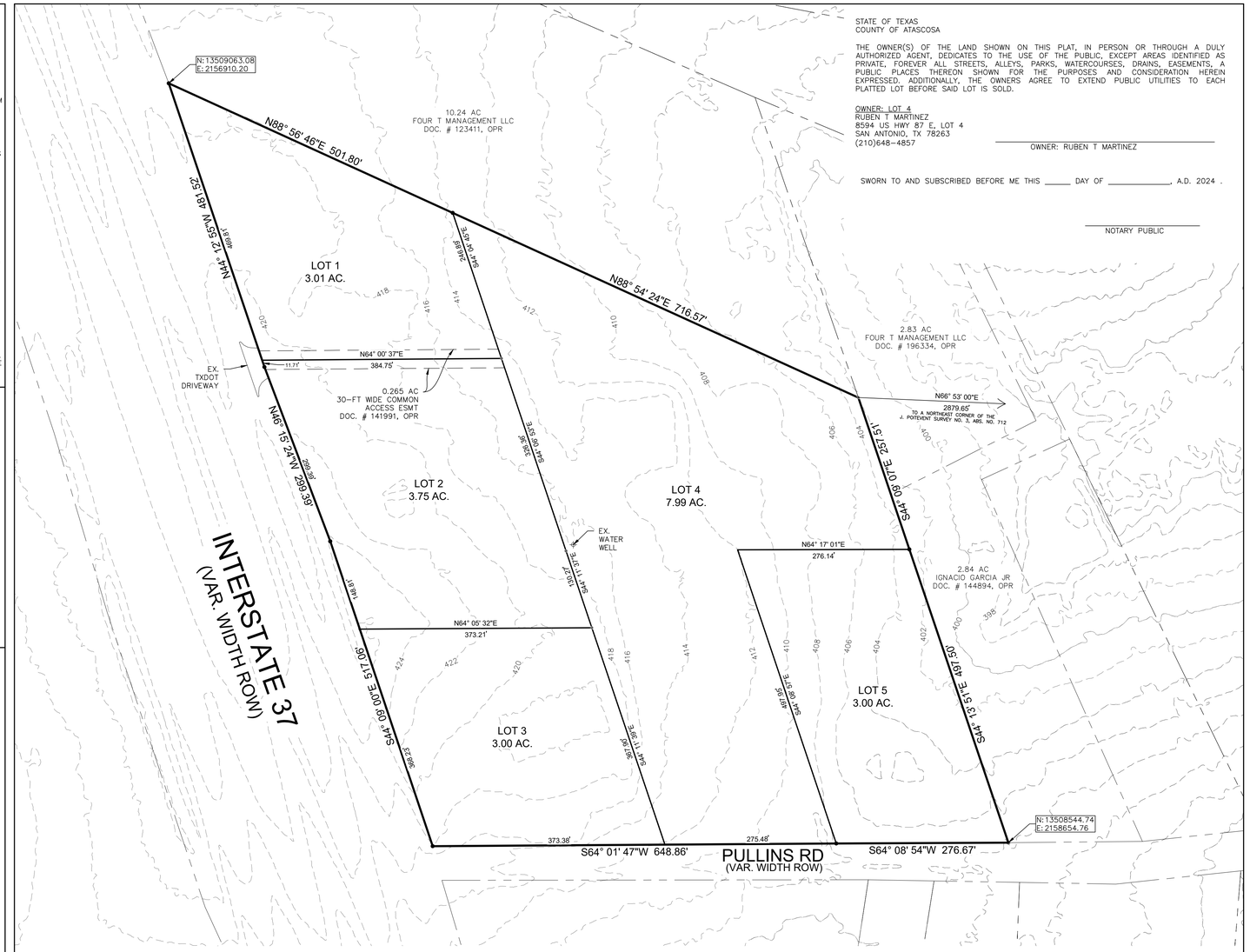
LICENSED PROFESSIONAL ENGINEER
RAY L. BACA, P.E. #131313
P.O. BOX 587, PLEASANTON, TX 78064
(830) 570-2628

STATE OF TEXAS
RAY BACA
131313
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF WILSON

I, LARRY POLLOK, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR
LARRY POLLOK, R.P.L.S. #5186
1008 B ST, FLORESVILLE, TX 78114
830-393-4770



SHEET 1 OF 1

STATE OF TEXAS
COUNTY OF ATASCOSA

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, A PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER: LOT 4
RUBEN T MARTINEZ
8594 US HWY 87 E, LOT 4
SAN ANTONIO, TX 78263
(210)648-4857

OWNER: RUBEN T MARTINEZ

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 2024 .

NOTARY PUBLIC

RL BACA ENGINEERING
TBPELS FIRM NO. F-23628 | P.O. BOX 587 | PLEASANTON, TEXAS 78064
830.570.2628 | RAY@RLBACA.COM

RL BACA PROJECT NO.: 24-143

STATE OF TEXAS
COUNTY OF ATASCOSA

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, A PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER: LOTS 1-3, & LOT 5
SPENCER PALMER 2012 TRUST
SPENCER PALMER, TRUSTEE
3627 BEE CAVE RD, STE 107-122
AUSTIN, TX 78748
(512)230-4221

OWNER: SPENCER PALMER, TRUSTEE

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 2024 .

NOTARY PUBLIC

CERTIFICATE OF COUNTY ATTORNEY

ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

ASSISTANT COUNTY ATTORNEY – TRENT ROWELL

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID PLAT AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRECINCT 4 COMMISSIONER – KENNARD "BUBBA" RILEY

COMMISSIONERS COURT APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS _____ DAY OF _____ , 2024 A.D.

ATASCOSA COUNTY JUDGE – WELDON P. CUDE

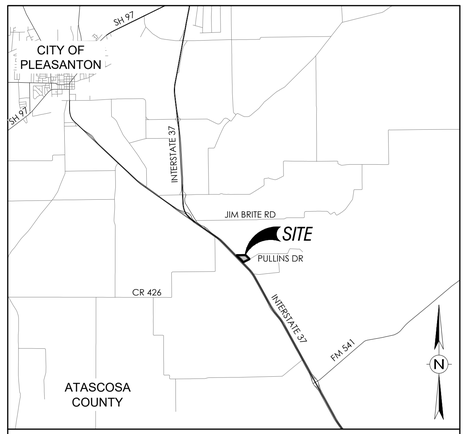
PRECINCT 1 COMMISSIONER – MARK GILLESPIE

PRECINCT 2 COMMISSIONER – MARK BOWEN

PRECINCT 3 COMMISSIONER – ELISEO PEREZ

PRECINCT 4 COMMISSIONER – KENNARD "BUBBA" RILEY

C:\Users\rbaca\OneDrive – RL Baca\RL BACA\Jobs\2024\24-143 Spencer Palmer Plat\24-143 Phoenix Industrial Park Plat 10-4-24.dwg



LOCATION MAP

N.T.S.

LEGEND

N.T.S	= NOT TO SCALE
OPR	= OFFICIAL PUBLIC RECORDS
DR	= DEED RECORDS
VOL.	= VOLUME
PG.	= PAGE
ESMT	= EASEMENT

● = FOUND 1/2" IRON ROD

◎ = SET 1/2" IRON ROD "POLLOK & SONS"

= PROPERTY BOUNDARY
= LOT LINE
= EASEMENT LINE
= ADJOINING PROPERTY LINE
450 = 2' LIDAR CONTOUR

SURVEYOR NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83.
2. 1/2" IRON RODS WITH PLASTIC CAP STAMPED "POLLOK & SONS" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. DISTANCES SHOWN HEREON ARE GRID.

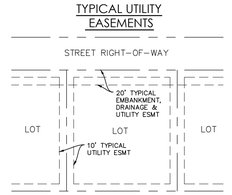
UTILITY NOTES

1. ELECTRIC SERVICE TO BE PROVIDED BY KARNES ELECTRIC.
2. WATER SERVICE PROVIDED BY MCCOY WSC.
3. ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION AND MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OR REPLACEMENT OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
4. NO BUILDINGS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED ON ANY UTILITY EASEMENTS.
5. EACH LOT WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF). INSTALLATION OF THE OSSF WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. OBTAIN AN OSSF PERMIT FROM THE COUNTY PRIOR TO INSTALLATION.

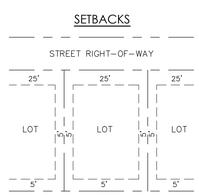
TXDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.
3. ACCESS POINT AS SHOWN ON THE PLAT ADJACENT TO IH-37 IS THE ONLY APPROVED LOCATION FOR A RESIDENTIAL DRIVEWAY BASED ON THE OVERALL PLATTED FRONTAGE OF 1,297.97'.
4. 4. DEVELOPER IS RESPONSIBLE FOR COORDINATING ALL UTILITY INSTALLATIONS TO ENSURE THAT POLES, METERS, ETC. ARE NOT INSTALLED IN THE APPROVED DRIVEWAY LOCATIONS. ANY UTILITY MOVEMENT IN CONFLICT WITH APPROVED DRIVEWAY LOCATIONS WILL BE AT THE COST OF THE DEVELOPER.

TYPICAL UTILITY EASEMENTS



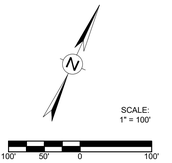
SETBACKS



SETBACK LINES: STREET SIDE 25'
REAR 5'
SIDE 5'

PLAT
ESTABLISHING
PHOENIX INDUSTRIAL PARK

BEING A TOTAL OF 20.75 ACRES, MORE OR LESS, LYING IN THE J. POITEVENT SURVEY NO. 3, ABSTRACT NO. 712, ATASCOSA COUNTY, TEXAS, BEING THE CONGLOMERATE OF THREE TRACTS: A 9.76 AC TRACT AND A 3.00 AC TRACT DESCRIBED IN DOCUMENT NO. 141990, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, AND AN 8.00 AC TRACT DESCRIBED IN DOCUMENT NO. 226188, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND PREVIOUSLY DESCRIBED AS A 20.76 ACRE TRACT CALLED TRACT 1 IN DOCUMENT NO. 120479, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.



DATE OF PREPARATION: SEPTEMBER 2024

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

1. THE SUBDIVISION IS LOCATED IN THE PLEASANTON ISD.
2. CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
3. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
4. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
5. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
6. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
7. THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS, AS APPLICABLE.
8. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
9. WATER SERVICE PROVIDED TO PHOENIX INDUSTRIAL PARK BY MCCOY WATER SUPPLY CORPORATION.
10. THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY CORPORATION, 2125 FM 541, MCCOY TX 78111. INFORMATION ON THE MCCOY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
11. ELECTRIC SERVICE PROVIDED TO THE PHOENIX INDUSTRIAL PARK BY KARNES ELECTRIC.
12. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS/HER DESIGNATED REPRESENTATIVE, OR TXDOT FOR DRIVEWAYS ENTERING ONTO STATES ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.
13. THE LIMITS OF THIS PLAT DO NOT CONTAIN PORTIONS OF FEMA FLOODPLAIN (ZONE A) AS SHOWN ON FIRM MAP NUMBER 48013C0350C EFFECTIVE NOVEMBER 4, 2010.
14. NO LOTS IN THIS PLAT ARE LOCATED WITHIN THE FEMA SPECIAL FLOOD HAZARD AREA.
15. ALL LOTS HAVE BEEN DESIGN IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
16. ALL LOTS WITHIN THIS SUBDIVISION ARE LARGER THAN 30,000 SF.
17. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE II OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS DEVELOPMENT.
18. PUBLIC SEWER IS NOT AVAILABLE, THUS SEPTIC IS REQUIRED AND DESIGNED BY REGISTERED SANITARIAN.
19. LOT 4 SERVED DOMESTIC WATER BY AN EXISTING METER FROM MCCOY WSC. LOT 4 ALSO HAS A PRIVATE WATER WELL FOR INDUSTRIAL USE.

CULVERT TABLE

LOT #	MINIMUM CULVERT
LOTS (1-5)	18"
NOTE: LOW WATER XING MAY NOT IMPEDE FLOW	

LOT SUMMARY TABLE

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	0			
2.5-10 AC	5			X
> 10 AC	0			
TOTAL	5			

PROPERTY INFORMATION
PROPERTY ID: 176349
LEGAL ACRES: 9.76 AC
LEGAL DESC.: ABS A00712 J POITEVENT SV-3

PROPERTY INFORMATION
PROPERTY ID: 176350
LEGAL ACRES: 3.00 AC
LEGAL DESC.: ABS A00712 J POITEVENT SV-3

PROPERTY INFORMATION
PROPERTY ID: 15315
LEGAL ACRES: 8.00 AC
LEGAL DESC.: ABS A00712 J POITEVENT SV-3

PLAT INCLUDES (0) LF OF STREET.
PLAT INCLUDES (0) SF OF RIGHT-OF-WAY.

STATE OF TEXAS
COUNTY OF ATASCOSA

I, RAY L. BACA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE, ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

PRELIMINARY

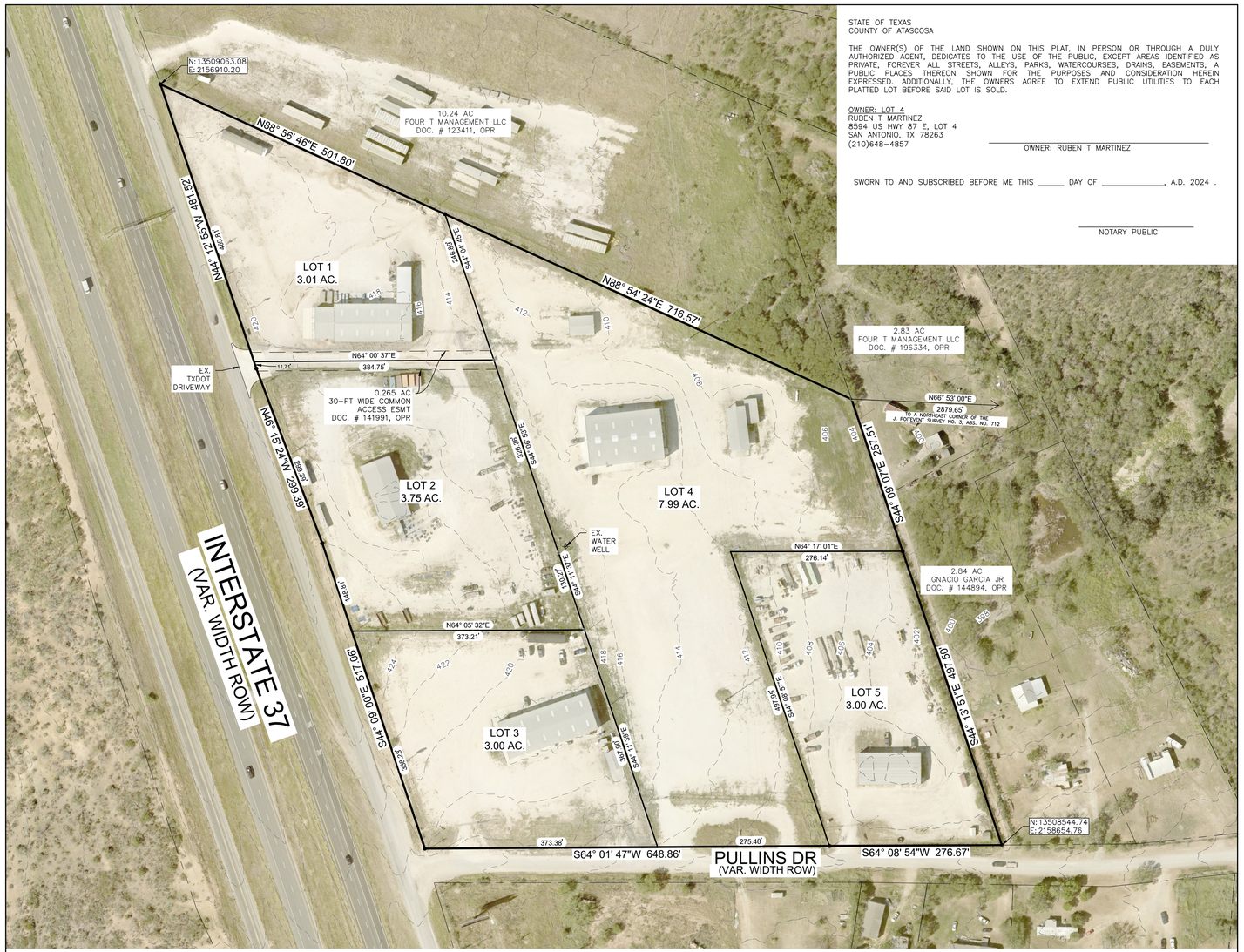
LICENSED PROFESSIONAL ENGINEER
RAY L. BACA, P.E. #131313
P.O. BOX 587, PLEASANTON, TX 78064
(830) 570-2628

STATE OF TEXAS
COUNTY OF WILSON

I, LARRY POLLOK, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.

PRELIMINARY

REGISTERED PROFESSIONAL LAND SURVEYOR
LARRY POLLOK, R.P.L.S. #5186
1008 B ST, FLORESVILLE, TX 78114
830-393-4770



SHEET 1 OF 1

STATE OF TEXAS
COUNTY OF ATASCOSA

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, A PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER: LOT 4
RUBEN T MARTINEZ
8594 US HWY 87 E, LOT 4
SAN ANTONIO, TX 78263
(210)648-4857

OWNER: RUBEN T MARTINEZ

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 2024 .

NOTARY PUBLIC

RL BACA ENGINEERING
TBPELS FIRM NO. F-23628 | P.O. BOX 587 | PLEASANTON, TEXAS 78064
830.570.2628 | RAY@RLBACA.COM

RL BACA PROJECT NO.: 24-143

STATE OF TEXAS
COUNTY OF ATASCOSA

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, A PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER: LOTS 1-3, & LOT 5
SPENCER PALMER 2012 TRUST
SPENCER PALMER, TRUSTEE
3627 BEE CAVE RD, STE 107-122
AUSTIN, TX 78748
(512)230-4221

OWNER: SPENCER PALMER, TRUSTEE

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 2024 .

NOTARY PUBLIC

CERTIFICATE OF COUNTY ATTORNEY

ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

ASSISTANT COUNTY ATTORNEY – TRENT ROWELL

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID PLAT AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRECINCT 1 COMMISSIONER – MARK GILLESPIE

COMMISSIONERS COURT APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS _____ DAY OF _____, 2024 A.D.

ATASCOSA COUNTY JUDGE – WELDON P. CUDE

PRECINCT 1 COMMISSIONER – MARK GILLESPIE

PRECINCT 2 COMMISSIONER – MARK BOWEN

PRECINCT 3 COMMISSIONER – ELISEO PEREZ

PRECINCT 4 COMMISSIONER – KENNARD "BUBBA" RILEY

AGENDA REQUEST
(GENERAL)

Agenda Item 9.

Meeting Date:	10/28/2024
Item Title:	Exception - Latham County Road 340
Submitted For:	Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan	Discuss and/or take appropriate action concerning the approval/denial of the Certificate of Exception for William Latham on County Road 340 in Precinct 4.

ATTACHMENTS

Exception - Latham Full packet
Latham - Certificate of Exception

Registration for Division of Land in Atascosa County

I William Hamm / TW3 Mineral, ~~am~~ the owner of the attached filed division of land located at 99.42 ACRES OF UNDIVIDED LESS OUT OF TRACTS 5059, 5060, 5061, 5062, 5063 (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

Date: 10/23/24

Signature: William Phillips

Printed Name: William Phillips

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

DENISE JONES
NOTARY PUBLIC
STATE OF TEXAS
ID 126822223
EXP. 09-06-2026

Adopted 6/27/2022

8 pgs 243839
WDVL

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.**

HEATHER FOSTER
NOTARY PUBLIC
STATE OF TEXAS
ID # 124620758
My Comm. Expires 07-20-2027

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 Pharam
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

Grantee's Acknowledgments

THE STATE OF TEXAS §

COUNTY OF Bexar §

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
Comm. Expires 07-21-2025
Notary ID 474914-2

Vicki L Brown
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF Bexar §

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
Comm. Expires 07-21-2025
Notary ID 474914-2

Vicki L Brown
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF Bexar §

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
Comm. Expires 07-21-2025
Notary ID 474914-2

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

RECORD'S MEMORANDUM

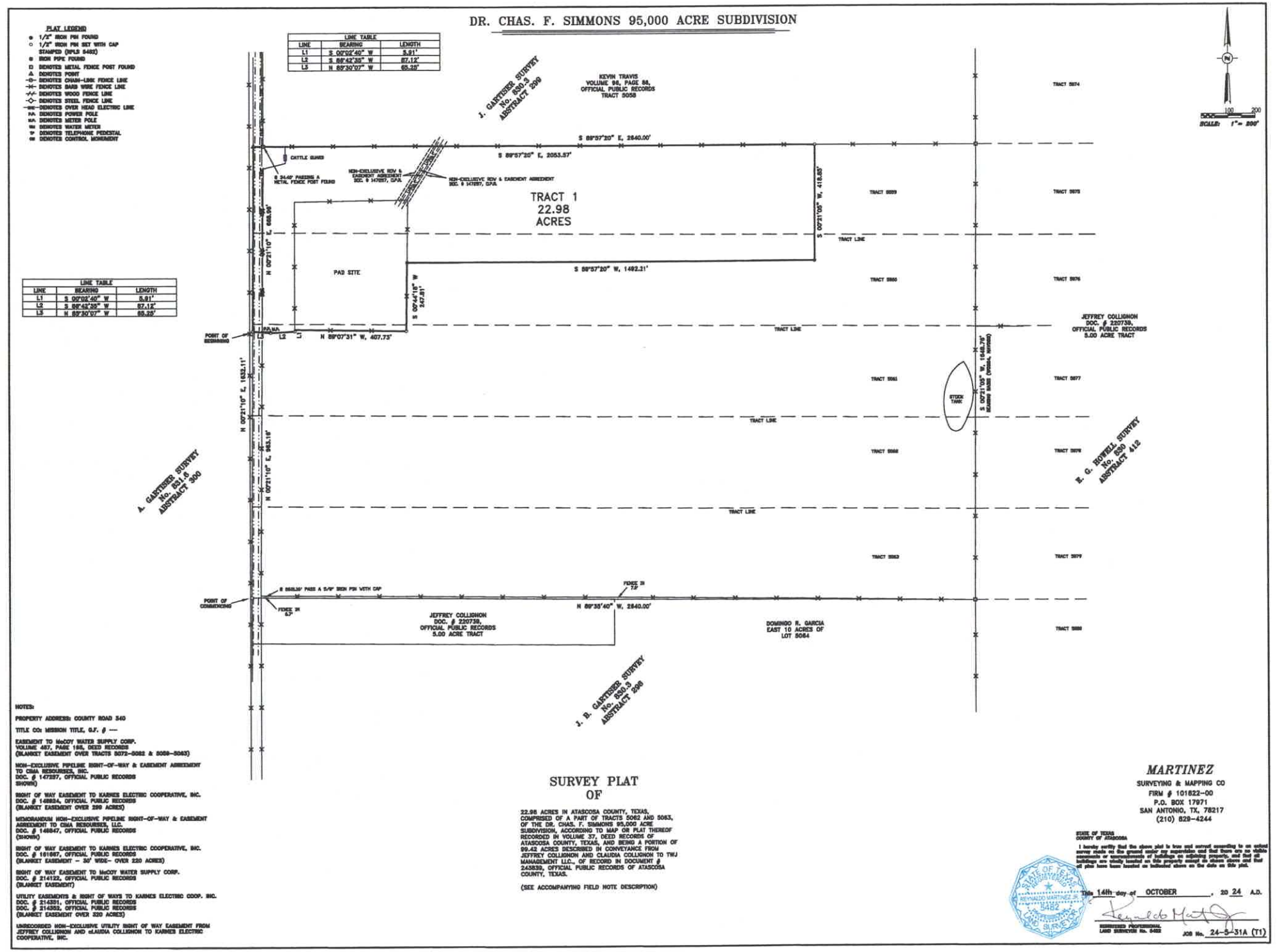
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.

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

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°02'40" W	5.91'
L2	S 88°42'35" W	87.12'
L3	N 89°30'07" W	65.25'

NOTES:

PROPERTY ADDRESS: COUNTY ROAD 540

TITLE CO: MISSION TITLE, G.F. # ---

EASEMENT TO McCOY WATER SUPPLY CORP.
VOLUME 457, PAGE 195, DEED RECORDS
(BLANKET EASEMENT OVER TRACTS 5072-5082 & 5059-5063)

NON-EXCLUSIVE PIPELINE RIGHT-OF-WAY & EASEMENT AGREEMENT TO CIMA RESOURSES, INC.
DOC. # 147287, OFFICIAL PUBLIC RECORDS
SHOWN)

RIGHT OF WAY EASEMENT TO KARNES ELECTRIC COOPERATIVE, INC.
DOC. # 140853A, OFFICIAL PUBLIC RECORDS
(BLANKET EASEMENT OVER 250 ACRES)

MEMORANDUM NON-EXCLUSIVE PIPELINE RIGHT-OF-WAY & EASEMENT AGREEMENT TO CIMA RESOURSES, LLC.
DOC. # 148847, OFFICIAL PUBLIC RECORDS
(SHOWN)

RIGHT OF WAY EASEMENT TO KARNES ELECTRIC COOPERATIVE, INC.
DOC. # 161667, OFFICIAL PUBLIC RECORDS
(BLANKET EASEMENT – 30' WIDE– OVER 220 ACRES)

RIGHT OF WAY EASEMENT TO McCOY WATER SUPPLY CORP.
DOC. # 214122, OFFICIAL PUBLIC RECORDS
(BLANKET EASEMENT)

UTILITY EASEMENTS & RIGHT OF WAYS TO KARNES ELECTRIC COOP. INC.
DOC. # 214351, OFFICIAL PUBLIC RECORDS
DOC. # 214352, OFFICIAL PUBLIC RECORDS
(BLANKET EASEMENT OVER 220 ACRES)

UNRECORDED NON-EXCLUSIVE UTILITY RIGHT OF WAY EASEMENT FROM JEFFREY COLLIGNON AND mLAUDIA COLLIGNON TO KARNES ELECTRIC COOPERATIVE, INC.

SURVEY PLAT OF

22.98 ACRES IN ATASCOSA COUNTY, TEXAS, COMPRISED OF A PART OF TRACTS 5062 AND 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 # 245839, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

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 projections of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all plat lines have been located as indicated above on the date on this plat.

Date 14th day of OCTOBER, 20 24 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6492

JOB No. 24-5-31A (T1)

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;

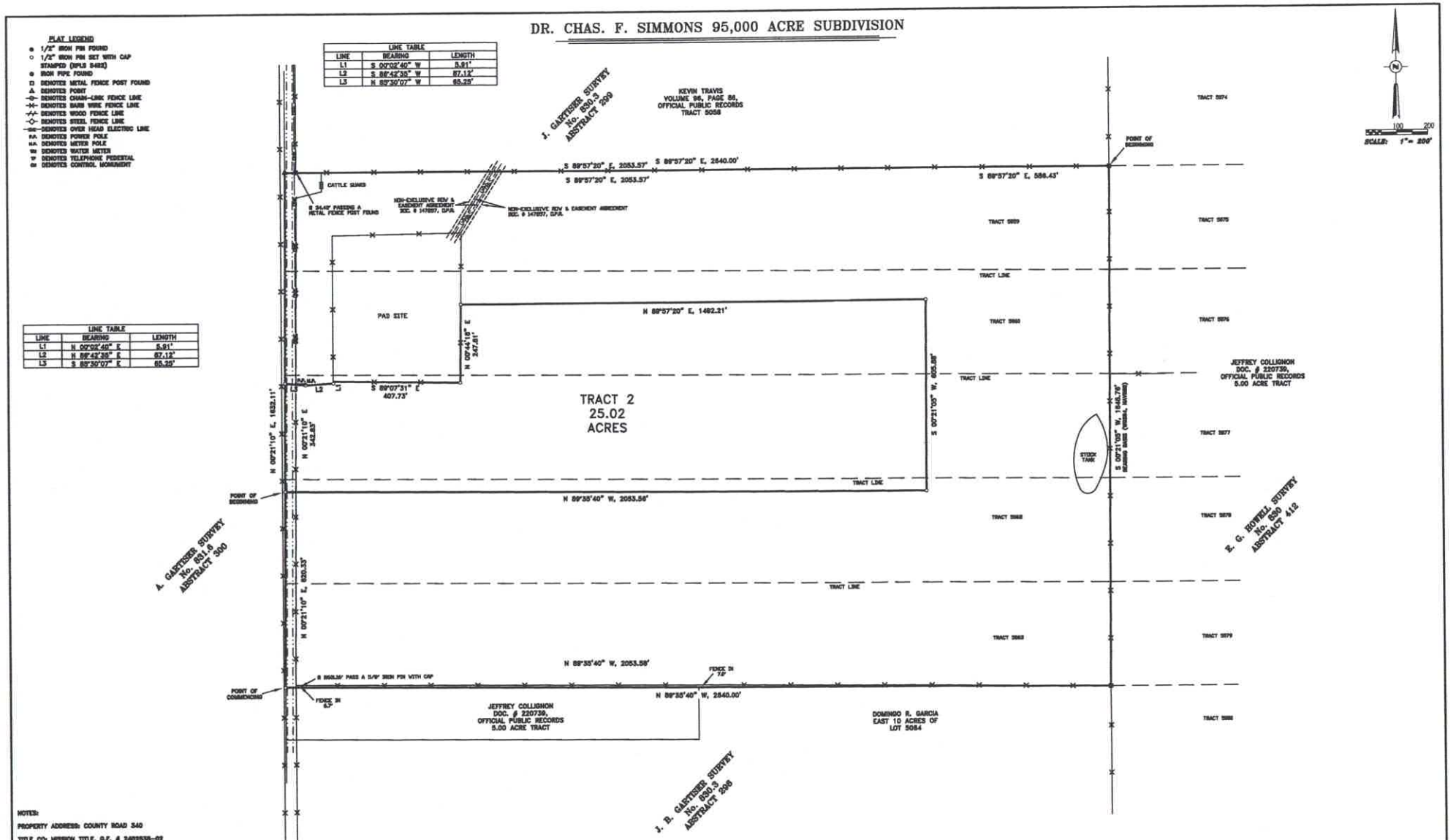
THENCE;: South 89 deg. 57 min. 20 sec. West, 1492.21 feet to a ½" iron pin set with cap;
South 00 deg. 44 min. 18 sec. West, 247.81 feet to a ½" iron pin set with cap;
North 89 deg. 07 min. 31 sec. West, 407.73 feet to a ½" iron pin set with cap;

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.

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



NOTES:

PROPERTY ADDRESS: COUNTY ROAD 340

TITLE CO: MISSION TITLE, G.F. # 2402538-02

EASEMENT TO MaCOY WATER SUPPLY CORP.
VOLUME 457, PAGE 198, DEED RECORDS
(BLANKET EASEMENT OVER TRACTS 5072-5082 & 5059-5063)

NON-EXCLUSIVE PIPELINE RIGHT-OF-WAY & EASEMENT AGREEMENT TO CIMA RESOURCES, INC.
DOC. # 147297, OFFICIAL PUBLIC RECORDS
SHOWN)

RIGHT OF WAY EASEMENT TO KARNES ELECTRIC COOPERATIVE, INC.
DOC. # 149934, OFFICIAL PUBLIC RECORDS
(BLANKET EASEMENT OVER 299 ACRES)

MEMORANDUM NON-EXCLUSIVE PIPELINE RIGHT-OF-WAY & EASEMENT AGREEMENT TO CIMA RESOURCES, LLC.
DOC. # 149847, OFFICIAL PUBLIC RECORDS
(SHOWN)

RIGHT OF WAY EASEMENT TO KARNES ELECTRIC COOPERATIVE, INC.
DOC. # 161987, OFFICIAL PUBLIC RECORDS
(BLANKET EASEMENT - 30' WIDE- OVER 220 ACRES)

RIGHT OF WAY EASEMENT TO MaCOY WATER SUPPLY CORP.
DOC. # 214122, OFFICIAL PUBLIC RECORDS
(BLANKET EASEMENT)

UTILITY EASEMENTS & RIGHT OF WAYS TO KARNES ELECTRIC COOP. INC.
DOC. # 214351, OFFICIAL PUBLIC RECORDS
DOC. # 214352, OFFICIAL PUBLIC RECORDS
(BLANKET EASEMENT OVER 320 ACRES)

UNRECORDED NON-EXCLUSIVE UTILITY RIGHT OF WAY EASEMENT FROM JEFFREY COLLIGNON AND eLAUDIA COLLIGNON TO KARNES ELECTRIC COOPERATIVE, INC.

SURVEY PLAT OF

25.02 ACRES IN ATASCOSA COUNTY, TEXAS, COMPRISED OF A PART OF TRACTS 5060 AND 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 99.43 ACRES DESCRIBED IN CONVEYANCE FROM JEFFREY COLLIGNON AND CLAUDIA COLLIGNON TO TWJ MANAGEMENT LLC., OF RECORD IN DOCUMENT # 245839, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

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 encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all plat lines have been located as indicated above on the date on this plat.

Date 17TH day of SEPTEMBER, 20 24 A.D.

REYNALDO MARTINEZ JR. 5482 LICENSED PROFESSIONAL LAND SURVEYOR

LICENSED PROFESSIONAL LAND SURVEYOR No. 5482

JOB No. 24-5-31A (T2)

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 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;

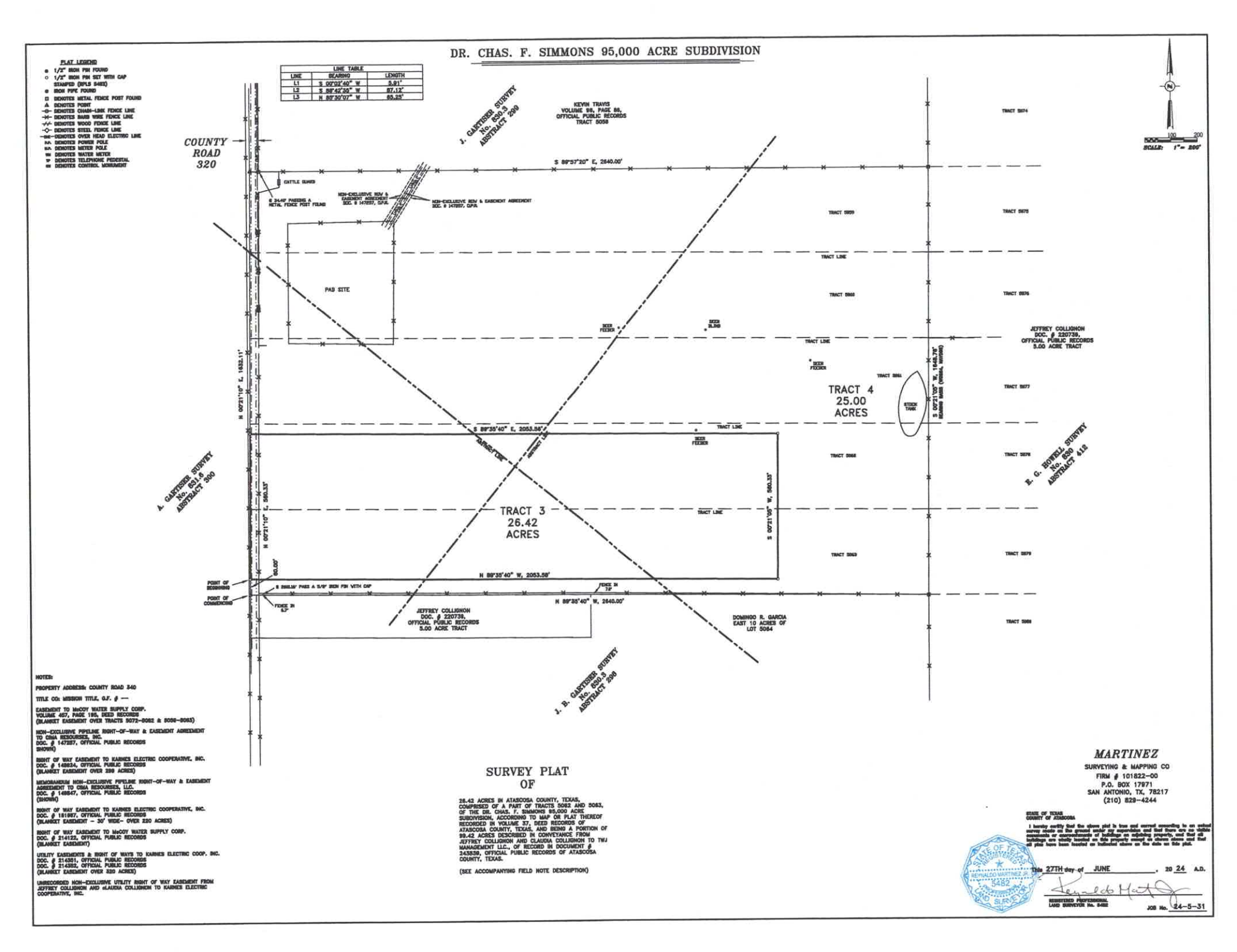
THENCE: South 00 deg. 21 min. 05 sec. West, 605.88 feet to a ½" iron pin set with cap, for the Southeast corner of this tract;

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.

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

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



NOTES:

PROPERTY ADDRESS: COUNTY ROAD 340

TITLE CO: MISSION TITLE, G.F. # ---

EASEMENT TO McCOY WATER SUPPLY CORP. VOLUME 457, PAGE 195, DEED RECORDS (BLANKET EASEMENT OVER TRACTS 5072-5082 & 5058-5063)

NON-EXCLUSIVE PIPELINE RIGHT-OF-WAY & EASEMENT AGREEMENT TO CIMA RESOURSES, INC. DOC. # 147257, OFFICIAL PUBLIC RECORDS SHOWN)

RIGHT OF WAY EASEMENT TO KARNES ELECTRIC COOPERATIVE, INC. DOC. # 148824, OFFICIAL PUBLIC RECORDS (BLANKET EASEMENT OVER 298 ACRES)

MEMORANDUM NON-EXCLUSIVE PIPELINE RIGHT-OF-WAY & EASEMENT AGREEMENT TO CIMA RESOURSES, LLC. DOC. # 148847, OFFICIAL PUBLIC RECORDS (SHOWN)

RIGHT OF WAY EASEMENT TO KARNES ELECTRIC COOPERATIVE, INC. DOC. # 181987, OFFICIAL PUBLIC RECORDS (BLANKET EASEMENT - 30' WIDE- OVER 230 ACRES)

RIGHT OF WAY EASEMENT TO McCOY WATER SUPPLY CORP. DOC. # 214122, OFFICIAL PUBLIC RECORDS (BLANKET EASEMENT)

UTILITY EASEMENTS & RIGHT OF WAYS TO KARNES ELECTRIC COOP. INC. DOC. # 214381, OFFICIAL PUBLIC RECORDS DOC. # 214382, OFFICIAL PUBLIC RECORDS (BLANKET EASEMENT OVER 230 ACRES)

UNRECORDED NON-EXCLUSIVE UTILITY RIGHT OF WAY EASEMENT FROM JEFFREY COLLIGNON AND cLAUDIA COLLIGNON TO KARNES ELECTRIC COOPERATIVE, INC.

SURVEY PLAT OF

26.42 ACRES IN ATASCOSA COUNTY, TEXAS, COMPRISED OF A PART OF TRACTS 5082 AND 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.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

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 easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all plat lines have been located as indicated above on the date on this plat.

This 27TH day of JUNE, 20 24 A.D.

REYNALDO MARTINEZ JR. 5482 REGISTERED PROFESSIONAL LAND SURVEYOR AND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5482

JOB No. 24-5-31

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 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;

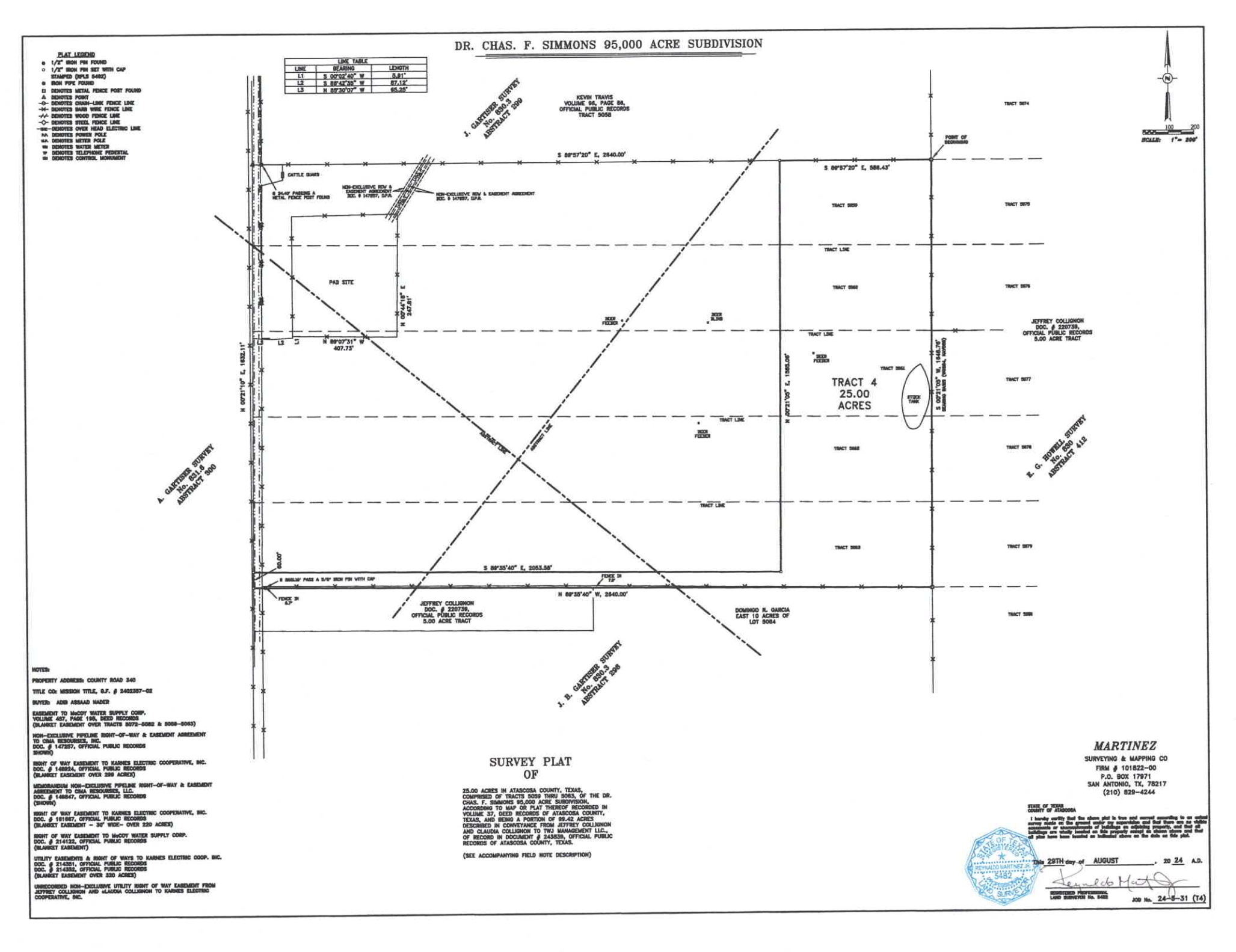
THENCE: South 00 deg. 21 min. 05 sec. West, 560.33 feet to a ½" iron pin set with cap, for the Southeast corner of this tract;

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.

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

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



NOTES:

PROPERTY ADDRESS: COUNTY ROAD 340

TITLE CO: MISSION TITLE, G.F. # 2402357-CS

BUYER: ADIB ASSAAD HADER

EASEMENT TO McCOY WATER SUPPLY CORP. VOLUME 457, PAGE 195, DEED RECORDS (BLANKET EASEMENT OVER TRACTS 5072-5082 & 5058-5063)

NON-EXCLUSIVE PIPELINE RIGHT-OF-WAY & EASEMENT AGREEMENT TO CIMA RESOURCES, INC. DOC. # 147857, OFFICIAL PUBLIC RECORDS SHOWN)

RIGHT OF WAY EASEMENT TO KARNES ELECTRIC COOPERATIVE, INC. DOC. # 148924, OFFICIAL PUBLIC RECORDS (BLANKET EASEMENT OVER 220 ACRES)

MEMORANDUM NON-EXCLUSIVE PIPELINE RIGHT-OF-WAY & EASEMENT AGREEMENT TO CIMA RESOURCES, LLC. DOC. # 148947, OFFICIAL PUBLIC RECORDS (SHOWN)

RIGHT OF WAY EASEMENT TO KARNES ELECTRIC COOPERATIVE, INC. DOC. # 191967, OFFICIAL PUBLIC RECORDS (BLANKET EASEMENT - 30' WIDE- OVER 220 ACRES)

RIGHT OF WAY EASEMENT TO McCOY WATER SUPPLY CORP. DOC. # 214122, OFFICIAL PUBLIC RECORDS (BLANKET EASEMENT)

UTILITY EASEMENTS & RIGHT OF WAYS TO KARNES ELECTRIC COOP. INC. DOC. # 214351, OFFICIAL PUBLIC RECORDS DOC. # 214352, OFFICIAL PUBLIC RECORDS (BLANKET EASEMENT OVER 330 ACRES)

UNRECORDED NON-EXCLUSIVE UTILITY RIGHT OF WAY EASEMENT FROM JEFFREY COLLIGNON AND cLAUDIA COLLIGNON TO KARNES ELECTRIC COOPERATIVE, INC.

SURVEY PLAT OF

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.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

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 overlapments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all plat lines have been located as indicated above on the date on this plat.

This 29TH day of AUGUST, 20 24 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5482

JOB No. 24-5-31 (T4)

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 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 ½" 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 ½" 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 ½" 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.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 24-5-31 (T4)
August 29, 2024
(SEE ACCOMPANYING SURVEY PLAT)

CERTIFICATE OF PLAT EXCEPTION

THE STATE OF TEXAS
COUNTY OF ATASCOSA

It is the order of the Commissioners Court of Atascosa County, Texas that the four tracts of land shown on the surveys attached hereto as Exhibit A as being approximately 99.42 acres, more or less, described in a Deed, Instrument Number 243839 in the Official Public Records, Atascosa County, Texas, and being currently owned by TWJ Management LLC is excepted from platting requirements. This exception is based on Article IV of the Atascosa County Subdivision Regulations and based on the fact that the tracts are being divided as 10+ acres. Owners acknowledge and agree that all the lots shall remain subject to on-site wastewater rules and development permit requirements of the County and acknowledge and agree that should further subdivision occur or additional roads servicing more than one tract constructed, a new application for subdivision must be filed.

This certificate of exception shall be recorded with a duplicate copy of the conveyance instrument with a legible metes and bounds description attached thereto; and a survey or sketch showing the boundaries of the lot, adjacent roads and adjacent property owners.

It is therefore ORDERED that this certificate of exception be issued and presented to the County Clerk for certifying that the division of land mentioned above is excepted from platting requirements, by Commissioners Court on this the ____ day of _____, 2024.

_____
County Judge, Atascosa County, Texas

_____
Commissioner Precinct No. 1

_____
Commissioner Precinct No. 2

_____
Commissioner Precinct No. 3

_____
Commissioner Precinct No. 4

Attest: _____
Theresa Carrasco, County Clerk
Atascosa County, Texas

AGENDA REQUEST
(GENERAL)

Agenda Item 10.

Meeting Date:	10/28/2024
Item Title:	Subdivision - Replat Granberg Lot 3
Submitted For:	Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan

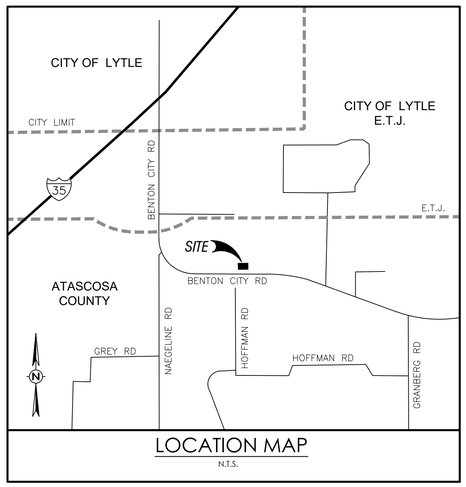
A. Conduct a public hearing concerning the replat of Lot 3 in the Granberg Subdivision in Precinct 2.

1. Open public hearing
2. Close public hearing

B. Discuss and/or take appropriate action concerning approval/denial of the replat of Lot 3 in the Granberg Subdivision in Precinct 2.

ATTACHMENTS

Replat Granberg Lot 3



LOCATION MAP

N.T.S.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS–OF–WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT–OF–WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SETBACK NOTES:

UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS:
65' FRONT
15' BACK
15' SIDE

DRAINAGE EASEMENT NOTE

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS–SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE ATASCOSA COUNTY FLOODPLAIN ADMINISTRATOR. ATASCOSA COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

UTILITY EASEMENT NOTES

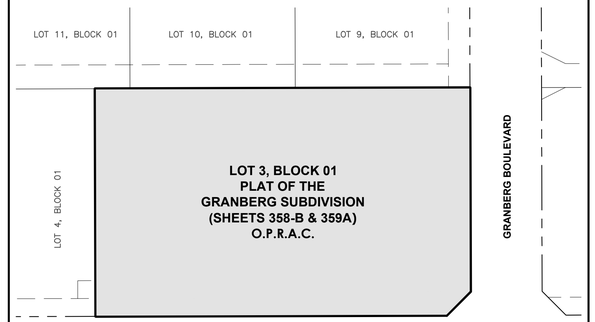
1. ELECTRIC SERVICE TO BE PROVIDED BY CITY PUBLIC SERVICE OF SAN ANTONIO.
2. WATER SERVICE TO EACH LOT TO BE PROVIDED BY BENTON CITY WATER CORPORATION.
3. ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION AND MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OR REPLACEMENT OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
4. NO BUILDINGS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED ON ANY UTILITY EASEMENTS.
5. EACH LOT WILL BE SERVED BY AN INDIVIDUAL ON–SITE SEWAGE FACILITY (OSSF). INSTALLATION OF THE OSSF WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. OBTAIN AN OSSF PERMIT FROM THE COUNTY PRIOR TO INSTALLATION.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT–OF–WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET–BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 0 ACCESS POINT(S) ALONG FM 3175, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 294.30'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT–OF–WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

EMERGENCY SERVICES NOTE:

1. SUJECT TRACT IS LOCATED IN EMERGENCY SERVICES DISTRICT 1 (ESD1).



AREA BEING REPLATTED

1"=60'

REPLAT OF LOT 3 OF THE PLAT OF THE GRANBERG SUBDIVISION

BEING A TOTAL OF 1.372 ACRES OF LAND, JOHN G. RENSING SURVEY NO. 514, ABSTRACT 744, ATASCOSA COUNTY, TEXAS, SAID TRACT OF LAND BEING OUT OF LOT 3, BLOCK 01 OF THE PLAT OF THE GRANBERG SUBDIVISION, RECORDED ON SHEETS 358–B AND 359–A, NPC, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, SAME OUT OF A TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO PROGRESSO BUILDERS, LLC, RECORDED IN DOCUMENT NUMBER 218230, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

SCALE: 1" = 30'

30' 15' 0 30'

DATE OF PREPARATION: SEPTEMBER 11, 2024

MEALS★MYERS
ENGINEERING & SURVEYING LLC
10906 LAUREATE DRIVE #101
SAN ANTONIO, TX 78249
(210) 740-2483 | (830) 931-1269
TBPE No. F-18576
TBPLS No. 10194291

MMES JOB #17053

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

1. THE ENTIRE SUBDIVISION IS LOCATED WITHIN THE LYTLE ISD.
2. CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
3. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
4. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
5. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON–SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY HEALTH INSPECTOR.
6. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
7. THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS, AS APPLICABLE.
8. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
9. THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 21180 NAEGELIN ROAD, LYTLE TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
10. ELECTRIC SERVICE PROVIDED BY CITY PUBLIC SERVICE OF SAN ANTONIO.
11. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS/HER DESIGNATED REPRESENTATIVE, OR TXDOT FOR DRIVEWAYS ENTERING ONTO STATES ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.
12. THE LIMITS OF THIS PLAT DO NOT CONTAIN PORTIONS OF FEMA FLOODPLAIN (ZONE X) AS SHOWN ON FIRM MAP NUMBER 48013C0035C, EFFECTIVE DATE: NOVEMBER 4, 2010.
13. NO LOTS IN THIS PLAT ARE LOCATED WITHIN THE FEMA SPECIAL FLOOD HAZARD AREA.
14. ALL LOTS HAVE BEEN DESIGN IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON–SITE SEWAGE FACILITIES.
15. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE II OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS DEVELOPMENT.
16. ANY CHANGE OF LAND USE FROM SINGLE FAMILY RESIDENTIAL FOR LOT 3A WILL REQUIRE THE SUBMITTAL OF AN ENGINEERING ANALYSIS TO ATASCOSA COUNTY FOR REVIEW AND APPROVAL. LOT 3B CANNOT BE USED FOR SINGLE FAMILY RESIDENTIAL.
17. PUBLIC SEWER IS NOT AVAILABLE AT THE TIME OF PLAT RECORDATION. THEREFORE, EACH LOT TO BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.

CULVERT TABLE

LOT #	MINIMUM CULVERT
LOT (3A–3B)	18"

NOTE: LOW WATER XING MAY NOT IMPEDE FLOW

PROPERTY INFORMATION
PROPERTY ID: 207206
LEGAL ACRES: 1.37 ACRES
LEGAL DESC.: GRANBERG SUBDIVISION LOT 3

PLAT INCLUDES (0) LF OF STREET
PLAT INCLUDES (0) SE OF RIGHT–OF–WAY

LOT SUMMARY TABLE

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	2	N/A	N/A	X

SURVEYOR NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAVD88.
2. 1/2" IRON RODS WITH PLASTIC CAP STAMPED "MMES RPLS 6490" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. DISTANCES SHOWN HEREON ARE SURFACE. GRID TO SURFACE = GRID * 1.00016

STATE OF TEXAS
COUNTY OF BEXAR

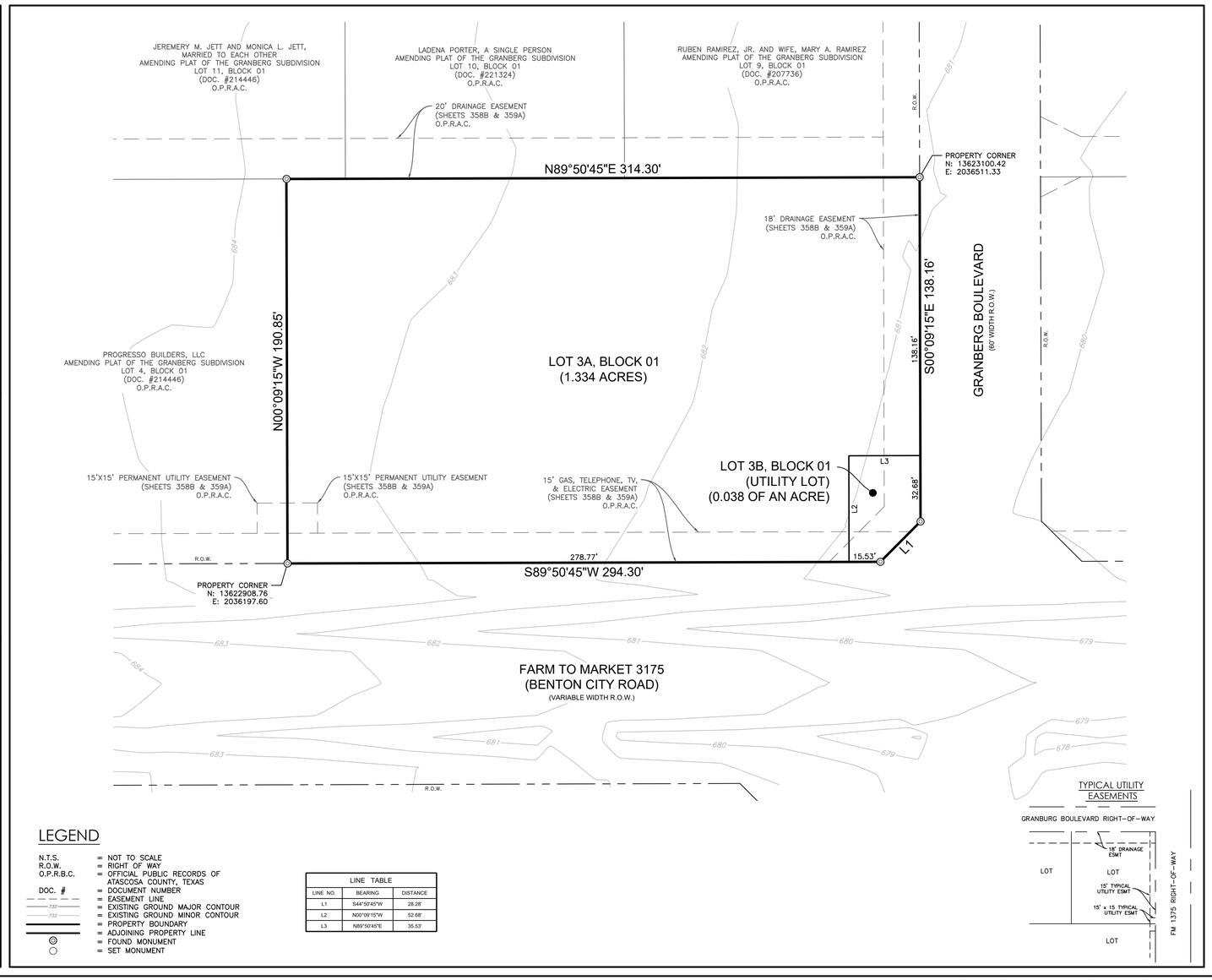
I, M. TYLER MEALS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE, ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS. ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON–SITE SEWAGE FACILITIES, TOGETHER WITH ALL PLANNING AND EVALUATION MATERIALS REQUIRED TO DETERMINE LOT SIZING UNDER ATASCOSA COUNTY ON–SITE SEWAGE RULES.

LICENSED PROFESSIONAL ENGINEER
M. TYLER MEALS, P.E. #113102
MEALS–MYERS ENGINEERING & SURVEYING, LLC
10906 LAUREATE DRIVE, SUITE 101
SAN ANTONIO, TEXAS 78249
(210) 740–2483

STATE OF TEXAS
COUNTY OF BEXAR

I, PAUL MYERS, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR
PAUL MYERS, R.P.L.S. #6490
MEALS–MYERS ENGINEERING & SURVEYING, LLC
10906 LAUREATE DRIVE, SUITE 101
SAN ANTONIO, TEXAS 78249
(830) 931–1269



LEGEND

N.T.S.	= NOT TO SCALE
R.O.W.	= RIGHT OF WAY
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
DOC. #	= DOCUMENT NUMBER
– – – –	= EASEMENT LINE
710	= EXISTING GROUND MAJOR CONTOUR
712	= EXISTING GROUND MINOR CONTOUR
	= PROPERTY BOUNDARY
	= ADJOINING PROPERTY LINE
◎	= FOUND MONUMENT
○	= SET MONUMENT

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S44°50'45"W	28.28'
L2	N00°09'15"W	52.68'
L3	N89°50'45"E	35.53'

TYPICAL UTILITY EASEMENTS

STATE OF TEXAS
COUNTY OF ATASCOSA

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, A PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER/DEVELOPER
PROGRESSO BUILDERS, LLC
8438 FOUNTAIN CIRCLE
SAN ANTONIO, TX 78229
CONTACT: DINHORA M. FLORES GAYTAN

OWNER/DEVELOPER
DINHORA M. FLORES GAYTAN

SWORN TO AND SUBSCRIBED BEFORE ME THIS ___ DAY OF _____, _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF COUNTY ATTORNEY

ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

ASSISTANT COUNTY ATTORNEY – TRENT ROWELL

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID PLAT AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRECINCT 2 COMMISSIONER – MARK BOWEN

COMMISSIONERS COURT APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS _____ DAY OF _____, 20____ A.D.

ATASCOSA COUNTY JUDGE – WELDON P. CUDE

PRECINCT 1 COMMISSIONER – MARK GILLESPIE

PRECINCT 2 COMMISSIONER – MARK BOWEN

PRECINCT 3 COMMISSIONER – ELISEO PEREZ

PRECINCT 4 COMMISSIONER – KENNARD "BUBBA" RILEY

C:\Users\Owner\mealsmyers.com\Survey–1 – Documents\Tyler\Jobs\2017\17053 Granberg Subdivision\Civil 3D\Dwg\Engineer\2024 Plat\17053 – LOT 3 REPLAT.dwg

AGENDA REQUEST
(GENERAL)

Agenda Item 11.

Meeting Date: 10/28/2024
Item Title:
Submitted For: Justin Vasquez, I.T. Manager

Discuss and/or take appropriate action concerning:

Justin Vasquez: Discuss and/or take appropriate action concerning accepting quote from LED Electric & Lighting for uninterruptible power supply and related electrical work for the dispatch center at the Sheriff's Office in the amount of $36,850.00 pending review by County Attorney and authorizing County Judge to sign and execute.

ATTACHMENTS
Quote

LED ELECTRIC + LIGHTING CONTRACTORS

13119 LOOKOUT RIDGE
SAN ANTONIO, TX 78233
TOLL FREE 844.289.0146
LAREDO 956.568.4330
SAN ANTONIO 210.595.0380
License # TECL 30114

Estimate #:

ELECTRICAL QUOTE

CUSTOMER:	ATASCOSA COUNTY	**DATE:**	October 22, 2024
ADDRESS:	1108 CAMPBELL AVE	**REFERENCE:**	UPS
CITY, STATE:	JOURDANTON, TX 78026	**LOCATION OF JOB:**	ATASCOSA COUNTY JAIL

DESCRIPTION OF JOB

We propose to furnish labor and materials as per the following scope of work:

-PROVIDE AND INSTALL 12KVA TOWER MOUNTED UPS TO BACKUP CRITICAL CIRCUITS

-UPS TO HAVE 208V SINGLE PHASE INPUT AND 208V SINGLE PHASE OUTPUT

-PROVIDE AND INSTALL 125A/1PH/208V/N1/SURFACE MOUNTED/24 CIRCUIT LOADCENTER WITH 20A-1P BREAKERS

-COORDINDATE WITH OWNER FOR TRANSFER OF CRITICAL CIRCUITS

-MANUFACTURER STARTUP

Total: $ 36,850.00
Tax: EXEMPT

We hereby offer to furnish all labor and materials necessary to complete the above described electrical wiring installations in a good and workmanlike manner for the sum of : ***THIRTY SIX THOUSAND EIGHT HUNDRED FIFTY AND 00/100*** Dollars :$ ***36850.00***

Terms: Net due 30 days following date of invoice. In the event the account falls past due, (I, We) agree to pay all reasonable collection charges and/or attorney fees. A service charge of 1 1/2% per month will be assessed on past due accounts

The materials and workmanship furnished under this proposal shall comply with rules and regulations set forth in the National Electrical Code and all state and local regulations governing such work. The price quoted includes required insurance and permit and inspection fees. Any changes in the above specifications shall be made in writing, and as evidence of agreement, shall be signed by both parties. The contractor shall not be held responsible or liable for any loss, damage or delay due to causes beyond his control. If the purchaser disposes of the property by sale or otherwise before this contract has been fulfilled, the full unpaid amount of the contract shall become due and payable at once. All equipment and devices installed as a part of this proposal shall carry a limited warranty for a period of one year from date of completion except as otherwise noted, or in accordance with the manufacturer's warranty. Contractor's liability shall be limited to the replacement of defective parts, for a period of thirty days from the date of performance. The contractual agreement from acceptance of this Proposal is to be based on the AGC Document No. 650: STANDARD FORM OF AGREEMENT BETWEEN CONTRACTOR AND SUBCONTRACTOR, Version 1998 or other mutually acceptable form. All terms, and conditions of this Proposal are to be incorporated by reference in such Agreement. It is our policy not to accept consequential damages, indirect damages, or liability for economic loss of any kind.

This proposal may be withdrawn by us if not accepted within ***30*** days from above date.

Respectfully submitted,

LED ELECTRIC AND LIGHTING CONTRACTORS, LLC

By: Ubaldo Parra

Ubaldo Parra

The above proposal and terms of payment are hereby accepted, and you are authorized to do the work as specified.

Customer: _____

Date signed: _____

AGENDA REQUEST
(GENERAL)

Agenda Item 12.

Meeting Date:	10/28/2024
Item Title:	Acceptance of Donation of Red Clay from Blade Runner Farms, Inc.
Submitted For:	Mark Gillespie, Commissioner, Pct. 1

Discuss and/or take appropriate action concerning:

Comm. Gillespie:	Discuss and/or take appropriate action accepting donation of approximately 200 tons of red clay from Blade Runners Farms, Inc. to be used for road base.

AGENDA REQUEST
(GENERAL)

Agenda Item 13.

Meeting Date:	10/28/2024
Item Title:	Lease with Atascosa County Amateur Radio Club
Submitted For:	Mark Gillespie, Commissioner, Pct. 1

Discuss and/or take appropriate action concerning:

Comm. Gillespie: Trent Rowell:	Discuss and/or take appropriate action concerning approval of lease between Atascosa County and the Atascosa County Amateur Radio Club and authorize County Judge to sign.

ATTACHMENTS

Lease with Atascosa County Amateur Radio Club

LEASE

This Lease is entered into between the Atascosa County ("Landlord"), a governmental entity of the State of Texas, and Atascosa County Amateur Radio Club ("Tenant").

In consideration of the mutual covenants and agreements of this lease, and other good and valuable consideration, Landlord demises and leases to Tenant, and Tenant leases from Landlord, a room in the building located at 25 East 5th St. Leming, Texas 78050. The premises are referred to in this lease as "the premises" or "the leased premises." The Building located at 25 East 5th St. Leming, Texas 78050 is referred to as "the Building."

ARTICLE 1. TERM

Term of Lease

§ 1.01. The term of this lease is one year, beginning on November 1, 2024, and ending on November 1, 2025, unless terminated sooner or extended as provided in this lease.

Option to Terminate Lease by Tenant For Loss of Funding: Notwithstanding any other provision of the lease, Tenant may unilaterally terminate the lease without penalty, or liability for future rents or charges, if Tenant solely determines it has lost significant funding as a result of the termination or failure to renew a contract or grant that provided funds allocated or planned for the payment of rent of the premises, or the salaries or other expenses of the operations to be conducted on the premises. Tenant shall provide Landlord with Thirty (30) days notice of its intent to exercise this option to terminate.

Automatic Renewal

§ 1.02. This lease will renew every year under the same terms unless Landlord or Tenant give written notice to the other party thirty (30) days before the then current lease term expires,

Holdover

§ 1.03. If Tenant holds over and continues in possession of the premises after the lease term (or any extension of it) expires, other than as provided in § 1.02, Tenant will be considered to be occupying the premises at will, subject to all of the terms of this lease.

ARTICLE 2. RENT

Basic Rent

§ 2.01. Tenant will occupy the room without payment of rent.

ARTICLE 3. USE OF PREMISES

Permitted Use

§ 3.01. Tenant will use the premises only for the operation of a radio club and related purposes, unless Landlord gives Tenant prior written consent for a different use.

Insurance Hazards

§ 3.02. Tenant may not use, or permit using, the premises in any manner that will cause a cancellation of, or an increase in, the existing rates for fire, liability, or other insurance policies covering the premises or any improvements on them, or insuring Landlord for any liability in connection with owning the premises.

Compliance With Laws

§ 3.03. a. Tenant may not use, or permit using, the premises in any manner that results in waste of premises or constitutes a nuisance or for any illegal purpose. Tenant, at its own expense, will comply, and will cause its officers, employees, agents, and invitees to comply, with all applicable laws, ordinances, and governmental rules and regulations concerning the use of the premises, including Hazardous Materials Laws.

b. Tenant, at its sole cost, must comply with all Hazardous Materials Laws in connection with Tenant's use of the premises. Tenant represents and warrants to Landlord that Tenant will store the following Hazardous Materials on the premises in connection with Tenant's normal operation of its business, and Landlord hereby consents to such storage and use: paints, cleansers, and toner for copying machines. If Tenant stores, uses or disposes of any other Hazardous Materials on the premises, Tenant must notify Landlord in writing at least five days before their first appearance on the premises, and Tenant's failure to do so is a default under the lease.

c. "Hazardous Materials" means any substance, material, or waste that is or becomes regulated by any local governmental agency, the State of Texas, or the federal government, including, but not limited to, any material or substance that is (1) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, *33 U.S.C. § 1251 et seq.*, or listed pursuant to Section 307 of the Clean Water Act, *33 U.S.C. § 1317*, *(2)* defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 960 et seq., (3) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. § 690 et seq., (4) petroleum, (5) asbestos, and (6) polychlorinated biphenyls].

d. "Hazardous Materials Laws" means any federal, state, or local statute, ordinance, order, rule, or regulation of any type relating to the storage, handling, use, or disposal of any Hazardous Materials, the contamination of the environment, or any removal of such contamination, including, without limitation, those statutes referred to in subsection c.

ARTICLE 4. SERVICES, MAINTENANCE, AND SURRENDER

Services and Maintenance by Landlord

§ 4.01. So long as Tenant is not in default under this lease, Landlord will furnish the premises with the following services and maintenance at its sole expense:

Heat and Air Conditioning

a. Heat and air conditioning.

Electricity

b. Electric service for lighting and equipment, and appliances.

Maintaining Building Structure

c. Maintaining the structure of the Building, including but not limited to the roof, exterior walls (including windows), floors, and foundation.

Maintenance and Surrender by Tenant

§ 4.02. Except as provided in § 4.01, Tenant will maintain the premises and keep them free from waste or nuisance throughout the lease term and any extensions of it. When the lease terminates, Tenant must deliver the premises in as good a state of repair and condition as they existed when Landlord delivered possession to Tenant, except for reasonable wear and tear and damage by fire, tornado, or other casualty. If Tenant neglects to reasonably maintain the premises, Landlord may, but is not required to, cause repairs or corrections to be made. Any reasonable costs incurred for repairs or corrections for which Tenant is responsible under this section are payable by Tenant to Landlord as additional rental on the next rental installment date.

ARTICLE 5. TAXES ON TENANT'S PROPERTY

Tenant will pay all taxes levied or assessed against personal property, furniture, or fixtures it places in or on the premises. If any such taxes for which Tenant is liable are levied or assessed against Landlord or Landlord's property, and Landlord elects to pay them, or if the assessed value of Landlord's property is increased by including personal property, furniture, or fixtures placed by Tenant in the premises, and Landlord elects to pay the taxes based on the increase, Tenant must, upon demand, pay Landlord the part of the taxes for which Tenant is primarily liable under this article.

ARTICLE 6. ALTERATIONS, ADDITIONS, IMPROVEMENTS, AND FIXTURES

Consent of Landlord

§ 6.01. Tenant may not make any alterations, additions, or improvements to the premises without Landlord's prior written consent. Landlord may not unreasonably withhold consent for nonstructural alterations, additions, or improvements.

Property of Landlord

§ 6.02. All alterations, additions, or improvements made by Tenant will become Landlord's property when the lease terminates. However, Landlord may, when the lease terminates, remove any alterations, additions, and improvements made by Tenant and any other property it placed in the premises, and charge Tenant the cost of removal plus interest.

Trade Fixtures

§ 6.03. Tenant has the right at all times to erect or install furniture and fixtures, as long as Tenant complies with all applicable governmental laws, ordinances, and regulations. Tenant may remove

such items when this lease terminates, if Tenant is not in default at that time and the fixtures can be removed without structural damage to the premises. Before this lease terminates, Tenant must repair any damage caused by removing any fixtures. Any furniture or fixtures not removed by Tenant when this lease terminates are considered abandoned by Tenant and automatically become Landlord's property.

Alterations Required by Accessibility Laws

§ 6.04. a. Tenant is responsible for making any alterations, additions, or improvements to the premises that are mandated by accessibility legal requirements ("accessibility alterations"). The allocation of responsibility to Tenant for compliance with accessibility legal requirements with respect to the premises is a material inducement for the parties to enter this lease.

ARTICLE 7. DAMAGE OR DESTRUCTION

Notice to Landlord

§ 7.01. If the premises or any structures or improvements on them are damaged or destroyed by fire, tornado, or other casualty, Tenant must immediately give Landlord written notice of the damage or destruction, including a general description of the damage and, as far as known to Tenant, the cause of the damage.

Total Destruction

§ 7.02. If the premises are totally destroyed by fire, tornado, or other casualty other than by the negligence, gross negligence, or intentional tort of Tenant or any person in or about the premises with Tenant's express or implied consent, or if they are so damaged that rebuilding or repairs cannot reasonably be completed within 60 working days or the damage exceeds the insurance recovery, this lease will terminate, and rent will be abated for the unexpired portion of this lease, effective as of the date of written notification as provided in § 7.01.

Partial Destruction

§ 7.03. If the premises are damaged by fire, tornado, or other casualty other than by the negligence, gross negligence, or intentional tort of Tenant or any person in or about the premises with Tenant's express or implied consent, but not to such an extent that rebuilding or repairs cannot reasonably be completed within 60 working days and the damage does not exceed the insurance recovery, this lease will not terminate except as follows:

a. If the premises are partially destroyed before the final six (6) months of the lease term, Landlord must, at its sole cost and risk, proceed immediately to rebuild or repair the premises to substantially the condition they were in before the damage. If the damage renders the premises untenantable in whole or in part, the rent payable during the period in which they are untenantable will be adjusted equitably. If Landlord fails to complete the rebuilding or repairs within 60 working days after the date of Tenant's written notification to Landlord of the occurrence of the damage, Tenant may terminate this lease by written notification to Landlord. On the notification, all rights and obligations under this lease will cease.

b. If the premises are partially destroyed during the final two (2) months of the lease term, Landlord need not rebuild or repair the premises. If Landlord elects not to rebuild or repair, and the damage rendered the premises untenantable in whole or in part, Tenant may terminate the lease or continue it, with the rent for the remainder of the lease period adjusted equitably.

ARTICLE 8. CONDEMNATION

Total Condemnation

§ 8.01. If, during the lease term or any extension or renewal of the lease, all of the premises are taken for any public or quasi-public use under any governmental law, ordinance, or regulation, or by right of eminent domain, or are sold to the condemning authority under threat of condemnation, this lease will terminate, and the rent will be abated during the unexpired portion of this lease, effective as of the date the condemning authority takes the premises.

Partial Condemnation

§ 8.02. If less than all, but more than 10 percent, of the premises is taken for any public or quasi-public use under any governmental law, ordinance, or regulation or by right of eminent domain, or is sold to the condemning authority under threat of condemnation, either party may terminate the lease by giving written notice to the other within 30 days after the entity exercising the power of condemnation takes possession of the condemned portion]. In addition, if 10 percent of the parking area, or all of the signage, of the premises is taken for any public or quasi-public use under any governmental law, ordinance, or regulation or by right of eminent domain, or is sold to the condemning authority under threat of condemnation, Tenant may terminate the lease by giving Landlord written notice within 30 days after the entity exercising the power of condemnation takes possession of the condemned portion.

If the premises are partially condemned and neither party elects to terminate the lease, or if less than ten (10) percent of the premises is condemned, this lease will not terminate, but the rent will be adjusted equitably during the unexpired portion of this lease.

Condemnation Award

§ 8.03. Landlord is entitled to receive and retain the entire award in any condemnation proceedings, except for any portion attributable to trade fixtures, which Tenant is entitled to receive and retain. The termination of this lease will not affect the right to this award.

ARTICLE 9. RULES AND REGULATIONS

Tenant and its officers, employees, agents, and invitees will comply fully with all of the rules and regulations of the Building and related facilities. These rules and regulations are attached to this lease as Exhibit B and are made a part of the lease as though fully set out in it. Landlord at all times may make reasonable changes, additions, or deletions to these rules and regulations to ensure or enhance the safety, care, cleanliness, maintenance, or preservation of the Building and related facilities and premises and to preserve good order in and on the Building and its related facilities and premises provided that the rights of Tenant are not diminished or impaired thereby. Tenant and its officers, employees, agents, and invitees will be bound by any such changes, additions, or

deletions to the rules and regulations when Tenant receives from Landlord written notice of the change, addition, or deletion. Tenant is responsible for compliance by its officers, employees, agents, and invitees with all such rules and regulations.

ARTICLE 10. INSPECTION BY LANDLORD

Landlord and its officers, agents, employees, and representatives may enter any part of the premises at all reasonable hours for purposes of inspection, cleaning, maintenance, repairs, alterations, or additions as Landlord considers necessary (but without any obligation to perform any of these functions except as stated in this lease), or to show the premises to prospective tenants, purchasers, or lenders. Tenant is not entitled to any abatement or reduction of rent by reason of the entry of Landlord or any of its officers, agents, representatives, or employees under this article, nor will such an entry be considered an actual or constructive eviction.

ARTICLE 11. MECHANIC'S LIEN

Tenant will not permit any mechanic's lien to be placed on the premises or on improvements on them. If a mechanic's lien is filed on the premises or on improvements on them, Tenant will promptly pay it. If default in payment of the lien continues for twenty (20) days after Landlord's written notice to Tenant, Landlord may, at its option, pay the lien or any portion of it without inquiring into its validity. Any amounts Landlord pays to remove a mechanic's lien caused by Tenant to be filed against the premises or against improvements on the premises, including expenses and interest, are due from Tenant to Landlord and must be repaid to Landlord immediately on rendition of notice, together with interest at six percent (6%) annually until repaid.

ARTICLE 12. INDEMNITY

Tenant's General Indemnity

§ 12.01. Tenant will indemnify and hold Landlord harmless against any claims, demands, damages, costs, and expenses, including reasonable attorney's fees, for defending claims and demands arising from the conduct or management of Tenant's business on the premises or its use of the premises, or from any breach on Tenant's part of any conditions of this lease, or from any act or negligence of Tenant, its officers, agents, contractors, employees, subtenants, or invitees in or about the premises. In case of any action or proceeding brought against Landlord by reason of any such claim, Tenant, on notice from Landlord, will defend the action or proceeding by counsel acceptable to Landlord.

Tenant's Environmental Indemnity

§ 12.02. a. Tenant is responsible only for the payment of that portion of any cleanup costs for the premises necessary for compliance with Hazardous Materials Laws that arise as a result of Tenant's discharge of Hazardous Materials on the premises during Tenant's occupancy of the premises. Landlord is responsible for all other cleanup costs and for ensuring that any other responsible party participates in the cleanup to the extent of its responsibility for a release.

b. Tenant must indemnify, defend, and hold harmless Landlord from and against all claims, liabilities, losses, damages, and costs, foreseen or unforeseen, including without limitation counsel,

engineering, and other professional or expert fees, that Landlord may incur by reason of Tenant's action or inaction with regard to Tenant's obligations under this section. This section survives the expiration or earlier termination of this lease.

ARTICLE 13. ASSIGNMENT AND SUBLEASE

Assignment and Subletting by Tenant

§ 13.01. Tenant has the right, but only with Landlord's prior written consent, to assign this lease, and any interest in it, and to sublet the premises, or any part of them, or any right or privilege pertinent to the lease or the premises, if each assignee assumes in writing all of Tenant's obligations under this lease, and Tenant will remain liable for each obligation under this lease. Landlord may not arbitrarily or unreasonably withhold consent under this section.

Assignment by Landlord

§ 13.02. Landlord may assign or transfer any of its interests under this lease. [*Add if applicable:* On transfer, and on the transferee's assumption of its obligations, Landlord is relieved of its obligations under the lease.] Landlord may assign any or all of its interest under this lease.

ARTICLE 14. DEFAULT

Tenant's Default

§ 14.01. The following events are considered events of default by Tenant under this lease:

a. Tenant fails to comply with any term or covenant of this lease, other than the payment of rent or any other sum of money owing by Tenant to Landlord, and does not cure the failure within 20 days after written notice of the failure to Tenant.

b. Tenant makes an assignment for the benefit of creditors.

c. Tenant deserts or vacates any substantial portion of the premises for five or more consecutive days for reasons other than following health or safety recommendations.

Landlord's Remedies

§ 14.02. In the event of any default specified in § 14.01, Landlord may pursue one or more of the following remedies:

a. Landlord may terminate this lease, in which event Tenant must immediately surrender the premises to Landlord. If Tenant fails to do so, Landlord may, without prejudice to any other remedy that it may have for possession or arrearages in rent, enter on and take possession and expel or remove Tenant and any other person occupying the premises or any part of them, by any lawful means, without being liable for prosecution or any claim of damages for the entrance and expulsion or removal. Tenant will, on demand, pay Landlord the amount of all loss and damage that Landlord suffers by reason of the termination, whether through inability to relet the premises on satisfactory terms, if Landlord elects to relet, or otherwise.

b. Landlord may enter on and take possession of the premises and expel or remove Tenant and any other person occupying the premises or any part of them, by any lawful means, without being liable for prosecution or any claim for damages for the entrance and expulsion or removal; relet the premises on the terms Landlord considers advisable; and receive the rent for the reletting. Tenant will, on demand, pay Landlord any deficiency that may arise by reason of reletting.

c. Landlord may enter the premises, by any lawful means (and Landlord is expressly reserving and retaining the right to so reenter the premises), without being liable for prosecution or any claim for damages for the entry, and do whatever Tenant is obligated to do under the terms of this lease to correct the default. Tenant will, on demand, reimburse Landlord for any expenses that Landlord incurs in effecting compliance with Tenant's obligations under this lease in this manner, and Tenant further releases Landlord from liability for any damages resulting to Tenant from such an action.

No reentry or taking possession of the premises by Landlord may be construed as an election on its part to terminate this lease, unless a written notice of the intention is given to Tenant. Notwithstanding any such reletting or reentry or taking possession, Landlord may at any time thereafter terminate this lease for a previous default. The loss or damage that Landlord may suffer in terminating this lease, or the deficiency from any reletting as provided above, includes the expense of repossession.

Landlord's Lien

§ 14.03. Landlord has, at all times, a valid security interest to secure payment of all rentals and other sums of money becoming due under this lease from Tenant and to secure payment of any damages or loss that Landlord may suffer by reason of Tenant's breaching any covenant, agreement, or condition contained in this lease. The security interest covers all goods, wares, equipment, fixtures, furniture, and other personal property of Tenant that is now on the premises or placed on the premises at some later date, and all proceeds from them. This property may not be removed from the premises without Landlord's consent until all arrearages in rent and all other sums of money then due Landlord under this lease have been paid and discharged, and all the covenants, agreements, and conditions of this lease have been fully complied with and performed by Tenant.

If Tenant is in default, Landlord may, in addition to any other remedies provided in this lease or by law, after giving reasonable notice of the intent to take possession and giving an opportunity for a hearing on the issue, enter on the premises and take possession of any goods, wares, equipment, fixtures, furniture, and other personal property of Tenant situated on the premises, without liability for trespass or conversion, and sell the property at public or private sale, with or without having the property at the sale, after giving Tenant reasonable notice of the time and place of any public sale or of the time after which any private sale is to be made. Landlord or its assigns may buy any items to be sold at such a sale unless they are prohibited from doing so by law. Unless otherwise provided by law, and without excluding any other manner of giving Tenant reasonable notice, the reasonable notice requirement is met if notice is given at least ten (10) days before the time of sale. The proceeds from any such disposition, less any expenses connected with taking possession, holding, and selling the property (including reasonable attorney's fees and other expenses), will be applied as a credit against the indebtedness secured by the security interest granted in this section. Any surplus will be paid to Tenant or as otherwise required by law, and

Tenant will pay any deficiencies immediately. When Landlord requests, Tenant will execute and deliver to Landlord a financing statement in sufficient form to perfect Landlord's security interest in the property and proceeds under the provisions of the Business and Commerce Code in force in Texas. The statutory lien for rent is not waived as the security interest granted in this article supplements that lien.

Landlord's Default

§ 14.04. If Landlord defaults in performing any term or covenant that Landlord must perform by under this agreement, Tenant may, after not fewer than ten days' notice to Landlord, remedy the default by any necessary action and, in connection with this remedy, may pay expenses and employ counsel. Landlord must, on demand, pay Tenant all sums expended or obligations incurred by Tenant in connection with remedying Landlord's default.

Cumulative Remedies

§ 14.05. Landlord's or Tenant's pursuing any remedy provided in this lease will not preclude pursuing any other remedy provided in this lease. Either party's pursuing any remedy provided in this lease or by law will not constitute a forfeiture or waiver of any damages accruing to either party by reason of violating any term or covenant of this lease. Nor will Landlord's pursuing any remedies provided in this lease constitute a waiver or forfeiture of any rent due under this lease.

Waiver of Default

§ 14.06. Either party's waiving any default or violation or breach of any term or covenant of this lease does not waive any other violation or breach of any term or covenant of the lease. Nor does either party's forbearing to enforce one or more of the remedies provided in this lease or by law on a default waive the default. Landlord's accepting rent following default under this lease does not waive the default.

Surrender of Premises

§ 14.07. No act done by Landlord or its agents during the lease term may be considered an acceptance of a surrender of the premises, and no agreement to accept a surrender of the premises is valid unless in writing and subscribed by Landlord.

ARTICLE 15. MISCELLANEOUS

Mortgages

§ 15.01. Tenant accepts this lease subject to any deeds of trust, security interests, or mortgages that might now or later constitute a lien on the Building or on improvements in it or on the premises. Tenant must, on demand, execute any instruments, releases, or other documents required by any lender to subject and subordinate this lease to the lien of any such deed of trust, security interest, or mortgage. With respect to any deed of trust, security interest, or mortgage constituting a lien on the Building or improvements in it or on the premises, Landlord may waive the application of this section so that this lease will not be subject and subordinate to any such deed of trust, security interest, or mortgage.

Notices and Addresses

§ 15.02. All notices required under this lease may be given by the following method:

By first class mail, addressed to the proper party, at the following addresses:

Atascosa County:	**Atascosa County Amateur Radio Club**
Weldon Cude	Jim Vineyard
Atascosa County Judge	President
1 Courthouse Circle Drive	25 East 5th Street
Jourdanton, Texas 78026	Leming, Texas 78050

Notices are effective when received. Either party may change the address to which notices are to be sent by sending written notice of the new address or number to the other party in accordance with the terms of this section.

Parties Bound

§ 15.03. This agreement binds, and inures to the benefit of, the parties to the lease and their respective heirs, executors, administrators, legal representatives, successors, and assigns when this agreement permits.

Texas Law to Apply

§ 15.04. This agreement is to be construed under Texas law, and all obligations of the parties created by this agreement are performable in Atascosa County, Texas.

Legal Construction

§ 15.05. If any one or more of the provisions in this agreement are for any reason held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability will not affect any other provision of the agreement, which will be construed as if it had not included the invalid, illegal, or unenforceable provision.

Prior Agreements Superseded

§ 15.06. This agreement constitutes the parties' sole agreement and supersedes any prior understandings or written or oral agreements between the parties with respect to the subject matter.

Amendment

§ 15.07. No amendment, modification, or alteration of the terms of this agreement is binding unless in writing, dated subsequent to the date of this agreement, and duly executed by the parties.

Joint and Several Liability

§ 15.08. If there is more than one Tenant, the obligations imposed on Tenants by this lease are joint and several. If there is a guarantor of Tenant's obligations under this lease, the obligations imposed on Tenant are the joint and several obligations of Tenant and the guarantor. Landlord

need not first proceed against Tenant before proceeding against the guarantor, nor will any such guarantor be released from its guaranty for any reason whatsoever.

Rights and Remedies Cumulative

§ 15.09. The rights and remedies provided by this lease are cumulative, and either party's using any right or remedy will not preclude or waive its right to use any other remedy. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

Attorney's Fees and Costs

§ 15.10. If, as a result of either party's breaching this agreement, the other party employs an attorney to enforce its rights under this lease, the breaching or defaulting party will pay the other party the reasonable attorney's fees and costs incurred to enforce the lease.

Force Majeure

§ 15.11. Neither Landlord nor Tenant is required to perform any term or covenant of this lease so long as performance is delayed or prevented by *force majeure*, which includes acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, civil riot, floods, and any other cause not reasonably within Landlord's or Tenant's control and that Landlord or Tenant, by exercising due diligence and paying money, cannot prevent or overcome in whole or part.

Time of Essence

§ 15.12. Time is of the essence of this agreement.

The undersigned Landlord and Tenant execute this agreement on _____.

LANDLORD

Atascosa County

By _____
Weldon Cude, County Judge

TENANT

Texas

Atascosa County Amateur Radio Club

By _____
Jim Vineyard, President

AGENDA REQUEST
(GENERAL)

Agenda Item 14.

Meeting Date:	10/28/2024
Item Title:	No Thru Truck Signs Precinct 1
Submitted For:	Mark Gillespie, Commissioner, Pct. 1

Discuss and/or take appropriate action concerning:

Comm. Gillespie:
Trent Rowell:

A. Conduct a public hearing concerning posting "No Thru Truck" signs on State Highway 281 and North Crain Rd.; US IH 37 south bound access road and Crain Rd.; Slumchinski and Yow; Yow and Shilo; and Yow and Redbarn, Precinct 1, Atascosa County, Texas, pursuant to Texas Transportation Code Section 251.152.

1. Open Public Hearing
2. Close Public Hearing

B. Discuss and/or take action concerning posting "No Thru Truck" signs on State Highway 281 and North Crain Rd.; US IH 37 south bound access road and Crain Rd.; Slumchinski and Yow; Yow and Shilo; Yow and Redbarn, Precinct 1, Atascosa County, Texas, pursuant to Texas Transportation Code Section 251.152.

ATTACHMENTS

Order on No Thru Trucks Precinct 1

AN ORDER PROHIBITING THROUGH TRUCK TRAFFIC

WHEREAS, the Atascosa County Commissioners Court met on October 28, 2024, and held a public hearing regarding prohibition of through truck traffic and installation of "No Thru Truck" signs on State Highway 281 and North Crain Rd.; US IH 37 south bound access road and Crain Rd.; Slumchinski and Yow; Yow and Shilo; and Yow and Redbarn, Precinct #1, Atascosa County, Texas; and

WHEREAS, notice of Public Hearing was properly published on October 23, 2024, in the Pleasanton Express, a newspaper of general circulation.

NOW, THEREFORE BE IT ORDERED by the Commissioners Court of Atascosa County as follows:

1. Through truck traffic is prohibited on the following:

State Highway 281 and North Crain Rd.;

US IH 37 south bound access road and Crain Rd.;

Slumchinski and Yow;

Yow and Shilo; and Yow and Redbarn (the "Routes")

2. "No Thru Truck" signs shall be installed along the each Route.

3. "Truck" shall have the meaning assigned by section 541.201(21) of the Texas Transportation Code.

4. The following, as defined in section 541.201 of the Texas Transportation Code, are exempt from this Order: authorized emergency vehicles, buses, farm tractors, light trucks, school activity buses, and school buses. Additionally, any trucks engaged in emergency utility repair or electric, water, or waste water services, trucks engaged in the delivery of mail along the Route, and trucks used for the purpose of public waste services along the Route, shall be exempt from this Order.

5. A person commits an offence if the person operates a non-exempt truck upon the Route. However, it is a defense to prosecution if the point of origin or destination for any such truck shall be real property located along the Route and the Route is the only route available to access such real property.

6. Any person, firm, or corporation violating any provision of this Order shall be deemed guilty of a class "C" misdemeanor, and upon conviction, shall be punished by a fine of not more than Two Hundred and no/100 Dollars ($200.00). Each violation shall be deemed a separate offence.

7. This Order shall take effect immediately from and after its passage; however, no such enforcement of this Order shall occur until such time as signs required by this Order are posted.

8. In the event that any provision of this Order or the application of same to any person or circumstance is adjudged invalid or held to be unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Order as a whole or any part or provision hereof, other than the part declared to be invalid or unconstitutional.

WITNESS OUR HAND ON THIS THE ___ DAY OF _____, 2024.

_____
WELDON CUDE, County Judge

_____
MARK GILLESPIE, Commissioner, Precinct 1

_____
MARK BOWEN, Commissioner, Precinct 2

_____
ELISEO PEREZ, Commissioner, Precinct 3

_____
KENNARD RILEY, Commissioner, Precinct 4

Attest: _____
Theresa Carrasco, County Clerk
Atascosa County, Texas

AGENDA REQUEST
(GENERAL)

Agenda Item 15.

Meeting Date: 10/28/2024
Item Title:
Submitted For: Kennard Riley, Commissioner, Pct. 4

Discuss and/or take appropriate action concerning:

Comm. Riley: Discuss and/or take appropriate action to approve a pipeline permit for XTO Energy, Inc on CR 407 for 226.12 feet. A check in the amount of $1,000.00 has been turned into the Atascosa County Treasurer's Office.

ATTACHMENTS
Permit

Laura Pawelek
COUNTY TREASURER
1 COURTHOUSE CIRCLE SUITE
JOURDANTON, TX 78026

TREASURER'S RECEIPT

ATASCOSA COUNTY

CUSTOMER'S COPY

RECEIPT NUMBER 173
ENTRY DATE 10/24/2024

RECEIVED FROM:	SOURCE OF FUNDS / NOTES:	RECEIPT DATE
DIAMOND M FIELD SERVICES LLC 3168 NORTH INTERSTATE 37 THREE RIVERS,TX 78071	PCT 4 PIPELINE CROSSING CR 407 XTO ENERGY INC	10/24/2024 **Received By:** Letti Olivarri

PAYMENT TYPE	AMOUNT	ACCOUNT #	DESCRIPTION	SUBCODE	SC DESCRIPTION	AMOUNT
Check 3010	1,000.00	2004.0320.3050	ROAD BORE PERMITS			1,000.00

FEE PAYMENTS ARE NON-REFUNDABLE

AUTHORIZED SIGNATURE: Letti Olivarri

TOTAL 1,000.00

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

3010

DIAMOND M FIELD SERVICES LLC
3168 NORTH INTERSTATE 37
THREE RIVERS , TX 78071

SIMMONS BANK
81-43/829

10/23/2024

PAY TO THE ORDER OF Atascosa County $ **1,000.00

One Thousand and 00/100********** DOLLARS

Security features. Details on back.

Atascosa County

MEMO #173
Application for PL crossing CR 407

AUTHORIZED SIGNATURE

⑈003010⑈ ⑆082900432⑆ 137336391⑈

DIAMOND M FIELD SERVICES LLC 3010

Atascosa County 10/23/2024

1,000.00

INSTRUCTIONS FOR APPLICATION FOR PIPELINE CROSSING PERMIT

BASIC INFORMATION: Find attached an application for pipeline permit to cross county roads in Atascosa County. Contact the county judge's office to determine in which commissioner precinct your crossing will be located.

Contact the County Commissioner so the proposed crossing can be discussed and to determine/confirm amount of crossing fee(s). After the commissioner has been contacted, the crossing surveyed and the fee amount confirmed, the application needs to be signed, in the presence of a notary, and then submitted to Atascosa County Commissioners Court for approval.

The fully executed application and check for fees must be received in the office of the County Judge BEFORE it will be placed on the agenda. The deadline for receipt of agenda items is NOON on the Thursday before Commissioner's Court Meeting. Contact this office for the next scheduled meeting and date of posting.

REPRESENTATION AT COMMISSIONERS COURT MEETING: A representative should accompany the application to the meeting in the event the court has questions unless previous arrangements have been made with the individual County Commissioner.

FEE: A fee is required for each crossing. Additional fees may be required. See application for further information on fees. Fees can be paid and application/permit will be filed with the Atascosa County Clerk. **MAKE CHECKS PAYABLE TO: ATASCOSA COUNTY.**

PLAT: The crossing location must be surveyed and a plat provided for each crossing. Provide the plat along with the fully executed application.

NOTE: BE ADVISED THERE IS A PENALTY FOR INSTALLING A PIPELINE ACROSS A COUNTY ROAD WITHOUT OBTAINING A PERMIT.

County Road Commissioner Pct. No. _____

ATASCOSA COUNTY PIPELINE PERMIT

✓ ORIGINAL APPLICATION ____ AMENDMENT ____ 6 MONTH EXTENSION

ON THIS THE 14th day of October, 2024, A.D., the undersigned XTO Energy Inc. "Company", does hereby make application to use the hereinafter described lands belonging to Atascosa County, Texas, for the purposes of constructing, maintaining, operating or repairing mains or lines for the transportation of natural gas or other hydrocarbons across said lands as shown on plat attached hereto and made a part hereof.

In consideration of the $500.00 application fee, plus a $5,000 penalty fee if said pipeline has been installed prior to this application being presented to and approved by Atascosa County Commissioners Court and the further consideration of: (1)$32.00 per yard or any part thereof for any part of a crossing exceeding fifty (50) feet; (2) $250 for any amendment of this permit; and (3) $200.00 for each 6 month extension of this permit to be paid by Company and the County's granting permission to make use of the lands above described for the purposes aforesaid, the undersigned Company agrees that such use shall be subject to the following terms, covenants and conditions, to-wit:

I.

No main or line shall ever be laid or maintained by the Applicant in such manner as to interfere with the construction, maintenance or repair of roads, (STATE or COUNTY) and in the event it shall develop that any main or line hereafter to be laid by the Applicant in any manner interferes with the construction, maintenance or repair of any existing road (STATE or COUNTY) because of the depth at which the same

the full width of the surfacing; and that all pipelines under such roads shall be placed through an iron or other approved casing of approximately two inches larger in diameter than the pipeline; or, as an alternative to casing, Applicant may install a heavier walled carrier pipe beneath the roadway; provided, however, that in either instance the installation shall meet all the requirements of the Department of Transportation as set forth in Title 49, Code of Federal Regulations, Part 192, and/or those same regulations as adopted by Texas Railroad Commission and any other regulations promulgated by the Texas Railroad Commission under the authority of V.T.C.S. Art. 6053-1; and provided further that the County Commissioner in whose precinct the crossing is being made, with the concurrence of the Commissioners Court, may require that the carrier pipe be cased beneath the roadway when in his opinion the best interests of Atascosa County would be served thereby. Said pipeline shall have at least forty-two (42) inches of cover unless special permission to the contrary is obtained from the Commissioners Court of Atascosa County. Said pipeline crossing shall be placed within 10 Degrees of Perpendicular (80° to 100°) to the roadway.

V.

The Applicant further agrees, in connection herewith, to save and hold harmless the said County against any and all liability that it may have or appear to have to any person whomsoever by reason of any act or thing that Applicant, its agents, servants, employees and contractors may do or cause to be done in the premises.

VI.

In consideration of the granting of the privilege hereby petitioned for, Applicant agrees that whenever it shall in any manner damage any County Road or other structure by reason of any operation hereunder, it will immediately, at its own expense, restore the same to the condition that the same was in before the damage took place. Applicant further especially agrees that whenever the County Commissioners Court shall notify it in writing that it, its agents, servants, employees and contractors have damaged any road, or other structure, Applicant will commence the restoration thereof, in accordance with the terms hereof, within forty-eight (48) hours after the receipt of such notice, and prosecute such restoration to completion, diligently and continuously, and that in the event of its failure in such event to begin such restoration or repair within the time aforesaid, or in the event of its failure to therefore prosecute the same to completion, diligently and continuously, the Commissioners Court or its representative of said County, may take over the making of such restoration or repair with County employees, or through a private contractor, and complete and effect such repair or restoration at the expense of the Applicant and that the action of the County Commissioners

application for pipeline permit and payment of fees shall be required from the applicant if the pipeline has not been installed prior to the expiration date of this permit.

IN WITNESS WHEREOF, the Applicant has caused this instrument to be executed on this the 14th day of October, 2024 A.D.

After approval the fully executed permit should be returned to:
Luke Herren - Land Depart.
22777 Springwoods Village Pkwy
Spring, TX 77389

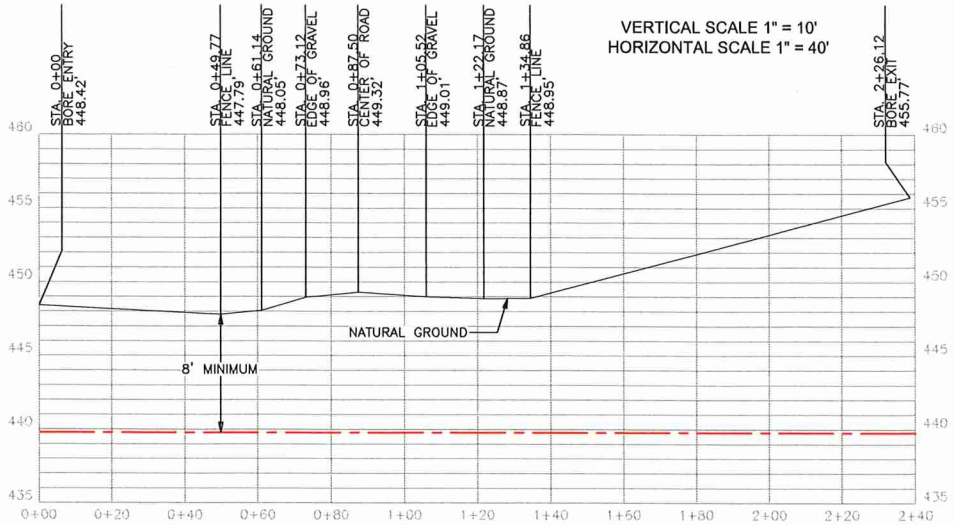
XTO Energy Inc.
Company
By: _____ LH
Adam E. Scott | Commercial and Land Manager | Agent and Attorney-in Fact

CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HARRIS

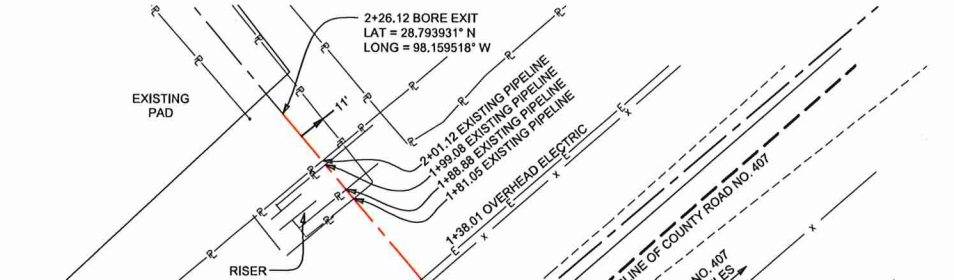
BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared Adam E. Scott, Commercial + Land Manager known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said XTO Energy Inc., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of October, 2024.



PROPOSED CROSSING WILL BE A 8" STD 0.250" W.T., X52 W/FBE 14-16 MILS + ARO 30MILS PIPE. PIPELINE WILL BE A MINIMUM OF 8' AT THE LOWEST PART OF THE ROW. PIPELINE WILL EXTEND PAST THE ROW ON BOTH SIDES.

PROPOSED CROSSING WILL BE A 4" STD 0.237" W.T., X52 W/FBE 14-16 MILS + ARO 30MILS PIPE. PIPELINE WILL BE A MINIMUM OF 8' AT THE LOWEST PART OF THE ROW. PIPELINE WILL EXTEND PAST THE ROW ON BOTH SIDES.



AGENDA REQUEST
(GENERAL)

Agenda Item 16.

Meeting Date:	10/28/2024
Item Title:	Driver's License Office Renovation - ARPA
Submitted For:	Tracy Barrera, County Auditor

Discuss and/or take appropriate action concerning:

Tracy Barrera:	Discuss and/or take appropriate action to consider approving the renovations to the County-owned building, located at 1102 Campbell Ave. Jourdanton, TX. This project will be paid for with ARPA funds, line 012-487-645, Capital Improvement and not to exceed $45,000.00.

AGENDA REQUEST
(GENERAL)

Agenda Item 17.

Meeting Date: 10/28/2024
Item Title:
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action concerning approving the 2025 Commissioners Court Meeting Calendar.

ATTACHMENTS
Information

2025 COMMISSIONERS' COURT REGULAR AND SPECIAL MEETINGS

January 13	Monday	Regular Meeting
January 27	Monday	Regular Meeting
February 10	Monday	Regular Meeting
February 24	Monday	Regular Meeting
March 10	Monday	Regular Meeting
March 24	Monday	Regular Meeting
April 14	Monday	Regular Meeting
April 28	Monday	Regular Meeting
May 12	Monday	Regular Meeting
May 27	Tuesday	Regular Meeting
June 9	Monday	Regular Meeting
June 13	Monday	Regular Meeting
July 14	Monday	Regular Meeting
July 28	Monday	Regular Meeting
August 11	Monday	Regular Meeting
August 25	Monday	Regular Meeting
September 8	Monday	Regular Meeting
September 22	Monday	Regular Meeting
October 14	Tuesday	Regular Meeting
October 27	Monday	Regular Meeting
November 10	Monday	Regular Meeting
November 24	Monday	Regular Meeting
December 08	Monday	Regular Meeting
December 22	Monday	Regular Meeting
December 29	Monday	Special Meeting

Special call meetings will be scheduled as Commissioners deem necessary.

Approved in Commissioners Court this the __ of October 2025

_____
Weldon P. Cude
Atascosa County Judge

AGENDA REQUEST
(GENERAL)

Agenda Item 18.

Meeting Date: 10/28/2024
Item Title:
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action to approve the schedule for the Juvenile Post-Detention Board meetings for the year 2025. These meetings are proposed to be held on the second Monday of each month, following the regular Commissioner's Court Meetings.

ATTACHMENTS
Information

2025 Post Juvenile Board Meetings

January 13	Monday	Regular Meeting
February 10	Monday	Regular Meeting
March 10	Monday	Regular Meeting
April 14	Monday	Regular Meeting
May 12	Monday	Regular Meeting
June 9	Monday	Regular Meeting
July 14	Monday	Regular Meeting
August 11	Monday	Regular Meeting
September 8	Monday	Regular Meeting
October 14	Tuesday	Regular Meeting
November 10	Monday	Regular Meeting
December 08	Monday	Regular Meeting

Special call meetings will be scheduled as Commissioners deem necessary.

Approved in Commissioners Court this the ___ of October 2025

_____
Weldon P. Cude
Atascosa County Judge

AGENDA REQUEST
(GENERAL)

Agenda Item 19.

Meeting Date: 10/28/2024
Item Title:
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action concerning approving the 2025 Atascosa County Holiday Schedule.

ATTACHMENTS
Information

Atascosa County 2025 Holiday Schedule

Wednesday January 1, 2025	New Years
Monday January 20, 2025	Martin Luther King
Monday February 17, 2025	Presidents Day
Friday April 18, 2025	Good Friday
Monday May 26, 2025	Memorial Day
Thursday June 19, 2025	Juneteenth
Friday July 4, 2025	4th of July
Monday September 1, 2025	Labor Day
Monday October 13, 2025	Columbus Day
Tuesday November 11, 2025	Veterans Day
Wed, Thu, Fri. November 26-28, 2025	Thanksgiving
Wed, Thu, Fri December 24-26, 2025	Christmas Day

AGENDA REQUEST
(GENERAL)

Agenda Item 23.

Meeting Date: 10/28/2024
Item Title:
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:
Judge Cude : Discuss and/or take appropriate action on County Comp. Time Policy.