

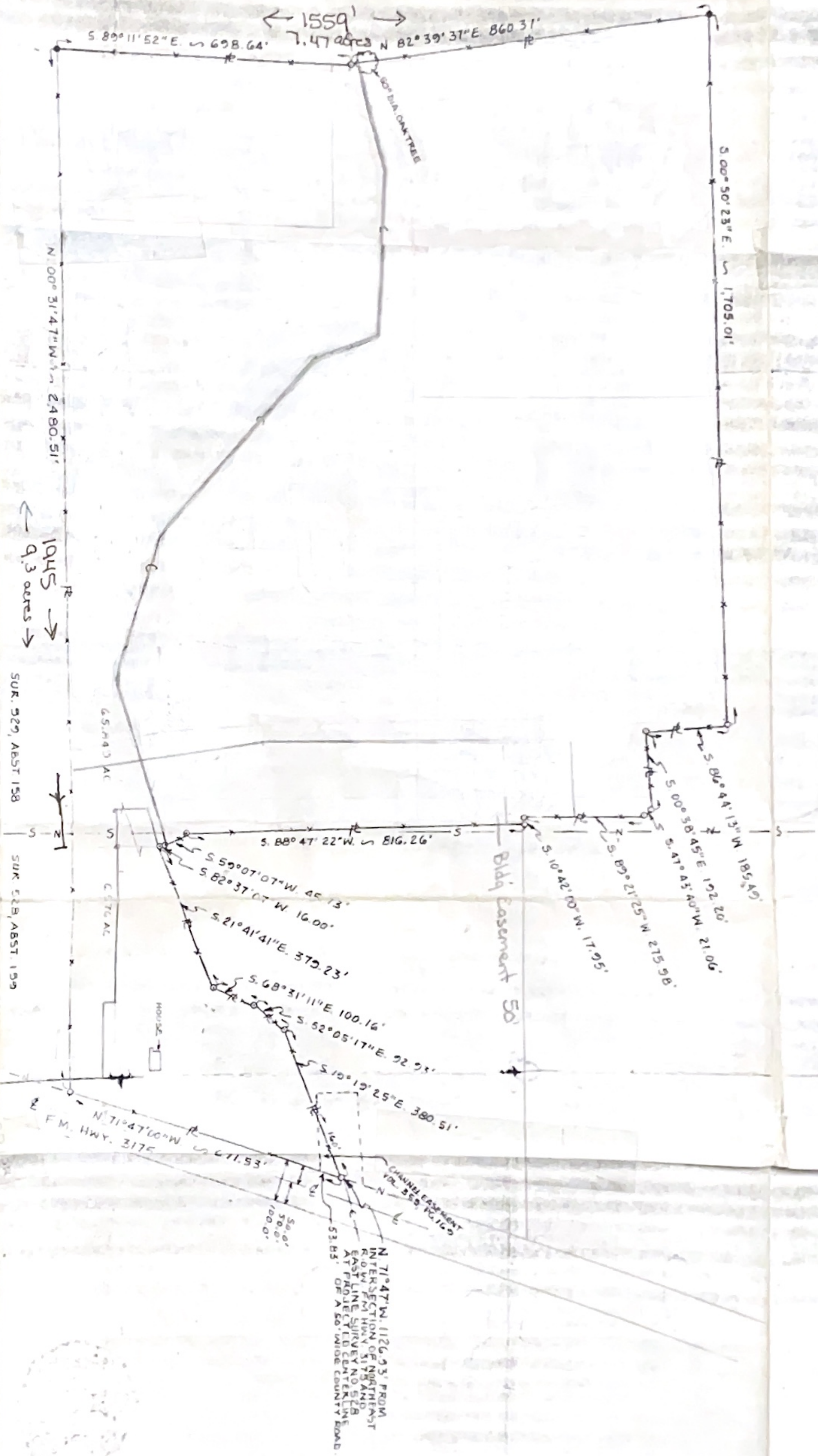


SCALE: 1" = 200'

LEGEND
O SET IRON PIN
X FOUND IRON PIN
— FENCE LINE
--- NOT FENCED LINE
--- CENTERLINE FROM CENTERLINE

PLAT OF 72.425 ACRES, BEING 65.849 ACRES OF ABRAHAM COLE SURVEY NO. 529, ABSTRACT NO. 158 AND 6.576 ACRES OF ABRAHAM COLE SURVEY NO. 528, ABSTRACT NO. 159, ATASCOSA COUNTY, TEXAS.

PREPARED FOR
P. PENN



I HEREBY CERTIFY THAT THE
 BEARINGS TAUN AND CORRECT AND
 WAS PREPARED FROM A SURVEY
 MADE ON THE LANDS UNDER
 MY SUPERVISION, THERE ARE NO
 VISIBLE ENCUMBRANCES OR INTERESTS
 WHICH ARE NOT SHOWN HEREON.
 DATED: NOVEMBER 5, 1983
P. Penn

PREPARED
 BY
 Mueller Engineering
 San Antonio, Texas
 512-695-3271
 PROJECT NO. A-3505

THIS SPACE PROVIDED FOR
RECORDER'S USE ONLY:



2 PGS
D

168211

51

WHEN RECORDED RETURN TO:

Michael Egerton
2165 FM 3175
Lytle, TX 78052

WARRANTY DEED

THE GRANTOR(S), Roy E. Gentry, Sr., a single person, for and in consideration of \$10.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Michael Egerton and Karen Egerton, 2165 FM 3175, Lytle, Atascosa County, Texas, 78052, the following described real estate, situated in the County of Atascosa, State of Texas:

Legal description: Being 67.00 acres, more or less, as described by metes and bounds in Deed recorded in Book 243, Page 527, Instrument number 200359901, Official Public Records of Atascosa County, Texas, being out of the A COLE SV-529, 60.85 ACRES, ABSTRACT 158 and the A COLE SV-528, ABSTRACT 159.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

TAX PARCEL NUMBER: 11641

Grantor Signatures:

DATED: 01/08/2016

Roy E. Gentry Sr.
Roy E. Gentry, Sr.
7009 S. Flores, Lot 11
San Antonio, TX 78221

STATE OF TEXAS, COUNTY OF BEXAR, ss:

This instrument was acknowledged before me on this 8 day of January, 2016 by Roy E. Gentry, Sr..



Trisha A. Enriquez
Notary Public
My commission expires: March 16, 2016

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales

Diane Gonzales, County Clerk
Atascosa County Texas

January 21, 2016 11:16:45 AM

FEE: \$26.00

D

168211



Registration for Division of Land in Atascosa County

I Karen L. Egerton, am the owner of the attached filed division of land located at 67 ac A Cole SV-529 (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

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

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



Date: 10/31/24

Signature:

[Handwritten Signature]

Printed Name:

Karen Egerton

ACKNOWLEDGMENT

STATE OF TEXAS

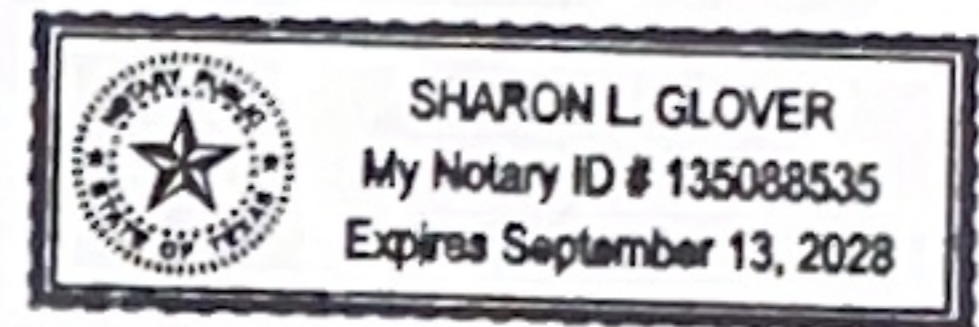
COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Karen L. Egerton, 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 31, 2024.

[Handwritten Signature]

Notary Public, in and for
State of Texas

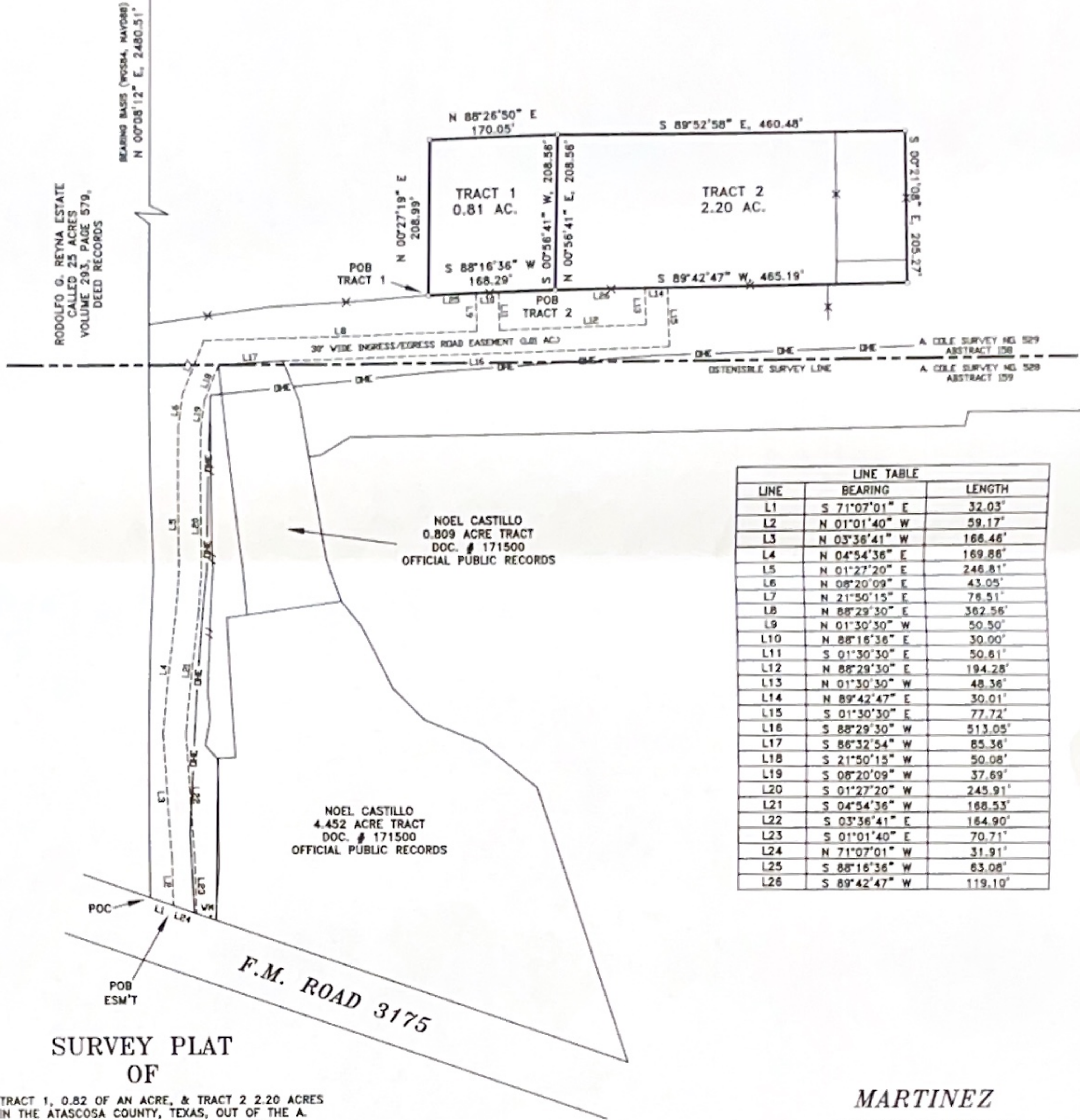


PLAT LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊗ "X" SET IN CONC.
- DENOTES FENCE POST
- △ DENOTES HWY. R.O.W. MONUMENT
- ⊖ DENOTES CHAIN-LINK FENCE LINE
- ⊗ DENOTES BARB WIRE FENCE LINE
- ⊕ DENOTES EXISTING FENCE LINE
- ◇ DENOTES STEEL FENCE LINE
- DENOTES OVER HEAD ELECTRIC LINE
- PA DENOTES POWER POLE
- MA DENOTES METER POLE
- WM DENOTES WATER METER
- MP DENOTES METER POLE



MICHAEL & KAREN EGERTON
 REMAINING PORTION OF
 67.00 ACRE TRACT
 VOLUME 243, PAGE 527,
 OFFICIAL PUBLIC RECORDS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 71°07'01" E	32.03'
L2	N 01°01'40" W	59.17'
L3	N 03°36'41" W	166.46'
L4	N 04°54'36" E	169.88'
L5	N 01°27'20" E	246.81'
L6	N 08°20'09" E	43.05'
L7	N 21°50'15" E	76.51'
L8	N 88°29'30" E	362.56'
L9	N 01°30'30" W	50.50'
L10	N 88°16'36" E	30.00'
L11	S 01°30'30" E	50.81'
L12	N 88°29'30" E	194.28'
L13	N 01°30'30" W	48.36'
L14	N 89°42'47" E	30.01'
L15	S 01°30'30" E	77.72'
L16	S 88°29'30" W	513.05'
L17	S 86°32'54" W	85.36'
L18	S 21°50'15" W	50.08'
L19	S 08°20'09" W	37.69'
L20	S 01°27'20" W	245.91'
L21	S 04°54'36" W	168.53'
L22	S 03°36'41" E	164.90'
L23	S 01°01'40" E	70.71'
L24	N 71°07'01" W	31.91'
L25	S 88°16'36" W	63.08'
L26	S 89°42'47" W	119.10'

**SURVEY PLAT
 OF**

TRACT 1, 0.82 OF AN ACRE, & TRACT 2 2.20 ACRES
 IN THE ATASCOSA COUNTY, TEXAS, OUT OF THE A.
 COLE SURVEY NO. 528, ABSTRACT 159, BEING A
 PORTION OF THAT CERTAIN TRACT CALLED 67.00
 ACRES DESCRIBED IN CONVEYANCE FROM ROY E.
 GENTRY, SR., TO MICHAEL EGERTON AND KAREN
 EGERTON, OF RECORD IN VOLUME 243, PAGE 527,
 OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY,
 TEXAS.

TOGETHER WITH A 30 FOOT IWDE INGRESS/EGRESS
 ROAD EASEMENT

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

NOTES:

PROPERTY ADDRESS: 3165 F.M. ROAD 3175

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
 COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE,
 ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

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

MARTINEZ

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

STATE OF TEXAS
 COUNTY OF ATASCOSA

I hereby certify that the above plat is true and correct according to an actual
 survey made on the ground under my supervision and that there are no visible
 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 pins have been located as indicated above on the date on this plat.



This 29th day of OCTOBER, 20 24 A.D.

Reynaldo Martinez Jr.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 5482

JOB No. 24-10-12