



Registration for Division of Land in Atascosa County

I Linda Garza Nino, am the owner of the attached filed division of land located at ABS A00575 Santos Mansola SW 1/4 & 1/2^{acres} (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 checked="" 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 type="checkbox"/> All parts to original owner | |

Adopted 6/27/2022



Date: 2-27-25

Signature:

Linda Garza Nino

Printed Name:

Linda Garza Nino

ACKNOWLEDGMENT

STATE OF TEXAS

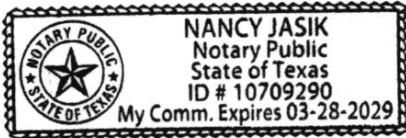
COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Linda Garza Nino, 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 February 27th, 2025.

Nancy Jasik

Notary Public, in and for
State of Texas



My Comm. Expires 07/28/2028
ID # 10203390
State of Texas
Notary Public
NANCY JASIK



LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DDMM'SS' DIST. - FIELD
- (DDMM'SS' DIST.) - RECORD
- x - BARBED WIRE FENCE
- - POWER/UTILITY POLE
- ⊙ - WATER WELL/WATER METER (AS NOTED)
- ⊙ - SEPTIC TANK
- ○ - CHAIN LINK FENCE
- || - WOOD PRIVACY FENCE

SANTOS MANSOLA SURVEY NO. 1086
ABSTRACT NO. 575



SCALE 1" = 200'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N71°38'37"W	12.39'
L2	N18°35'26"E	34.01'

ROBERT GAYDOS
ET AL
VOL. 441, PG. 421

GERONIMO B. ORTIZ
JANIE CABALLERO ORTIZ
BK. 821, PG. 321

E. NORTH ST.
NOT TO SCALE

FELIPE CRIADO, JR
CAROLYN CRIADO
DOC. # 147760

IRMA IRENE ESPINOZA
VOL. 402, PG. 217

EULALIO GARZA
VOL. 200, PG. 288
21.65 ACRES

N19°05'23"E
157.40'

1.50 ACRES

ROBERT GARZA, JR.
DOC. # 194201

BEATRICE GARZA
DOC. # 239519
DOC. # 239520

VERDI RD.

SURVEY PLAT AND PARTITION OF 7.19 ACRES OF LAND OUT OF THE SANTOS MANSOLA SURVEY NO. 1086, ABSTRACT NO. 575, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO FRANK CANO, JR. AND WIFE LINDA GARZA CABALLERO IN THE DEED OF RECORD IN VOLUME 488, PAGE 101 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR LINDA NINO. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE:

BK. 488, PG. 101 - DEED
BK. 152, PG. 611 - 30' - EASEMENT



**POLLOK & SONS
SURVEYING, INC.**
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION



THIS 12TH DAY OF NOVEMBER 2024 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

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JOB NO. 24-501

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 2.00 ACRES OF LAND

BEING 2.00 ACRES OF LAND OUT OF THE SANTOS MANSOLA SURVEY NO. 1086, ABSTRACT NO. 575, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO FRANK CANO GABALLERO, JR. AND WIFE, LINDA GARZA CABALLERO IN THE DEED OF RECORD IN VOLUME 488, PAGE 101 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " pin on the easterly line of the Robert Gaydos, et al land as described in Volume 441, Page 421 of the Deed Records of Atascosa County, Texas for the southwesterly corner of the Geronimo B. Ortiz, et al land as described in Book 821, Page 321 of the Official Public Records of Atascosa County, Texas and the northwesterly corner of the Caballero land and of this tract;

THENCE South $71^{\circ} 48' 44''$ East, with the common line of said Ortiz land, a distance of 408.93 feet to a found $\frac{1}{2}$ " pin on the westerly line of the Eulalio Garza land as described in Volume 200, Page 288 of the Deed Volume of Bexar Atascosa County, Texas for the southeasterly corner of said Ortiz land and the northeasterly corner of this tract;

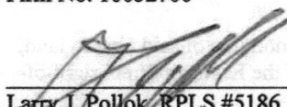
THENCE South $17^{\circ} 20' 40''$ West, with the common line of said Garza land, a distance of 211.88 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of a 3.69 acre tract also surveyed this day and the southeasterly corner of this tract;

THENCE North $71^{\circ} 48' 44''$ West, into and across the Caballero land and with the common line of said 3.69 acre tract, a distance of 413.53 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the easterly terminus of E. North Street for the northwesterly corner of said 3.69 acre tract and the southwesterly corner of this tract;

THENCE North $18^{\circ} 35' 26''$ East, with said E. North Street right-of-way and the common line of the aforementioned easterly line of the Gaydos land, a distance of 211.86 feet to the **POINT OF BEGINNING** and containing 2.00 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, RPLS #5186
November 12, 2024



Refer: 24-501

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 3.69 ACRES OF LAND

BEING 3.69 ACRES OF LAND OUT OF THE SANTOS MANSOLA SURVEY NO. 1086, ABSTRACT NO. 575, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO FRANK CANO CABALLERO, JR. AND WIFE LINDA GARZA CABALLERO IN THE DEED OF RECORD IN VOLUME 488, PAGE 101 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the easterly terminus of E. North Street for the southwesterly corner of a 2.00 acre tract also surveyed this day and the northwesterly corner of this tract from which a found $\frac{1}{2}$ " pin on the easterly line of the Robert Gaydos, et al land as described in Volume 441, Page 421 of the Deed Records of Atascosa County, Texas for the southwesterly corner of the Geronimo B. Ortiz, et al land as described in Book 821, Page 321 of the Official Public Records of Atascosa County, Texas bears North $18^{\circ} 35' 26''$ East, a distance of 211.86 feet;

THENCE South $71^{\circ} 48' 44''$ East, into and across the Caballero land and with the common line of said 2.00 acre tract, a distance of 413.53 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the westerly line of the Eulalio Garza land as described in Volume 200, Page 288 of the Deed Records of Bexar Atascosa County, Texas for the southeasterly corner of said 2.00 acre tract and the northeasterly corner of this tract;

THENCE South $17^{\circ} 20' 40''$ West, with the common line of said Garza land, a distance of 396.24 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of a 1.50 acre tract also surveyed this day and the southeasterly corner of this tract;

THENCE North $71^{\circ} 17' 48''$ West, into and across the Caballero land and with the common line of said 1.50 acre tract, a distance of 412.88 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the easterly line of the Irma Irene Espinoza land as described in Volume 402, Page 217 of the Deed Records of Atascosa County, Texas for the northwesterly corner of said 1.00 acre tract and the southwesterly corner of this tract;


THENCE North $19^{\circ} 05' 23''$ East, with the common line of said Espinoza land and with the common line of the Felipe Criado, Jr., et al land as described in Document 147760 of the Official Public Records of Atascosa County, Texas, in all a distance of 358.48 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of said Criado land and an interior corner of the Caballero land and of this tract;

THENCE North $71^{\circ} 38' 37''$ West, continuing with the common line of said Criado land, a distance of 12.39 feet to the southeasterly terminus point of the E. North Street right-of-way for a corner of said Caballero land and of this tract;

THENCE North $18^{\circ} 35' 26''$ East, with said E. North Street right-of-way, a distance of 34.01 feet to the **POINT OF BEGINNING** and containing 3.69 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, RPLS #5186
November 12, 2024
Refer: 24-501



STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 1.50 ACRES OF LAND

BEING 1.50 ACRES OF LAND OUT OF THE SANTOS MANSOLA SURVEY NO. 1086, ABSTRACT NO. 575, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO FRANK CANO CABALERRO, JR. AND WIFE LINDA GARZA CABALLERO IN THE DEED OF RECORD IN VOLUME 488, PAGE 101 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set ½" rebar with a "Pollok & Sons" cap on the southeasterly line of the Irma Irene Espinoza land as described in Volume 402, Page 217 of the Deed Records of Atascosa County, Texas for the northerly corner of the Robert Garza, Jr. land as described in Document 194201 of the Official Public Records of Atascosa County, Texas and the westerly corner of the Caballero land and of this tract;

THENCE North 19° 05' 23" East, with the common line of said Espinoza land, a distance of 157.40 feet to a set ½" rebar with a "Pollok & Sons" cap for the westerly corner of a 3.69 acre tract also surveyed this day and the northerly corner of this tract;

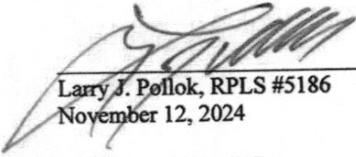
THENCE South 71° 17' 48" East, into and across the Caballero land and with the common line of said 3.69 acre tract, a distance of 412.88 feet to a set ½" rebar with a "Pollok & Sons" cap on the northwesterly line of the Eulalio Garza land as described in Volume 200, Page 288 of the Deed Records of Atascosa County, Texas for the southerly corner of said 3.69 acre tract and the easterly corner of this tract;

THENCE South 17° 20' 40" West, with the common line of said Garza land and with the common line of the Beatrice Garza land as described in Document 239519 and 239520 of the Official Public Records of Atascosa County, Texas, in all a distance of 157.44 feet to a set ½" rebar with a "Pollok & Sons" cap for the easterly corner of the aforementioned Robert Garza, Jr. land and the southerly corner of the Caballero land and of this tract;

THENCE North 71° 17' 48" West, with the common line of said Robert Garza, Jr. land, a distance of 417.67 feet to the **POINT OF BEGINNING** and containing 1.50 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, RPLS #5186
November 12, 2024



Refer: 24-501/24-517