



## Procedures for Registration of Division of Land in Atascosa County

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

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



## Registration for Division of Land in Atascosa County

I Ann King, am the owner of the attached filed division of land located at ABS A00506 E A JASPER SV-278, TRACT 2, 28.79 ACRES (legal description). I have had the division of *and ABS A00506 E A JASPER SV-278, 74.78 ACRES* land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

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

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



Date: March 27, 2025

Signature: Alice Ann Arvin King

Printed Name: ALICE ANN ARVIN KING

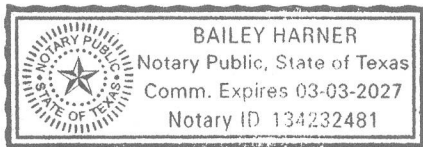
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF LAMPASAS

BEFORE ME, the undersigned Notary Public, on this day personally appeared Alice Ann Arvin King 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 27<sup>th</sup> Day of March, 2025



Bailey

Notary Public, in and for  
State of Texas



## Division Type Definitions:

**Agricultural:** The land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution, or for farm, ranch, wildlife management, or timber production use within the meaning of Section 1-d-1, Article VIII, Texas Constitution. However, if any part of a tract divided under this exception ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use as to defined, the platting requirements of this Order shall apply;

**Family:** The land is divided into four or fewer parts and each of the parts is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, provided that the division is not part of a larger planned development or a sham, or a contrivance to avoid these regulations. If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements of this Order apply;

**10+ Acres:** All the lots are more than ten (10) acres in area and the owner does not lay out part of the tract [see Chapter 232.001(a)(3), Local Government Code];

**Veterans Land Board:** All the lots are sold to veterans through the Veterans' Land Board program;

**State Agency:** The land belongs to the state or any state agency board, or commission or the permanent school fund or any other dedicated funds of the state;

**Political Subdivision:** The land belongs to a political subdivision of the state; the land is situated in a floodplain; and the lots are sold to adjoining landowners;

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

**All parts to original owner:** All parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further development of any part of the tract; or,

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

*Theresa Carrasco*

Theresa Carrasco, County Clerk  
Atascosa County, TX

05/01/2024 11:11 AM                      **242440**  
\$ 45.00                      SOCHOA                      D

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

**Date:**                      April 29, 2024 ("Effective Date")

**Grantor:**                      MILTON SHAW, dealing in his sole and separate property forming no part of his marital homestead  
  
   DAVID C. SHAW, dealing in his sole and separate property forming no part of his marital homestead  
  
   MICHAEL JON SHAW, dealing in his sole and separate property forming no part of his marital homestead

**Grantee:**                      ANN KING a/k/a ALICE ANN ARVIN KING, dealing in her sole and separate property forming no part of her marital homestead

**Mailing Address:**                      6207 Spicebrush Cove  
   Austin, Texas 78759

**Consideration:**                      Exchange of land and other good and valuable consideration, the receipt of which is acknowledged.

**Property (including any improvements):**

BEING 28.79 acres, more or less, called Tract 2, being out of a 132.36 acre tract of land, described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E.A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas; said 28.79 acre tract of land being more particularly described by metes and bounds on Exhibit A, and depicted on survey plat on Exhibit A-1, attached hereto and incorporated herein for all purposes.

**Reservations from Conveyance:**                      None.

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office, witness my hand and Seal of office on MAR 27 2025



Theresa Carrasco, County Clerk  
By Deputy:

*[Signature]*

**Exceptions to Conveyance and Warranty:**

Any and all validly existing and recorded easements, rights-of-way, and prescriptive rights; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years, if any, due to change in land usage, ownership, or both, the payment which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantors, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

This Instrument may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall be deemed one and the same instrument.

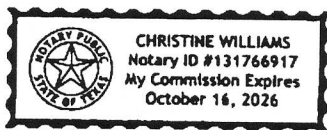
Executed on the date(s) indicated in the below notary acknowledgment(s) and effective on the Effective Date.

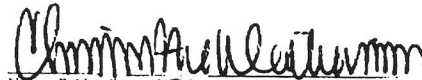
GRANTOR:

  
MILTON SHAW

STATE OF Texas §  
COUNTY OF Blanco §

This instrument was acknowledged before me this 29 day of April, 2024, by: MILTON SHAW.



  
Notary Public, State of Tx  
Christine Williams

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk  
By Deputy:



GRANTOR:

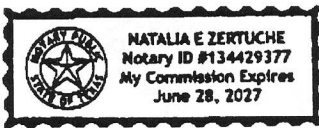
*DF*

DAVID C. SHAW

STATE OF Texas  
COUNTY OF Harris

§  
§  
§

This instrument was acknowledged before me this 29<sup>th</sup> day of April, 2024, by: DAVID C. SHAW.



*Natalia Zertuche*  
Notary Public, State of Texas

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk  
By Deputy:

*Theresa Carrasco*

GRANTOR:

Michael Jon Shaw  
MICHAEL JON SHAW

STATE OF Tennessee §  
COUNTY OF Davidson §

This instrument was acknowledged before me this 29<sup>th</sup> day of April, 2024, by: MICHAEL JON SHAW.



Kandice Eubanks  
Notary Public, State of TN

After Recording, please return to:

Ann King  
6207 Spicebrush Cove  
Austin, Texas 78759

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

[Signature]

EXHIBIT "A"

State of Texas  
County of Atascosa

Field notes for 28.79 acres, called Tract 2, being out of a 132.36 acre tract of land, lying in the E. A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Phillip Tom, dated March 22, 2023.

A 28.79 acres, called Tract 2, being out of a 132.36 acre tract of land, described in an instrument, recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E. A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, lying on the East line of Farm to Market Highway No. 476, being the West line of said 132.36 acre tract of land, set for the Southwest corner of a 74.78 acre tract of land, Tract 1, surveyed this same day, said point of beginning being the Northwest corner of this tract of land;

Thence North 90° 00' 00" East, 1240.28 feet, across said 132.36 acre tract of land, being the South line of said Tract 1, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, lying on the East line of said 132.36 acre tract of land, being the Southeast corner of said Tract 1, and lying on the West line of Old Rock Road, said point being the Northeast corner of this tract of land;

Thence South 00° 08' 29" East, 1013.38 feet, along the East line of said 132.36 acre tract of land, being the West line of Old Rock Road, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of a 28.79 acre tract of land, Tract 3, surveyed this same day, said point being the Southeast corner of this tract of land;

Thence North 90° 00' 00" West, 1235.43 feet, across said 132.36 acre tract of land, being the North line of said Tract 3, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, lying on the East line of said Farm to Market Highway No. 476, being the West line of said 132.36 acre tract of land, set for the Northwest corner of said Tract 3, said point being the Southwest corner of this tract of land;

Thence North 00° 24' 56" West, 1013.40 feet, along the East line of said Farm to Market Highway No. 476, being the West line of said 132.36 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 28.79 acres, Tract 2, on the accompanying Plat of Survey prepared for the Phillip Tom, dated March 22, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

  
Walt F. Rakowitz R.P.L.S. 6435  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste. A  
Pleasanton, Texas 78064  
830-281-4060



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk


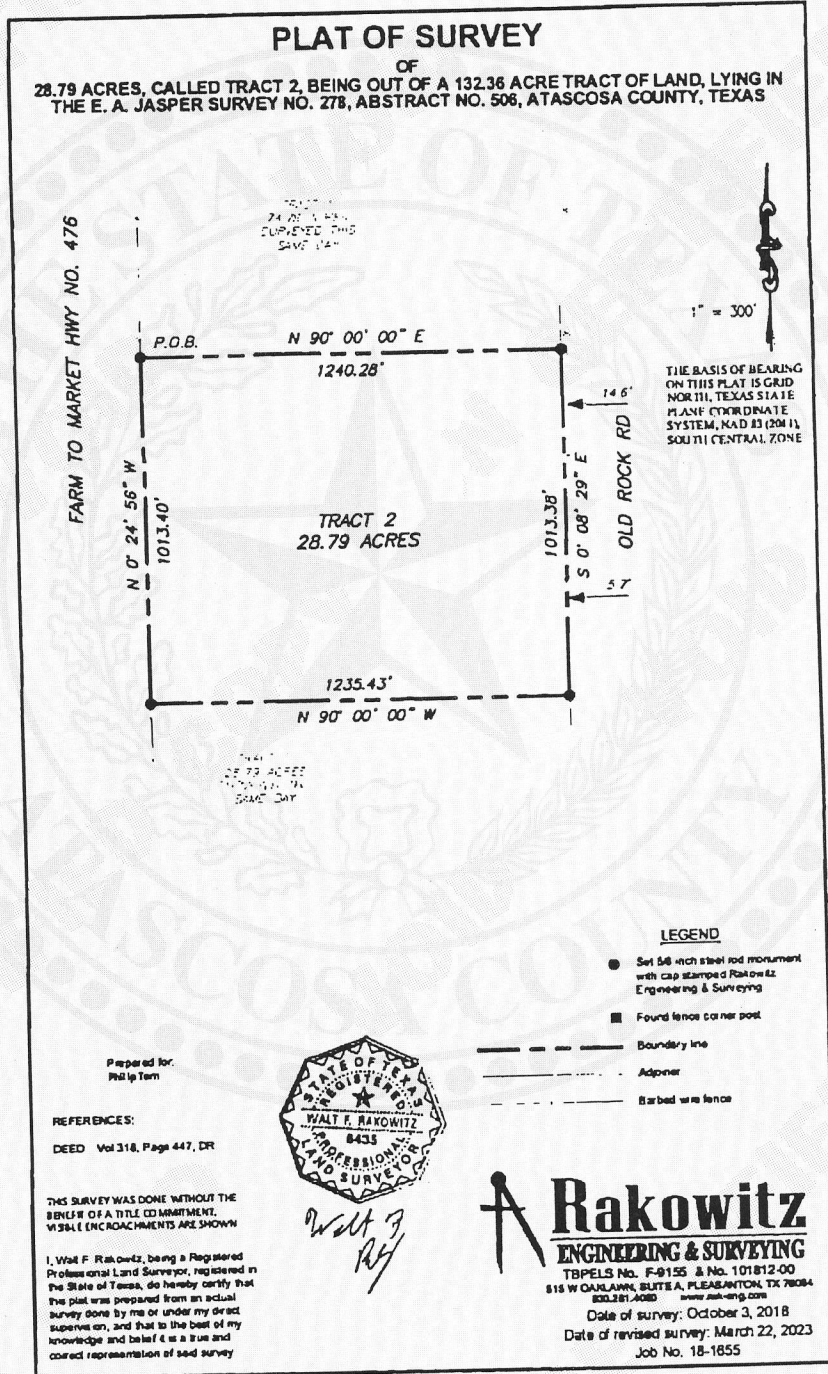
By Deputy: 

EXHIBIT "A-1"



RECORD'S MEMORANDUM: AT THIS TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION. ALL BLACKOUTS, ADDITIONS AND CHANGES WERE PRESENT AT THE TIME THE INSTRUMENT WAS FILED AND RECORDED.

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on **MAR 21 2025**



Theresa Carrasco, County Clerk  
By Deputy *[Signature]*