

ATASCOSA COUNTY  
COMMISSIONERS COURT  
REGULAR MEETING  
COMMISSIONERS COURTROOM, SUITE 203  
April 14, 2025  
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. Michelle King: Discuss and/or take appropriate action concerning reading and  
Judge Cude: approving the proclamation declaring April 2025 as Child Abuse  
Prevention Month in Atascosa County.
5. Dale Rankin: Recognition of an Atascosa County resident for their 30 years of service  
Ag Agent: as a 4-H Volunteer.
6. Bill Gamez: Discuss and/or take appropriate action concerning personnel:  
Chief Probation  
Officer:
  - New Employee: Jamie Carmona
  - Position: Juvenile Probation Officer
  - Pay Rate: \$25.48 hourly
  - Salary Budget Area: 095-400-402
  - Start Date: 04/14/2025
  - Physical: pending
  - Drug Test: pending
7. Loretta Holley: Discuss and/or take appropriate action to purchase an updated Quadient

Tax Assessor: Mail Machine lease using BuyBoard.

8. Courtney Grier: Discuss and/or take appropriate action concerning personnel:  
EMS:

New Employee: Katelyn Singh  
Position: PRN EMT  
Pay Rate: \$15.00 hourly  
Salary Budget Area: 041-400-518  
Start Date: 04/15/2025  
Physical: Complete  
Drug Test: Complete

9. Sarah Rihn: Discuss and/or take appropriate action concerning personnel:  
Animal Control:

New Employee: Tori Starkey  
Position: Kennel Tech  
Pay Rate: \$18.27 hourly  
Salary Budget Area: 012-477-405  
Start Date: 4/16/25  
Physical: Pending Results  
Drug Test: Pending Results

Existing Employee: Mariano Rodriguez  
Position: Kennel Tech  
Pay Rate: \$20.19 hourly  
Salary Budget Area: 012-477-406  
Start Date: 04/14/25  
Physical: N/A  
Drug Test: N/A

New Employee: Pedro Agostini  
Position: PT ACO  
Pay Rate: \$12.00 hourly  
Salary Budget Area: 012-477-408  
Start Date: 04/21/25  
Physical: Pending Results  
Drug Test: Pending Results

Existing Employee: Santo Greenwood  
Position: Animal Control Officer  
Pay Rate: \$22.12 hourly  
Salary Budget Area: 012-477-408  
Start Date: 04/14/25  
Physical: N/A  
Drug Test: N/A

10. Stephanie Brown: Discuss and/or take appropriate action concerning personnel:  
PDO:

Existing Employee: Sandra Woodall  
Position: Legal Assistant

Pay Rate: \$19.23 hourly  
Salary Budget Area: 012-488-402  
Start Date: April 14, 2025  
Physical: n/a  
Drug Test: n/a

Existing Employee: Kirby Waaland  
Position: Assistant Public Defender  
Pay Rate: Annual Salary \$88,000.00  
Salary Budget Area: 012-488-403  
Start Date: 04/14/2025  
Physical: n/a  
Drug Test: n/a

Existing Employee: David Cuellar  
Position: Assistant Public Defender  
Pay Rate: Annual Salary \$100,000.00  
Salary Budget Area: 012-488-103  
Start Date: 04/14/2025  
Physical: n/a  
Drug Test: n/a

11. Timothy Gutierrez: Detention Superintendent: Discuss and/or take appropriate action concerning personnel:

Existing Employee: Alice Lopez  
Position: Part-time Control Tech to Juvenile Supervision Officer (Tier II)  
Pay Rate: \$22.03 hourly  
Salary Budget Area: 039-400-562  
Start Date: 4/14/2025  
Physical: N/A  
Drug Test: N/A

12. Jon Brauchle: DFM/EC: Discuss and/or take appropriate action to approve J&M Truck Tire Shop, INC to deliver one 48-foot trailer at the cost of \$2,300.00, no tax. This trailer will be used to dispose of tires at 5959 FM 2146 the old Atascosa County Landfill.

13. Sheriff Guerra: Discuss and/or take appropriate action concerning personnel:  
New Employee: Rosa Morales  
Position: Corrections Officer  
Pay Rate: \$23.44 Hourly; 86 Hrs Fluctuating, \$120.00 Mo. Uniform, SB-22 Eligible, 90-Day County Probation, 1-Year Agency Probation  
Salary Budget Area: 012-442-562  
Start Date: 03/14/2025 9:00 AM  
Physical: complete  
Drug Test: complete

14. Britni Van Curan: Discuss and/or take appropriate action concerning personnel:  
Rural Development:
- |                     |                          |
|---------------------|--------------------------|
| Existing Employee   | Nancy Apps               |
| Position:           | Administrative Assistant |
| Pay Rate:           | \$20.38/hour             |
| Salary Budget Area: | 012-472-408              |
| Start Date:         | 04/14/2025               |
| Physical:           | N/A                      |
| Drug Test:          | N/A                      |
15. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Certificate of Exception for Douglas Hurd on Tumlinson Rd in Precinct 1.  
Rural Development:
16. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial for the following permits:  
Rural Development:
- A. Discuss and/or take appropriate action concerning approval/denial of the road bore permit for Spectrum Gulf Coast, LLC on Bruce Rd in Precinct 1.
- B. Discuss and/or take appropriate action concerning approval/denial of the road bore permit #1 for Spectrum Gulf Coast, LLC on Old Pleasanton Rd in Precinct 1.
- C. Discuss and/or take appropriate action concerning approval/denial of the road bore permit #2 for Spectrum Gulf Coast, LLC on Old Pleasanton Rd in Precinct 1.
- D. Discuss and/or take appropriate action concerning approval/denial of the road bore permit #3 for Spectrum Gulf Coast, LLC on Old Pleasanton Rd in Precinct 1.
17. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Lakeside Horizon Rental Community on N State Highway 16 in Precinct 1.  
Rural Development:
18. Britni Van Curan: A. Conduct a public hearing concerning vacating and replatting Lot 144 in the Maravillas West Subdivision Phase 3 in Precinct 2.  
Rural Development:
1. Open public hearing  
2. Close public hearing
- B. Discuss and/or take appropriate action concerning approval/denial of vacating and replatting Lot 144 in the Maravillas West Subdivision Phase 3 in Precinct 2.
19. Britni Van Curan: A. Conduct a public hearing concerning vacating and replatting Lots 21 & 22 in the Maravillas West Subdivision Phase 2 in Precinct 2.  
Rural Development:
1. Open public hearing

2. Close public hearing

B. Discuss and/or take appropriate action concerning approval/denial of vacating and replatting Lots 21 & 22 in the Maravillas West Subdivision Phase 2 in Precinct 2.

20. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Rural Development: Certificate of Exception for Ann King on W FM 476 in Precinct 2.
21. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Rural Development: Thomas Road Subdivision located on Thomas Road in Precinct 3.
22. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Rural Development: Certificate of Exception for the Barrera family on County Road 312 in Precinct 3.
23. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Rural Development: Order Closing, Abandoning and Vacating a County Road, known as Reservoir Rd off E FM 140 near 2650 E FM 140 in Precinct 3.
24. Britni Van Curan: Discuss and/or take appropriate action concerning the approval/denial of Rural Development: Amending the Country Trails Subdivision Unit 4 Plat, Lots 124 & 125 on North Trail Rd in Precinct 4.
25. Britni Van Curan: Discuss and/or take appropriate action concerning the following permits: Rural Development: A. Discuss and/or take appropriate action concerning the approval/denial of a road bore permit on County Road 403 in Precinct 4.  
B. Discuss and/or take appropriate action concerning the approval/denial of a road bore permit on County Road 412 in Precinct 4.
26. Comm. Bowen: Discuss and/or take appropriate action concerning personnel:  
New Employee: Jorge Roberto Velazquez  
Position: Road & Bridge Pct. 2 Worker  
Pay Rate: \$21.63 hourly  
Salary Budget Area: 022-400-402  
Start Date: 04/14/2025  
Physical: pending  
Drug Test: pending
27. Theresa Carrasco: Discuss and/or take appropriate action on Approval of Commissioners' County Clerk: Court Minutes for January and February 2025
28. Tracy Barrera: Discuss and/or take appropriate action concerning approval of Auditor: disbursement of pre-trial diversion funds as authorized by Art. 102.0121 of the Texas Code of Criminal Procedure and approval of a check to be written from the Pre-Trial Miscellaneous Fund line item 053-400-625, in the amount of \$10,500.00 for FY 2025 3rd quarter payment for services provided to Atascosa by the CSCD, as specified in the Interlocal

Agreement. This has been reviewed and approved by the County Attorney, Molly Solis.

29. Judge Cude: Discuss and/or take appropriate action on the County Infrastructure  
Curtis Vickers: Project Monthly Report.

30. Judge Cude: **Update and/or take appropriate action concerning Judge, Commissioners, and other County Elected Officials' training course certifications, record any hours and certificates into Commissioners Court minutes and other documents not related to education needing to be filed in the court records.**

Atascosa County Judge Weldon P. Cude has completed 10 continuing educational hours at the 2025 Spring Judicial in Lubbock, TX from March 26, 2025, to March 28, 2025.

Atascosa County Constable John Rutherford of Pct. 4 completed 20 hours at the 2025 Civil Process in Austin, TX from March 4, 2025, to March 7, 2025.

31. **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.**

32. **OPEN SESSION**

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

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

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

36. **COMMENTS FROM THE COMMISSIONERS COURT (No Action Can Be Taken).** The next Commissioners Court is set for Monday, April 28, 2025

37. 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, April 11, 2025.

A handwritten signature in cursive script that reads "Jessica Kidd". The signature is written in black ink and is positioned above the printed name.

Jessica Kidd, Court Coordinator

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 4.**

**Meeting Date:** 04/14/2025

**Item Title:**

**Submitted For:** Weldon Cude, County Judge

**Discuss and/or take appropriate action concerning:**

**Michelle King:** Discuss and/or take appropriate action concerning reading and approving the  
**Judge Cude:** proclamation declaring April 2025 as Child Abuse Prevention Month in Atascosa  
County.

**ATTACHMENTS**

Information

## CHILD ABUSE PREVENTION MONTH PROCLAMATION

**WHEREAS** an estimated 558,899 children were victims of abuse and neglect in the U.S. in 2022, the most recent year for which there is national data.

**WHEREAS**, in Federal fiscal year 2021, 3.9 million reports were made to Child Protective Services and CACs investigated 247,543 cases involving sexual abuse allegations in 2022; and

**WHEREAS**, in 2022, an estimated 1,990 children died from abuse and neglect in the United States, a number consistently on the rise over the previous five years.

**WHEREAS**, in 2023, Children's Advocacy Centers around the country served some 381,364<sup>ii</sup> child victims of abuse, providing victim advocacy and support to these children and their families.

**WHEREAS** child abuse can have long-term psychological, emotional, and physical effects that have lasting consequences for victims of abuse; and

**WHEREAS**, in Texas, 1 in 4 girls and 1 in 6 boys will be sexually abused before their 18<sup>th</sup> birthday; 98% of the perpetrators are someone the victim knows; and

**WHEREAS** protective factors are conditions that reduce or eliminate risk and promote social, emotional, and developmental well-being of children; and

**WHEREAS**, effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community, and faith-based organizations, businesses, law enforcement agencies, and families; and

**WHEREAS** child abuse and neglect are serious problems affecting every segment of our community, and finding solutions requires input and action from everyone; and

**WHEREAS** communities must make every effort to promote programs and activities that create strong and thriving children and families; and

**WHEREAS** we encourage public awareness of child abuse and neglect through education, recommit county resources to the cause, and promote community involvement

t through local activities; and

**WHEREAS** we acknowledge that we must work together as a community to increase awareness about child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and **WHEREAS**, prevention remains the best defense for our children and families.

NOW, THEREFORE, I, Weldon P. Cude, Atascosa County Judge, do hereby proclaim April 2025 as CHILD ABUSE PREVENTION MONTH in Atascosa County, Texas, and urge all citizens to recognize this month to dedicate themselves to the task of improving the quality of life for all children and families.

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Atascosa County Judge Weldon P. Cude

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 5.**

**Meeting Date:** 04/14/2025  
**Item Title:** 4-H Volunteer Recognition  
**Submitted For:** Dale Rankin, Director

**Discuss and/or take appropriate action concerning:**

**Dale Rankin:** Recognition of an Atascosa County resident for their 30 years of service as a 4-  
**Ag Agent:** H Volunteer.



## PERSONNEL ACTION FORM

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

**Employment Type:**

New employee

**Requested Action**

Bill Gamez:

Chief Probation  
Officer:

Discuss and/or take appropriate action concerning personnel:

New Employee:

Jamie Carmona

Position:

Juvenile Probation Officer

Pay Rate:

\$25.48 hourly

Salary Budget Area:

095-400-402

Start Date:

04/14/2025

Physical:

pending

Drug Test:

pending

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 7.**

**Meeting Date:** 04/14/2025  
**Item Title:** Tax Office - Update Quadient Mail Machine Lease (BuyBoard)  
**Submitted For:** Loretta Holley, Tax Assessor/Collector

**Discuss and/or take appropriate action concerning:**

Loretta Holley: Discuss and/or take appropriate action to purchase an updated Quadient Mail  
Tax Assessor: Machine lease using BuyBoard.

**ATTACHMENTS**

QUADIENT MAIL MACHINE

**Atascosa County Tax Office**

1001 Oak St  
 Jourdanton, TX 78026  
 Phone 830-769-3142

**BuyBoard - PURCHASE ORDER - LEASE**

Customer agrees to the terms and conditions of the lease as per BuyBoard agreement #755-24

To:  
 Quadient Inc  
 478 Wheelers Farms Road  
 Milford, CT 06461  
 800-881-6245

SHIP TO:  
 Atascosa County Tax Office  
 1001 Oak St  
 Jourdanton, TX 78026

P.O. DATE	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
				BuyBoard #755-24

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
1	IX5AFWP5	ix-5 Autofeeder, & IXWP5		\$249.16/mo
1	ICMFP-1	Power conditioning line		
1	NSRLD-USB-LAN	Thermal Label Printer		
1	SMARTESSENTIAL-IX5	Subscription for IX-5AF		
1	SMARTSHIPSCALE-10	external 10lb scale		
	Includes:	equipment, maintenance, meter rental, rate updates		
	Term of lease – 60 months	Billing Frequency - Quarterly		

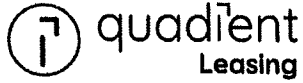
SUBTOTAL	\$249.16/mo
SALES TAX	n/a
SHIPPING & HANDLING	n/a
OTHER	n/a
<b>TOTAL</b>	<b>\$14,949.60</b>

- Order is governed under the terms and conditions of BuyBoard agreement #755-24. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above
- Payments will be sent to:  
 Quadient Inc  
 478 Wheelers Farms Rd  
 Milford, CT 06461  
 Federal ID Number: 94-238882
- Send all correspondence to:  
 Attn: Accounts Payable  
 Atascosa County Tax Office  
 1001 Oak St  
 Jourdanton, TX 78026

Authorized by \_\_\_\_\_

Date \_\_\_\_\_

Print Name and Title \_\_\_\_\_



## Why Wait Program Agreement

The Quadient Leasing Why Wait program entitles you to upgrade your Quadient equipment up to 6 months prior to the end of the term of your Current Lease. Your new lease term will automatically commence and billing will begin after your Current Lease has reached the end of its current term. The transition from your Current Lease to the New Lease will be seamless.

By electing to participate in this program, you agree to the following:

- You agree to continue making payments on lease number N20061104 through the end of its Initial Term or, if applicable, the current Renewal Term.
- The term of the new lease, being signed concurrently with this agreement, ("New Lease") will commence when the Current Lease reaches the end of its Initial Term or, if applicable, the current Renewal Term.
- The Products that are subject to the Current Lease will be replaced with the Products identified in the New Lease for the remainder of the Current Lease's Initial Term or, if applicable, the current Renewal Term.
- If a subscription to the Impress Platform is included on the New Lease, then any associated Usage Fees will be in addition to the payments on the Current Lease and the New Lease.
- The replaced products from the Current Lease must be returned to us within thirty (30) days of the effective date of this agreement.

Company: Atascosa County Tax Office

Signature: \_\_\_\_\_

Name (printed): \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

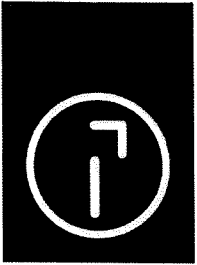
Company: Quadient Leasing USA Inc.

Signature : \_\_\_\_\_

Name (printed): \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



# BUSINESS CASE

Customer Communication Solution

Prepared for: **Atascosa Tax**

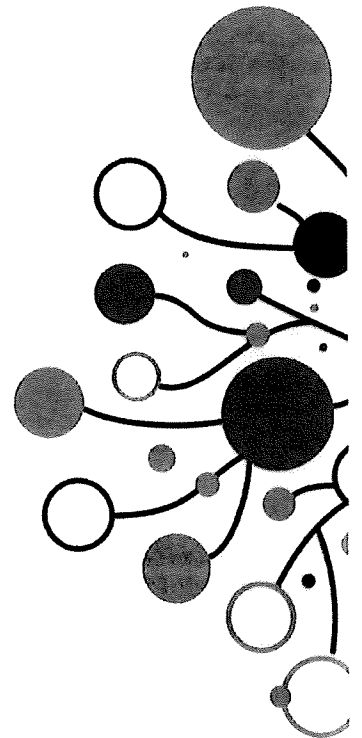
Submitted on: **03/25/25**

Valid until: **04/25/25**

Submitted by: **Eddie Lopez**

MAE

210-289-1430



quadi<sup>7</sup>ent

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## Current Process

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- IX5 Mail Machine with 5lb scale, with label printer and scale. Installed back in 2020, leveraged our Why Wait incentive and Texas Buyboard rates.
  - Agreement expires on 1/11/26
  - You qualify for our Why Wait incentive, you have the option to renew now, Quadient will remove the old equipment and install the new equipment. Enjoy the benefits of new system while making payments at your existing rate until 1/11/26. If we have an equipment price increase, you won't be affected. No hidden cost or overlapping of invoices, a seamless upgrade guaranteed. New agreement will start on the day after the existing agreement expires 1/12/26
  - Requesting comparable configuration, meter with scale and shipping scale and printer for commercial base pricing
-

quadi<sup>ent</sup>

Why Wait Program



**Get Today's Technology at Yesterday's Rates.**

- Quadi<sup>ent</sup> will remove the old equipment and install your new state-of-the-art system
- Enjoy the benefits of new system while making payments at your existing rate
- Transition automatically to your new lease when your current lease terminates
- No hidden costs or overlapping invoices – a seamless upgrade guaranteed

**ATASCOSA COUNTY TAX OFFICE**

Account Information			
Account Address:	1001 Oak St JOURDANTON, TX 78026-2849	Report Date:	3/20/2025
Mailing Machine:	IX-5	Last Data Upload:	1/23/2025
Meter Serial #:	31213560	Sales Rep:	Eddie Lopez
		Data Status:	Actual Activity (365 Days)

Mail Type	Last Year (Jan/23 - Dec/23)		Rolling Year (Dec/23 - Nov/24)	
	Pieces #	Postage \$	Pieces #	Postage \$
Postcards				
Letters	14,021	\$10,193	14,100	\$10,137
Flats (Large Envelopes)	32	\$84	39	\$96
Flat-Rate Envelopes				
Flat-Rate Boxes			0	\$0
Packages			0	\$0
International Mail	13	\$24	18	\$34
Manual Entry				
Unknown / Other				
<b>Total</b>	<b>14,066</b>	<b>\$10,301</b>	<b>14,157</b>	<b>\$10,266</b>



## USPS Package Rates

### USPS Ground Advantage

Use this service for the lowest cost on lightweight shipments weighing up to 15.99 oz. that need to be delivered in 1 to 3 business days.

SIZE	POST OFFICE	QUADIEN	SAVINGS
1 - 4 oz.	\$5.25 and up	\$3.91 and up	\$1.34 and up
5 - 8 oz.	\$6.00 and up	\$4.33 and up	\$1.67 and up
9 - 12 oz.	\$6.75 and up	\$5.00 and up	\$1.75 and up
13 - 15.99 oz.	\$8.35 and up	\$6.33 and up	\$2.02 and up

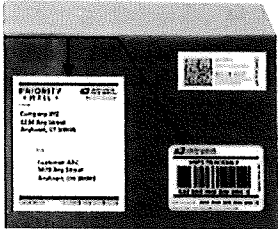
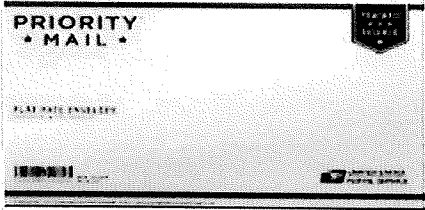
### Priority Mail® Flat Rate

Use this when you need to send small, heavy items that weigh up to 70 lbs without breaking the bank. Items are delivered in 1 to 3 business days. Discounts apply to customers who have Quadient meters and appropriate shipping software such as Neoship or S.M.A.R.T Essential.

PRODUCT	POST OFFICE	QUADIEN	SAVINGS
Flat Rate Envelope (12.5" x 9.5" or smaller)	\$10.10	\$8.75	\$1.35
Legal Flat Rate Envelope	\$10.40	\$9.05	\$1.35
Padded Flat Rate Envelope	\$10.85	\$9.55	\$1.30
Small Flat Rate Box	\$10.65	\$9.30	\$1.35
Medium Flat Rate Box	\$19.15	\$16.65	\$2.50
Large Flat Rate Box	\$26.30	\$23.95	\$2.35
APO/FPO/DPO Large Flat Rate Box	\$25.05	\$22.70	\$2.35

# Commercial vs Retail

Type	USPS Priority Mail Rate		\$ Savings	% Savings
	USPS Retail Rate	Commercial Base Rate		
Flat Rate Envelope 1-3 days	\$10.10	\$8.75	\$1.35	13%
USPS Ground Advantage 2-5 days	\$5.25	\$3.91	\$1.34	25%



- Validate the address to prevent any shipping delays
- Automatically provide tracking number via email
- Free insurance \$100 for Priority and Priority Mail Express
- Track all packages on a single platform, no need to visit the USPS website, search by name or address

## **1 Recommendation**

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- Refresh your equipment to assist with sending your critical mail, with the latest USPS meter indicia
  - Take advantage of our current incentives and lock in the current nonprofit rates
  - Continue to take advantage of commercial base pricing
  - Leverage our Why Wait incentive
    - renew now
    - keep paying on existing agreement
    - If we have an equipment price increase, you won't be affected
    - receive new equipment now
    - new agreement will start on 1/12/26 the day after the existing agreement expires
-

## 1 Product Overview

**S.M.A.R.T.**  
Essential



### Cloud-Based Shipping, Mailing, Accounting, Reporting and Tracking

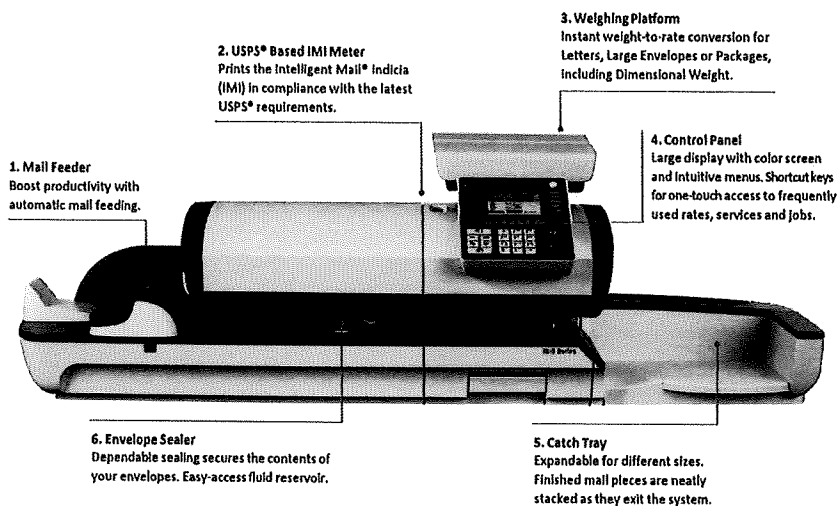
- Integrates with Quadient IX-Series postage meters to create a do-all mail center solution
- Best-in-class shipping application that supports USPS®, UPS®, FedEx® and DHL®
- Optimize USPS® shipping with full IM®pb compliance that unlocks commercial discounts
- Shop shipping services by cost or delivery speed across all carriers from one screen
- Up to 50 approved users can ship packages right at their desktop
- Batch process up to 100 identical shipments to different addresses
- Public (10K records) and Private (1K) address books that eliminate manual data entry
- Control all mail processing functions using either the meter control panel or a PC monitor
- Allocate mailing and shipping expenses for up to 3,000 accounts or departments\*
- Work Ahead™ allows operators to select the next account while the current batch is running
- Comprehensive reporting empowers you to better manage mailing and shipping operations
- Consolidated package tracking across all carriers with 13-month history

\*IX-Series mailing system model determines the maximum number of accounts

quadient

## 1 Product Overview

**iX-5**  
SERIES



### Key Specifications

**Processing speed:** Up to 110 lpm

**Weighing platform capacity:** 5, 10, 30 or 70 lb.

**Envelope thickness:** Up to 1/2"

**Accounts/departments:** 100 standard, up to 500 optional

**Online expense reporting (Neostats Basic):** Standard

**Connectivity:** LAN standard, Wireless LAN optional

**Postage labels:** Self-adhesive with automatic dispenser

**Security:** 4-digit operator PIN codes

**Job presets (imprint memories):** Up to 9

**Envelope printing:** Graphics (10), Text messages (10)

**Ink supply:** Quick-change cartridge, up to 15,850 imprints


**Neoship online shipping software:** Available



quadrant

## 1 Address Verification

quadient

### Address Verification

 The address you entered was found but more information is needed (such as an apartment, suite, or box number) to match to a specific address.

ENTERED ADDRESS:	CORRECTED ADDRESS:
<p>Quadient </p> <p>300 E Sonterra San Antonio TX 78258</p> <p><input type="checkbox"/> Residential Address</p> <p><b>MODIFY ENTERED ADDRESS</b></p>	<p>Quadient </p> <p>300 E SONTERRA BLVD SAN ANTONIO TX 78258-3971</p> <p><input type="checkbox"/> Residential Address</p> <p><b>USE CORRECTED ADDRESS</b></p>

# Tracking

quadient

**iSMART MailCenter Management Solution** \$19,325.97

### Transaction History

Select a field

ALL

- All carriers
- USPS
- FedEx
- UPS
- OnTr

Select a service

Select an extra service

ALL

Accepted Date	Price	Accounts	Destination	Service	Tracking	Details	Doc	Action/Status
7/14/20, 1:58 PM	\$14,040		STARBUCKS GLOBAL CARDS-MAIL STOP S-ACS 2401 UTAH AVE S STE 800 SEATTLE WA 98134-3435	FEDEX FedEx Priority Overnight®	1560298104			
7/14/20, 1:52 PM	\$15,470		Catherine Ferris 52 GENEST ST MERIDEN CT 06450-4538	FEDEX FedEx Home Delivery®	1560298104			
7/14/20, 1:28 PM	\$7,150		STATEWIDE PAYEE REGISTRATION PO BOX 41450 OLYMPIA WA 98504-3450	USPS Priority Mail 2-Day™ Flat Rate Envelope	1560298104			
7/13/20, 3:52 PM	\$14,040		895682 HIBC Lockbox - Quadient Leasing USA, Inc 1501 N FLAVO RD STE 100 RICHARDSON TX 75081-2493	FEDEX FedEx Priority Overnight®	1560298104			



## Financial Considerations

quadrent

### Product Summary

- IX5 Mail Machine with 5lb scale
- Smart Essential Shipping with label printer and scale
- Current Texas Buyboard rate from 2020 \$213.72 per month

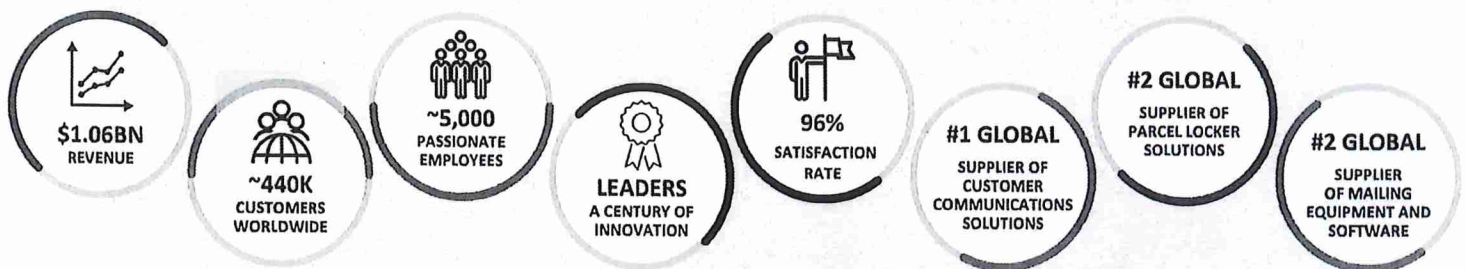
### Cost Summary

Valid Until: 04/25/25

01	60-month option – Texas Buyboard	\$249.16 per month
02	Freight, delivery & installation	Included
03	Equipment	Included
04	Equipment maintenance and meter rental	Included
05	Software subscription	Included
<b>Total Monthly Cost</b>		<b>\$249.16 per month</b>

## Quadient At-a-Glance

quadient



### Driving Business Results That Matter



#### CUSTOMER & EMPLOYEE ENGAGEMENT

- ✓ Personalize the communications experience for each customer
- ✓ Remove workflow complexities that discourage employees



#### REVENUE GROWTH

- ✓ Speed up document delivery and increase on-time payments
- ✓ Turn more customer communications into marketing opportunities



#### RISK MITIGATION

- ✓ Eliminate mail assembly errors that compromise privacy or compliance
- ✓ Ensure inbound packages are delivered without loss or delay



#### EXPENSE CONTROL

- ✓ Reduce operational costs by automating physical mail processing
- ✓ Choose the optimal carrier and service for every package you ship



## PERSONNEL ACTION FORM

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

**Employment Type:**

New employee

**Requested Action**

Courtney Grier:

EMS:

Discuss and/or take appropriate action concerning personnel:

New Employee:

Katelyn Singh

Position:

PRN EMT

Pay Rate:

\$15.00 hourly

Salary Budget Area:

041-400-518

Start Date:

04/15/2025

Physical:

Complete

Drug Test:

Complete



## 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:	Mariano Rodriguez
Position:	Kennel Tech
Pay Rate:	\$20.19 hourly
Salary Budget Area:	012-477-406
Start Date:	04/14/25
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:	Pedro Agostini
Position:	PT ACO
Pay Rate:	\$12.00 hourly
Salary Budget Area:	012-477-408
Start Date:	04/21/25
Physical:	Pending Results
Drug Test:	Pending Results



## 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:	Santo Greenwood
Position:	Animal Control Officer
Pay Rate:	\$22.12 hourly
Salary Budget Area:	012-477-408
Start Date:	04/14/25
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**

Sarah Rihn:  
Animal Control: Discuss and/or take appropriate action concerning personnel:

New Employee:	Tori Starkey
Position:	Kennel Tech
Pay Rate:	\$18.27 hourly
Salary Budget Area:	012-477-405
Start Date:	4/16/25
Physical:	Pending Results
Drug Test:	Pending Results



## PERSONNEL ACTION FORM

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

**Employment Type:** Existing Employee, new position or promotion

**Requested Action**

Stephanie Brown: Discuss and/or take appropriate action concerning personnel:  
PDO:

Existing Employee:	Sandra Woodall
Position:	Legal Assistant
Pay Rate:	\$19.23 hourly
Salary Budget Area:	012-488-402
Start Date:	April 14, 2025
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:** Existing Employee, new position or promotion

**Requested Action**

Existing Employee:	Kirby Waaland
Position:	Assistant Public Defender
Pay Rate:	Annual Salary \$88,000.00
Salary Budget Area:	012-488-403
Start Date:	04/14/2025
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:** Existing Employee, new position or promotion  
**Requested Action**

Existing Employee:	David Cuellar
Position:	Assistant Public Defender
Pay Rate:	Annual Salary \$100,000.00
Salary Budget Area:	012-488-103
Start Date:	04/14/2025
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:** Existing Employee, new position or promotion

**Requested Action**

Timothy Gutierrez:

Detention Discuss and/or take appropriate action concerning personnel:

Superintendent:

Existing Employee:	Alice Lopez
Position:	Part-time Control Tech to Juvenile Supervision Officer (Tier II)
Pay Rate:	\$22.03 hourly
Salary Budget Area:	039-400-562
Start Date:	4/14/2025
Physical:	N/A
Drug Test:	N/A

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 12.**

**Meeting Date:** 04/14/2025

**Item Title:**

**Submitted For:** Jon Brauchle, Deputy Fire Marshal/Environmental Crimes

**Discuss and/or take appropriate action concerning:**

**Jon Brauchle:** Discuss and/or take appropriate action to approve J&M Truck Tire Shop, INC to  
**DFM/EC:** deliver one 48-foot trailer at the cost of \$2,300.00, no tax. This trailer will be used to dispose of tires at 5959 FM 2146 the old Atascosa County Landfill.

**ATTACHMENTS**  
information

# J&M TRUCK TIRE SHOP, INC.

March 14, 2025

To whom it may concern:

J & M Truck Tire Shop is interested in conducting business with Atascosa County.

Therefore we propose to leave our trailer on your premises. The trailer will be loaded by your company with your disposable tires only. Any size is permitted as long as the tires are not doubled (tires inside other tires) and we do not allow any side wall cut outs to be placed in our trailers. We also do not accept rubber tracks, solid tires, foam filled tires mounted on rims and/or excessive amount of tire treads from blowouts. If we receive any of the following items or anything that is not allowed at our facility, we will be forced to reject it and return it to your location and bill your company for the cost of delivery.

The trailer fee for a 48 foot trailer will be \$2,300.00 no tax. The charge will not be a under a contract or a permanent price. Payment will be required when the loaded trailer is picked up. If the trailer is not picked up within two months, there will be a charge of \$100.00 each additional month. Once loaded, we will pick up the trailer at your request once our drivers are available. You will also be accountable for any damages on our trailer as long as it is on your premises and will be required to pay for any fees under any circumstance. The trailer is not to be removed to another site once it is dropped off. This quote is only for the location you provided.

If you would have any further questions please feel free to call us and speak to any of our representatives at (210)628-1824.

*Please sign and fax/email us back once you have read and agreed with our terms.*  
[nathan@jandmtrucktireshop.com](mailto:nathan@jandmtrucktireshop.com)  
cc: [accounting@jmtrucktireshop.com](mailto:accounting@jmtrucktireshop.com)

---

11420 Hwy 16 South San Antonio, TX. 78224  
Office 628-1824 Fax 628-4113



## PERSONNEL ACTION FORM

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

**Employment Type:**

New employee

**Requested Action**

Sheriff Guerra: Discuss and/or take appropriate action concerning personnel:  
New Employee: Rosa Morales  
Position: Corrections Officer  
Pay Rate: \$23.44 Hourly; 86 Hrs Fluctuating, \$120.00 Mo.  
Uniform, SB-22 Eligible, 90-Day County  
Probation, 1-Year Agency Probation  
Salary Budget Area: 012-442-562  
Start Date: 03/14/2025 9:00 AM  
Physical: complete  
Drug Test: complete



## 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**

Britni Van Curan: Discuss and/or take appropriate action concerning personnel:  
Rural Development:

Existing Employee	Nancy Apps
Position:	Administrative Assistant
Pay Rate:	\$20.38/hour
Salary Budget Area:	012-472-408
Start Date:	04/14/2025
Physical:	N/A
Drug Test:	N/A

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 15.**

**Meeting Date:** 04/14/2025  
**Item Title:** Exception - Hurd Tumlinson Rd  
**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 approval/denial of the Rural Development: Certificate of Exception for Douglas Hurd on Tumlinson Rd in Precinct 1.

**ATTACHMENTS**

Hurd - Deed  
Hurd - Registration  
Hurd - Survey  
Hurd - Certificate

JANET HURD PORTER, ET AL TO KAREN HURD FRAZIER, ET AL  
PARTITION DEED--Janet Hurd Porter, et al, to each other

THE STATE OF TEXAS:

COUNTY OF ATASCOSA:

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, we, JANET HURD PORTER, KAREN HURD FRAZIER, DOUGLAS HURD, joined herein pro forma by my wife, VICKIE L. HURD, and DALE HURD, joined herein pro forma by my wife, DEBORAH J. HURD, have and hold in common that certain real estate (the "Property"), and are desirous of making partition of the same; said property being more particularly described as follows, to-wit:

BEING 241.58 acres of land, more or less, lying and being situated in Atascosa County, Texas, and described in six (6) parcels as follows:

PARCEL I:

BEING 62.91 acres of land out of the R. E. Neill Survey No. 1101, Abstract No. 646, Atascosa County, Texas, and out of a 181 acre tract of land recorded in Volume 236, Page 174, Deed Records, Atascosa County, Texas. Said 62.91 acres being more particularly described as follows:

BEGINNING at a point in the south line of the 181 acre tract for the southwest corner of this tract. Said southwest corner being the same and the southeast corner of a 33.364 acre tract of land recorded in Volume 377, Page 347, Deed Records, Atascosa County, Texas.

THENCE N. 00 deg. 40 min. 34 sec. W, 30.46 feet along the east line of the 33.364 acre tract to a point for the lower northwest corner of this tract.

THENCE S. 80 deg. 40 min. 34 sec. E, 400.72 feet to a point for a corner of this tract;

THENCE N. 00 deg. 40 min. 34 sec. W, 961.32 feet to a point in the north line of the 181 acre tract for the upper northwest corner of this tract.

THENCE N. 89 deg. 13 min. 23 sec. E, 2289.93 feet along the north line of the 181 acre tract to a point on the west line of I.H. 37 for the northeast corner of this tract;

THENCE along the west line of I.H. 37 the following courses:

S. 00 deg. 02 min. 15 sec. E, 1205.84 feet to a point.

S. 03 deg. 12 min. 15 sec. E, 193.14 feet to a point for the southeast corner of this tract;

THENCE N. 80 deg. 40 min. 34 sec. W, 2720.98 feet along the south line of the 181 acre tract to the Point of Beginning.

PARCEL II:

BEING 55.23 acres of land out of the R. E. Neill Survey No. 1101, Abstract No. 646, Atascosa County, Texas, and out of a 181 acre tract of land recorded in Volume 236, Page 174, Deed Records, Atascosa County, Texas. Said 55.23 acres being more particularly described as follows:

BEGINNING at a point for the northeast corner of this tract and the northeast corner of the 181 acre tract;

THENCE S. 00 deg. 20 min. 49 sec. E, 2207.90 feet along the east line of the 181 acre tract to a point for the southeast corner of this tract and the southeast corner of the 181 acre tract;

I, Diane Gonzales 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 DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: *[Signature]*

THENCE S. 89 deg. 39 min. 11 sec. W, 1055.70 feet along the south line of the 181 acre tract to a point in the east line of I.H. 37 for the southwest corner of this tract;

THENCE along the east line of I.H. 37 the following courses:

N. 03 deg. 12 min. 08 sec. W, 178.07 feet to a point;

N. 01 deg. 40 min. 55 sec. W, 1657.99 feet to a point;

N. 00 deg. 02 min. 15 sec. W, 391.03 feet to a point for the northwest corner of this tract;

THENCE S. 89 deg. 23 min. 01 sec. E, 1101.24 feet along the north line of the 181 acre tract to the Point of Beginning;

PARCEL III:

BEING 7.00 acres of land out of the R. E. Neill Survey No. 1101, Abstract No. 646, Atascosa County, Texas, and out of a 181 acre tract of land recorded in Volume 236, Page 174, Deed Records, Atascosa County, Texas. Said 7.00 acres being more particularly described as follows:

BEGINNING at a point in the North line of the 181 acre tract for the northwest corner of this tract. Said northwest corner being N. 89 deg. 13 min. 23 sec. E, 67.53 feet from the northeast corner of a 33.364 acre tract recorded in Volume 377, Page 347, Deed Records, Atascosa County, Texas;

THENCE N. 89 deg. 13 min. 23 sec. E, 327.10 feet along the north line of the 181 acre tract to a point for the northeast corner of this tract;

THENCE S. 00 deg. 40 min. 34 sec. E, 961.32 feet to a point for the southeast corner of this tract;

THENCE N. 80 deg. 40 min. 34 sec. W, 332.15 feet to a point for the southeast corner of this tract.

THENCE N. 00 deg. 40 min. 34 sec. W, 903.06 feet to the Point of Beginning.

PARCEL IV:

BEING 57.44 acres of land, more or less, described as being the North 14.36 acres of land out of Tract Numbers (4), Five (5), Six (6) and Seven (7) of the M. F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, in Atascosa County, Texas, as per map or plat of said subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

PARCEL V:

BEING 24 acres of land, more or less, described as being the South 6 acres of land out of Tract Numbers (4), Five (5), Six (6) and Seven (7) of the M. F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, in Atascosa County, Texas, as per map or plat of said subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

ALSO, a non-exclusive thirty foot (30') wide easement of ingress and egress along the East boundary line of Tract No. 7 of the M.F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, Atascosa County, Texas, as per map or plat of said subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

I, Diane Gonzales 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 DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: *[Signature]*

BOOK 804 PAGE 455

PARCEL VI:

BEING 35 acres of land, more or less out of the Peter Tumlinson Survey No. 1110, Abstract No. 843, and more particularly described by metes and bounds as follows:

BEGINNING at the SW corner of said Survey and running East along the South boundary line of Survey 1144.6 feet to a stake set in said boundary line;

THENCE North 1332 feet to a point;

THENCE West 1144.6 feet to the west boundary line of said Survey;

THENCE South along said west boundary line of said Survey 1332 feet to the Place of Beginning.

NOW, THEREFORE, in consideration of the covenants herein contained and the conveyance herein made and to effect such partition, it is hereby COVENANTED, GRANTED, CONCLUDED AND AGREED by, between, and among said parties and each of them COVENANTS, GRANTS, CONCLUDES, AND AGREES, for themselves and their heirs, personal representatives, and assigns, that a partition of said Property be made as follows, to-wit:

The said JANET HURD PORTER, whose address is 1026 Oak Crest, Pleasanton, Atascosa County, Texas, 78064, as her sole separate property and estate, shall from henceforth have, hold, possess, and enjoy, in severalty, by herself, and to her and her heirs, personal representatives and assigns, for her part, share and proportion of the said Property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Atascosa County, Texas, referred to herein as Parcel I and more particularly described as follows:

BEING 62.91 acres of land out of the R. E. Neill Survey No. 1101, Abstract No. 646, Atascosa County, Texas, and out of a 181 acre tract of land recorded in Volume 236, Page 174, Deed Records, Atascosa County, Texas. Said 62.91 acres being more particularly described as follows:

BEGINNING at a point in the south line of the 181 acre tract for the southwest corner of this tract. Said southwest corner being the same and the southeast corner of a 33.364 acre tract of land recorded in Volume 377, Page 347, Deed Records, Atascosa County, Texas.

THENCE N. 00 deg. 40 min. 34 sec. W, 30.46 feet along the east line of the 33.364 acre tract to a point for the lower northwest corner of this tract.

THENCE S. 80 deg. 40 min. 34 sec. E, 400.72 feet to a point for a corner of this tract;

THENCE N. 00 deg. 40 min. 34 sec. W, 961.32 feet to a point in the north line of the 181 acre tract for the upper northwest corner of this tract.

THENCE N. 89 deg. 13 min. 23 sec. E, 2289.93 feet along the north line of the 181 acre tract to a point on the west line of I.H. 37 for the northeast corner of this tract;

THENCE along the west line of I.H. 37 the following courses:  
S. 00 deg. 02 min. 15 sec. E, 1205.84 feet to a point.

I, Diane Gonzales 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 DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: *raly*

S. 03 deg. 12 min. 15 sec. E, 193.14 feet to a point for the southeast corner of this tract;

THENCE N. 80 deg. 40 min. 34 sec. W, 2720.98 feet along the south line of the 181 acre tract to the Point of Beginning.

And the other parties hereto, KAREN HURD FRAZIER, DOUGLAS HURD, joined herein pro forma by his wife, VICKIE L. HURD, and DALE HURD, joined herein pro forma by his wife, DEBORAH J. HURD, HAVE GRANTED, RELEASED, CONFIRMED AND CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM AND CONVEY unto the said JANET HURD PORTER, the property in Parcel I above described.

This conveyance and hereinafter warranty are made expressly subject to that certain thirty (30') foot easement of ingress and egress hereinafter granted to Karen Hurd Frazier.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in any wise belonging and any right, title and interest of the Grantors in and to adjacent streets, alleys, and rights-of-ways, unto the said JANET HURD PORTER, her heirs, personal representatives, and assigns forever; and the other parties hereto, KAREN HURD FRAZIER, DOUGLAS HURD, joined herein pro forma by his wife, VICKIE L. HURD, and DALE HURD, joined herein pro forma by his wife, DEBORAH J. HURD, do bind themselves, their heirs, personal representatives, and assigns to WARRANT AND FOREVER DEFEND, all and singular the said Property unto the said JANET HURD PORTER, her heirs, personal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the mineral reservation hereinafter made, and subject to any easements, rights of ways and outstanding oil, gas and mineral interests which may be validly in existence and appear of record in the Deed Records of Atascosa County, Texas.

The said KAREN HURD FRAZIER, whose address is 12602 Old Wick Road, San Antonio, Texas, 78230, as her sole separate property and estate, shall from henceforth have, hold, possess, and enjoy, in severalty, by herself, and to her and her heirs, personal representatives and assigns, for her part, share and proportion of the said Property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Atascosa County, Texas, referred to herein as Parcels II and III and more particularly described as follows:

PARCEL II:

BEING 55.23 acres of land out of the R. E. Neill Survey No. 1101, Abstract No. 646, Atascosa County, Texas, and out of a 181 acre tract of land recorded in Volume 236, Page 174, Deed Records, Atascosa County, Texas. Said 55.23 acres being more particularly described as follows:

BEGINNING at a point for the northeast corner of this tract and the northeast corner of the 181 acre tract;

THENCE S. 00 deg. 20 min. 49 sec. E, 2207.90 feet along the east line of the 181 acre tract to a point for the southeast corner of this tract and the southeast corner of the 181 acre tract;

THENCE S. 89 deg. 39 min. 11 sec. W, 1055.70 feet along the south line of the 181 acre tract to a point in the east line of I.H. 37 for the southwest corner of this tract;

THENCE along the east line of I.H. 37 the following courses:

N. 03 deg. 12 min. 08 sec. W, 178.07 feet to a point;

I, Diane Gonzales 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 DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: *[Signature]*

N. 01 deg. 40 min. 55 sec. W, 1657.99 feet to a point;  
N. 00 deg. 02 min. 15 sec. W, 391.03 feet to a point for the  
northwest corner of this tract;

THENCE S. 89 deg. 23 min. 01 sec. E, 1101.24 feet along the  
north line of the 181 acre tract to the Point of Beginning;

PARCEL III:

BEING 7.00 acres of land out of the R. E. Neill Survey No. 1101,  
Abstract No. 646, Atascosa County, Texas, and out of a 181 acre  
tract of land recorded in Volume 236, Page 174, Deed Records,  
Atascosa County, Texas. Said 7.00 acres being more particularly  
described as follows:

BEGINNING at a point in the North line of the 181 acre tract for  
the northwest corner of this tract. Said northwest corner being  
N. 89 deg. 13 min. 23 sec. E, 67.53 feet from the northeast  
corner of a 33.364 acre tract recorded in Volume 377, Page 347,  
Deed Records, Atascosa County, Texas;

THENCE N. 89 deg. 13 min. 23 sec. E, 327.10 feet along the north  
line of the 181 acre tract to a point for the northeast corner of  
this tract;

THENCE S. 00 deg. 40 min. 34 sec. E, 961.32 feet to a point for  
the southeast corner of this tract;

THENCE N. 80 deg. 40 min. 34 sec. W, 332.15 feet to a point for  
the southeast corner of this tract.

THENCE N. 00 deg. 40 min. 34 sec. W, 903.06 feet to the Point of  
Beginning.

ALSO, a thirty (30') foot wide easement of ingress and egress  
along and South of her entire South boundary line of the above  
described 7.00 acre tract;

And the other parties hereto, JANET HURD PORTER, DOUGLAS HURD, joined  
herein pro forma by his wife, VICKIE L. HURD, and DALE HURD, joined herein pro  
forma by his wife, DEBORAH J. HURD, HAVE GRANTED, RELEASED, CONFIRMED AND  
CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM AND CONVEY  
unto the said KAREN HURD FRAZIER, the property in Parcels II and III above  
described.

TO HAVE AND TO HOLD the above described Property, together with all and  
singular the rights and appurtenances thereto in any wise belonging and any  
right, title and interest of the Grantors in and to adjacent streets, alleys,  
and rights-of-ways, unto the said KAREN HURD FRAZIER, her heirs, personal  
representatives, and assigns forever; and the other parties hereto, JANET HURD  
PORTER, DOUGLAS HURD, joined herein pro forma by his wife, VICKIE L. HURD, and  
DALE HURD, joined herein pro forma by his wife, DEBORAH J. HURD, do bind  
themselves, their heirs, personal representatives, and assigns to WARRANT AND  
FOREVER DEFEND, all and singular the said Property unto the said KAREN HURD  
FRAZIER, her heirs, personal representatives, and assigns, against every  
person whomsoever lawfully claiming or to claim the same or any part thereof,  
subject, however, to the mineral reservation hereinafter made, and subject to  
any easements, rights of ways and outstanding oil, gas and mineral interests  
which may be validly in existence and appear of record in the Deed Records of  
Atascosa County, Texas.

I, Diane Gonzales 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 DEC 31 2015



Diane Gonzales, County Clerk

By Deputy:

The said DOUGLAS HURD, whose address is Rt. 1, Box 127-D, Pleasanton, Atascosa County, Texas, 78064, as his sole separate property and estate, shall from henceforth have, hold, possess, and enjoy, in severalty, by himself, and to him and his heirs, personal representatives and assigns, for his part, share and proportion of the said Property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Atascosa County, Texas, referred to herein as Parcel IV and more particularly described as follows:

PARCEL IV:

BEING 57.44 acres of land, more or less, described as being the North 14.36 acres of land out of Tract Numbers (4), Five (5), Six (6) and Seven (7) of the M. F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, in Atascosa County, Texas, as per map or plat of said subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

And the other parties hereto, JANET HURD PORTER, KAREN HURD FRAZIER, and DALE HURD, joined herein pro forma by his wife, DEBORAH J. HURD, HAVE GRANTED, RELEASED, CONFIRMED AND CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM AND CONVEY unto the said DOUGLAS HURD, the property in Parcels IV above described.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in any wise belonging and any right, title and interest of the Grantors in and to adjacent streets, alleys, and rights-of-ways, unto the said DOUGLAS HURD, his heirs, personal representatives, and assigns forever; and the other parties hereto, JANET HURD PORTER, KAREN HURD FRAZIER, and DALE HURD, joined herein pro forma by his wife, DEBORAH J. HURD, do bind themselves, their heirs, personal representatives, and assigns to WARRANT AND FOREVER DEFEND, all and singular the said Property unto the said DOUGLAS HURD, his heirs, personal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the mineral reservation hereinafter made and subject to any easements, rights of ways and outstanding oil, gas and mineral interests which may be validly in existence and appear of record in the Deed Records of Atascosa County, Texas.

The said DALE HURD, whose address is Star Route Box 36AA, Pleasanton, Atascosa County, Texas, 78064, as his sole separate property and estate, shall from henceforth have, hold, possess, and enjoy, in severalty, by himself, and to him and his heirs, personal representatives and assigns, for his part, share and proportion of the said Property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Atascosa County, Texas, referred to herein as Parcel V, and a non-exclusive Easement, and Parcel VI, and more particularly described as follows:

PARCEL V:

BEING 24 acres of land, more or less, described as being the South 6 acres of land out of Tract Numbers (4), Five (5), Six (6) and Seven (7) of the M. F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, in Atascosa County, Texas, as per map or plat of said

I, Diane Gonzales 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 DEC 31 2015



Diane Gonzales, County Clerk,

By Deputy: *[Signature]*

subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

ALSO, a non-exclusive thirty foot (30') wide easement of ingress and egress along the East boundary line of Tract No. 7 of the M.F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, Atascosa County, Texas, as per map or plat of said subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

PARCEL VI:

BEING 35 acres of land, more or less out of the Peter Tumlinson Survey No. 1110, Abstract No. 843, and more particularly described by metes and bounds as follows:

BEGINNING at the SW corner of said Survey and running East along the South boundary line of Survey 1144.6 feet to a stake set in said boundary line;

THENCE North 1332 feet to a point;

THENCE West 1144.6 feet to the west boundary line of said Survey;

THENCE South along said west boundary line of said Survey 1332 feet to the Place of Beginning.

And the other parties hereto, JANET HURD PORTER, KAREN HURD FRAZIER, and DOUGLAS HURD, joined herein pro forma by his wife, VICKIE L. HURD, HAVE GRANTED, RELEASED, CONFIRMED AND CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM AND CONVEY unto the said DALE HURD, the property in Parcel V, and the non-exclusive Easement, and Parcel VI, above described.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in any wise belonging and any right, title and interest of the Grantors in and to adjacent streets, alleys, and rights-of-ways, unto the said DALE HURD, his heirs, personal representatives, and assigns forever; and the other parties hereto, JANET HURD PORTER, KAREN HURD FRAZIER, and DOUGLAS HURD, joined herein pro forma by his wife, VICKIE L. HURD, do bind themselves, their heirs, personal representatives, and assigns to WARRANT AND FOREVER DEFEND, all and singular the said Property unto the said DALE HURD, his heirs, personal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the mineral reservation hereinafter made, and subject to any easements, rights of ways and outstanding oil, gas and mineral interests which may be validly in existence and appear of record in the Deed Records of Atascosa County, Texas.

SAVE AND EXCEPT, HOWEVER, and there is hereby expressly reserved and retained unto JANET HURD PORTER, KAREN HURD FRAZIER, DOUGLAS HURD and DALE HURD, their heirs and assigns, all of their right, title and interest in and to all of the oil, gas and other minerals, in, on, under and that may be mined, produced, saved and sold from all of the above described land, or any part thereof, for a period of ten (10) years from and after the date hereof, and for so long thereafter as oil, gas and other minerals continue to be produced therefrom, together with the right of ingress and egress at all times for the purpose of drilling, exploring, producing and mining for oil, gas and other minerals,

I, Diane Gonzales 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 DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: *[Signature]*

and for the purpose of storing, treating and removing the same therefrom.

Janet Hurd Porter and Karen Hurd Frazier, do further expressly warrant that the property herein conveyed is their separate property and estates, forms no part of any part of their respective homesteads and has been under their exclusive control and management since their date of acquisition thereof.

IN WITNESS WHEREOF, we have hereunto set our hands this the 7th day of October, 1988.

Janet Hurd Porter  
 JANET HURD PORTER

Karen Hurd Frazier  
 KAREN HURD FRAZIER

Douglas Hurd  
 DOUGLAS HURD

Vickie L. Hurd  
 VICKIE L. HURD

Dale Hurd  
 DALE HURD

Deborah J. Hurd  
 DEBORAH J. HURD

THE STATE OF TEXAS:  
 COUNTY OF ATASCOSA:  
 This instrument was acknowledged before me on the 7th day of October,  
 1988, by JANET HURD PORTER.



**LELA W. SPRUILL**  
 COMMISSION EXPIRES 11-14-89

Lela W. Spruill  
 NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS:  
 COUNTY OF ATASCOSA:  
 This instrument was acknowledged before me on the 7th day of October,  
 1988, by DOUGLAS HURD FRAZIER.



**LELA W. SPRUILL**  
 COMMISSION EXPIRES 11-14-89

Lela W. Spruill  
 NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS:  
 COUNTY OF ATASCOSA:

This instrument was acknowledged before me on the 7th day of October,  
 1988, by DOUGLAS HURD and wife, VICKIE L. HURD.



**LELA W. SPRUILL**  
 COMMISSION EXPIRES 11-14-89

Lela W. Spruill  
 NOTARY PUBLIC, STATE OF TEXAS

I, Diane Gonzales 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 DEC 31 2015



Diane Gonzales, County Clerk  
 By Deputy: [Signature]

THE STATE OF TEXAS:  
COUNTY OF ATASCOSA:

This instrument was acknowledged before me on the 10th day of October,  
1988, by DALE HURD and wife, DEBORAH J. HURD.

Lela W. Spruill  
NOTARY PUBLIC, STATE OF TEXAS



LELA W. SPRUILL  
COMMISSION EXPIRES 11-14-89

BOOK 804 PAGE 464

I, Diane Gonzales 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 DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: [Signature]

5097

BOOK 804 PAGE 465

PARTITION DEED

JANET HURD PORTER, ET AL  
TO EACH OTHER

*Return to: Al. Steinle*

Filed for Record

18 Day of Nov. 19 88  
at 8:25 o'clock A M

LAQUITA HAYDEN

County Clerk, Atascosa County

By Janie Alfars Deputy

STEINLE AND WETHERBEE

Attorneys at Law

P. O. BOX 400

JOURDANTON, TEXAS 78026

STATE OF TEXAS COUNTY OF ATASCOSA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Deed records of Atascosa County, Texas stamped hereon by me:

RECORDING DATE

Nov. 22, 1988  
LAQUITA HAYDEN



COUNTY CLERK Atascosa County, Texas

By M. Garcia Deputy



I, Diane Gonzales 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 DEC 31 2015



Diane Gonzales, County Clerk  
By Deputy: [Signature]



## Registration for Division of Land in Atascosa County

I Douglas L. Hurd, am the owner of the attached filed division of land located at Kertz S/D Lot pt 4-6 - 23.75 (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

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

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



Date: 3-19-25

Signature: Douglas Hurd

Printed Name: Douglas Hurd

ACKNOWLEDGMENT

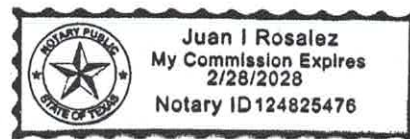
STATE OF TEXAS

COUNTY OF Hidalgo

BEFORE ME, the undersigned Notary Public, on this day personally appeared Douglas Hurd, 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.

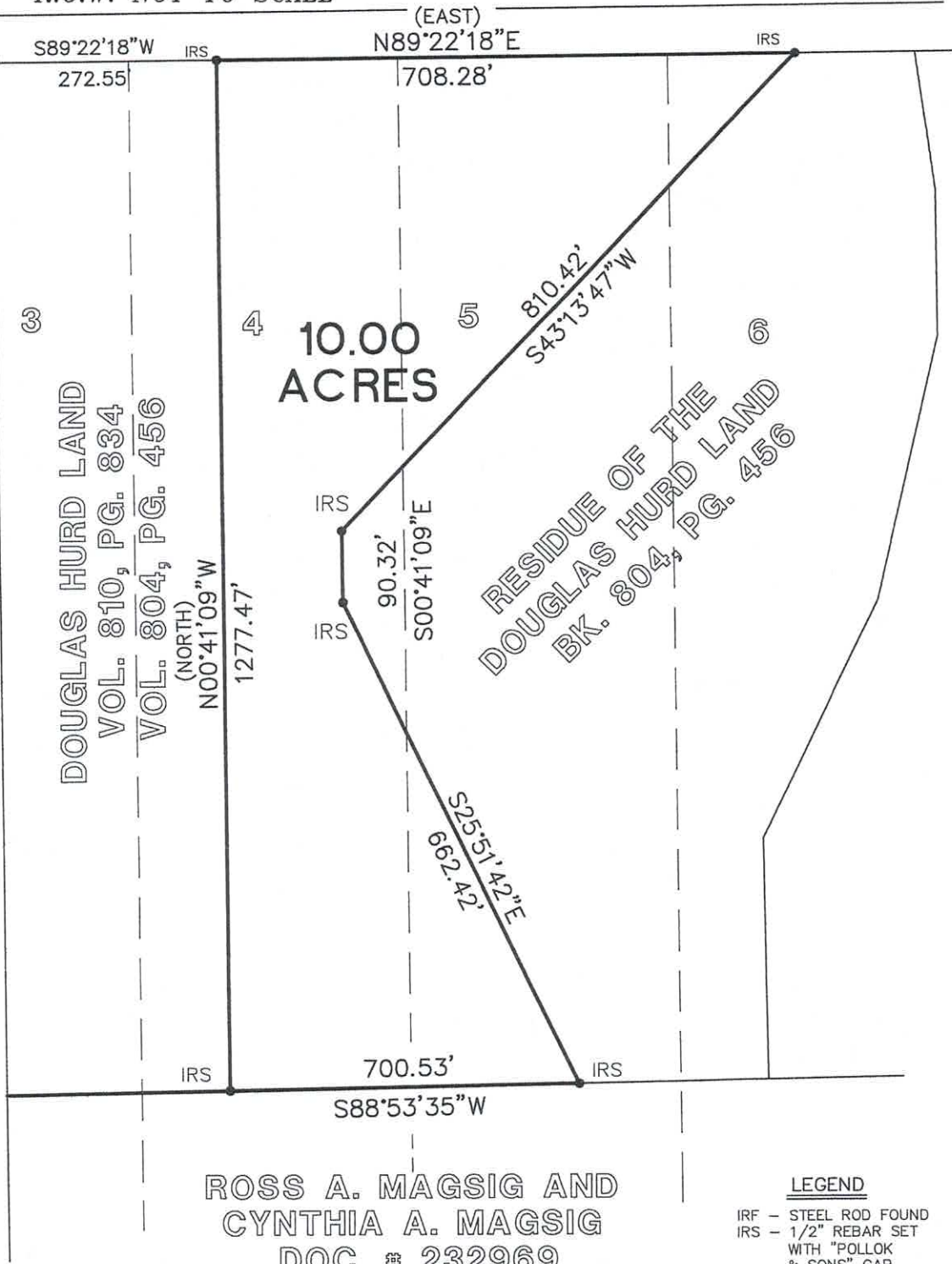
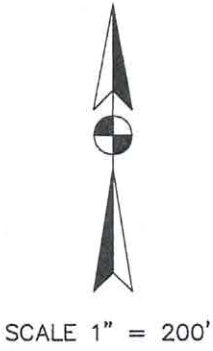
GIVEN under my hand and seal of office this March 19<sup>th</sup>, 2025

Juan I Rosalez  
Notary Public, in and for  
State of Texas



# TUMLINSON RD.

R.O.W. NOT TO SCALE



ROSS A. MAGSIG AND  
CYNTHIA A. MAGSIG  
DOC. # 232969

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

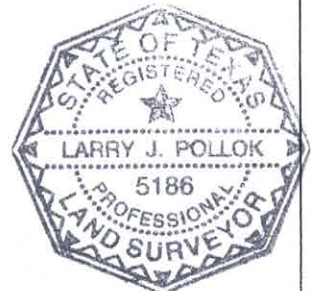
SURVEY PLAT OF 10.00 ACRES OF LAND OUT OF THE JOEL WALKER SURVEY 1090, ABSTRACT NO. 908, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUGLAS HURD IN THE DEED OF RECORD IN BOOK 804, PAGE 456 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND FURTHER BEING PARTS OR PORTIONS OF THE M. F. KEITH SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 232, PAGE 144 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 DOUGLAS HURD. 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.



**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 MARCH, 2025 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

© 2025 ALL RIGHTS RESERVED

JOB NO. 25-059

REFERENCE:  
VOL. 804, PG. 456 - DEED  
VOL. 232, PG. 144 PLAT

STATE OF TEXAS  
COUNTY OF ATASCOSA

FIELD NOTES FOR 10.00 ACRES OF LAND

**BEING** 10.00 ACRES OF LAND OUT OF THE JOEL WALKER SURVEY 1090, ABSTRACT NO. 908, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUGLAS HURD IN THE DEED OF RECORD IN BOOK 804, PAGE 456 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND FURTHER BEING PARTS OR PORTIONS OF THE M. F. KEITH SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 232, PAGE 144 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 southerly right-of-way of Tumlinson Road for the northwesterly corner of this tract from which a found ½” pin for the northwesterly corner of the Hurd land as described in Book 810, Page 834 of the Official Public Records of Atascosa County, Texas bears South 89° 22’ 18” West, a distance of 272.55 feet;

**THENCE** North 89° 22’ 18” East, with said right-of-way, a distance of 708.28 feet to a set ½” rebar with a “Pollok & Sons” cap for the northeasterly corner of this tract;

**THENCE** into and across the Hurd land as follows:


South 43° 13’ 47” West, a distance of 810.42 feet to a set ½” rebar with a “Pollok & Sons” cap;  
South 00° 41’ 09” East, a distance of 90.32 feet to a set ½” rebar with a “Pollok & Sons” cap;  
South 25° 51’ 42” East, a distance of 662.42 feet to a set ½” rebar with a “Pollok & Sons” cap on the northerly line of the Ross A. Magsig, et al land as described in Documents 232969 of the Official Public Records of Atascosa County, Texas for the southeasterly corner of this tract;

**THENCE** South 88° 53’ 35” West, with the common line of said Magsig land, a distance of 700.53 feet to a set ½” rebar with a “Pollok & Sons” cap for the southwesterly corner of this tract;

**THENCE** North 00° 41’ 09” West, into the Hurd land, a distance of 1277.47 feet to the **POINT OF BEGINNING** and containing 10.00 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  
March 12, 2025



Refer. 25-059

**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 tract of land shown on the surveys attached hereto as Exhibit A as being approximately 2 tracts of land out of an original 241.58 acres, more or less, described in a Deed, Book Number 804, Page Number 456, Official Public Records, Atascosa County, Texas, and being currently owned by Douglas Hurd, is excepted from platting requirements. This exception is based on Article IV of the Atascosa County Subdivision Regulations and based on the fact that all tracts are being divided as 10+ acre tracts. Owners acknowledge and agree that all the lot 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 16.**

**Meeting Date:** 04/14/2025  
**Item Title:** Road Bore Permits - Spectrum  
**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 approval/denial for the Rural Development:

- A. Discuss and/or take appropriate action concerning approval/denial of the road bore permit for Spectrum Gulf Coast, LLC on Bruce Rd in Precinct 1.
- B. Discuss and/or take appropriate action concerning approval/denial of the road bore permit #1 for Spectrum Gulf Coast, LLC on Old Pleasanton Rd in Precinct 1.
- C. Discuss and/or take appropriate action concerning approval/denial of the road bore permit #2 for Spectrum Gulf Coast, LLC on Old Pleasanton Rd in Precinct 1.
- D. Discuss and/or take appropriate action concerning approval/denial of the road bore permit #3 for Spectrum Gulf Coast, LLC on Old Pleasanton Rd in Precinct 1.

#### **ATTACHMENTS**

Road Bore - Bruce Rd  
Spectrum - Road Bore #1  
Spectrum - Road Bore #2  
Spectrum - Road Bore #3

## 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.**

**THERE IS ALSO A 90 DAY TERM OF CONTRACT ON THE APPLICATION WHICH INCLUDES REAPPLICATION AND REPAYMENT OF FEES IF THE APPLICATION EXPIRES BEFORE THE PIPELINE IS INSTALLED.**

**UPON COMMISSIONERS COURT APPROVAL THE COUNTY CLERK'S OFFICE WILL PROVIDE YOU WITH A FULLY EXECUTED COPY OF THE PERMIT AND RECEIPT FOR PAYMENT. PLEASE PROVIDE RETURN CONTACT INFORMATION ON PAGE 3 OF 3 OF THE PERMIT. THE INFORMATION YOU PROVIDE THERE WILL BE USED TO RETURN THE FULLY EXECUTED COPIES AND RECEIPT FOR YOUR RECORDS.**

**FEE SCHEDULE:**

APPLICATION FEE: \$500.00

COST PER YARD OR ANY PART THEREOF OF A CROSSING EXCEEDING 50 FEET: \$32.00

AMENDMENT OF PERMIT: \$250.00

EACH 6 MONTH EXTENSION OF PERMIT: \$ 200.00

PENALTY FEE FOR INSTALLATION OF PIPELINE WITHOUT A PERMIT: \$5000.00

# ATASCOSA COUNTY PIPELINE PERMIT

ORIGINAL APPLICATION     AMENDMENT     6 MONTH EXTENSION

ON THIS THE 17th day of March, 2025, A.D., the undersigned "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 has been laid, or for any other reason, the Applicant, upon request of the Commissioners Court, shall promptly change or alter, at Applicant's sole expense, such main or line, in such manner that the same will no longer interfere with such construction, maintenance or repair.

II.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner as to interfere with traffic, so as to interfere with any drainage now or hereafter to be affected on or along such road and that no main or line shall ever be laid or maintained by the Applicant in such a way as to constitute a danger or hazard or to become a nuisance of any kind to anyone using any road or living in the vicinity thereof.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner to run parallel to the county road within the county right-of-way.

III.

The Applicant further agrees that it shall in no way enter upon any property hereby affected for the purpose of constructing, laying or repairing any main or line now existing or hereafter to exist unless it shall have first submitted to the Commissioners Court of Atascosa County, plans, sections and such description of construction, laying, maintenance or repair, as to fully describe the same.

IV.

It is further understood and agreed that all lines crossing any County Road shall be either jacked, bored or driven under surfaced portion of the roadway; and that the section of line placed through boring shall extend

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 Court, or its representative, in making such restoration or repair shall be binding upon the Applicant, and such Commissioners Court estimate or statement of the cost and expense incurred in making such repair or restoration shall be final, conclusive and binding upon the Applicant.

VII.

It is further agreed that in the event Applicant enters upon any property hereby affected for the purpose of construction, laying or repairing any main or line of Applicant, now existing or hereafter to exist, in connection with any State road or highway, that Applicant shall comply with all conditions and requirements of the Texas State Highway Department or its authorized representative with reference to any matter pertaining to any such purposes.

VIII.

[REDACTED]

IX.

It is further agreed that the order of the Commissioners Court granting this application shall be and does constitute acceptance on the part of the County of the offer hereby made, and said order and this application shall constitute a contract between the parties hereto their heirs, assigns, representatives and successors according to the terms hereof.

X.

This application for pipeline permit shall expire 90 days after the same is approved by motion and order entered into Commissioners Court Records of Atascosa County, Texas. After expiration of the same, a new

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 \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ A.D.

After approval the fully executed permit should be returned to:

Phillip Gunn  
1922 Dry Creek Way, Suite 116  
San Antonio, TX 78259  
pgunn@entrustsol.com

Submitted by Phillip Gunn of ENTRUST Solutions Group, 1922 Dry Creek Way, Ste 116, San Antonio, TX 78259 on behalf of Spectrum a Franchise Utility Company. Work will be performed by a Contractor along with Spectrum's Construction Coordinator  
pgunn@entrustsol.com | 303-788-9168

ENTRUST Solutions Group  
Company  
By: Phillip Gunn for Spectrum

CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ A.D.

Notary Public in and for \_\_\_\_\_  
County, Texas  
Commission expires: \_\_\_\_\_

\*\*\*\*\*FOR COUNTY USE ONLY\*\*\*\*\*  
County Road: \_\_\_\_\_ Comm. Pct. No.: \_\_\_\_\_ Dia. Line \_\_\_\_\_

Examined and approved in open Commissioners Court on this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

By: \_\_\_\_\_ Weldon P. Cude, Atascosa County Judge

This permit Expires on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_



## MEMORANDUM OF PAYMENT FOR DAMAGES TO ATASCOSA COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

Comes now Spectrum Gulf Coast, LLC, hereafter known as Payor and Atascosa County, Texas, hereafter known as Atascosa County.

Whereas Payor is extensively utilizing the roads of Atascosa County, Texas, for the economic benefit of Payor; and

Whereas Atascosa County is a political subdivision of the State of Texas which maintains certain roads within Atascosa County; and

Whereas Atascosa County has limited resources for the maintenance of such roads; and

Whereas Atascosa County is authorized to act and does act by and through the Commissioners Court of Atascosa County, pursuant to V.T.C.A. Local Government Code Section 81.032 and V.T.C.A., Transportation Code Section 252.214 to accept donations of property or funds.

**THEREFORE:**

Payor does hereby pay and transfer to Atascosa County the materials and/or funds described below:

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It is the expectation of the Payor that the materials and/or funds donated to Atascosa County will be used for the repair, maintenance and upgrade of roads or facilities described below; however, Atascosa County makes no specific warranty for the use of the funds or materials paid:

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Materials and/or funds paid are not subject to return to the Payor by Atascosa County.

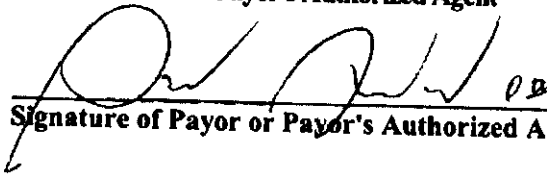
For a payment to be accepted, such payment, subsequent to being offered, must be accepted and approved by the Commissioners Court of Atascosa County in an open session of the Commissioners Court of Atascosa County.

Said funds shall be paid to the County for disbursement pursuant to any conditions delineated or approved by the Commissioners Court.

Payor, by executing this Memorandum of Payment For Damages to Atascosa County agrees and understands that this document contains all terms of the donation and this is not a contract or a settlement.

Spectrum Gulf Coast, LLC  
Printed Name of Payor (If Company or Business Entity)

Paul R. Arredondo II  
Printed Name of Payor's Authorized Agent

  
Signature of Payor or Payor's Authorized Agent

4/1/2025  
Date

Approved and Accepted by:  
Commissioners Court

\_\_\_\_\_  
Date

\_\_\_\_\_  
Weldon P. Cude, County Judge

\_\_\_\_\_  
Mark Gillespie, Commissioner Pct 1

\_\_\_\_\_  
Mark Bowen, Commissioner Pct 2

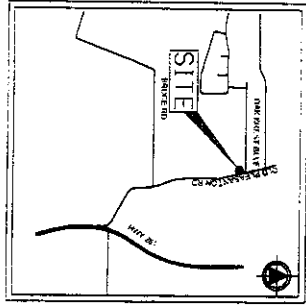
\_\_\_\_\_  
George Pawelek, Commissioner Pct 3

\_\_\_\_\_  
Kennard Riley, Commissioner Pct 4

ATTEST

\_\_\_\_\_  
Theresa Carrasco, County Clerk



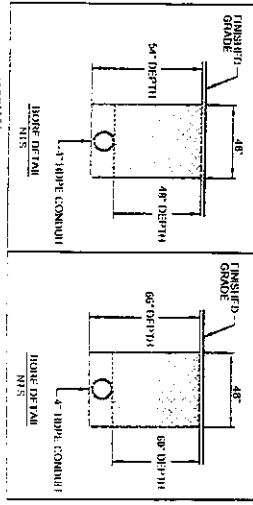


LOCATION MAP  
NTS

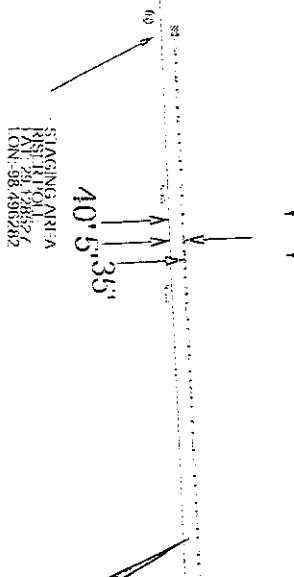
NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD, LOCATES WERE NOT MARKED.



NOTE:  
THE INFORMATION AND GRAPHICS DEPICTED ON THIS SHEET HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. IT IS THE EXCAVATOR'S RESPONSIBILITY TO VERIFY AND FIELD LOCATE ALL UNDERGROUND OBSTRUCTIONS AND UTILITIES PRIOR TO EXCAVATION, COMPLETE REPAIR OF ANY AND ALL DAMAGES INCURRED SHALL BE AT THE EXPENSE OF THE EXCAVATOR.



OLD PLEASANTON RD

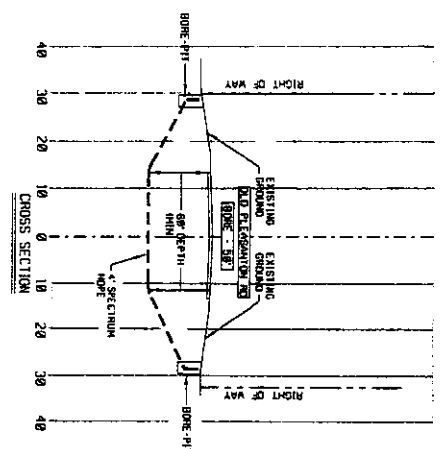


DIRECTIONAL BORE 180 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

DIRECTIONAL BORE 180 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

STAGING AREA  
BORE #1  
LAT: 28.17525  
LON: 38.485780

DIRECTIONAL BORE 180 LF & INSTALL:  
(1) 4" HDPE CONDUIT-60" MIN DEPTH  
(1) FIBER OPTIC CABLE



RECEIVING AREA  
BORE #2  
LAT: 28.17470  
LON: 38.486770

PROJECT: GIANNI HX 152100 TX 6331E

LOCATION: 1101 MADISON (RHS)

DATE: 03-14-2025

CITY: SAN ANTONIO

STATE: TX

CLIENT: COMMUNITY DEV

DESIGNER: JONATHAN SKINNER

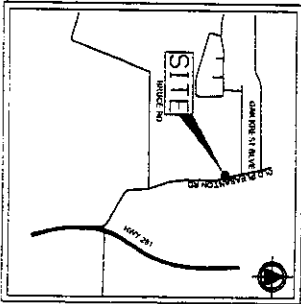
WATER UTILITY	WATER UTILITY	SEWER	SEWER
PROPOSED DRAIN PIPE	WATER UTILITY	EXISTING	EXISTING
STEEL PIPE	WATER UTILITY	EXISTING	EXISTING
TRANSFORMER HOLE	WATER UTILITY	EXISTING	EXISTING
POWER POLE	WATER UTILITY	EXISTING	EXISTING

DATE: 03/14/25

SCALE: AS SHOWN

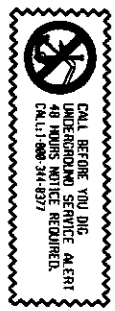
PROJECT: GIANNI HX 152100 TX 6331E



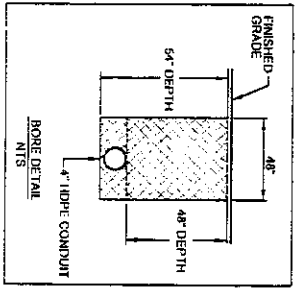


LOCATION MAP  
NTS

NO FACILITIES OR OLD PLEASANTON ROAD WERE MARKED  
IN FIELD LOCATES WERE NOT MARKED.



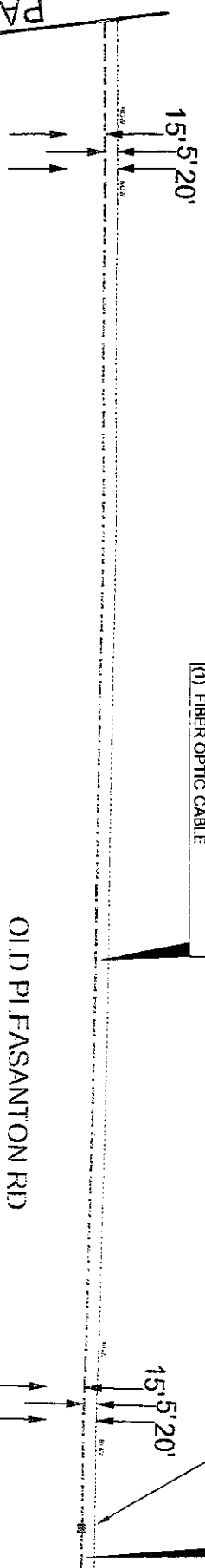
NOTE:  
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DIRECTIONAL BORE 620 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

DIRECTIONAL BORE 20 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

RECEIVING AREA  
30' x 40'  
LAT: 38.148372  
LON: -122.485772



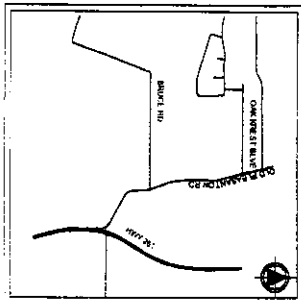
OLD PLEASANTON RD

PAGE 1

PAGE 3

PROJECT: GIANT HEX 152 LBD FX 6331E	VEHICLE: <input type="checkbox"/> PUMPED CRY PUF <input type="checkbox"/> STEEL ROLL <input type="checkbox"/> THUNDERBOLT ROLL <input type="checkbox"/> TRUCK ROLL	UTILITIES: <input type="checkbox"/> WATER UTILITY <input type="checkbox"/> NATURAL GAS UTILITY <input type="checkbox"/> CABLE UTILITY <input type="checkbox"/> TELEPHONE UTILITY <input type="checkbox"/> ELECTRIC UTILITY	SS: <input type="checkbox"/> SOUTHERN SINKER UTIL <input type="checkbox"/> EX STRUCTURE CONDUIT <input type="checkbox"/> UNDERGROUND <input type="checkbox"/> HOLE BY VAY CON <input type="checkbox"/> EXISTING COBB <input type="checkbox"/> FLOOR OR PAVEMENT	UTILITIES: <input type="checkbox"/> NEW GAS <input type="checkbox"/> NEW WATER <input type="checkbox"/> NEW FIBER
LOCATION: 1101 MCGUIRE RD DATE: 03-14-2025 CITY: SAN ANTONIO	SCALE: NTS SHEET: 1	PROJECT: 1101 MCGUIRE RD DATE: 03-14-2025 CITY: SAN ANTONIO	PROJECT: 1101 MCGUIRE RD DATE: 03-14-2025 CITY: SAN ANTONIO	PROJECT: 1101 MCGUIRE RD DATE: 03-14-2025 CITY: SAN ANTONIO



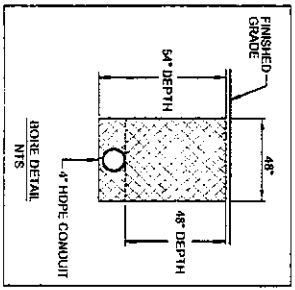


LOCATION MAP  
NTS

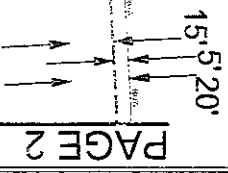
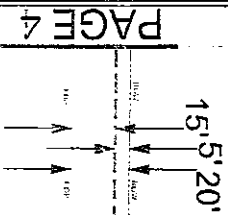
NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD, LOCATES WERE NOT MARKED.



NOTE:  
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DIRECTIONAL BORE 620 LF & INSTALL  
(1) 4" HDPE CONDUIT 48" MIN DEPTH  
(1) FIBER OPTIC CABLE

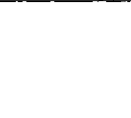


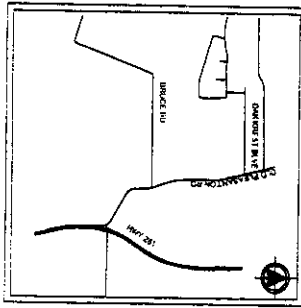
PROJECT: CH2M HILL 1527100 IX 6531E  
LOCATION: 1101 WOOD (RD) RD  
DATE: 03.14.2025  
CITY: SAN ANTONIO  
JOB NO: A902424

DESIGNER: JONATHAN SIMMER  
CHECKER: NIS  
DATE: 03.14.2025

WATER UTILITY  
GAS UTILITY  
ELECTRIC UTILITY  
TELEPHONE UTILITY  
FIBER OPTIC UTILITY

REVISIONS:  
DATE: 03/14/25  
BY: JAS

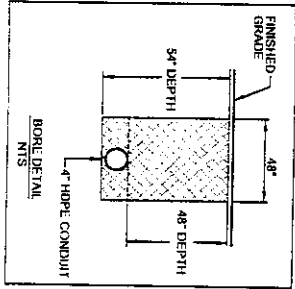




NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD LOCATES WERE NOT MARKED.



NOTE:  
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STAGING AREA  
BORE 5121LF  
LAT: 29.123125  
LON: -98.135663

15' 5" 20"

15' 5" 20"

OLD PLEASANTON RD

DIRECTIONAL BORE 130 LF & INSTALL:  
(1) 4" HOPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

DIRECTIONAL BORE 5121LF & INSTALL:  
(1) 4" HOPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

PROJECT: GRANITE BOX 152100 TX 63311  
LOCATION: 1101 MAGI (ORD) RD  
DATE: 03-14-2025  
CITY: SAN ANTONIO

SCALE: AS SHOWN  
DATE: 03-14-2025  
CITY: SAN ANTONIO

- WETLAND
- PROPOSED LOT/PAVE
- SITE FENCE
- UNDERGROUND PART
- POWER POLE

- WATER UTILITY
- NATURAL GAS UTILITY
- GAS UTILITY
- TELEPHONE UTILITY
- ELECTRICAL UTILITY

- SURFACE SIGN UTILITY
- EXISTING UNDERGROUND
- RIGHT OF WAY LINE
- EXISTING CURB
- EDGE OF PAVEMENT

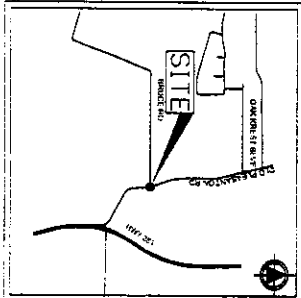
- LIMITS OF CONSTRUCTION
- RIGHT OF WAY
- OVERLAP
- 20' WIG BUFFER
- 10' WIG BUFFER

REVISIONS

NO.	DATE	DESCRIPTION

PREPARED BY: TRUST SOLUTIONS GROUP

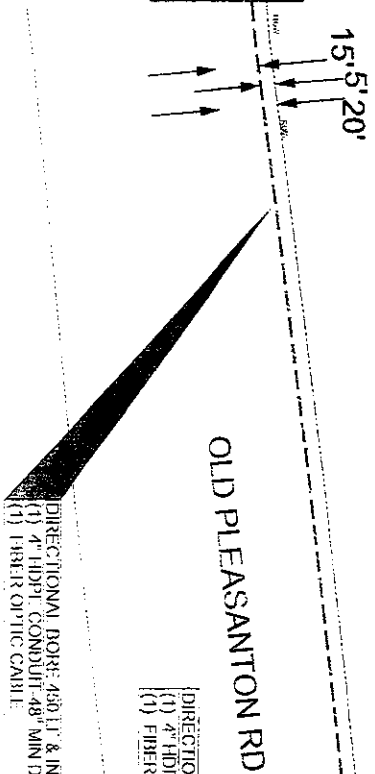




NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED IN FIELD, LOCATES WERE NOT MARKED.



NOTE:  
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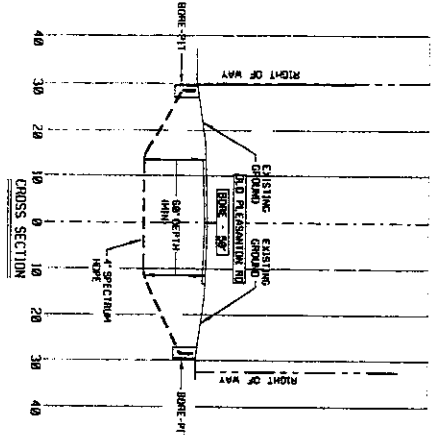
DIRECTIONAL BORE 480' L.F. & INSTALL:  
(1) 4" HDPE CONDUIT - 48" MIN. DEPTH  
(1) FIBER OPTIC CABLE

DIRECTIONAL BORE 50' L.F. & INSTALL:  
(1) 4" HDPE CONDUIT - 60" MIN. DEPTH  
(1) FIBER OPTIC CABLE

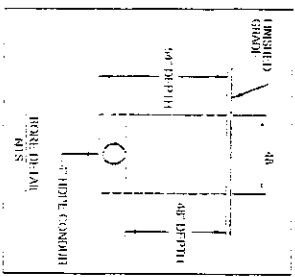
DIRECTIONAL BORE 160' L.F. & INSTALL:  
(1) 4" HDPE CONDUIT - 48" MIN. DEPTH  
(1) FIBER OPTIC CABLE

IRI CEILING AREA  
100' x 100'  
1.5% SLOPE

STAGING AREA  
BORING #1  
LAT: 38.138893  
LON: -88.138893

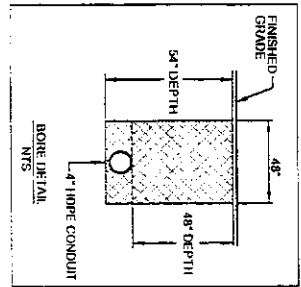
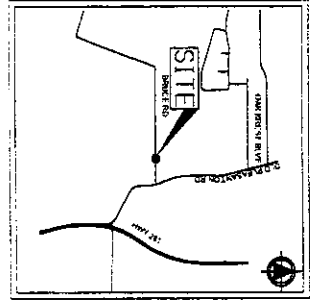


PAGE 7



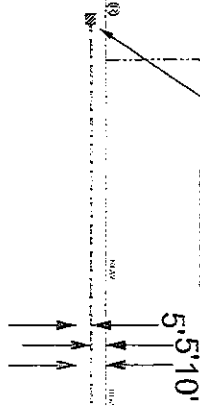
PROJECT	GIANNI, INC. 1527108 TX 63311	VERSION	0	WORKED UTILITY	W	SIGNIFY SEWER UTILITY	55	DATE OF COMPLETION	08/25/14
ADDRESS	1101 MOON DR RD	1	PROPOSED CIVIL PLAN	G	WATER GAS UTILITY	56	DESIGN	08/25/14	
CITY	03-14-2025	2	SITE PLAN	CH	CABLE UTILITY	57	DESIGN	08/25/14	
STATE	TX	3	TRUSS STRUCTURE PLAN	F	TELEPHONE UTILITY	58	DESIGN	08/25/14	
COUNTY	SAN ANTONIO	4	POULTRY PLAN	E	ELECTRIC UTILITY	59	DESIGN	08/25/14	
APPROVED BY	JONATHAN SERRINER	5				60	DESIGN	08/25/14	
SCALE	NITS	6				61	DESIGN	08/25/14	
DATE	08/25/14	7				62	DESIGN	08/25/14	
DRAWN		8				63	DESIGN	08/25/14	
CHECKED		9				64	DESIGN	08/25/14	
PROJECT NO.	4802424	10				65	DESIGN	08/25/14	

TRUST



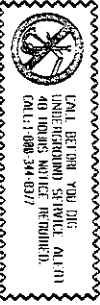
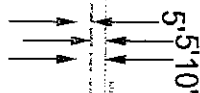
LOCATION MAP  
NTS

STAGING AREA  
RISER POLE  
BORE DETAIL  
ON 08.46709/3



DIRECTIONAL BORE 595 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

BRUCE RD



NO FACILITIES OR OBJECTS WERE MARKED  
IN FIELD, LOCATES WERE NOT MARKED.

NOTE:  
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PROJECT: GRANT BEX 1521.00 IX 6331E  
 LOCATION: 1101 MOSCOW RD  
 DRAWN: NTS  
 DATE: 03-14-2023  
 CITY: SAN ANTONIO  
 SHEET: 4502424  
 SCALE: NTS  
 PROJECT NO: 1521.00 IX 6331E  
 CONTRACTOR: JONATHAN SKINNER

W/DOH  
 RENEWED GATE POOL  
 STEEL TANK  
 THROUGHT HOLES  
 RIGID POLE

W/ WATER UTILITY  
 WATER GAS UTILITY  
 GAS UTILITY  
 TELEPHONE UTILITY  
 ELECTRIC UTILITY

55  
 EXISTING CONDUIT  
 NEW CONDUIT  
 NEW TIE LINE  
 EXISTING TIE LINE  
 EXISTING TIE LINE  
 EXISTING TIE LINE

LINE OF CONSTRUCTION  
 NEW LINE  
 EXISTING LINE  
 NEW TIE LINE  
 EXISTING TIE LINE

DATE: 03-14-2023  
 DRAWN BY: NTS  
 CHECKED BY: NTS  
 PROJECT NO: 1521.00 IX 6331E  
 SHEET NO: 4502424  
 CONTRACTOR: JONATHAN SKINNER  
 PREPARED BY: NTS  
 PROJECT: GRANT BEX 1521.00 IX 6331E  
 SHEET: 4502424  
 CONTRACTOR: JONATHAN SKINNER

## 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.**

**THERE IS ALSO A 90 DAY TERM OF CONTRACT ON THE APPLICATION WHICH INCLUDES REAPPLICATION AND REPAYMENT OF FEES IF THE APPLICATION EXPIRES BEFORE THE PIPELINE IS INSTALLED.**

**UPON COMMISSIONERS COURT APPROVAL THE COUNTY CLERK'S OFFICE WILL PROVIDE YOU WITH A FULLY EXECUTED COPY OF THE PERMIT AND RECEIPT FOR PAYMENT. PLEASE PROVIDE RETURN CONTACT INFORMATION ON PAGE 3 OF 3 OF THE PERMIT. THE INFORMATION YOU PROVIDE THERE WILL BE USED TO RETURN THE FULLY EXECUTED COPIES AND RECEIPT FOR YOUR RECORDS.**

**FEE SCHEDULE:**

APPLICATION FEE: \$500.00

COST PER YARD OR ANY PART THEREOF OF A CROSSING EXCEEDING 50 FEET: \$32.00

AMENDMENT OF PERMIT: \$250.00

EACH 6 MONTH EXTENSION OF PERMIT: \$ 200.00

PENALTY FEE FOR INSTALLATION OF PIPELINE WITHOUT A PERMIT: \$5000.00

# ATASCOSA COUNTY PIPELINE PERMIT

X ORIGINAL APPLICATION           AMENDMENT           6 MONTH EXTENSION

ON THIS THE 17th day of March, 2025, A.D., the undersigned "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 has been laid, or for any other reason, the Applicant, upon request of the Commissioners Court, shall promptly change or alter, at Applicant's sole expense, such main or line, in such manner that the same will no longer interfere with such construction, maintenance or repair.

II.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner as to interfere with traffic, so as to interfere with any drainage now or hereafter to be affected on or along such road and that no main or line shall ever be laid or maintained by the Applicant in such a way as to constitute a danger or hazard or to become a nuisance of any kind to anyone using any road or living in the vicinity thereof.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner to run parallel to the county road within the county right-of-way.

III.

The Applicant further agrees that it shall in no way enter upon any property hereby affected for the purpose of constructing, laying or repairing any main or line now existing or hereafter to exist unless it shall have first submitted to the Commissioners Court of Atascosa County, plans, sections and such description of construction, laying, maintenance or repair, as to fully describe the same.

IV.

It is further understood and agreed that all lines crossing any County Road shall be either jacked, bored or driven under surfaced portion of the roadway; and that the section of line placed through boring shall extend

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 Court, or its representative, in making such restoration or repair shall be binding upon the Applicant, and such Commissioners Court estimate or statement of the cost and expense incurred in making such repair or restoration shall be final, conclusive and binding upon the Applicant.

VII.

It is further agreed that in the event Applicant enters upon any property hereby affected for the purpose of construction, laying or repairing any main or line of Applicant, now existing or hereafter to exist, in connection with any State road or highway, that Applicant shall comply with all conditions and requirements of the Texas State Highway Department or its authorized representative with reference to any matter pertaining to any such purposes.

VIII.

[REDACTED SECTION]

IX.

It is further agreed that the order of the Commissioners Court granting this application shall be and does constitute acceptance on the part of the County of the offer hereby made, and said order and this application shall constitute a contract between the parties hereto their heirs, assigns, representatives and successors according to the terms hereof.

X.

This application for pipeline permit shall expire 90 days after the same is approved by motion and order entered into Commissioners Court Records of Atascosa County, Texas. After expiration of the same, a new

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 \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ A.D.

After approval the fully executed permit should be returned to:

Phillip Gunn  
1922 Dry Creek Way, Suite 116  
San Antonio, TX 78259  
pgunn@entrustsol.com

Submitted by Phillip Gunn of ENTRUST Solutions Group, 1922 Dry Creek Way, Ste 116, San Antonio, TX 78259 on behalf of Spectrum a Franchise Utility Company. Work will be performed by a Contractor along with Spectrum's Construction Coordinator pgunn@entrustsol.com | 303-788-9168

ENTRUST Solutions Group  
Company  
By: Phillip Gunn for Spectrum

CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ 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 \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ A.D.

Notary Public in and for \_\_\_\_\_  
County, Texas  
Commission expires: \_\_\_\_\_

\*\*\*\*\*FOR COUNTY USE ONLY\*\*\*\*\*  
County Road: \_\_\_\_\_ Comm. Pct. No.: \_\_\_\_\_ Dia. Line \_\_\_\_\_

Examined and approved in open Commissioners Court on this the \_\_\_\_ day of \_\_\_\_\_; 20 \_\_\_\_

By: \_\_\_\_\_ Weldon P. Cude, Atascosa County Judge

This permit Expires on the \_\_\_\_ day of \_\_\_\_\_; 20 \_\_\_\_



**MEMORANDUM OF PAYMENT FOR DAMAGES TO  
ATASCOSA COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

Comes now Spectrum Gulf Coast, LLC, hereafter known as Payor and Atascosa County, Texas, hereafter known as Atascosa County.

Whereas Payor is extensively utilizing the roads of Atascosa County, Texas, for the economic benefit of Payor; and

Whereas Atascosa County is a political subdivision of the State of Texas which maintains certain roads within Atascosa County; and

Whereas Atascosa County has limited resources for the maintenance of such roads; and

Whereas Atascosa County is authorized to act and does act by and through the Commissioners Court of Atascosa County, pursuant to V.T.C.A. Local Government Code Section 81.032 and V.T.C.A., Transportation Code Section 252.214 to accept donations of property or funds.

**THEREFORE:**

Payor does hereby pay and transfer to Atascosa County the materials and/or funds described below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

It is the expectation of the Payor that the materials and/or funds donated to Atascosa County will be used for the repair, maintenance and upgrade of roads or facilities described below; however, Atascosa County makes no specific warranty for the use of the funds or materials paid:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Materials and/or funds paid are not subject to return to the Payor by Atascosa County.

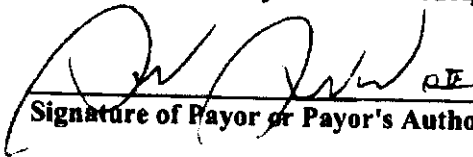
For a payment to be accepted, such payment, subsequent to being offered, must be accepted and approved by the Commissioners Court of Atascosa County in an open session of the Commissioners Court of Atascosa County.

Said funds shall be paid to the County for disbursement pursuant to any conditions delineated or approved by the Commissioners Court.

Payor, by executing this Memorandum of Payment For Damages to Atascosa County agrees and understands that this document contains all terms of the donation and this is not a contract or a settlement.

Spectrum Gulf Coast, LLC  
Printed Name of Payor (If Company or Business Entity)

Paul R. Arredondo III  
Printed Name of Payor's Authorized Agent

  
Signature of Payor or Payor's Authorized Agent

4/11/2025  
Date

Approved and Accepted by:  
Commissioners Court

\_\_\_\_\_  
Date

\_\_\_\_\_  
Weldon P. Cude, County Judge

\_\_\_\_\_  
Mark Gillespie, Commissioner Pct 1

\_\_\_\_\_  
Mark Bowen, Commissioner Pct 2

\_\_\_\_\_  
George Pawelek, Commissioner Pct 3

\_\_\_\_\_  
Kennard Riley, Commissioner Pct 4

ATTEST

\_\_\_\_\_  
Theresa Carrasco, County Clerk

**ROAD USE AGREEMENT BETWEEN  
ATASCOSA COUNTY AND Spectrum Gulf Coast, LLC**

On this the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, Atascosa County, herein known as "County" address #1 Courthouse Circle Drive, Jourdanton, Texas 78026 and Spectrum Gulf Coast, LLC

herein known as Spectrum Gulf Coast, LLC, address \_\_\_\_\_

for mutual consideration agrees as follows:

1. County roads have a weight limit of 58,420 pounds and repeated use of said roads exceeding the weight limit will damage said roads.
2. The State of Texas, through the Highway Commission, can issue overweight permits to allow overweight traffic on county roads.
3. Despite having an overweight permit, \_\_\_\_\_, acknowledges, pursuant to Transportation Code §251.160, that it has a responsibility to repair damage caused to county roads by overweight loads. Specifically, \_\_\_\_\_, agrees to repair damage to the following roads \_\_\_\_\_ in Commissioner Precinct No. \_\_\_\_\_.
4. The County and Spectrum Gulf Coast, LLC \_\_\_\_\_ agree to meet before such overweight traffic begins on county roads to document the condition of the county roads.
5. After \_\_\_\_\_ the \_\_\_\_\_ overweight \_\_\_\_\_ traffic \_\_\_\_\_ stops, \_\_\_\_\_, agrees to repair the county roads to the condition the roads were in before such overweight traffic began.
6. \_\_\_\_\_, further agrees to make the necessary arrangements for such repairs to county roads within 60 days from the drilling operations being completed.

Authorized Representative for:  
Spectrum Gulf Coast, LLC  
by Charter Communications, Inc

Paul R. Arredondo 4/1/2005  
Signature Date

Paul R. Arredondo  
Printed Name

Authorized Representative for Atascosa  
County: Weldon P Cude, County Judge

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Atascosa County Commissioner, Precinct No. \_\_\_\_\_

\_\_\_\_\_  
Signature of Commissioner Date

ATTEST:

\_\_\_\_\_  
Theresa Carrasco, County  
By: \_\_\_\_\_ Deputy  
Clerk

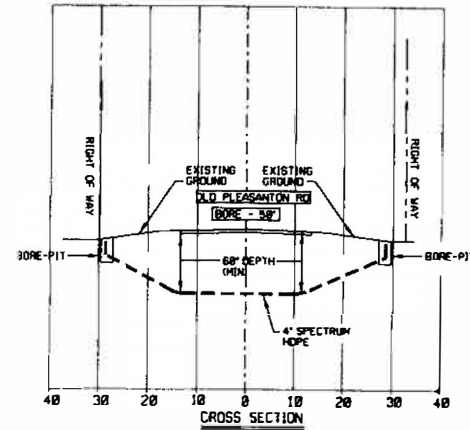
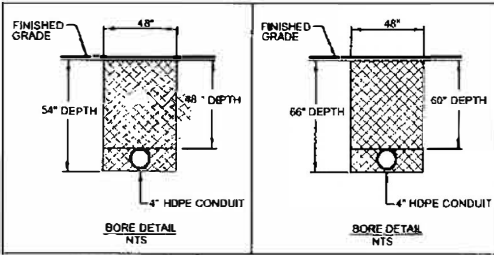


LOCATION MAP  
NTS

NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD. LOCATES WERE NOT MARKED.



NOTE:  
THE INFORMATION AND GRAPHICS DEPICTED ON THIS SHEET HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. IT IS THE EXCAVATOR'S RESPONSIBILITY TO VERIFY AND FIELD LOCATE ALL UNDERGROUND OBSTRUCTIONS AND UTILITIES PRIOR TO EXCAVATION. COMPLETE REPAIR OF ANY AND ALL DAMAGES INCURRED SHALL BE AT THE EXPENSE OF THE EXCAVATOR.

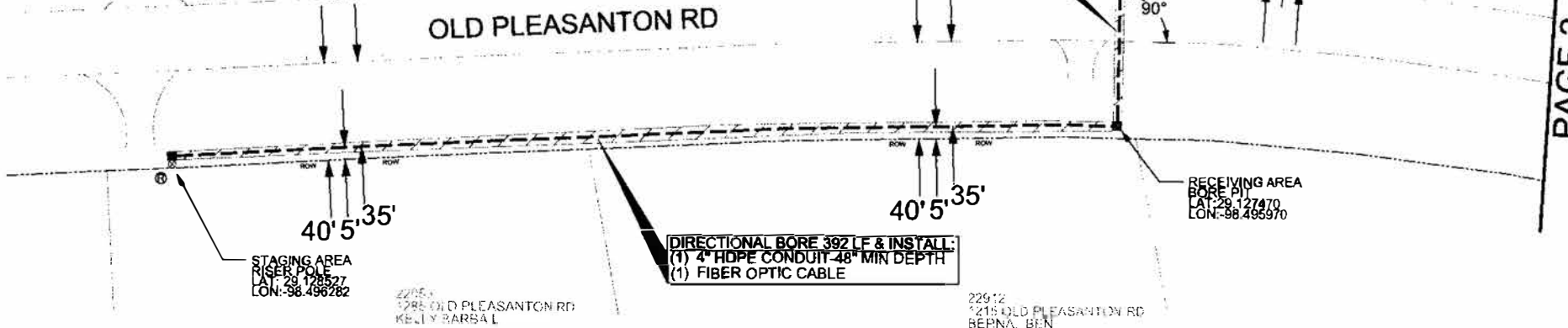


DIRECTIONAL BORE 180 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

STAGING AREA  
BORE PIT  
LAT: 29.127525  
LON: -98.495760

DIRECTIONAL BORE 50 LF & INSTALL:  
(1) 4" HDPE CONDUIT-60" MIN DEPTH  
(1) FIBER OPTIC CABLE

DIRECTIONAL BORE 392 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE



PAGE 2



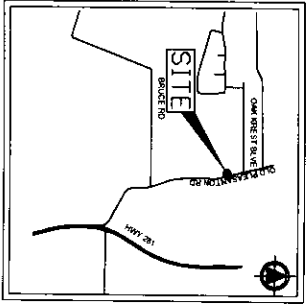
PROJECT	GRANT BEX 1521.00 TX 6331E		
LOCATION	1101 MOGFORD RD		
DRAWN	DATE	SCALE	APPROVED BY:
MD G	03-14-2025	NTS	JONATHAN SKINNER
FROM #	CITY	PAGE	COUNTY UG
4902424	SAN ANTONIO	1	COMAL COUNTY UG

● VERIZON	-W- WATER UTILITY	-SS- SANITARY SEWER UTIL.
○ PROPOSED CATV POLE	-G- NATURAL GAS UTILITY	-SC- EX. SPECTRUM CONDUIT
⊙ STEEL POLE	-GR- GRADE UTILITY	-UG- UNDERGROUND
⊞ TRANSFORMER POLE	-T- TELEPHONE UTILITY	-R.O.W- RIGHT OF WAY LINE
⊙ POWER POLE	-E- ELECTRIC UTILITY	-C.S- EXISTING CURB
		-E.P- EDGE OF PAVEMENT

▨ LIMITS OF CONSTRUCTIONS
⊙ RISER
▬ NEW BUILD
▬ OVERLASH
▬ NEW UG TRENCH
▬ NEW UG BORE

REVISIONS	
DATE	COMMENTS

PREPARED BY:  
**ENTRUST SOLUTIONS GROUP**



LOCATION MAP  
NTS

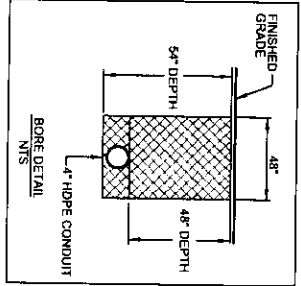
NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD, LOCATES WERE NOT MARKED.



NOTE:

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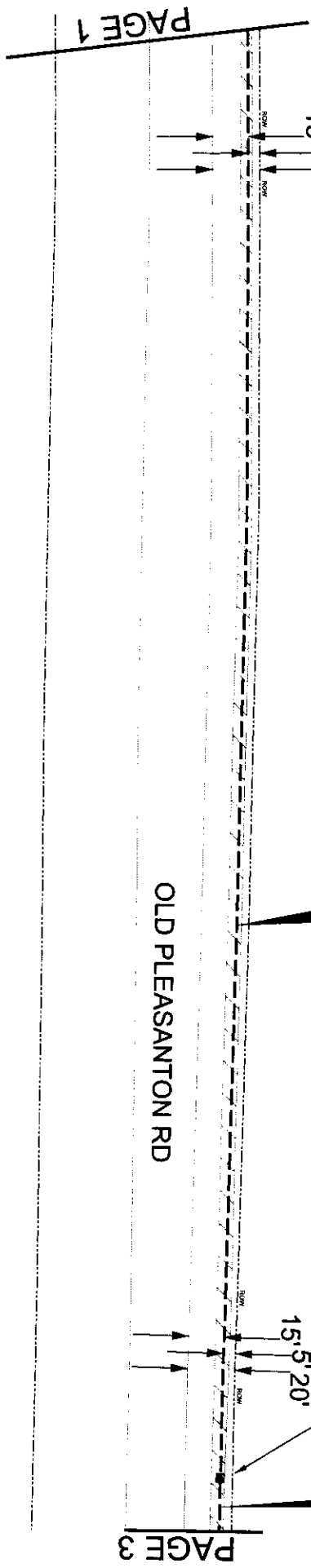
14415  
1216 OLD PLEASANTON RD  
ESPEY EDWIN



DIRECTIONAL BORE 620 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

DIRECTIONAL BORE 20 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

RECEIVING AREA  
BORE PIT  
LAT: 38.169775  
LON: -98.169775



**Spectrum**

PROJECT		GRANT BEX 1521.00 TX 6931E	
LOCATION	1101 MCGFORD RD	STATE	TX
DATE	03-14-2025	NTS	
CITY	SAN ANTONIO	PROJECT	CONTOURTY UG
PROJECT NO.	4902424	DESIGNER	JOHNTMAN SKINNER

- VERIZON
- PROPOSED CAVY POLE
- ⊗ STEEL POLE
- ⊗ TRANSFORMER POLE
- ⊗ POWER POLE

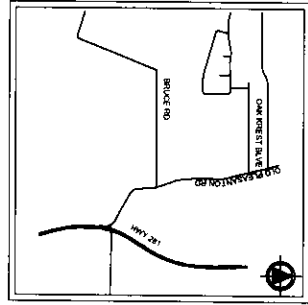
- W- WATER UTILITY
- G- GAS UTILITY
- GR- GROUND UTILITY
- T- TELEPHONE UTILITY
- E- ELECTRIC UTILITY

- S- SANITARY SEWER UTIL.
- SC- EX. SPECTRUM CONDUIT
- UC- UNDERGROUND
- R- RIGHT OF WAY LINE
- E- EXISTING CURB
- E.C.P. EDGE OF PAVEMENT

- ⊗ LIMITS OF CONSTRUCTION
- ⊗ NEW BUILD
- ⊗ OVERLASH
- ⊗ NEW UC BORE

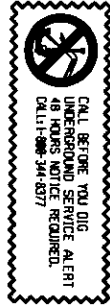
DATE	REVISIONS

PREPARED BY:



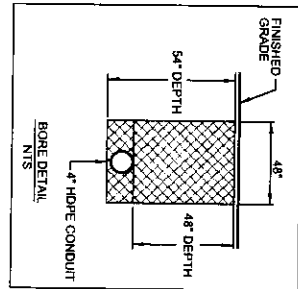
LOCATION MAP  
NTS

NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD, LOCATES WERE NOT MARKED.



CALL BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT  
CALL 1-888-344-8377

NOTE:  
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44815  
1218 OLD PLEASANTON RD  
ESPEY FOUNDRY



DIRECTIONAL BORE 620LF & INSTALL:  
(1) 4" HDPE CONDUIT 48" MIN DEPTH  
(1) FIBER OPTIC CABLE

15'5"20'

15'5"20'

**Spectrum**

PROJECT		GRANT BEX 152100 TX 6831E	
LOCATION	1101 MOGFORD RD	SCALE	1"=100'
DRAWN BY	DATE	DATE	03-14-2025
REVISED	CITY	PROJECT BY	JOHNATHAN SKINNER
48902424	SAN ANTONIO	PAGE	3

- VERIZON
- PROPOSED CARRY POLE
- ⊙ STEEL POLE
- ⊞ TRANSFORMER POLE
- ⊚ POWER POLE

- W- WATER UTILITY
- G- NATURAL GAS UTILITY
- OR- CABLE TELEVISION UTILITY
- T- TELEPHONE UTILITY
- E- ELECTRIC UTILITY

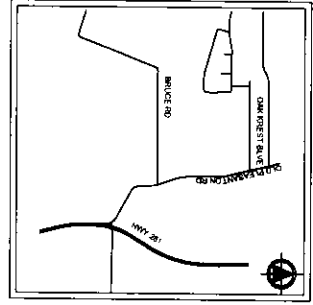
- SS- SANITARY SEWER UTIL.
- SC- EX. SPECTRUM CONDUIT
- UG- UNDERGROUND
- R/W- RIGHT OF WAY LINE
- E.O.D- EXISTING CURB
- E.O.P- EDGE OF PAVEMENT

- ⊞ LIMITS OF CONSTRUCTION
- ⊞ NEW BUILD
- ⊞ OVERLAP
- ⊞ NEW US TRENCH
- ⊞ NEW US BORE

DATE	REVISIONS	COMMENTS

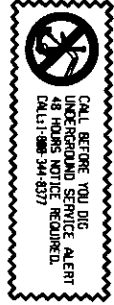


14815  
1218 OLD PLEASANTON RD  
ESPEY FOUNDRY

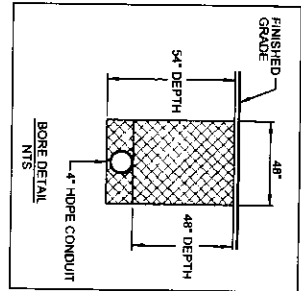


LOCATION MAP  
NTS

NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD, LOCATES WERE NOT MARKED.



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PAGE 5

STAGING AREA  
BORE PIT  
LAT: 28.12125  
LON: -98.436663

15'5.20'

15'5.20'  
15'5.20' PLEASANTON RD  
EAST SIDE

OLD PLEASANTON RD

15'5.20'

PAGE 3

DIRECTIONAL BORE 130 LF & INSTALL:  
(1) 4" HDPE CONDUIT - 48" MIN DEPTH  
(1) FIBER OPTIC CABLE

DIRECTIONAL BORE 512 LF & INSTALL:  
(1) 4" HDPE CONDUIT - 48" MIN DEPTH  
(1) FIBER OPTIC CABLE

DATE: 03-14-2025  
DESIGNER: JONATHAN SWANNER  
PROJECT: GRANT BEX 152100 TX 6331E

**Spectrum**

PROJECT	GRANT BEX 152100 TX 6331E	
LOCATION	1101 MOGFORD RD	
DATE	03-14-2025	SCALE
CITY	SAN ANTONIO	PROJECT MGR
		JONATHAN SWANNER

- VERIZON
- PROPOSED CAVY POLE
- ⊗ STEEL POLE
- ⊗ TRANSFORMER POLE
- ⊗ POWER POLE

- W- WATER UTILITY
- G- NATURAL GAS UTILITY
- GR- GROUND UTILITY
- T- TELEPHONE UTILITY
- E- ELECTRIC UTILITY

- SS- SANITARY SEWER UTIL.
- SC- EX. SPECTRUM CONDUIT
- UC- UNDERGROUND
- R.O.W- RIGHT OF WAY LINE
- E.C.D- EXISTING CURB
- E.O.P- EDGE OF PAVEMENT

- ⊗ LIMITS OF CONSTRUCTION
- ⊗ NEW BUILD
- ⊗ OVERLASH
- ⊗ NEW UT BORE

DATE	REVISIONS	COMMENTS

PREPARED BY:  
**ENTRUST SOLUTIONS GROUP**

# Spectrum

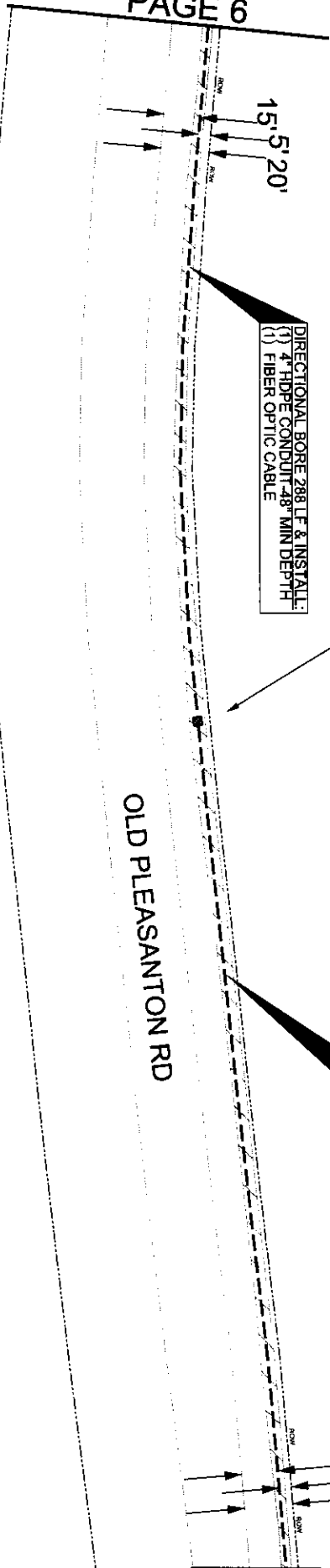
PROJECT GRANT, BEX, 1521.00 TX, 6331E  
 LOCATION 1101 MOGORD RD  
 DATE 03-14-2025  
 CITY SAN ANTONIO  
 STATE TX  
 COUNTY BEX  
 COUNTY UG  
 JONATHAN SKINNER

- PROPOSED DAILY POLE
- STEEL POLE
- ⊗ TRAFFIC SIGN POLE
- ⊕ POWER POLE
- W — WATER UTILITY
- G — NATURAL GAS UTILITY
- CR — CABLE TELEVISION UTILITY
- T — TELEPHONE UTILITY
- E — ELECTRIC UTILITY
- SS — SANITARY SEWER UTILITY
- FC — FIBER OPTIC CONDUIT
- R.D.V. — ROADWAY
- EX — EXISTING UTILITY
- ED — EDGE OF DRIVE
- ED — EDGE OF PARKING
- ⊗ LIMITS OF CONSTRUCTION
- ⊕ NEW BUILD
- ⊗ OVERLAP
- ⊕ NEW OR IMPROVE
- ⊕ NEW OR BORE

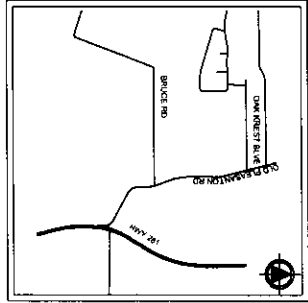
DATE	REVISIONS	COMMENTS

PREPARED BY: ENTRUST SOLUTIONS GROUP

PAGE 6



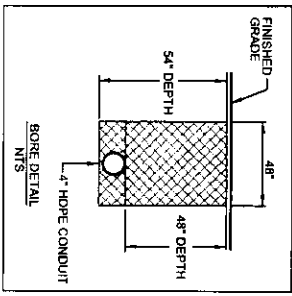
PAGE 4



NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED IN FIELD. LOCATES WERE NOT MARKED.



NOTE:  
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# Spectrum

**PROJECT**  
GRANT BEX 152100 TX 6331E

**LOCATION** 1101 MOGFORD RD  
**DATE** 03-14-2025  
**SCALE** NTS  
**CITY** SAN ANTONIO

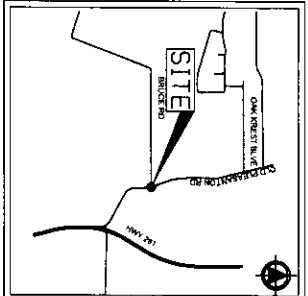
**DESIGNED BY** JONATHAN SKINNER  
**APPROVED BY** JONATHAN SKINNER

- VERIZON
- PROPOSED CAVITY POLE
- ③ STEEL POLE
- ⊕ TRANSMISSION POLE
- ⊙ POWER POLE
- W- WATER UTILITY
- G- GAS UTILITY
- OR- ORANGE UTILITY
- T- TELEPHONE UTILITY
- E- ELECTRIC UTILITY
- SS- SANITARY SEWER UTIL.
- SC- EX. SPECTRUM CONDUIT
- UD- UNDERGROUND
- R.O.K. RIGHT OF WAY LINE
- E.O.D. EXISTING CURB
- E.O.P. EDGE OF PAVEMENT
- Ⓢ LIMITS OF CONSTRUCTION
- Ⓡ NEW BUILD OVERLAP
- Ⓜ NEW UG TRENCH
- Ⓝ NEW UG BORE

DATE	REVISIONS	PREPARED BY

**ENRUST**  
FOUNDATION GROUP

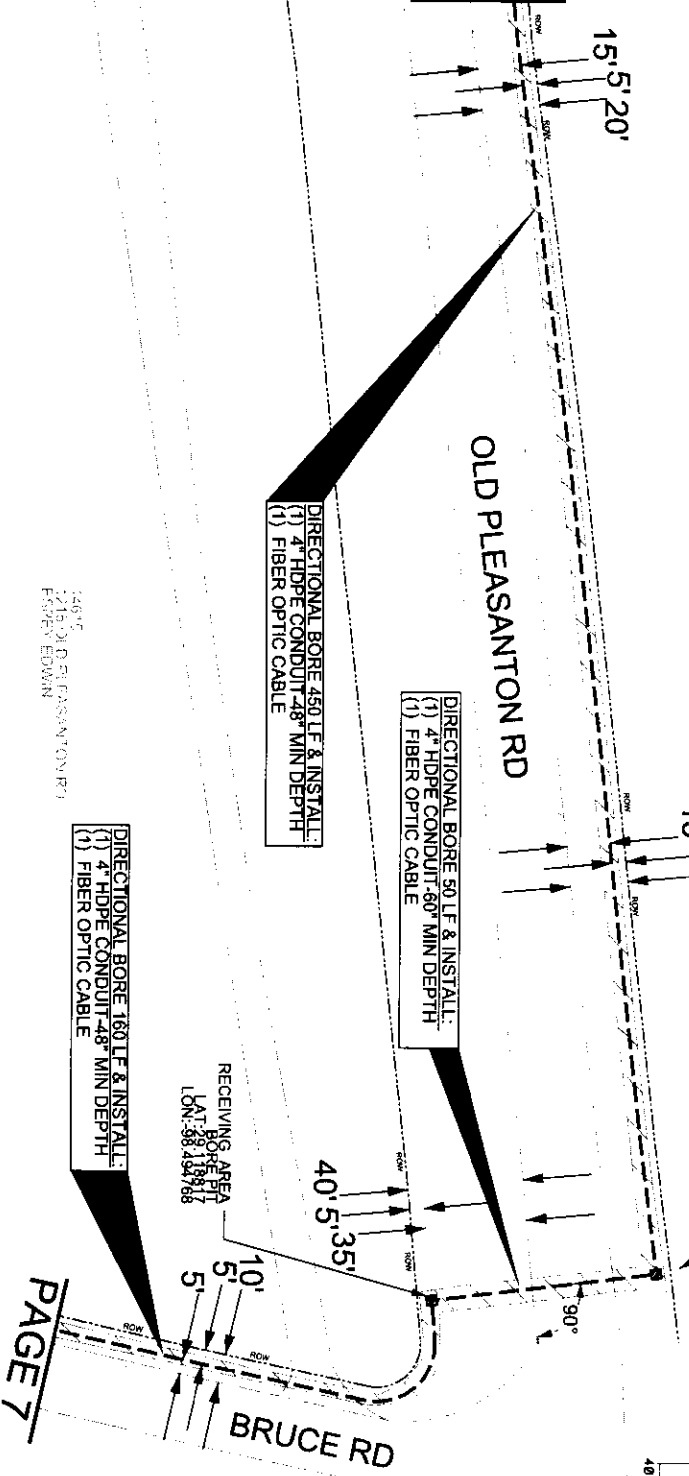
PAGE 5



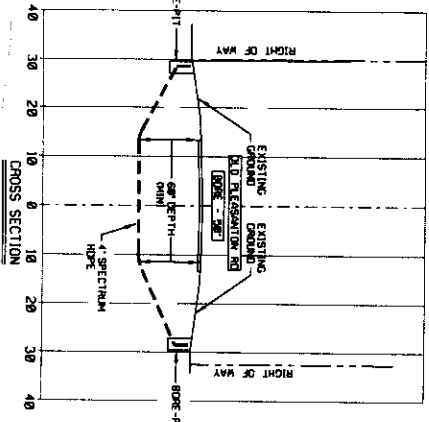
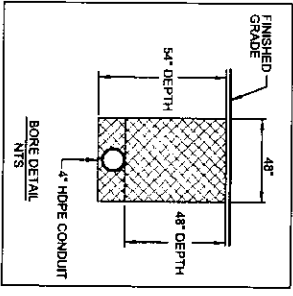
**NOTE:**  
NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED IN FIELD. LOCATES WERE NOT MARKED.

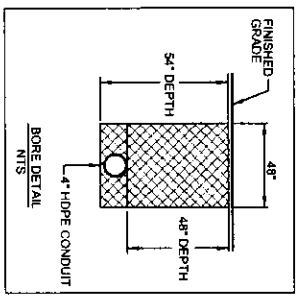
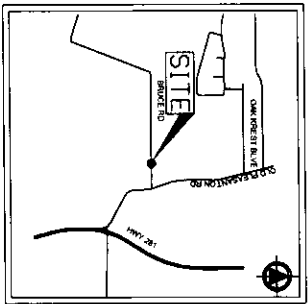
**CALL BEFORE YOU DIG**  
UNDERGROUND SERVICE ALERT  
48 HOURS NOTICE REQUIRED.  
CALL 1-800-344-8377

**NOTE:**  
THE INFORMATION AND GRAPHICS DEPICTED ON THIS SHEET HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. IT IS THE EXCAVATOR'S RESPONSIBILITY TO VERIFY AND FIELD LOCATE ALL UNDERGROUND OBSTRUCTIONS AND UTILITIES PRIOR TO EXCAVATION. COMPLETE REPAIR OF ANY AND ALL DAMAGES INCURRED SHALL BE AT THE EXPENSE OF THE EXCAVATOR.



PAGE 7





LOCATION MAP  
NTS

DATE: 12/15/2023  
PROJECT: BRUCE RD

STAGING AREA  
RISER POLE  
BORE PIT  
LAT: 29.118897  
LON: -98.497043

DIRECTIONAL BORE 595 LF & INSTALL  
(1) 4" HDPE CONDUIT 48" MIN DEPTH  
(1) FIBER OPTIC CABLE



CALL BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT  
48 HOURS NOTICE REQUIRED  
CALL 1-888-344-3377

NO FACILITIES OF BRUCE ROAD WERE MARKED  
IN FIELD, LOCATES WERE NOT MARKED.

NOTE:  
THE INFORMATION AND GRAPHICS DEPICTED ON THIS SHEET HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. IT IS THE EXCAVATOR'S RESPONSIBILITY TO VERIFY AND FIELD LOCATE ALL UNDERGROUND OBSTRUCTIONS AND UTILITIES PRIOR TO EXCAVATION. COMPLETE REPAIR OF ANY AND ALL DAMAGES INCURRED SHALL BE AT THE EXPENSE OF THE EXCAVATOR.



PROJECT	GRANT BEX 1521.00 TX 6331E		
LOCATION	1101 MOGORD RD		
DATE	03-14-2025	SCALE	NTS
CITY	SAN ANTONIO	COUNTY	BEXAR
PROJECT NO.	4902924	DESIGNER	JOHNATHAN SKINNER

<ul style="list-style-type: none"> <li>● VERTICAN</li> <li>○ PROPOSED DAILY POLE</li> <li>③ STEEL POLE</li> <li>⊕ TRANSFORMER POLE</li> <li>⊕ POWER POLE</li> </ul>	<ul style="list-style-type: none"> <li>-W- WATER UTILITY</li> <li>-G- NATURAL GAS UTILITY</li> <li>-CR- CABLE UTILITY</li> <li>-T- TELEPHONE UTILITY</li> <li>-E- ELECTRIC UTILITY</li> </ul>	<ul style="list-style-type: none"> <li>-SS- SANITARY SEWER UTIL.</li> <li>-UC- UNDERGROUND CONDUIT</li> <li>-R.O.V- RIGHT OF WAY LINE</li> <li>-E.O.D- EXISTING DRIVE</li> <li>-E.O.P- EDGE OF PAVEMENT</li> </ul>	<ul style="list-style-type: none"> <li>⊕ LIMITS OF CONSTRUCTION</li> <li>⊕ NEW ROAD</li> <li>⊕ NEW UTILITY</li> <li>⊕ NEW UTILITY TRENCH</li> <li>⊕ NEW UTILITY BORE</li> </ul>
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DATE	COMMENTS	PREPARED BY
		ENTRUST SOLUTIONS GROUP

## 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.**

**THERE IS ALSO A 90 DAY TERM OF CONTRACT ON THE APPLICATION WHICH INCLUDES REAPPLICATION AND REPAYMENT OF FEES IF THE APPLICATION EXPIRES BEFORE THE PIPELINE IS INSTALLED.**

**UPON COMMISSIONERS COURT APPROVAL THE COUNTY CLERK'S OFFICE WILL PROVIDE YOU WITH A FULLY EXECUTED COPY OF THE PERMIT AND RECEIPT FOR PAYMENT. PLEASE PROVIDE RETURN CONTACT INFORMATION ON PAGE 3 OF 3 OF THE PERMIT. THE INFORMATION YOU PROVIDE THERE WILL BE USED TO RETURN THE FULLY EXECUTED COPIES AND RECEIPT FOR YOUR RECORDS.**

**FEE SCHEDULE:**

APPLICATION FEE: \$500.00

COST PER YARD OR ANY PART THEREOF OF A CROSSING EXCEEDING 50 FEET: \$32.00

AMENDMENT OF PERMIT: \$250.00

EACH 6 MONTH EXTENSION OF PERMIT: \$ 200.00

PENALTY FEE FOR INSTALLATION OF PIPELINE WITHOUT A PERMIT: \$5000.00

# ATASCOSA COUNTY PIPELINE PERMIT

X ORIGINAL APPLICATION      AMENDMENT      6 MONTH EXTENSION

ON THIS THE 17<sup>th</sup> day of March, 20 25, A.D., the undersigned "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 has been laid, or for any other reason, the Applicant, upon request of the Commissioners Court, shall promptly change or alter, at Applicant's sole expense, such main or line, in such manner that the same will no longer interfere with such construction, maintenance or repair.

II.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner as to interfere with traffic, so as to interfere with any drainage now or hereafter to be affected on or along such road and that no main or line shall ever be laid or maintained by the Applicant in such a way as to constitute a danger or hazard or to become a nuisance of any kind to anyone using any road or living in the vicinity thereof.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner to run parallel to the county road within the county right-of-way.

III.

The Applicant further agrees that it shall in no way enter upon any property hereby affected for the purpose of constructing, laying or repairing any main or line now existing or hereafter to exist unless it shall have first submitted to the Commissioners Court of Atascosa County, plans, sections and such description of construction, laying, maintenance or repair, as to fully describe the same.

IV.

It is further understood and agreed that all lines crossing any County Road shall be either jacked, bored or driven under surfaced portion of the roadway; and that the section of line placed through boring shall extend

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 Court, or its representative, in making such restoration or repair shall be binding upon the Applicant, and such Commissioners Court estimate or statement of the cost and expense incurred in making such repair or restoration shall be final, conclusive and binding upon the Applicant.

VII.

It is further agreed that in the event Applicant enters upon any property hereby affected for the purpose of construction, laying or repairing any main or line of Applicant, now existing or hereafter to exist, in connection with any State road or highway, that Applicant shall comply with all conditions and requirements of the Texas State Highway Department or its authorized representative with reference to any matter pertaining to any such purposes.

VIII.

[REDACTED]

IX.

It is further agreed that the order of the Commissioners Court granting this application shall be and does constitute acceptance on the part of the County of the offer hereby made, and said order and this application shall constitute a contract between the parties hereto their heirs, assigns, representatives and successors according to the terms hereof.

X.

This application for pipeline permit shall expire 90 days after the same is approved by motion and order entered into Commissioners Court Records of Atascosa County, Texas. After expiration of the same, a new

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 \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ A.D.

After approval the fully executed permit should be returned to:

Phillip Gunn  
1922 Dry Creek Way, Suite 116  
San Antonio, TX 78259  
pgunn@entrustsol.com

Submitted by Phillip Gunn of ENTRUST Solutions Group, 1922 Dry Creek Way, Ste 116, San Antonio, TX 78259 on behalf of Spectrum a Franchise Utility Company. Work will be performed by a Contractor along with Spectrum's Construction Coordinator  
pgunn@entrustsol.com | 303-788-9168

ENTRUST Solutions Group  
Company  
By: Phillip Gunn for Spectrum

CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, A.D.

Notary Public in and for \_\_\_\_\_  
County, Texas  
Commission expires: \_\_\_\_\_

\*\*\*\*\*FOR COUNTY USE ONLY\*\*\*\*\*

County Road: \_\_\_\_\_ Comm. Pct. No.: \_\_\_\_\_ Dia. Line \_\_\_\_\_

Examined and approved in open Commissioners Court on this the \_\_\_\_ day of \_\_\_\_\_; 20 \_\_\_\_

By: \_\_\_\_\_ Weldon P. Cude, Atascosa County Judge

This permit Expires on the \_\_\_\_ day of \_\_\_\_\_; 20 \_\_\_\_



## MEMORANDUM OF PAYMENT FOR DAMAGES TO ATASCOSA COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

Comes now Spectrum Gulf Coast, LLC, hereafter known as Payor and Atascosa County, Texas, hereafter known as Atascosa County.

Whereas Payor is extensively utilizing the roads of Atascosa County, Texas, for the economic benefit of Payor; and

Whereas Atascosa County is a political subdivision of the State of Texas which maintains certain roads within Atascosa County; and

Whereas Atascosa County has limited resources for the maintenance of such roads; and

Whereas Atascosa County is authorized to act and does act by and through the Commissioners Court of Atascosa County, pursuant to V.T.C.A. Local Government Code Section 81.032 and V.T.C.A., Transportation Code Section 252.214 to accept donations of property or funds.

**THEREFORE:**

Payor does hereby pay and transfer to Atascosa County the materials and/or funds described below:

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It is the expectation of the Payor that the materials and/or funds donated to Atascosa County will be used for the repair, maintenance and upgrade of roads or facilities described below; however, Atascosa County makes no specific warranty for the use of the funds or materials paid:

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Materials and/or funds paid are not subject to return to the Payor by Atascosa County.

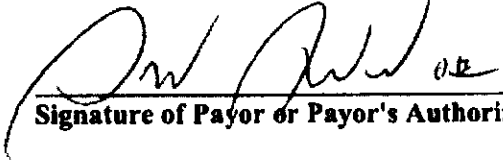
For a payment to be accepted, such payment, subsequent to being offered, must be accepted and approved by the Commissioners Court of Atascosa County in an open session of the Commissioners Court of Atascosa County.

Said funds shall be paid to the County for disbursement pursuant to any conditions delineated or approved by the Commissioners Court.

Payor, by executing this Memorandum of Payment For Damages to Atascosa County agrees and understands that this document contains all terms of the donation and this is not a contract or a settlement.

Spectrum Gulf Coast, LLC  
Printed Name of Payor (If Company or Business Entity)

Paul R. Avreondo III  
Printed Name of Payor's Authorized Agent

  
Signature of Payor or Payor's Authorized Agent

4/11/2025  
Date

Approved and Accepted by:  
Commissioners Court

\_\_\_\_\_  
Date

\_\_\_\_\_  
Weldon P. Cude, County Judge

\_\_\_\_\_  
Mark Gillespie, Commissioner Pct 1

\_\_\_\_\_  
Mark Bowen, Commissioner Pct 2

\_\_\_\_\_  
George Pawelek, Commissioner Pct 3

\_\_\_\_\_  
Kennard Riley, Commissioner Pct 4

ATTEST

\_\_\_\_\_  
Theresa Carrasco, County Clerk

**ROAD USE AGREEMENT BETWEEN  
ATASCOSA COUNTY AND Spectrum Gulf Coast, LLC**

On this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, Atascosa County, herein known as "County" address #1 Courthouse Circle Drive, Jourdanton, Texas 78026 and Spectrum Gulf Coast, LLC herein known as Spectrum Gulf Coast, LLC address \_\_\_\_\_

for mutual consideration agrees as follows:

1. County roads have a weight limit of 58,420 pounds and repeated use of said roads exceeding the weight limit will damage said roads.
2. The State of Texas, through the Highway Commission, can issue overweight permits to allow overweight traffic on county roads.
3. Despite having an overweight permit, \_\_\_\_\_, acknowledges, pursuant to Transportation Code §251.160, that it has a responsibility to repair damage caused to county roads by overweight loads. Specifically, \_\_\_\_\_, agrees to repair damage to the following roads \_\_\_\_\_ in Commissioner Precinct No. \_\_\_\_\_.
4. The County and Spectrum Gulf Coast, LLC \_\_\_\_\_ agree to meet before such overweight traffic begins on county roads to document the condition of the county roads.
5. After \_\_\_\_\_ the \_\_\_\_\_ overweight \_\_\_\_\_ traffic \_\_\_\_\_ stops, \_\_\_\_\_, agrees to repair the county roads to the condition the roads were in before such overweight traffic began.
6. \_\_\_\_\_, further agrees to make the necessary arrangements for such repairs to county roads within 60 days from the drilling operations being completed.

Authorized Representative for:  
Spectrum Gulf Coast, LLC,  
by Charter Communications, Inc.

*Paul R. Arredondo III* \_\_\_\_\_  
Signature Date 4/11/2025

Paul R. Arredondo III  
Printed Name

Authorized Representative for Atascosa

County: Weldon P Cude, County Judge

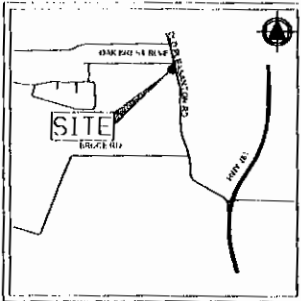
\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Atascosa County Commissioner, Precinct No. \_\_\_\_\_

\_\_\_\_\_  
Signature of Commissioner Date

ATTEST:

\_\_\_\_\_  
Theresa Carrasco, County  
By: \_\_\_\_\_ Deputy  
Clerk

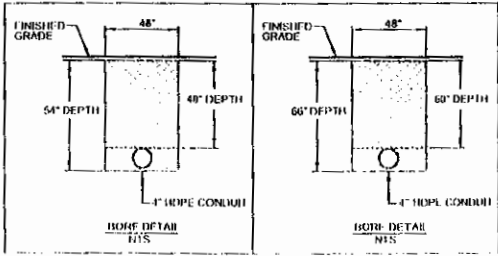


LOCATION MAP  
NTS

NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD, LOCATES WERE NOT MARKED.



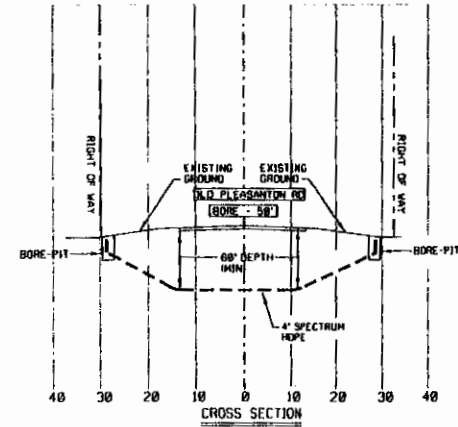
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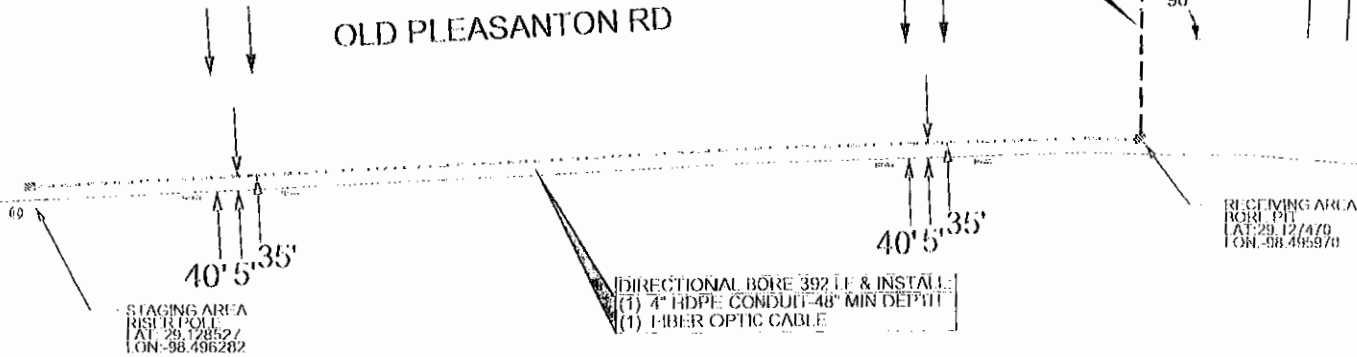
DIRECTIONAL BORE 180 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

STAGING AREA  
BORE PIT  
LAT: 29.127525  
LON: -98.495760

DIRECTIONAL BORE 50 LF & INSTALL:  
(1) 4" HDPE CONDUIT-60" MIN DEPTH  
(1) FIBER OPTIC CABLE



OLD PLEASANTON RD

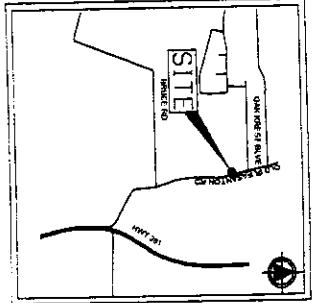


RECEIVING AREA  
BORE PIT  
LAT: 29.127470  
LON: -98.495970

DIRECTIONAL BORE 392 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

PROJECT: GRANT #EX 1521.00 TX 6331E	LOCATION: 1101 MOGFORD RD	DATE: 03-14-2025	CITY: SAN ANTONIO	SCALE: NTS	PAGE: 1	APPLICATION: COUNTY UG	APPROVED BY: JONATHAN SKINNER	<ul style="list-style-type: none"> <li>○ VERIZON</li> <li>○ PROPOSED CMTY POLE</li> <li>○ STEEL POLE</li> <li>○ TRANSFORMER BOX</li> <li>○ POWER POLE</li> <li>○ WATER UTILITY</li> <li>○ NATURAL GAS UTILITY</li> <li>○ CANAL UTILITY</li> <li>○ TELEPHONE UTILITY</li> <li>○ ELECTRIC UTILITY</li> <li>○ WATER UTILITY</li> <li>○ NATURAL GAS UTILITY</li> <li>○ CANAL UTILITY</li> <li>○ TELEPHONE UTILITY</li> <li>○ ELECTRIC UTILITY</li> <li>○ SANITARY SEWER UTIL.</li> <li>○ E.K. SPECTRUM CONDUIT UNDERGROUND</li> <li>○ RIGHT OF WAY LINE EXISTING CURB EDGE OF PAVEMENT</li> </ul>	LIMITS OF CONSTRUCTION (G) NEW BUILD OVERLAP NEW I&E TRENCH NEW I&E BORE	REVISIONS DATE COMMENTS	PREPARED BY: 
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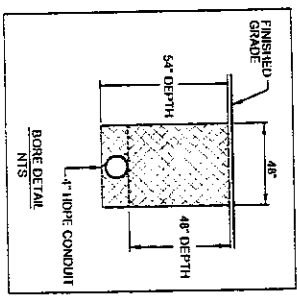
PAGE 2



NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED IN FIELD. LOCATES WERE NOT MARKED.

CALL BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT  
48 HOURS NOTICE REQUIRED  
CALIFORNIA 34-4-8377

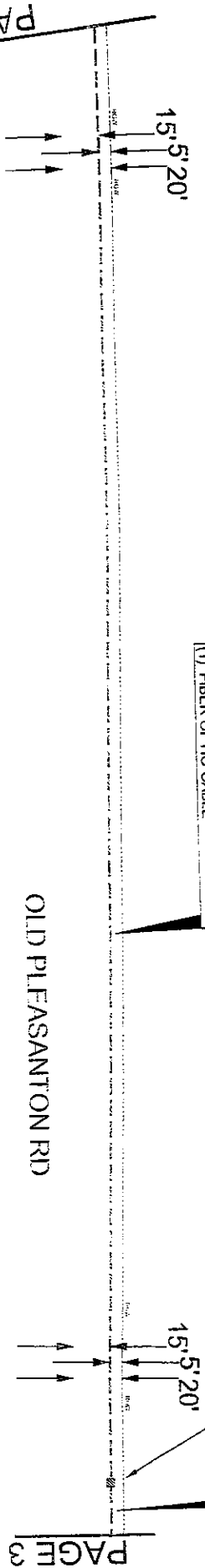
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DIRECTIONAL BORE 620 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

DIRECTIONAL BORE 20 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

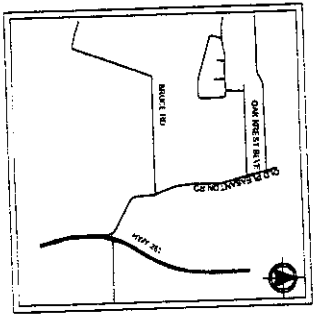
RECEIVING AREA  
ELEVATION  
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LON: -98.485717



PROJECT: CLIENT: HEX 182109 TX 6931E	DATE: 03-14-2025	CITY: SAN ANTONIO	SCALE: NTS	PROJECT: 101 MOCHORD RD	DATE: 03-14-2025	CITY: SAN ANTONIO	SCALE: NTS
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 03-14-2025	PROJECT: 101 MOCHORD RD	DATE: 03-14-2025	CITY: SAN ANTONIO	SCALE: NTS	PROJECT: 101 MOCHORD RD
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 03-14-2025	PROJECT: 101 MOCHORD RD	DATE: 03-14-2025	CITY: SAN ANTONIO	SCALE: NTS	PROJECT: 101 MOCHORD RD
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 03-14-2025	PROJECT: 101 MOCHORD RD	DATE: 03-14-2025	CITY: SAN ANTONIO	SCALE: NTS	PROJECT: 101 MOCHORD RD

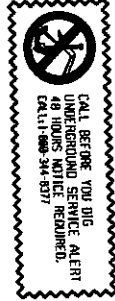
VERTICAL	WATER UTILITY	SANITARY SEWER LINE	LIMITS & CONSTRUCTIONS
PROPOSED CANY POLE	WATER FOR UTILITY	EX. SPECTRUM CONDUIT	REAR
STEEL POLE	SEWER UTILITY	UNDERGROUND	NEW BUILD
UNDERGROUND POLE	TELEPHONE UTILITY	EXISTING CONDUIT	NEW OR IMPROV
POWER POLE	ELECTRIC UTILITY	TYPE OF PROBE/SH	NEW OR IMPROV

TRUST  
SOLUTIONS GROUP

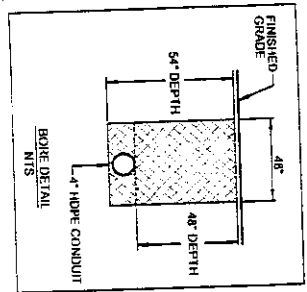


LOCATION MAP  
NTS

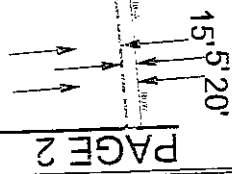
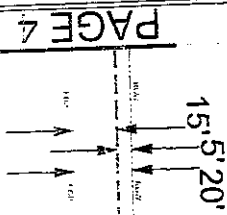
NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD. LOCATES WERE NOT MARKED.



NOTES:  
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DIRECTIONAL BORE 620 LF & INSTALL:  
(1) 4" HDPE CONDUIT 48" MIN DEPTH  
(1) FIBER OPTIC CABLE



PROJECT	GRAND I-X 1521.00 IX 6331E
LOCATION	1101 MCGUIRE DR (RD)
DATE	03-14-2025
CITY	SAN ANTONIO
PROJECT NO.	4502474
DESIGNER	TRUST
DATE	03-14-2025
CITY	SAN ANTONIO
PROJECT NO.	4502474

- UTILITIES
- PROPOSED CATCH BASIN
- STEEL PILE
- UNDERGROUND PILE
- POWER POLE

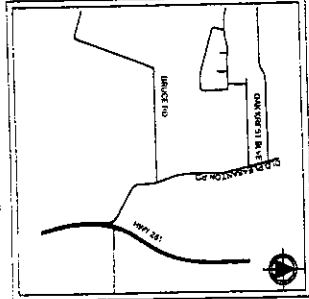
- WATER UTILITY
- GAS
- TELEPHONE UTILITY
- ELECTRIC UTILITY

- SLOTTED STEEL BOLL
- EX. STRUCTURE CONCRET
- UNDERGROUND
- RIGID OR WAVE DUCT
- EXISTING CURB
- EDGE OF PAVEMENT

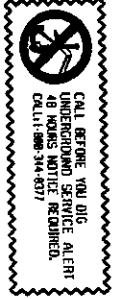
- CURBS OR CONSTRUCTIONS
- NEW BUILD
- OVERLAP
- NEW OR EXISTING
- NEW OR EXISTING

REVISIONS  
DATE  
BY

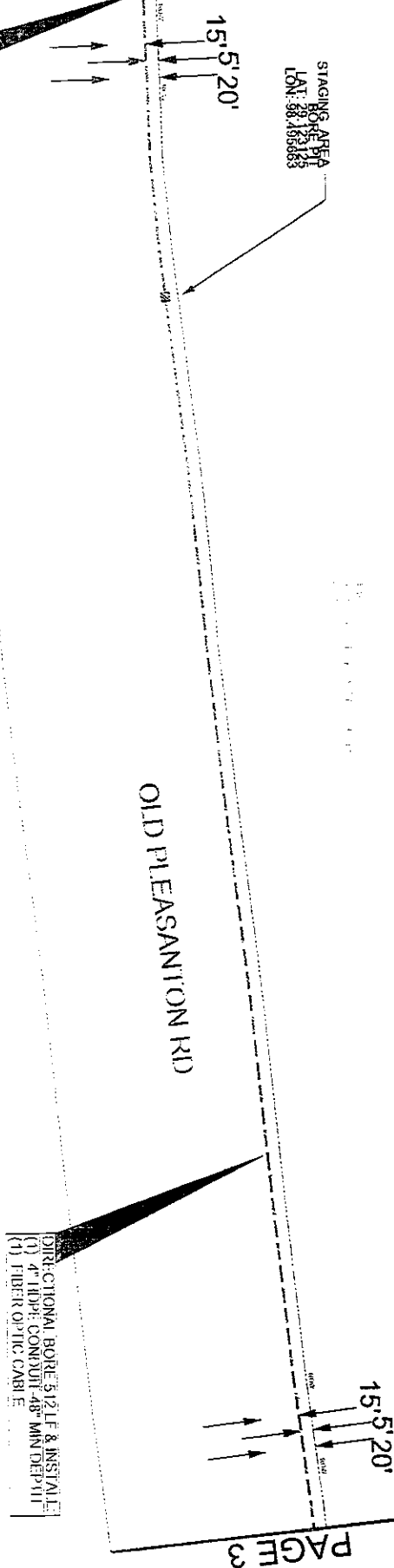
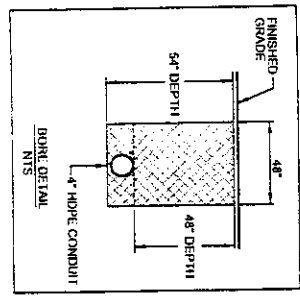
TRUST  
solutions group



NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED IN FIELD. LOCATES WERE NOT MARKED.



NOTE:  
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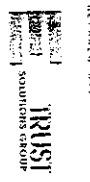


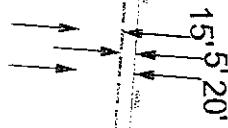
DIRECTIONAL BORE: 130 LF & INSTALL:  
(1) 4\"/>

DIRECTIONAL BORE: 512 LF & INSTALL:  
(1) 4\"/>

PROJECT:	GRANI BEX 152100 TX 6331E
LOCATION:	1101 MOORE (ONDND)
DATE:	03-14-2025
CITY:	SAN ANTONIO
PROJECT NO.:	45022424
SCALE:	AS SHOWN
DATE:	03-14-2025
CITY:	SAN ANTONIO
PROJECT NO.:	45022424

W/UTN	PROPOSED CANY ROAD	W	WATER UTILITY	SS	STANDARD SUEDE BULL.	TYPE OF CONSTRUCTION:
W/UTN	PROPOSED CANY ROAD	C	WATER, GAS, INDUSTRY	EX	EX. STRUCTURE CONDUIT	NEW BULL.
W/UTN	PROPOSED CANY ROAD	GR	GRASS UTILITY	EX	EXISTING CONDUIT	NEW BULL.
W/UTN	PROPOSED CANY ROAD	E	ELECTRIC UTILITY	EX	EXISTING CONDUIT	NEW BULL.
W/UTN	PROPOSED CANY ROAD					



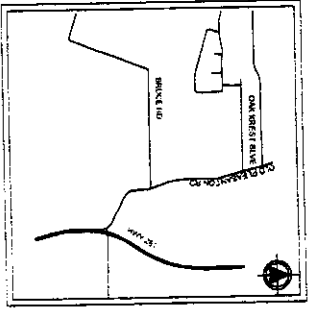


**DIRECTIONAL BORE 288 LF & INSTALL:**  
 (1) 4" HDPE CONDUIT - 48" MIN DEPTH  
 (1) FIBER OPTIC CABLE

**STAGING AREA**  
 N 29° 12' 00" E  
 158.28 485340

OLD PLEASANTON RD

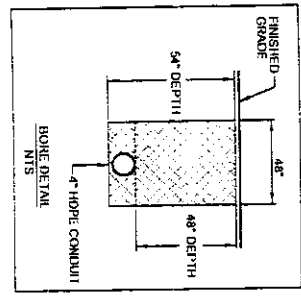
**DIRECTIONAL BORE 350 LF & INSTALL:**  
 (1) 4" HDPE CONDUIT - 48" MIN DEPTH  
 (1) FIBER OPTIC CABLE



NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED IN FIELD. LOCATIONS WERE NOT MARKED.

**CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT!**  
 48 HOURS NOTICE REQUIRED.  
 CALL 1-888-344-8377

**NOTE:**  
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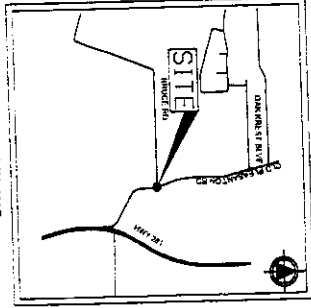
<b>PROJECT:</b>	GRANDI BEX 1521.00 TX 65331E	<b>DATE:</b>	03-14-2025	<b>CITY:</b>	SAN ANTONIO
<b>LOCATION:</b>	1101 MOGI (RD) RD	<b>STATE:</b>	TX	<b>COUNTY:</b>	DALLAS
<b>SCALE:</b>	AS SHOWN	<b>PROJECT:</b>	CONCRETE	<b>CLIENT:</b>	MONOLITHIC SPINNER
<b>DRAWN BY:</b>	[Signature]	<b>DATE:</b>	03-14-2025	<b>CITY:</b>	SAN ANTONIO
<b>CHECKED BY:</b>	[Signature]	<b>DATE:</b>	03-14-2025	<b>CITY:</b>	SAN ANTONIO
<b>APPROVED BY:</b>	[Signature]	<b>DATE:</b>	03-14-2025	<b>CITY:</b>	SAN ANTONIO

<b>WATER UTILITY</b>	<b>WATER SUPPLY</b>	<b>WATER DISTRIBUTION</b>	<b>WATER TREATMENT</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SEWER UTILITY</b>	<b>SEWER SUPPLY</b>	<b>SEWER DISTRIBUTION</b>	<b>SEWER TREATMENT</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TELEPHONE UTILITY</b>	<b>TELEPHONE SUPPLY</b>	<b>TELEPHONE DISTRIBUTION</b>	<b>TELEPHONE TREATMENT</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ELECTRIC UTILITY</b>	<b>ELECTRIC SUPPLY</b>	<b>ELECTRIC DISTRIBUTION</b>	<b>ELECTRIC TREATMENT</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OTHER UTILITY</b>	<b>OTHER SUPPLY</b>	<b>OTHER DISTRIBUTION</b>	<b>OTHER TREATMENT</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

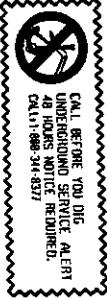
  

<b>CONTRACTOR:</b>	TRUST
<b>PROJECT NO.:</b>	1521.00
<b>DATE:</b>	03-14-2025

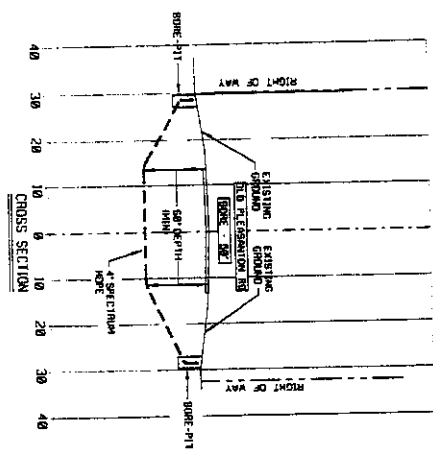
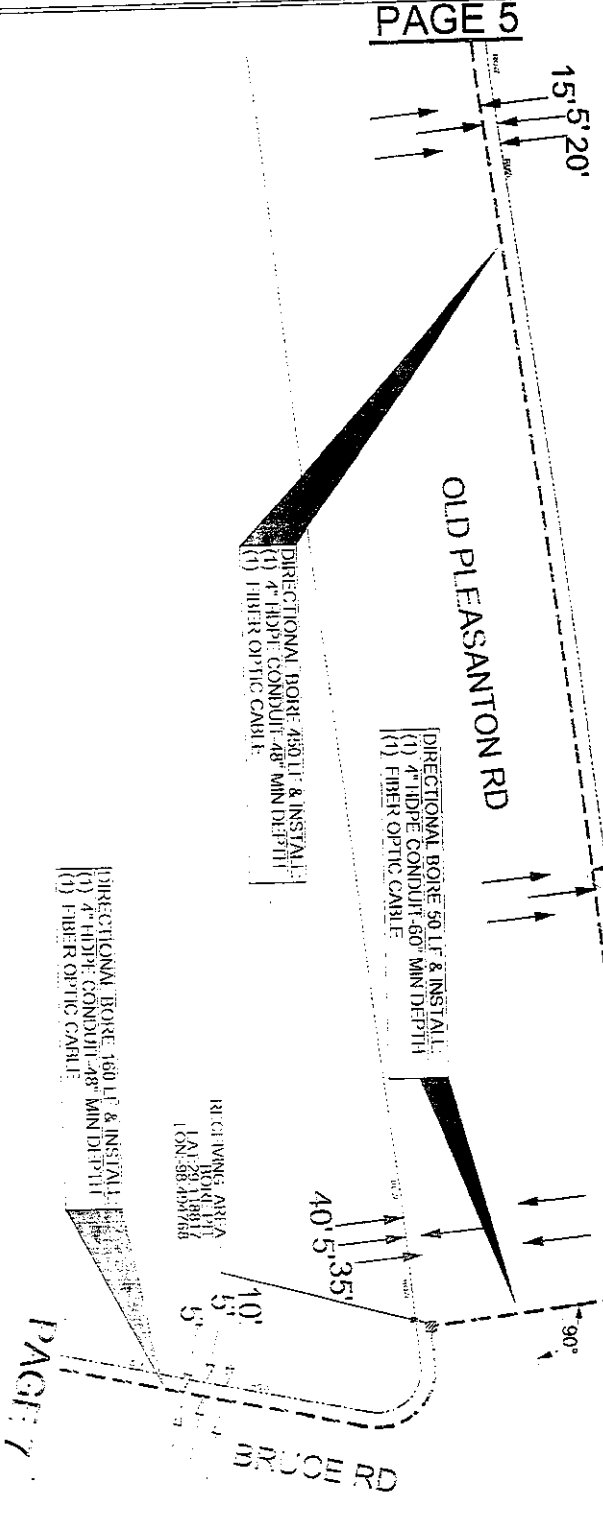


LOCATION MAP  
NTS

NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED.  
IN FIELD LOCATIONS WERE NOT MARKED.



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PROJECT:	GRANI, DEX 152140, 1X 633H
LOCATION:	1101 MCKENNA RD
DATE:	03-14-2025
CLIENT:	SAN ANTONIO
PROJECT NO.:	4502424
DATE:	03-14-2025
CLIENT:	SAN ANTONIO
PROJECT NO.:	4502424

MARKER	WIZION	W	MARKER
ORANGE	ORANGE	O	ORANGE
RED	RED	R	RED
WHITE	WHITE	W	WHITE
YELLOW	YELLOW	Y	YELLOW
GREEN	GREEN	G	GREEN
BLUE	BLUE	B	BLUE
PURPLE	PURPLE	P	PURPLE
BROWN	BROWN	BR	BROWN
PINK	PINK	PK	PINK
BLACK	BLACK	BL	BLACK
GRAY	GRAY	GR	GRAY
GREEN	GREEN	GN	GREEN
BLUE	BLUE	BLU	BLUE
PURPLE	PURPLE	PUR	PURPLE
BROWN	BROWN	BRO	BROWN
PINK	PINK	PKI	PINK
BLACK	BLACK	BLK	BLACK
GRAY	GRAY	GRY	GRAY
GREEN	GREEN	GRN	GREEN
BLUE	BLUE	BLU	BLUE
PURPLE	PURPLE	PUR	PURPLE
BROWN	BROWN	BRO	BROWN
PINK	PINK	PKI	PINK
BLACK	BLACK	BLK	BLACK
GRAY	GRAY	GRY	GRAY

TRUST  
SOLUTION GROUP



## 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.**

**THERE IS ALSO A 90 DAY TERM OF CONTRACT ON THE APPLICATION WHICH INCLUDES REAPPLICATION AND REPAYMENT OF FEES IF THE APPLICATION EXPIRES BEFORE THE PIPELINE IS INSTALLED.**

**UPON COMMISSIONERS COURT APPROVAL THE COUNTY CLERK'S OFFICE WILL PROVIDE YOU WITH A FULLY EXECUTED COPY OF THE PERMIT AND RECEIPT FOR PAYMENT. PLEASE PROVIDE RETURN CONTACT INFORMATION ON PAGE 3 OF 3 OF THE PERMIT. THE INFORMATION YOU PROVIDE THERE WILL BE USED TO RETURN THE FULLY EXECUTED COPIES AND RECEIPT FOR YOUR RECORDS.**

**FEE SCHEDULE:**

APPLICATION FEE: \$500.00

COST PER YARD OR ANY PART THEREOF OF A CROSSING EXCEEDING 50 FEET: \$32.00

AMENDMENT OF PERMIT: \$250.00

EACH 6 MONTH EXTENSION OF PERMIT: \$ 200.00

PENALTY FEE FOR INSTALLATION OF PIPELINE WITHOUT A PERMIT: \$5000.00

Old Pleasanton Rd. 2nd Xing  
County Road Commissioner Pct. No. 1

## ATASCOSA COUNTY PIPELINE PERMIT

X ORIGINAL APPLICATION      AMENDMENT      6 MONTH EXTENSION

ON THIS THE 17th day of March, 2025, A.D., the undersigned "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 has been laid, or for any other reason, the Applicant, upon request of the Commissioners Court, shall promptly change or alter, at Applicant's sole expense, such main or line, in such manner that the same will no longer interfere with such construction, maintenance or repair.

### II.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner as to interfere with traffic, so as to interfere with any drainage now or hereafter to be affected on or along such road and that no main or line shall ever be laid or maintained by the Applicant in such a way as to constitute a danger or hazard or to become a nuisance of any kind to anyone using any road or living in the vicinity thereof.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner to run parallel to the county road within the county right-of-way.

### III.

The Applicant further agrees that it shall in no way enter upon any property hereby affected for the purpose of constructing, laying or repairing any main or line now existing or hereafter to exist unless it shall have first submitted to the Commissioners Court of Atascosa County, plans, sections and such description of construction, laying, maintenance or repair, as to fully describe the same.

### IV.

It is further understood and agreed that all lines crossing any County Road shall be either jacked, bored or driven under surfaced portion of the roadway; and that the section of line placed through boring shall extend

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 Court, or its representative, in making such restoration or repair shall be binding upon the Applicant, and such Commissioners Court estimate or statement of the cost and expense incurred in making such repair or restoration shall be final, conclusive and binding upon the Applicant.

VII.

It is further agreed that in the event Applicant enters upon any property hereby affected for the purpose of construction, laying or repairing any main or line of Applicant, now existing or hereafter to exist, in connection with any State road or highway, that Applicant shall comply with all conditions and requirements of the Texas State Highway Department or its authorized representative with reference to any matter pertaining to any such purposes.

VIII.

[REDACTED SECTION]

IX.

It is further agreed that the order of the Commissioners Court granting this application shall be and does constitute acceptance on the part of the County of the offer hereby made, and said order and this application shall constitute a contract between the parties hereto their heirs, assigns, representatives and successors according to the terms hereof.

X.

This application for pipeline permit shall expire 90 days after the same is approved by motion and order entered into Commissioners Court Records of Atascosa County, Texas. After expiration of the same, a new

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 \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ A.D.

After approval the fully executed permit should be returned to:

Phillip Gunn  
1922 Dry Creek Way, Suite 116  
San Antonio, TX 78259  
pgunn@entrustsol.com

Submitted by Phillip Gunn of ENTRUST Solutions Group, 1922 Dry Creek Way, Ste 116, San Antonio, TX 78259 on behalf of Spectrum a Franchise Utility Company. Work will be performed by a Contractor along with Spectrum's Construction Coordinator  
pgunn@entrustsol.com | 303-788-9168

ENTRUST Solutions Group  
Company  
By: Phillip Gunn for Spectrum

**CORPORATE ACKNOWLEDGMENT**

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ A.D.

Notary Public in and for \_\_\_\_\_  
County, Texas  
Commission expires: \_\_\_\_\_

\*\*\*\*\*FOR COUNTY USE ONLY\*\*\*\*\*  
County Road: \_\_\_\_\_ Comm. Pct. No.: \_\_\_\_\_ Dia. Line \_\_\_\_\_

Examined and approved in open Commissioners Court on this the \_\_\_\_ day of \_\_\_\_\_; 20 \_\_\_\_

By: \_\_\_\_\_ Weldon P. Cude, Atascosa County Judge

This permit Expires on the \_\_\_\_ day of \_\_\_\_\_; 20 \_\_\_\_



## MEMORANDUM OF PAYMENT FOR DAMAGES TO ATASCOSA COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

Comes now Spectrum Gulf Coast, LLC, hereafter known as Payor and Atascosa County, Texas, hereafter known as Atascosa County.

Whereas Payor is extensively utilizing the roads of Atascosa County, Texas, for the economic benefit of Payor; and

Whereas Atascosa County is a political subdivision of the State of Texas which maintains certain roads within Atascosa County; and

Whereas Atascosa County has limited resources for the maintenance of such roads; and

Whereas Atascosa County is authorized to act and does act by and through the Commissioners Court of Atascosa County, pursuant to V.T.C.A. Local Government Code Section 81.032 and V.T.C.A., Transportation Code Section 252.214 to accept donations of property or funds.

**THEREFORE:**

Payor does hereby pay and transfer to Atascosa County the materials and/or funds described below:

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It is the expectation of the Payor that the materials and/or funds donated to Atascosa County will be used for the repair, maintenance and upgrade of roads or facilities described below; however, Atascosa County makes no specific warranty for the use of the funds or materials paid:

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Materials and/or funds paid are not subject to return to the Payor by Atascosa County.

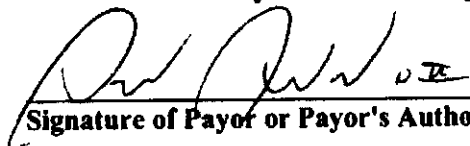
For a payment to be accepted, such payment, subsequent to being offered, must be accepted and approved by the Commissioners Court of Atascosa County in an open session of the Commissioners Court of Atascosa County.

Said funds shall be paid to the County for disbursement pursuant to any conditions delineated or approved by the Commissioners Court.

Payor, by executing this Memorandum of Payment For Damages to Atascosa County agrees and understands that this document contains all terms of the donation and this is not a contract or a settlement.

Spectrum Gulf Coast, LLC  
Printed Name of Payor (If Company or Business Entity)

Paul R. Avrelando III  
Printed Name of Payor's Authorized Agent

  
Signature of Payor or Payor's Authorized Agent

\_\_\_\_\_  
4/11/2025  
Date

Approved and Accepted by:  
Commissioners Court

\_\_\_\_\_  
Date

\_\_\_\_\_  
Weldon P. Cude, County Judge

Mark Gillespie, Commissioner Pct 1

Mark Bowen, Commissioner Pct 2

George Pawelek, Commissioner Pct 3

Kennard Riley, Commissioner Pct 4

ATTEST

\_\_\_\_\_  
Theresa Carrasco, County Clerk

**ROAD USE AGREEMENT BETWEEN  
ATASCOSA COUNTY AND Spectrum Gulf Coast, LLC**

On this the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, Atascosa County, herein known as "County" address #1 Courthouse Circle Drive, Jourdanton, Texas 78026 and Spectrum Gulf Coast, LLC herein known as Spectrum Gulf Coast, LLC address \_\_\_\_\_ for mutual consideration agrees as follows:

1. County roads have a weight limit of 58,420 pounds and repeated use of said roads exceeding the weight limit will damage said roads.
2. The State of Texas, through the Highway Commission, can issue overweight permits to allow overweight traffic on county roads.
3. Despite having an overweight permit, \_\_\_\_\_, acknowledges, pursuant to Transportation Code §251.160, that it has a responsibility to repair damage caused to county roads by overweight loads. Specifically, \_\_\_\_\_, agrees to repair damage to the following roads \_\_\_\_\_ in Commissioner Precinct No. \_\_\_\_\_.
4. The County and Spectrum Gulf Coast, LLC agree to meet before such overweight traffic begins on county roads to document the condition of the county roads.
5. After the overweight traffic stops, \_\_\_\_\_, agrees to repair the county roads to the condition the roads were in before such overweight traffic began.
6. \_\_\_\_\_, further agrees to make the necessary arrangements for such repairs to county roads within 60 days from the drilling operations being completed.

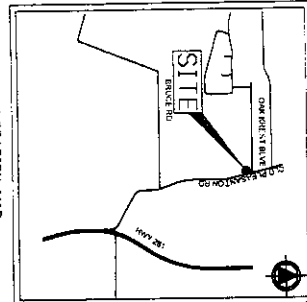
Authorized Representative for:  
Spectrum Gulf Coast, LLC  
by Charter Communications, Inc  
*Paul R. Arredondo* 4/11/2025  
Signature Date  
Paul R. Arredondo  
Printed Name

Authorized Representative for Atascosa  
County: Weldon P Cude, County Judge  
Signature Date  
\_\_\_\_\_  
Atascosa County Commissioner, Precinct No. \_\_\_\_\_

Signature of Commissioner Date

ATTEST:

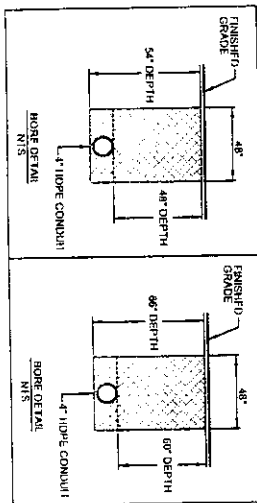
\_\_\_\_\_  
Theresa Carrasco, County  
By: \_\_\_\_\_ Deputy  
Clerk



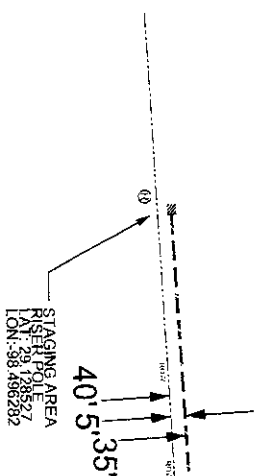
NO FACILITIES OR OLD PLEASANTON ROAD WERE MARKED IN FIELD. LOCATES WERE NOT MARKED.



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OLD PLEASANTON RD



STAGING AREA  
RISER POLE  
LAT: 29.1285292  
LON: -98.496282

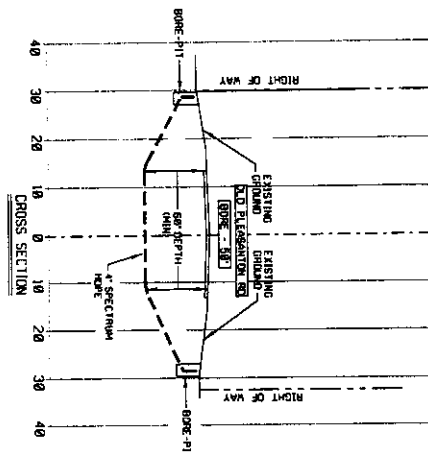
DIRECTIONAL BORE 392 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

40' 5" 35'

DIRECTIONAL BORE 130 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

STAGING AREA  
RISER POLE  
LAT: 29.1285292  
LON: -98.496282

RECEIVING AREA  
RISER POLE  
LAT: 29.1274770  
LON: -98.4959710



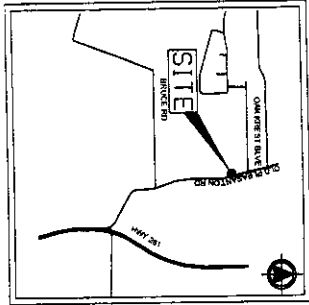
PROJECT:	GRANT BEK 1521.00 TX 6331E
LOCATION:	1101 MOGFORD RD
DATE:	03-14-2025
CITY:	SAN ANTONIO
STATE:	TX
COUNTY:	BEXAR
PROJECTED BY:	JOHN VAN SKINNER
SCALE:	AS SHOWN
PROJECT NO.:	4902292

- VERTICAL
- PROPOSED DATA POLE
- STEEL POLE
- TRANSFORMER POLE
- POWER POLE
- WATER UTILITY
- NATURAL GAS UTILITY
- SEWER UTILITY
- TELEPHONE UTILITY
- ELECTRIC UTILITY

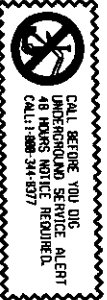
- SMALLER SEWER UTIL.
- EX. SEWER CONDUIT
- EX. UNDERGROUND
- RIGHT OF WAY LINE
- EXISTING CONC.
- EDGE OF PAVEMENT
- LIMITS OF CONSTRUCTIONS
- NEW BUILD
- OVERLASH
- NEW UG TRENCH
- NEW UG BORE

REVISIONS	DATE	COMMENTS

PREPARED BY: TRUST SOLUTIONS GROUP

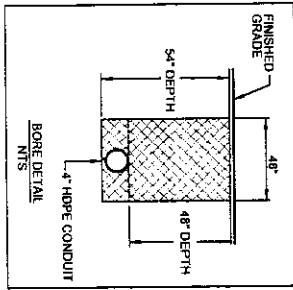


NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED IN FIELD, LOCATES WERE NOT MARKED.



NOTE:  
THE INFORMATION AND GRAPHICS DEPICTED ON THIS SHEET HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. IT IS THE EXCAVATOR'S RESPONSIBILITY TO VERIFY AND FIELD LOCATE ALL UNDERGROUND OBSTRUCTIONS AND UTILITIES PRIOR TO EXCAVATION. COMPLETE REPAIR OF ANY AND ALL DAMAGES INCURRED SHALL BE AT THE EXPENSE OF THE EXCAVATOR.

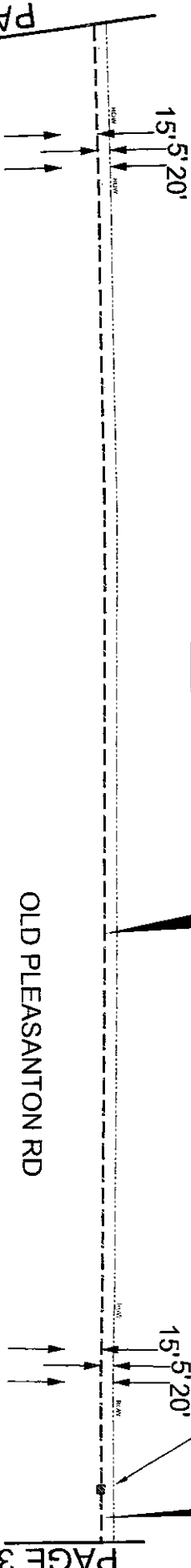
DATE: 03-14-2025  
PROJECT: 4802424



DIRECTIONAL BORE 20 LF & INSTALL:  
(1) 4\"/>

DIRECTIONAL BORE 620 LF & INSTALL:  
(1) 4\"/>

RECEIVING AREA  
BORE AREA  
LAT: 38.155372  
LON: -88.485717



PAGE 3

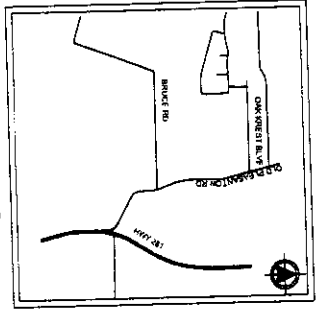
PAGE 1

PROJECT	GRANT BEX 1521.00 TX 6931E	
LOCATION	1101 MOGFORD RD	
DRAWN	DATE	SCALE
NTS	03-14-2025	NTS
CITY	SAN ANTONIO	
DESIGNER	PROJECT	DATE
4802424	2	03-14-2025
DESIGNED BY	DRAWN BY	
JONATHAN SKINNER	NTS	

<input type="checkbox"/> VERBIC <input type="checkbox"/> PROPOSED CANY POLE <input checked="" type="checkbox"/> STEEL POLE <input checked="" type="checkbox"/> TRANSFORMER POLE <input checked="" type="checkbox"/> POWER POLE	<input type="checkbox"/> WATER UTILITY <input type="checkbox"/> NATIONAL GAS UTILITY <input type="checkbox"/> CABLE UTILITY <input type="checkbox"/> TELEPHONE UTILITY <input type="checkbox"/> ELECTRIC UTILITY	<input type="checkbox"/> SANDWICH STEEL UTIL. <input type="checkbox"/> EX. SPECTRUM CONDUIT <input type="checkbox"/> UNDERGROUND <input type="checkbox"/> HIGH OR W/ W/ LINE <input type="checkbox"/> EXISTING CONG. <input type="checkbox"/> EDGE OF PREMARKET	<input type="checkbox"/> LIMITS OF CONSTRUCTIONS <input type="checkbox"/> RISER <input type="checkbox"/> NEW BUILD <input type="checkbox"/> DIVERGENCE <input type="checkbox"/> NEW US BORE
--	--	--	---

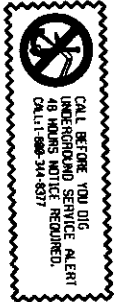
REVISIONS	DATE	COMMENTS

PREPARED BY: TRUST SOLUTIONS GROUP

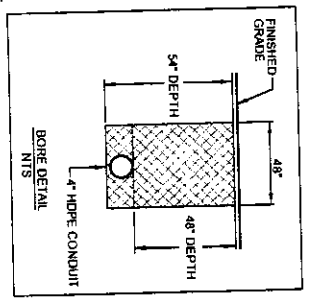


LOCATION MAP  
NTS

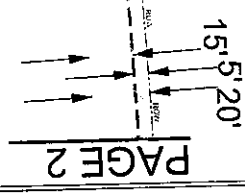
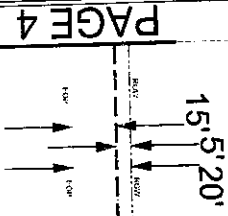
NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD. LOCATES WERE NOT MARKED.



NOTE:  
THE INFORMATION AND GRAPHICS DEPICTED ON THIS SHEET HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. IT IS THE EXCAVATOR'S RESPONSIBILITY TO VERIFY AND FIELD LOCATE ALL UNDERGROUND OBSTRUCTIONS AND UTILITIES PRIOR TO EXCAVATION. COMPLETE REPAIR OF ANY AND ALL DAMAGES INCURRED SHALL BE AT THE EXPENSE OF THE EXCAVATOR.



DIRECTIONAL BORE 620 LF & INSTALL:  
(1) 4" HDPE CONDUIT 48" MIN DEPTH  
(1) FIBER OPTIC CABLE

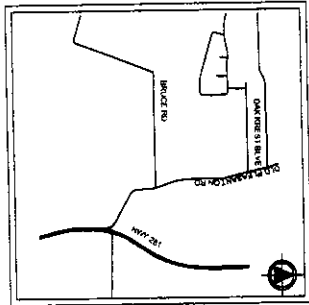


PROJECT		GRANT BEX 1521.00 TX 6331E	
LOCATION	1101 MOSEFORD RD	STATE	TEXAS
OWNER	MOSEFORD RD	CITY	SAN ANTONIO
DATE	03-14-2025	PROJECT	3
DESIGNER	TRUST SOLUTIONS GROUP	DESIGNER	JONOTHAN SKINNER

<input type="radio"/> PROPOSED CANTY POLE <input checked="" type="radio"/> STEEL POLE <input checked="" type="radio"/> TRANSFORMER POLE <input checked="" type="radio"/> POWER POLE	W - WATER UTILITY G - GAS UTILITY T - TELEPHONE UTILITY E - ELECTRIC UTILITY	SS - SANITARY SEWER UTIL. SC - EX. STRUCTURE CONDUIT UC - UNDERGROUND CABLE R.O.K - RIGHT OF WAY LINE E.C - EXISTING CURB E.P - EDGE OF PAVEMENT	LIMITS OF CONSTRUCTION RISE NEW ROAD OVERLAP NEW 10' TRUCK NEW 10' BORE
--	---	---	---

NO.	REVISIONS	COMMENTS

PREPARED BY: TRUST SOLUTIONS GROUP



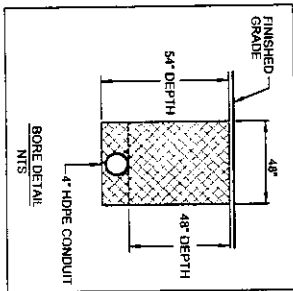
LOCATION MAP  
NTS

NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED  
IN FIELD. LOCATES WERE NOT MARKED.



CALL BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT  
48 HOURS NOTICE REQUIRED  
CALL 1-800-344-8377

NOTE:  
THE INFORMATION AND GRAPHICS DEPICTED ON THIS SHEET HAVE BEEN PLOTTED FROM AVAILABLE  
RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. IT IS THE EXCAVATOR'S  
RESPONSIBILITY TO VERIFY AND FIELD LOCATE ALL UNDERGROUND OBSTRUCTIONS AND UTILITIES  
PRIOR TO EXCAVATION. COMPLETE REPAIR OF ANY AND ALL DAMAGES INCURRED SHALL BE AT THE  
EXPENSE OF THE EXCAVATOR.



PAGE 5

STAGING AREA  
EAST 1512  
LAT: 38.135117  
LON: -98.165663

15'5"20"

DIRECTIONAL BORE 130 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

OLD PLEASANTON RD

DIRECTIONAL BORE 512 LF & INSTALL:  
(1) 4" HDPE CONDUIT-48" MIN DEPTH  
(1) FIBER OPTIC CABLE

15'5"20"

PAGE 3

PROJECT		GRANT BEX 152100 TX 6931E	
LOCATION	1101 MCGORD RD	SCALE	NTS
DRAWN	DATE	CITY	STATE
NTS	03-14-2025	SAN ANTONIO	TX
PROJECT NO.	4902424	DESIGNER	JOHNATHAN SKINNER
DATE	03-14-2025	CITY	SAN ANTONIO
STATE	TX	COUNTY	BEXAR
PROJECT NO.	4902424	DESIGNER	JOHNATHAN SKINNER
DATE	03-14-2025	CITY	SAN ANTONIO
STATE	TX	COUNTY	BEXAR

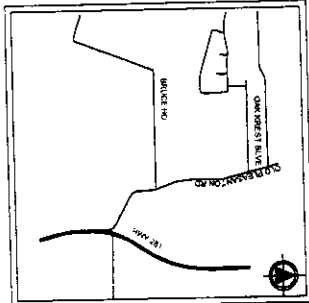
<input checked="" type="checkbox"/> WATER POLE <input type="checkbox"/> PREPARED CANY POLE <input checked="" type="checkbox"/> STEEL POLE <input checked="" type="checkbox"/> TRANSFORMER POLE <input checked="" type="checkbox"/> POWER POLE	<input type="checkbox"/> WATER UTILITY <input type="checkbox"/> NATURAL GAS UTILITY <input type="checkbox"/> GROUND UTILITY <input type="checkbox"/> TELEPHONE UTILITY <input type="checkbox"/> ELECTRIC UTILITY	<input type="checkbox"/> SMALLER SINKER UTIL. <input type="checkbox"/> EX. SINKER (CONDUIT) <input type="checkbox"/> UNDERGROUND <input type="checkbox"/> RIGHT OF WAY LINE <input type="checkbox"/> EDGE OF PAVEMENT	<input checked="" type="checkbox"/> LIMBS OF CONSTRUCTION <input type="checkbox"/> NEW BUILD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> NEW OR REPAIR <input type="checkbox"/> NEW USE BORE
---	--	---	---

REVISIONS	DATE	COMMENTS

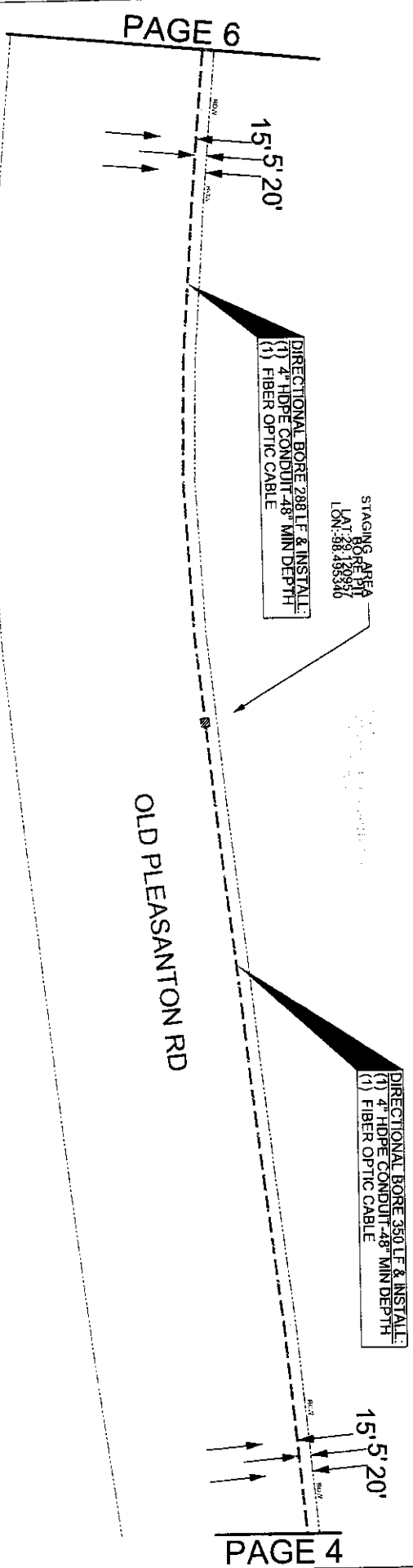
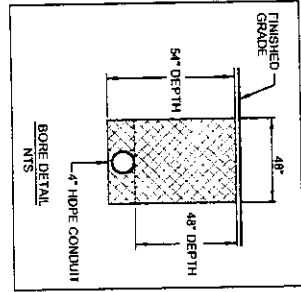
PREPARED BY: **TRUST SOLUTIONS GROUP**



NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED IN FIELD. LOCATES WERE NOT MARKED.

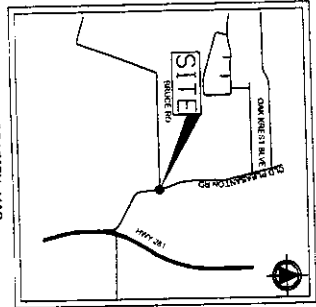
CALL BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT  
48 HOURS NOTICE REQUIRED  
CALL 1-800-344-8377

NOTE:  
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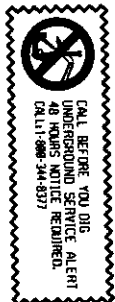


PROJECT		GRANT BEX 152100 TX 6331E	
LOCATION	1101 MOGFORD RD	TOWN	MOGFORD
DRAWN	DATE	PROJECT	CLIENT
DATE	03-14-2025	PROJ. NO.	1101 MOGFORD RD
NO.	5	OWNER	JOHNSON SKINNER
CITY	SAN ANTONIO	CONTRACT NO.	
STATE	TX	DATE	
COUNTY	BEXAR	SCALE	
PROJECT	5	DESIGNER	TRUST SOLUTIONS GROUP
CONTRACT		DATE	
CLIENT		COMMENTS	
PROJECT		REVISIONS	
CONTRACT		DATE	
CLIENT		COMMENTS	
PROJECT		REVISIONS	
CONTRACT		DATE	
CLIENT		COMMENTS	



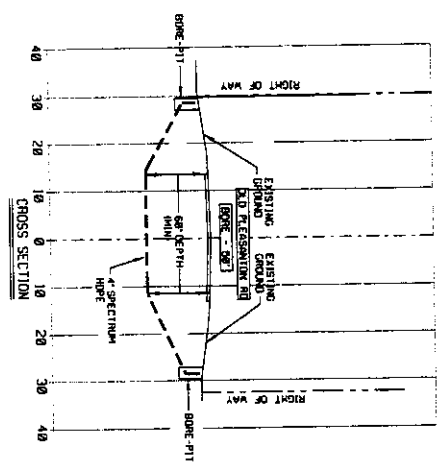


NO FACILITIES OF OLD PLEASANTON ROAD WERE MARKED IN FIELD, LOCATES WERE NOT MARKED.

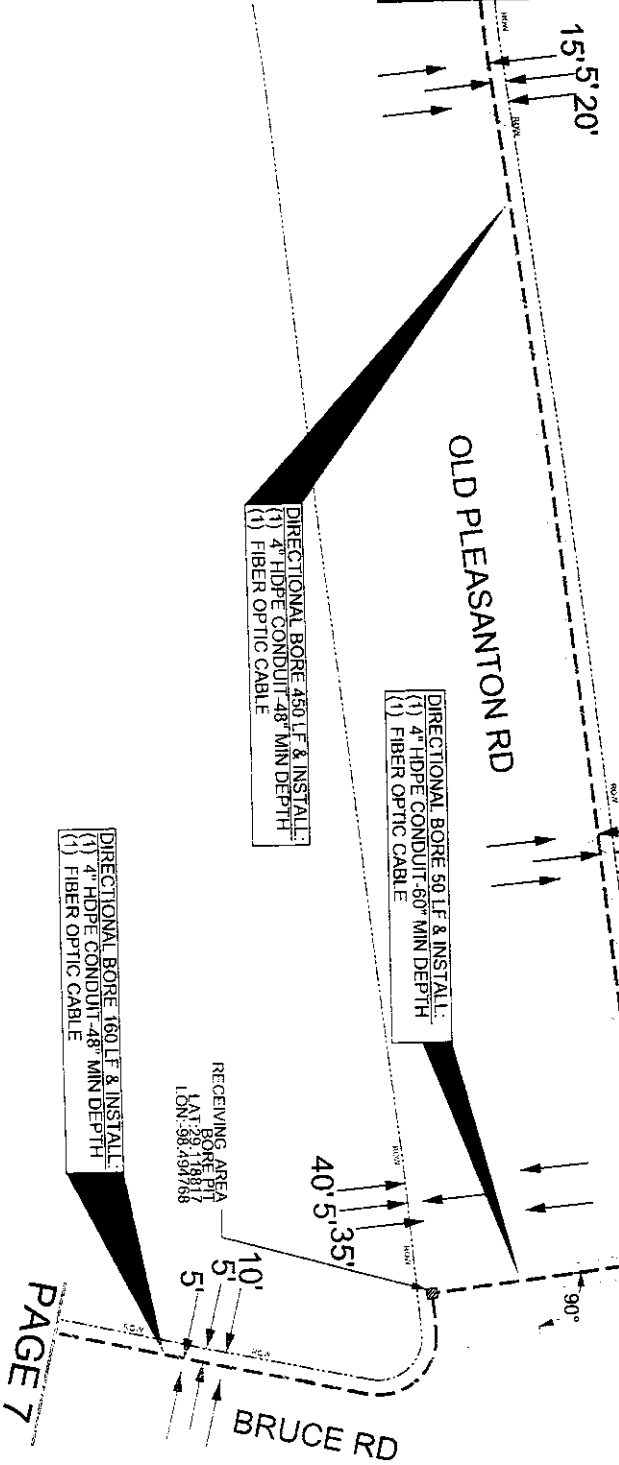


NOTE:  
THE INFORMATION AND GRAPHICS DEPICTED ON THIS SHEET HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. IT IS THE EXCAVATOR'S RESPONSIBILITY TO VERIFY AND FIELD LOCATE ALL UNDERGROUND OBSTRUCTIONS AND UTILITIES PRIOR TO EXCAVATION. COMPLETE REPAIR OF ANY AND ALL DAMAGES INCURRED SHALL BE AT THE EXPENSE OF THE EXCAVATOR.

STAGING AREA  
LAT: 38.119853  
LON: -98.491578



PAGE 5

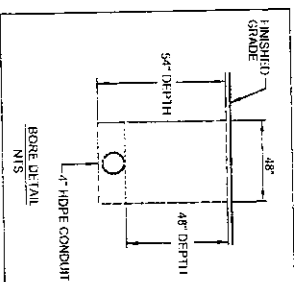


DIRECTIONAL BORE 450 LF & INSTALL:  
(1) 4" HDPE CONDUIT - 48" MIN DEPTH  
(1) FIBER OPTIC CABLE

DIRECTIONAL BORE 50 LF & INSTALL:  
(1) 4" HDPE CONDUIT - 60" MIN DEPTH  
(1) FIBER OPTIC CABLE

DIRECTIONAL BORE 160 LF & INSTALL:  
(1) 4" HDPE CONDUIT - 48" MIN DEPTH  
(1) FIBER OPTIC CABLE

RECEIVING AREA  
BORE #11  
LAT: 38.119817  
LON: -98.491768

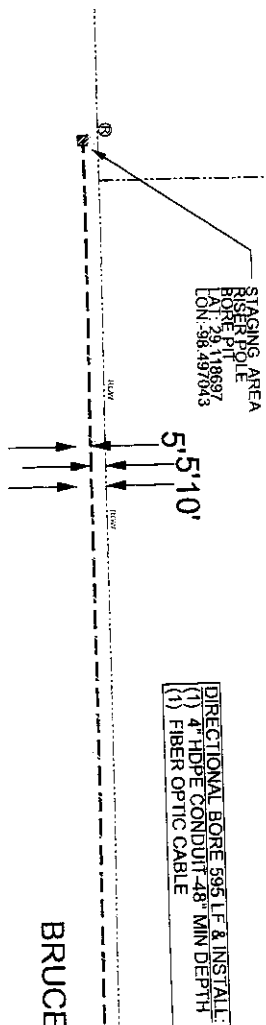
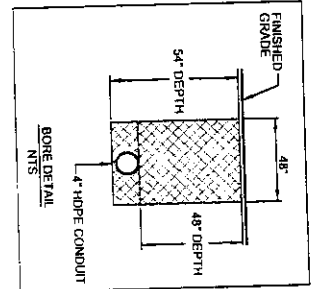
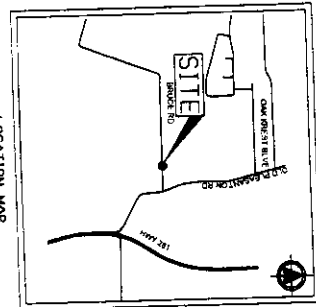


PROJECT	GRANT BEX 1521.06 TX 6331E
LOCATION	1101 MOGFORD RD
DRAWN	DATE
NOG	03-14-2025
PROJECT	SCALE
4502424	NIS
CITY	SAN ANTONIO
DESIGNER	JOHNTIAN SKINNER

VERTICAL	WATER UTILITY	SS	SAUTARY SEWER UTIL.
PROPOSED CANTY POLE	NETURK GAS UTILITY	SC	EX SPECIMEN CONDUIT
STEEL POLE	GRABE UTILITY	UG	UNDERGROUND
TRANSFORMER POLE	TELEPHONE UTILITY	CR	RIGHT OF WAY LINE
POWER POLE	ELECTRIC UTILITY	E	EDGE OF PAVEMENT

DATE	REVISIONS	PREPARED BY





**CALL BEFORE YOU DIG**  
 UNDERGROUND SERVICE ALERT  
 48 HOURS NOTICE REQUIRED.  
 CALL 1-888-344-8377

NO FACILITIES OF BRUCE ROAD WERE MARKED  
 IN FIELD. LOCATES WERE NOT MARKED.

**NOTE:**  
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<b>PROJECT</b> GRANT BEX 1521.00 TX 6334E		<b>VERTICAL</b> <input type="radio"/> PROMISED CANY POLE <input type="radio"/> STEEL POLE <input checked="" type="radio"/> TRANSFORMER POLE <input type="checkbox"/> POWER POLE	
<b>DESCRIPTION</b> 1101 MOCHORD RD	<b>DATE</b> 03-14-2025	<b>SCALE</b> NTS	<b>COUNTY</b> UG
<b>BRANCH</b> MUG	<b>CITY</b> SAN ANTONIO	<b>PAGE</b> 7	<b>PREPARED BY</b> JONATHAN SKINNER
<b>PROJ #</b> 4902424	<b>WATER UTILITY</b> <input type="checkbox"/> WATER UTILITY	<b>NATURAL GAS UTILITY</b> <input type="checkbox"/> NATURAL GAS UTILITY	<b>GRANDE UTILITY</b> <input type="checkbox"/> GRANDE UTILITY
	<b>TELEPHONE UTILITY</b> <input type="checkbox"/> TELEPHONE UTILITY	<b>ELECTRIC UTILITY</b> <input type="checkbox"/> ELECTRIC UTILITY	
	<b>SAFETY SCHED. UTIL.</b> <input type="checkbox"/> EX. SPECTRUM CONDUIT	<b>UNDERGROUND</b> <input type="checkbox"/> UNDERGROUND	<b>EXISTING OR</b> EXISTING OR
	<b>LIMITS &amp; CONSTRUCTIONS</b> <input type="checkbox"/> RISER <input type="checkbox"/> NEW BUILD <input type="checkbox"/> OVERLASH <input type="checkbox"/> NEW OR REPAIR <input type="checkbox"/> NEW OR BORE		
<b>DATE</b> 03/14/25	<b>PREPARED BY</b> JONATHAN SKINNER		



**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 17.**

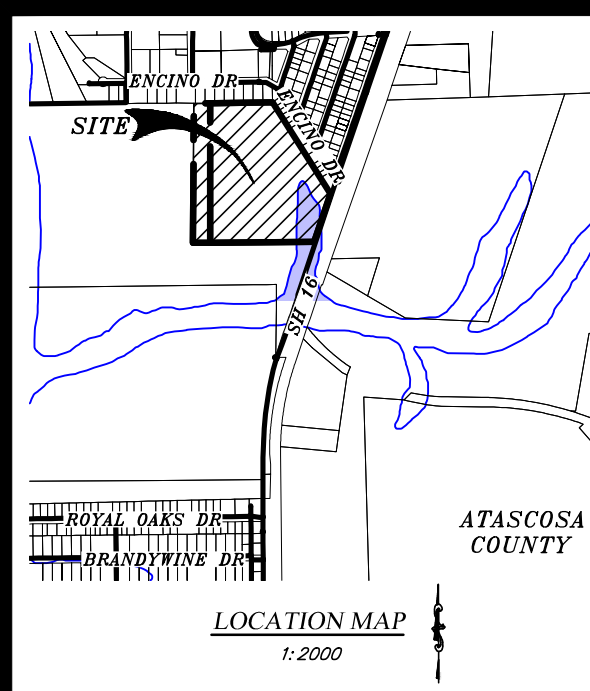
**Meeting Date:** 04/14/2025  
**Item Title:** Subdivision - Lakeside Horizon Rental Community  
**Submitted For:** Britni Van Curan, Rural Development Director

**Discuss and/or take appropriate action concerning:**

Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Rural Development: Lakeside Horizon Rental Community on N State Highway 16 in Precinct 1.

**ATTACHMENTS**

Plan - Lakeside Horizon



**GENERAL NOTES:**

1. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
2. IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
3. ALL HORIZONTAL CONTROL SHALL BE ESTABLISHED PER THE CONSTRUCTION DRAWINGS.
4. ALL INTERNAL ROADS SHALL BE TWO-WAY.
5. EACH SPACE SHALL BE SERVED BY A SANITARY SEWER CLEAN OUT.
6. WATER IS PROVIDED TO THIS RENTAL COMMUNITY BY SAWS. INFORMATION ON SAWS AND ITS QUALITY IS AVAILABLE IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
7. GROUNDWATER VIA EXISTING WATER WELLS IS THE SOURCE OF WATER FOR THE RENTAL UNITS.
8. NO CONSTRUCTION WILL BE LOCATED IN OR CAUSE ANY DEFORMATION TO THE EXISTING FLOODPLAIN.

**FLOODPLAIN NOTE:**

THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0100C EFFECTIVE NOVEMBER 4, 2010.

**CERTIFICATE OF FINAL APPROVAL**

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

ATASCOSA COUNTY RURAL DEVELOPMENT DIRECTOR

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1

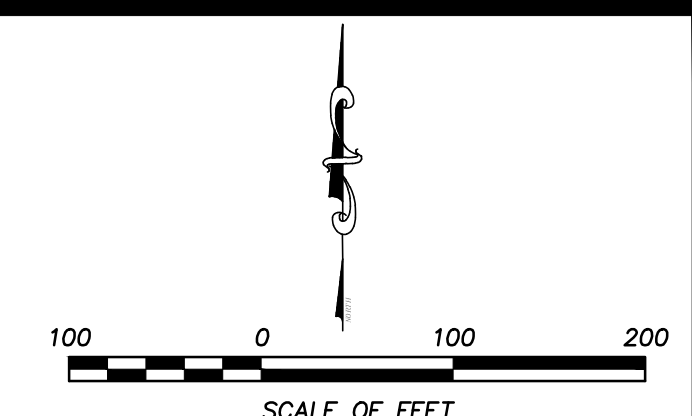
COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3

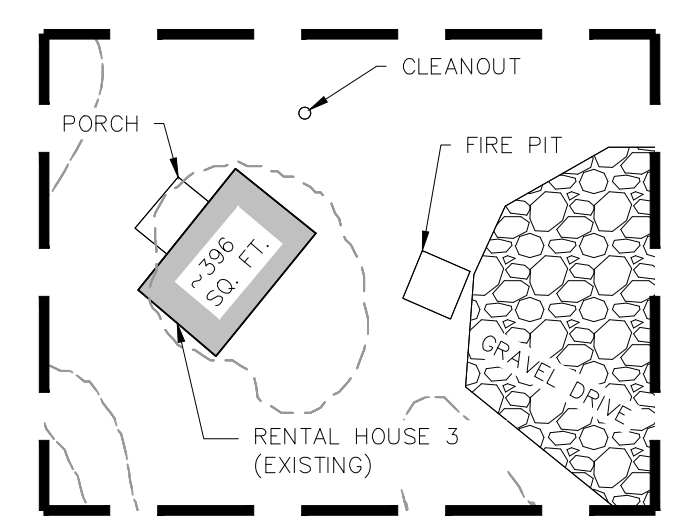
COMMISSIONER PRECINCT 4

**LEGEND**

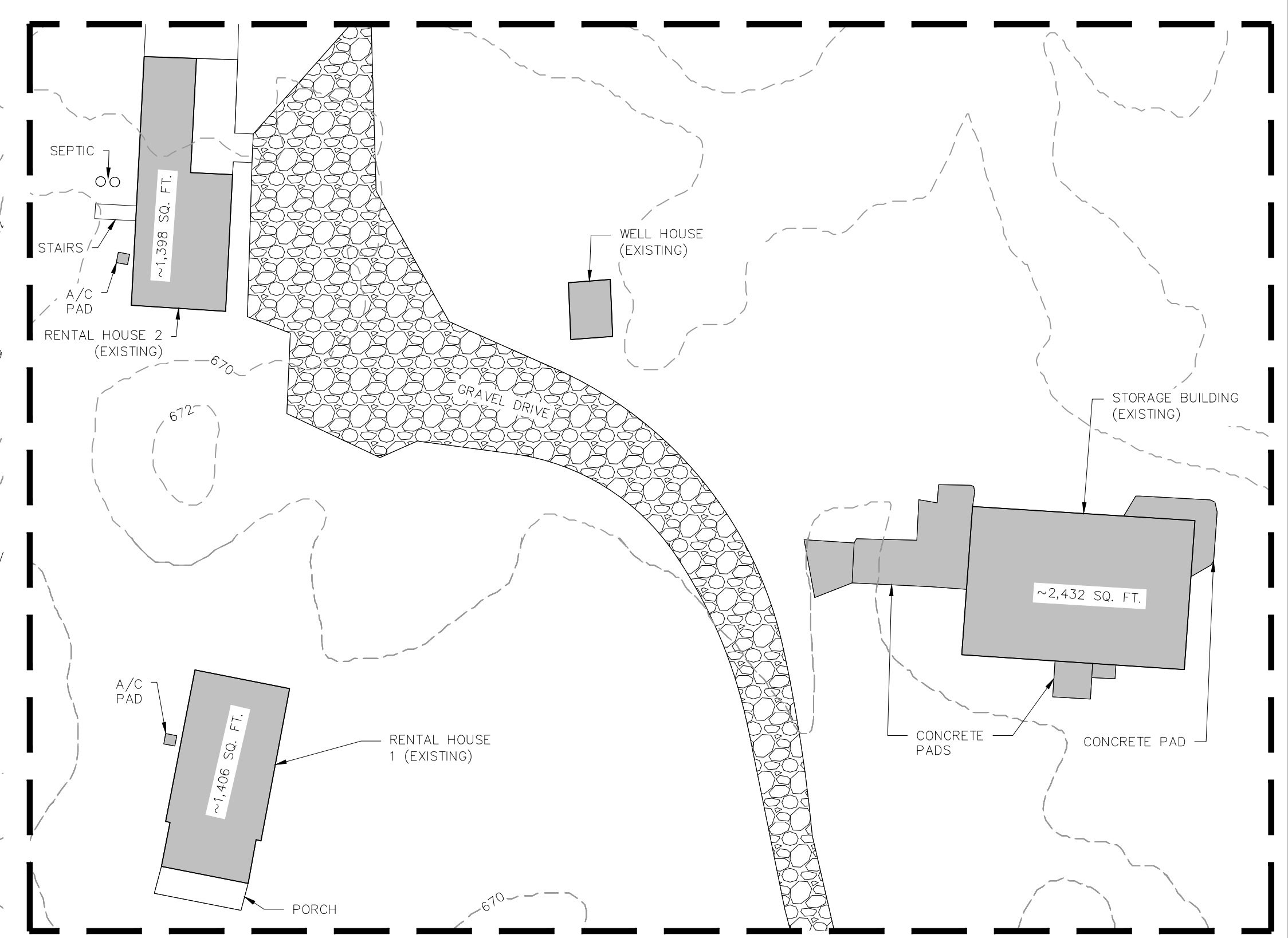
- ESMT = EASEMENT
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- A.C.A.D. = ATASCOSA COUNTY APPRAISAL DISTRICT
- = FOUND STEEL ROD MONUMENT
- = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- ▲ = FOUND TxDOT CONCRETE MONUMENT
- ⊕ = FIRE HYDRANT
- (with cross) = FIRE HYDRANT 500' RADIUS



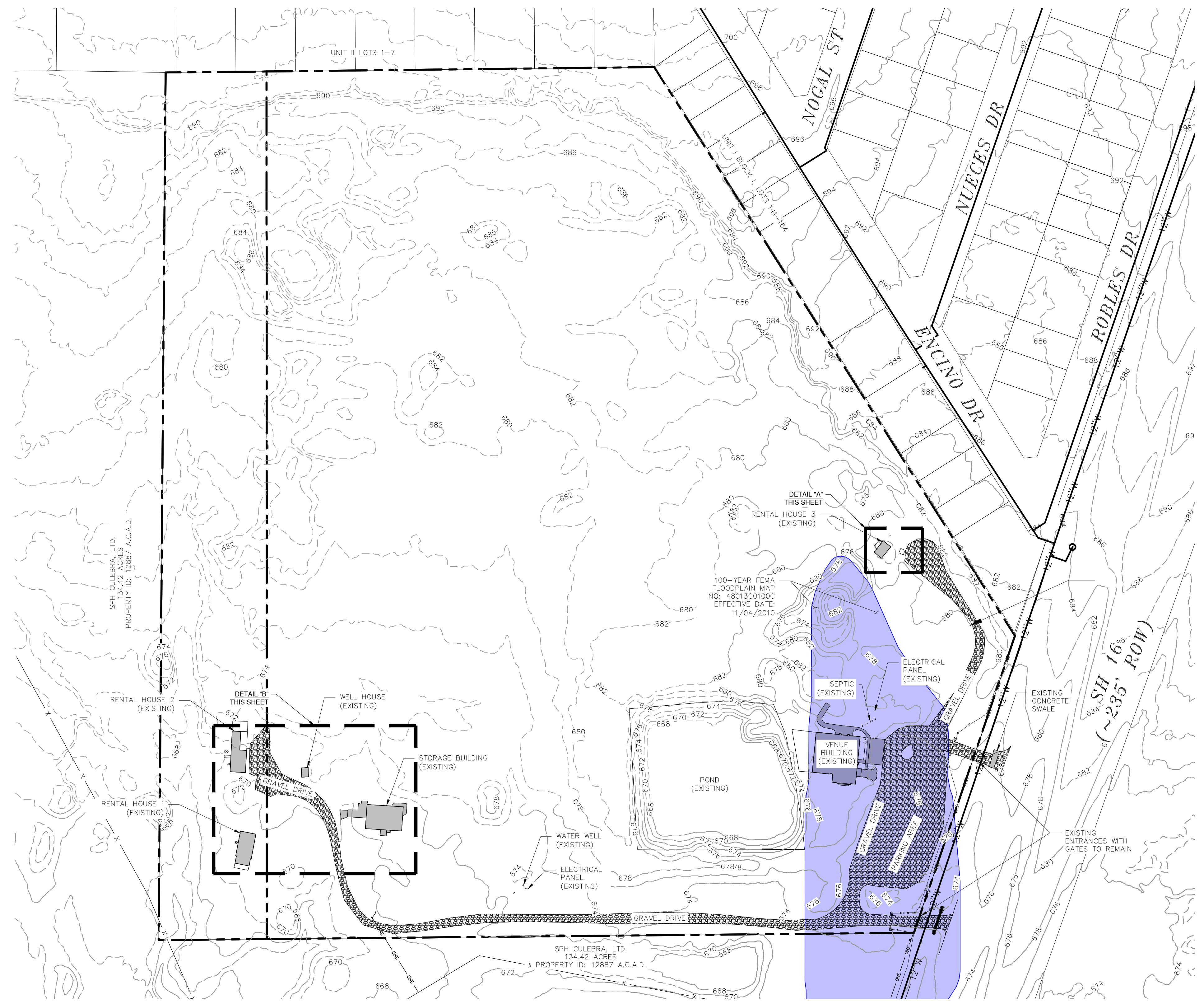
- = PROPERTY LINE
- = LOT LINE
- = R.O.W.
- = ADJOINER
- - - -650- = SETBACK LINES & UTILITY ESMT.
- 12" W — = WATER LINE
- = PARCEL BOUNDARIES
- = EXISTING 100-YR FLOODPLAIN



**DETAIL "A"**  
SCALE 1" = 30'



**DETAIL "B"**  
SCALE 1" = 30'



SUMMARY TABLE	
TINY HOME	3
RECREATIONAL VEHICLE SPOT	0

DEED REFERENCE	
ATASCOSA COUNTY DEED NUMBER:	233766

PROPERTY INFORMATION  
PROPERTY ID: 64721  
LEGAL ACRES: 34.21 AC  
LEGAL DESC.: ABS A00320 L W GATES SV-336

PROPERTY INFORMATION  
PROPERTY ID: 219004  
LEGAL ACRES: 5.84  
LEGAL DESC.: ABS A00320 L W GATES SV-336 & PT OF RR ROW

**LAKESIDE HORIZON RENTAL COMMUNITY**

17875 Hwy 16  
Von Ormy, TX 78251

LOCATED ON A 34.206 ACRE TRACT OF LAND AND A 5.838 ACRE TRACT OF LAND, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 233766, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE L. W. GATES SURVEY NO. 336, ABSTRACT NO. 320, ATASCOSA COUNTY, TEXAS.

ENGINEER & SURVEYOR:  
RAKOWITZ ENGINEERING AND SURVEYING  
515 W OAKLAWN, SUITE A  
PLEASANTON, TX 78064  
(830) 281-4060

OWNER & OPERATOR:  
FONT INVESTMENT GROUP, LLC  
PEDRO FONT  
9603 TORRINGTON  
SAN ANTONIO, TX 78251  
(210) 632-5861

**FONT INVESTMENT GROUP, LLC**  
**MHRC PLAN**  
**ATASCOSA COUNTY, TEXAS**

"THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES" UNDER THE AUTHORIZATION OF BRADLEY A. KOETTER, P.E. #10848 NOT TO BE USED FOR CONSTRUCTION.

REV	DATE	DESCRIPTION

JOB NO.	24-3435
DATE	FEB. 2025
DESIGNER	CT
CHECKED	BK
DRAWN	CT

**MHRC**  
SHEET 1 OF 1

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 18.**

**Meeting Date:** 04/14/2025  
**Item Title:** Subdivision - Vacate & Replat Lot 144, Maravillas West U3  
**Submitted For:** Britni Van Curan, Rural Development Director

**Discuss and/or take appropriate action concerning:**

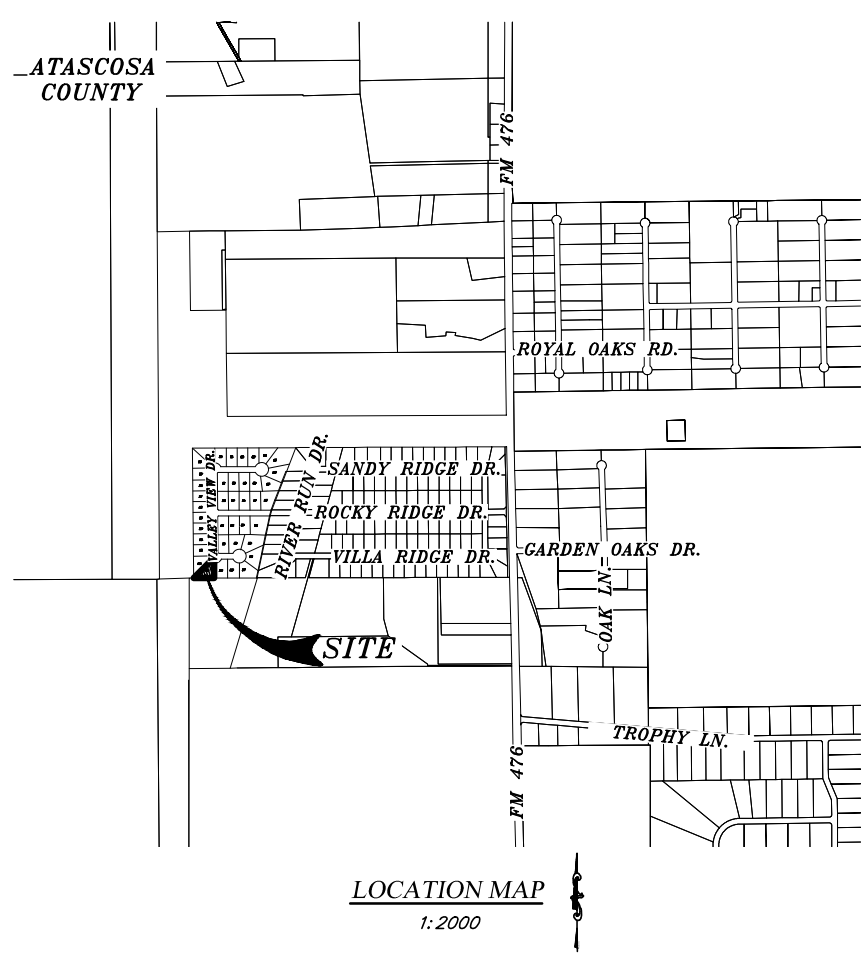
**Britni Van Curan:** A. Conduct a public hearing concerning vacating and replatting Lot 144 in the Rural Development: Maravillas West Subdivision Phase 3 in Precinct 2.

1. Open public hearing
2. Close public hearing

B. Discuss and/or take appropriate action concerning approval/denial of vacating and replatting Lot 144 in the Maravillas West Subdivision Phase 3 in Precinct 2.

**ATTACHMENTS**

Plat



**LEGEND**

D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS  
 ESMT = EASEMENT  
 N.T.S. = NOT TO SCALE  
 O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS  
 PGS. = PAGES  
 R.O.W. = RIGHT-OF-WAY  
 VOL. = VOLUME  
**4** LOT NUMBER  
**1.01 AC** GROSS LOT ACREAGE

● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"

— = PROPERTY LINE  
 --- = ADJOINER  
 - - - - - 725 - - - - - = EXISTING CONTOUR

○ = 20 FT UTILITY AND DRAINAGE ESMT

**ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**

1. THE SUBDIVISION IS IN THE POTEET 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. IF A CULVERT IS INSTALLED, THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES. IF A CULVERT IS NOT INSTALLED, THEN MAKE SURE DRIVEWAY IS CONSTRUCTED IN A MANNER TO NOT BLOCK UPGRADIENT WATER.
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 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. ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
7. 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.
8. 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.
9. NO HOMES ARE TO BE BUILT OR BROUGHT ON TO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
10. WATER SERVICE PROVIDED TO LOT 144 BY BENTON CITY WSC.
11. ELECTRIC SERVICE PROVIDED TO LOT 144 BY KARNES ELECTRIC COOPERATIVE.
12. THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 980 FM 3175, LYTLE, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
13. THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 980 FM 3175, LYTLE, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
14. THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 980 FM 3175, LYTLE, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
15. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE 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 OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.

**BENTON CITY WSC NOTE:**

1. MAINTENANCE OF DEDICATED UTILITY AND/OR WATER EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO BENTON CITY WATER SUPPLY CORPORATION OR ITS SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER IS NOTIFIED THAT BENTON CITY WATER SUPPLY CORPORATION IS NOT RESPONSIBLE FOR DAMAGE TO FACILITIES CONSTRUCTED WITHIN THE EASEMENT BY THE PROPERTY OWNER.

**PROPERTY INFORMATION**

PROPERTY ID: 216405  
 LEGAL ACRES: 0.49  
 LEGAL DESC.: MARAVILLAS WEST S/D PHASE 3, LOT 144 0.488

**LOT SUMMARY TABLE**

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	1			1
2.5-10 AC				
> 10 AC				
TOTAL	1			1

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	70.64'	034°08'44"	S62°20'22"E	41.13'	41.74'

PLAT INCLUDES 0 LF STREET

THE STATE OF TEXAS  
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED 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**

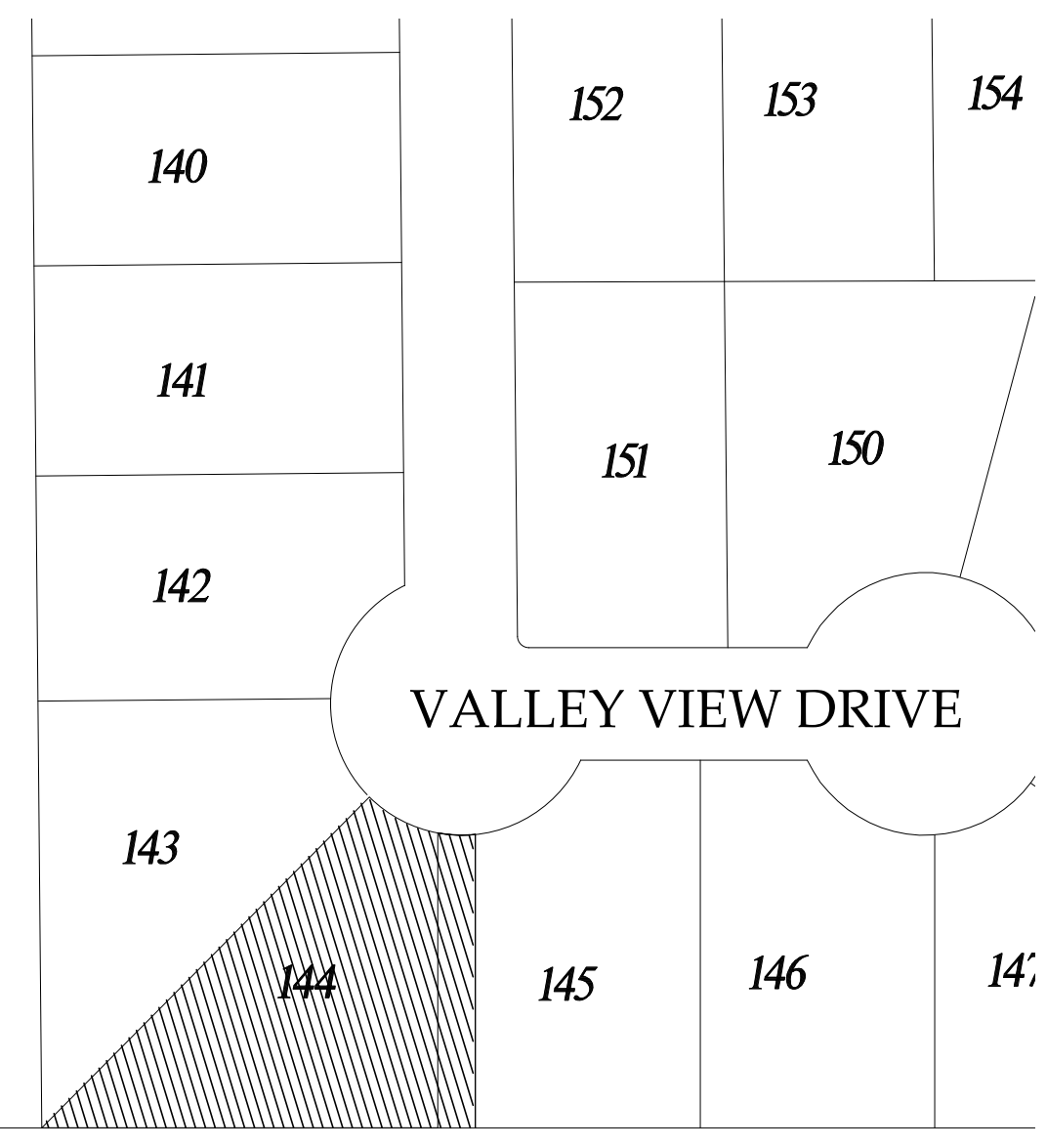
WALT F. RAKOWITZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6435, STATE OF TEXAS  
515 W. OAKLAWN STE A  
PLEASANTON, TEXAS 78064

THE STATE OF TEXAS  
COUNTY OF ATASCOSA

I, WALT F. RAKOWITZ, 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**

WALT F. RAKOWITZ  
LICENSED PROFESSIONAL ENGINEER  
NO. 96536, STATE OF TEXAS  
515 W. OAKLAWN STE A  
PLEASANTON, TEXAS 78064



**AREA BEING VACATED AND REPLAT**  
SCALE: 1"=100'

- REPLAT NOTES AS FOLLOWS:**
1. THE EAST PROPERTY LINE OF LOT 144 IS BEING VACATED.
  2. A NEW LOT LINE WILL BE ESTABLISHED. THE 20 FT PORTION THAT REMAINS BELONGS TO THE ADJOINER TO THE SOUTH.

**AUTHORIZED AGENT:**  
1. PROPERTY OWNERS ARE LISTED BELOW. THERE IS AN AUTHORIZED AGENT OF RECORD FILED, NAMING ELIAS WOLOSKI TO SIGN FOR THE PROPERTY OWNERS

**OWNER:**  
ADRIANNA MARTINEZ  
168 VALLEY VIEW DR.  
POTEET, TX 78065  
AGENT: ELIAS WOLOSKI

**OWNER:**  
KS CHOWDHURY & SOFIA KEGNE  
12223 STABLE ROAD  
SAN ANTONIO, TX 78249  
AGENT: ELIAS WOLOSKI

**ENGINEER & SURVEYOR:**  
RAKOWITZ ENGINEERING AND SURVEYING  
515 W OAKLAWN, SUITE A  
PLEASANTON, TX 78064  
(830) 281-4060

**SURVEYOR NOTES:**

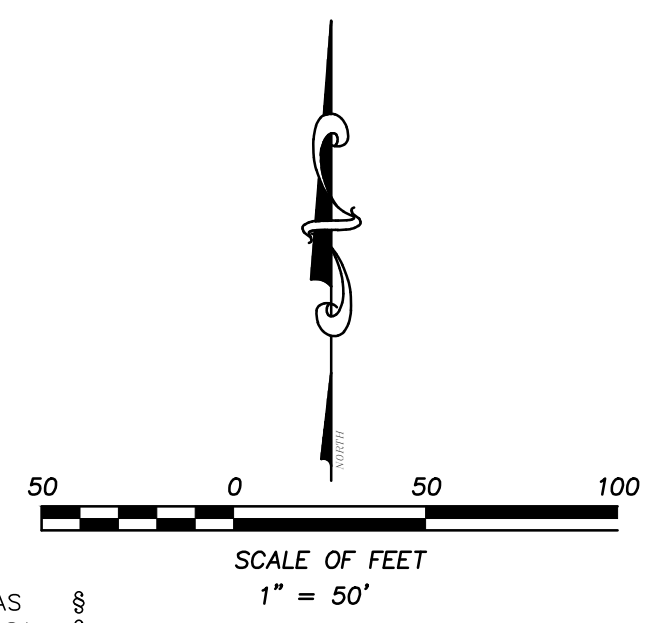
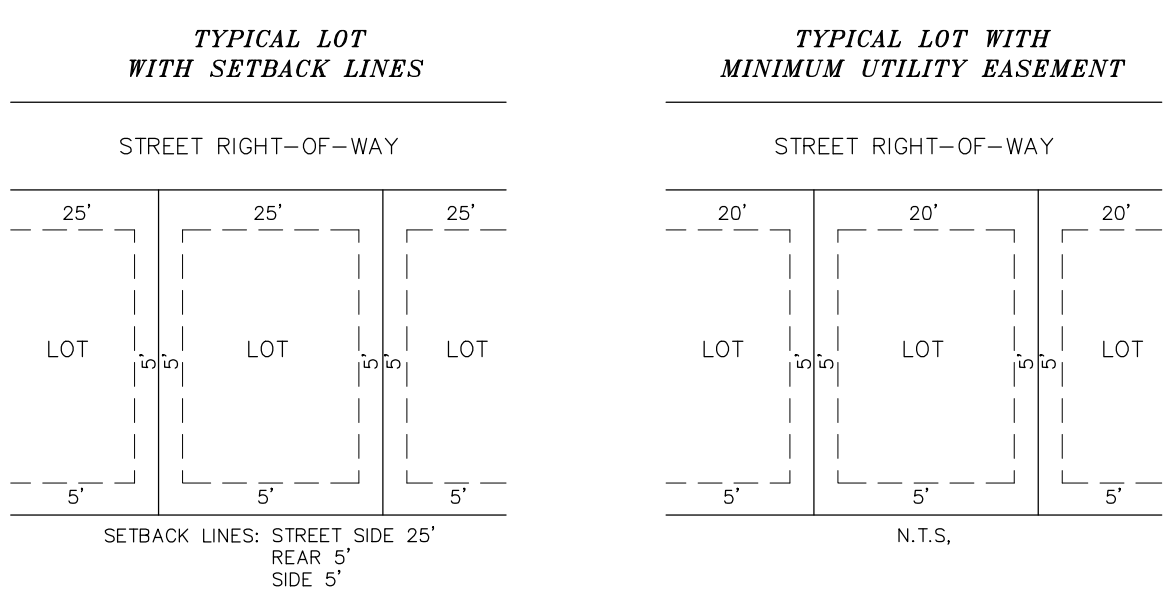
1. THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
2. 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

**SETBACK NOTES:**

UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:  
25' FRONT (STREET SIDE)  
5' BACK  
5' SIDE

**FLOODPLAIN NOTE:**

THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0075C EFFECTIVE NOVEMBER 4, 2010.



THE STATE OF TEXAS §  
COUNTY OF ATASCOSA §

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

SANJAY CHOWDHURY & SOFIA GEBEYEHU KEGNE  
12223 STABLE RD.  
SAN ANTONIO, TX 78249  
AGENT:EEAC, INC.  
ELIAS WOLOSKI

STATE OF TEXAS §  
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME, THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC

THE STATE OF TEXAS §  
COUNTY OF ATASCOSA §

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ADRIANNA MARTINEZ  
168 VALLEY VIEW DR.  
POTEET, TX 78064  
AGENT:EEAC, INC.  
ELIAS WOLOSKI

STATE OF TEXAS §  
COUNTY OF ATASCOSA §

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NOTARY PUBLIC

**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.

COMMISSIONER PRECINCT 2

**CERTIFICATE OF FINAL APPROVAL**  
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1 \_\_\_\_\_ COMMISSIONER PRECINCT 2 \_\_\_\_\_

COMMISSIONER PRECINCT 3 \_\_\_\_\_ COMMISSIONER PRECINCT 4 \_\_\_\_\_

**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.

COUNTY ATTORNEY

**VACATE AND REPLAT OF LOT 144  
MARAVILLAS WEST SUBDIVISION PHASE 3**

VACATING LOT 144 OF THE MARAVILLAS WEST SUBDIVISION - PHASE 3 DESCRIBED IN AN INSTRUMENT, RECORDED AS SHEET 370-B, NEW PLAT CABINET, ATASCOSA COUNTY, TEXAS AND REPLATTING LOT 144 OF THE MARAVILLAS WEST SUBDIVISION - PHASE 3, AND ALSO DESCRIBED IN CLERK'S FILE NO. 223638, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS



Texas Registered Engineering Firm F-9155  
Texas Registered Surveying Firm 101812-00  
830-281-4060

REVISION	DATE	BY
1 VACATE AND REPLAT CREATED	03/19/2025	AMH

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 19.**

**Meeting Date:** 04/14/2025  
**Item Title:** Subdivision - Vacate & Replat Lot 21 & 22, Maravillas West U2  
**Submitted For:** Britni Van Curan, Rural Development Director

**Discuss and/or take appropriate action concerning:**

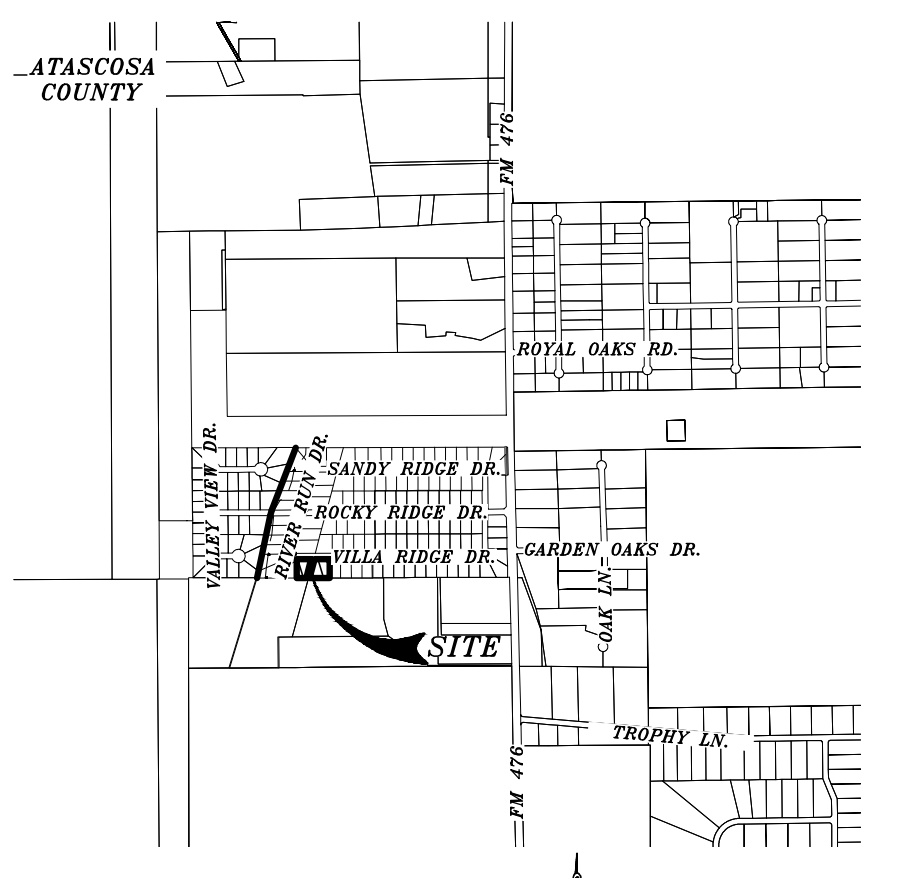
**Britni Van Curan:** A. Conduct a public hearing concerning vacating and replatting Lots 21 & 22 in Rural Development: the Maravillas West Subdivision Phase 2 in Precinct 2.

1. Open public hearing
2. Close public hearing

B. Discuss and/or take appropriate action concerning approval/denial of vacating and replatting Lots 21 & 22 in the Maravillas West Subdivision Phase 2 in Precinct 2.

**ATTACHMENTS**

Plat



LEGEND
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ESMT = EASEMENT
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O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
PGS = PAGES
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
4 LOT NUMBER
1.01 AC GROSS LOT ACREAGE
PROPOSED ESMT
EXISTING ESMT
FOUND PREVIOUSLY SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED 'RAKOWITZ ENGINEERING & SURVEYING'
PROPERTY LINE
ADJOINER
EXISTING CONTOUR
TRANSMISSION LINE ESMT
20 FT UTILITY AND DRAINAGE ESMT

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

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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. ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
7. 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.
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9. NO HOMES ARE TO BE BUILT OR BROUGHT ON TO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
10. WATER SERVICE PROVIDED TO LOTS 21-22 BY BENTON CITY WSC.
11. ELECTRIC SERVICE PROVIDED TO LOTS 21-22 BY KARNES ELECTRIC COOPERATIVE.
12. THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 980 FM 3175, LYTLE, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
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15. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE 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 OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.

SURVEYOR NOTES:

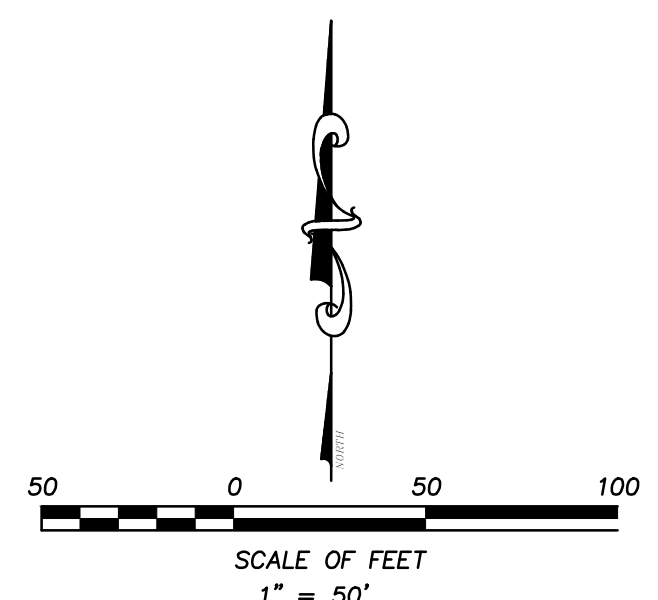
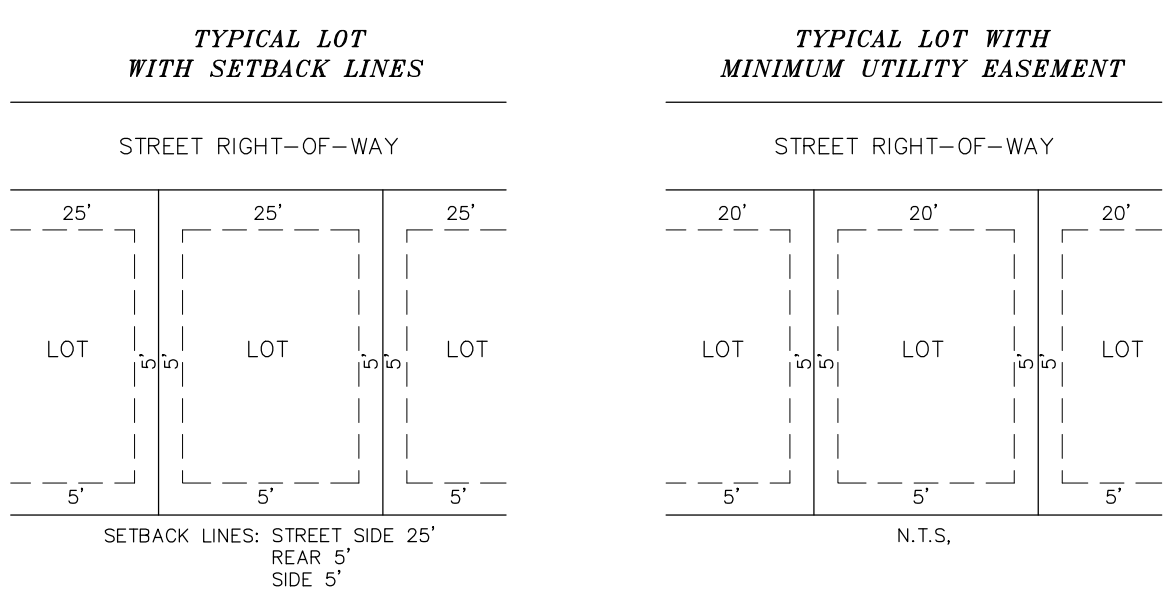
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2. 5/8" STEEL ROD MONUMENT WITH CAP STAMPED 'RAKOWITZ ENGINEERING AND SURVEYING' SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

SETBACK NOTES:

UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
25' FRONT (STREET SIDE)
5' BACK
5' SIDE

FLOODPLAIN NOTE:

THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0075C EFFECTIVE NOVEMBER 4, 2010.



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

STATE OF TEXAS
COUNTY OF ATASCOSA
JOSE & MARIA GOMEZ
130 ROUNDS ST.
SAN ANTONIO, TX 78207
AGENT:EEAC, INC.
ELIAS WOLOSKI

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS DAY OF, 20 A.D.

STATE OF TEXAS
COUNTY OF ATASCOSA
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STATE OF TEXAS
COUNTY OF ATASCOSA
OLGA LOPEZ
P.O. BOX 264
POTEET, TX 78065
AGENT:EEAC, INC.
ELIAS WOLOSKI

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STATE OF TEXAS
COUNTY OF ATASCOSA
ESTEFANY NIETO
0.51 ACRES
PROPERTY ID 210881
CLERK'S FILE NO. 211677 OPR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS DAY OF, 20 A.D.

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.

CERTIFICATE OF FINAL APPROVAL
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS DAY OF, 20 A.D.

CERTIFICATE OF COUNTY ATTORNEY
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THE STATE OF TEXAS
COUNTY OF ATASCOSA

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JOSE GUEVARA
226 BRIGHT TRL
SAN ANTONIO, TX 78253
AGENT:EEAC, INC.
ELIAS WOLOSKI

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS DAY OF, 20 A.D.

STATE OF TEXAS
COUNTY OF ATASCOSA
PROPERTY INFORMATION
PROPERTY ID: 210882
LEGAL ACRES: 0.833
LEGAL DESC.: MARAVILLAS WEST S/D PHASE 2, LOT 21 0.833

LOT SUMMARY TABLE
LOT SIZE NO. OF LOTS WATER WELL COLLECTIVE SEWER OSSF
< 2.5 AC 2
2.5-10 AC
> 10 AC 2
TOTAL 2

PLAT INCLUDES 0 LF STREET

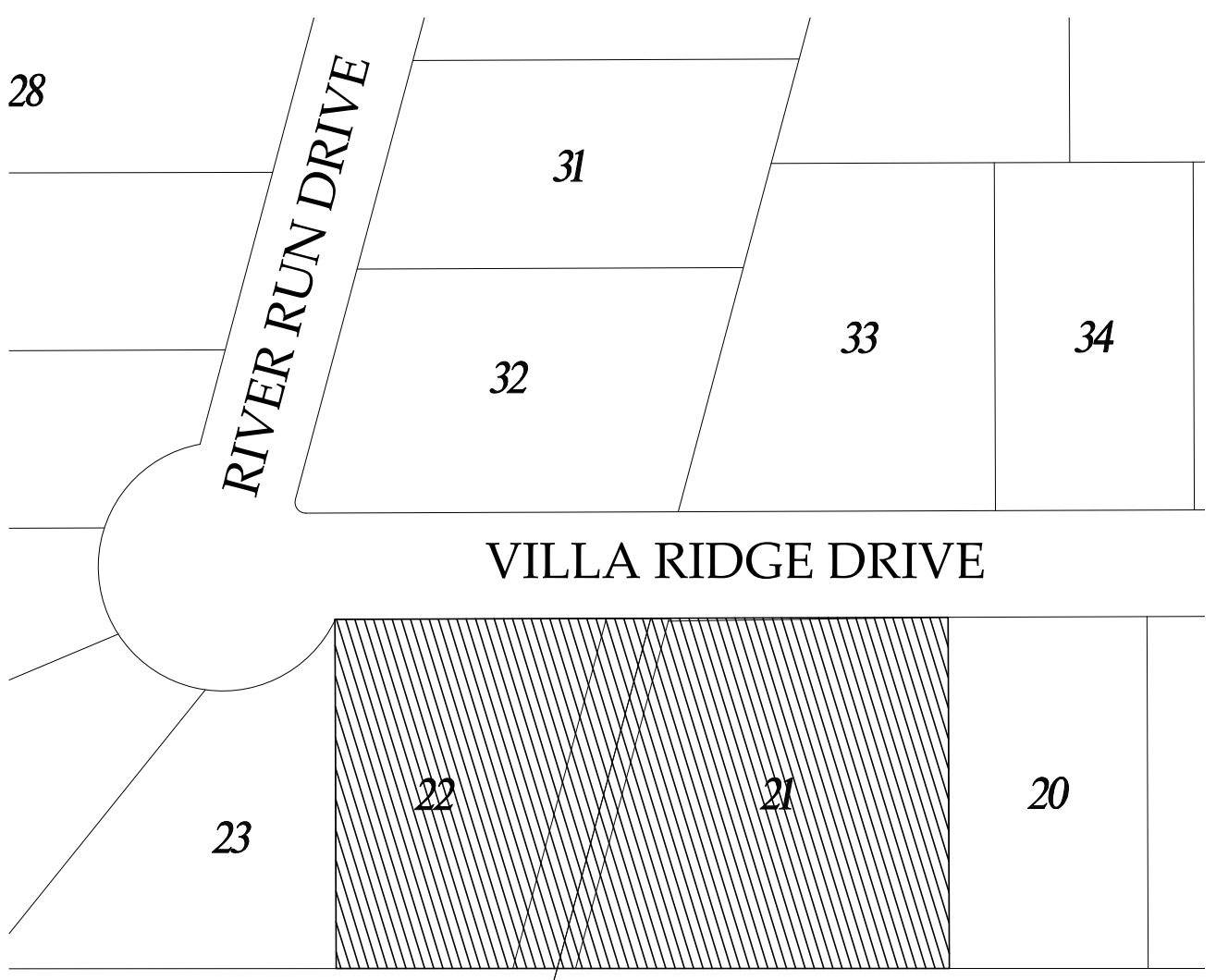
THE STATE OF TEXAS
COUNTY OF ATASCOSA

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

AGENT:EEAC, INC.
ELIAS WOLOSKI
P.O. BOX 5454
MCALLEN, TX 78502

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS DAY OF, 20 A.D.

STATE OF TEXAS
COUNTY OF ATASCOSA
PROPERTY INFORMATION
PROPERTY ID: 210883
LEGAL ACRES: 0.59
LEGAL DESC.: MARAVILLAS WEST S/D PHASE 2, LOT 22 0.59



THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:
THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED 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

WALT F. RAKOWITZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6435, STATE OF TEXAS
515 W. OAKLAWN SITE A
PLEASANTON, TEXAS 78064

THE STATE OF TEXAS
COUNTY OF ATASCOSA

I, WALT F. RAKOWITZ, 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

WALT F. RAKOWITZ
LICENSED PROFESSIONAL ENGINEER
NO. 96536, STATE OF TEXAS
515 W. OAKLAWN SITE A
PLEASANTON, TEXAS 78064

AREA BEING VACATED AND REPLAT

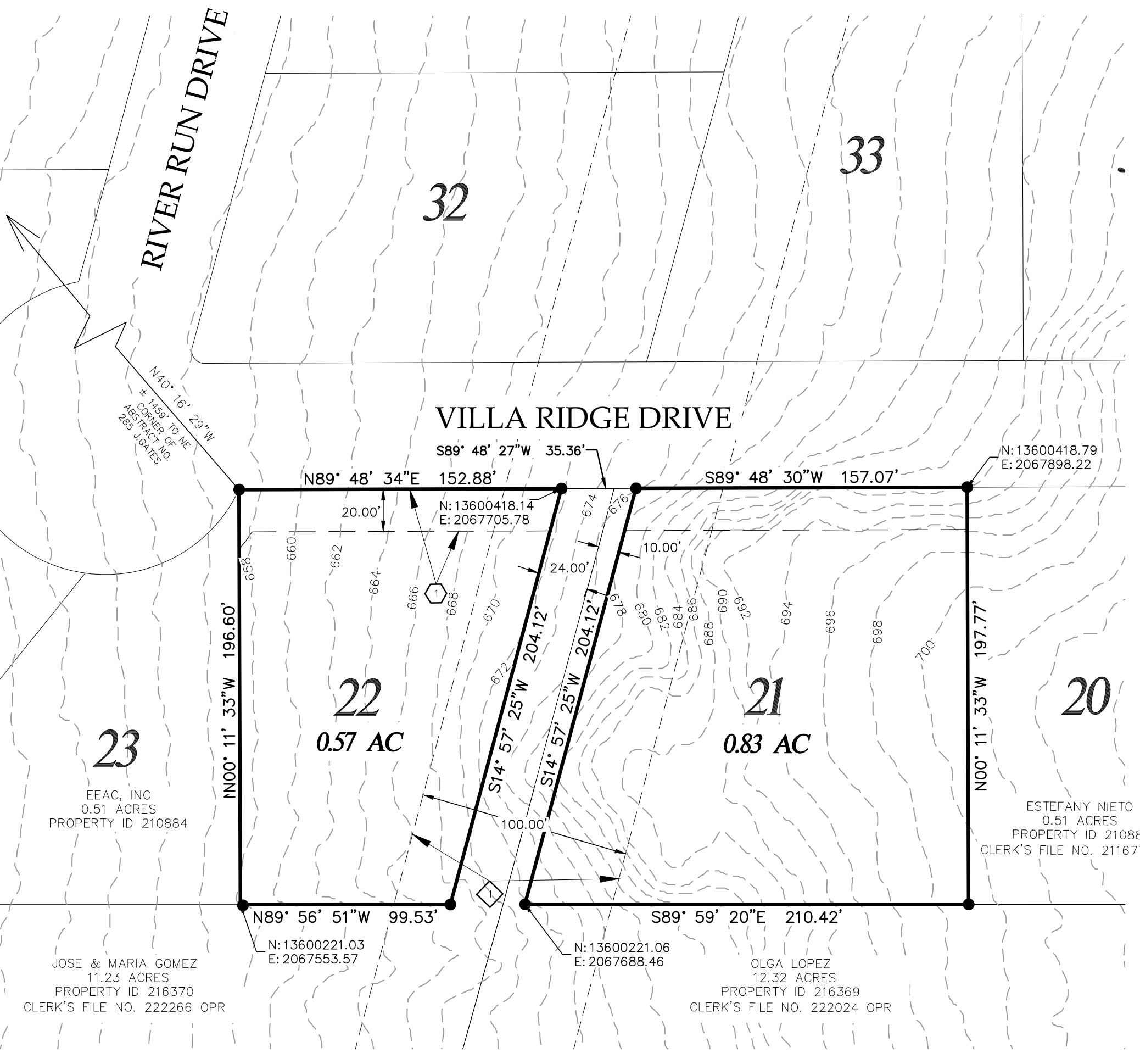
SCALE: 1"=100'

REPLAT NOTES AS FOLLOWS:

- 1. THE COMMON LINE SHARED BETWEEN LOTS 21 AND 22 IS BEING VACATED.
2. NEW LOT LINES WILL BE ESTABLISHED AND WILL NOT BE SHARED. THE PORTIONS THAT REMAIN (24 FT. & 10 FT) BELONG TO THE ADJOINERS TO THE SOUTH.

AUTHORIZED AGENT:

- 1. PROPERTY OWNERS ARE LISTED BELOW. THERE IS AN AUTHORIZED AGENT OF RECORD FILED, NAMING ELIAS WOLOSKI TO SIGN FOR THE PROPERTY OWNERS



VACATE AND REPLAT OF LOTS 21 AND 22 MARAVILLAS WEST SUBDIVISION PHASE 2

VACATING LOTS 21-22 OF THE MARAVILLAS WEST SUBDIVISION - PHASE 2, DESCRIBED IN AN INSTRUMENT, RECORDED AS SHEET 367-A, NEW PLAT CABINET, ATASCOSA COUNTY, TEXAS AND REPLATTING LOTS 21-22 OF THE MARAVILLAS WEST SUBDIVISION - PHASE 2, ALSO DESCRIBED IN CLERK'S FILE NO. 248950, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS

REVISION TABLE
1 VACATE AND REPLAT CREATED 03/19/2025 AMH

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
515 W OAKLAWN, SUITE A
PLEASANTON, TX 78064
(830) 281-4060

OWNER:
OLGA LOPEZ
P.O. BOX 264
POTEET, TX 78065
AGENT: ELIAS WOLOSKI

OWNER:
JOSE & MARIA GOMEZ
130 ROUNDS ST.
SAN ANTONIO, TX 78207
AGENT: ELIAS WOLOSKI

OWNER:
JOSE GUEVARA
226 BRIGHT TRL
SAN ANTONIO, TX 78253
AGENT: ELIAS WOLOSKI

OWNER:
EEAC, INC.
P.O. BOX 5454
MCALLEN, TX 78502
(956) 682-8024
AGENT: ELIAS WOLOSKI



Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00
830-281-4060

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 20.**

**Meeting Date:** 04/14/2025  
**Item Title:** Exception - King W FM 476  
**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 approval/denial of the  
**Rural** Certificate of Exception for Ann King on W FM 476 in Precinct 2.  
**Development:**

**ATTACHMENTS**

King Tract 1 Survey  
King Tract 2 Survey  
King - Registration  
King Deed  
King Certificate of Exception

# PLAT OF SURVEY

A 10.65 ACRE TRACT OF LAND, BEING OUT OF A 28.79 ACRE TRACT OF LAND, CALLED TRACT 2, LYING IN THE E.A. JASPER SURVEY NO. 278, ABSTRACT NO. 506, ATASCOSA COUNTY, TEXAS



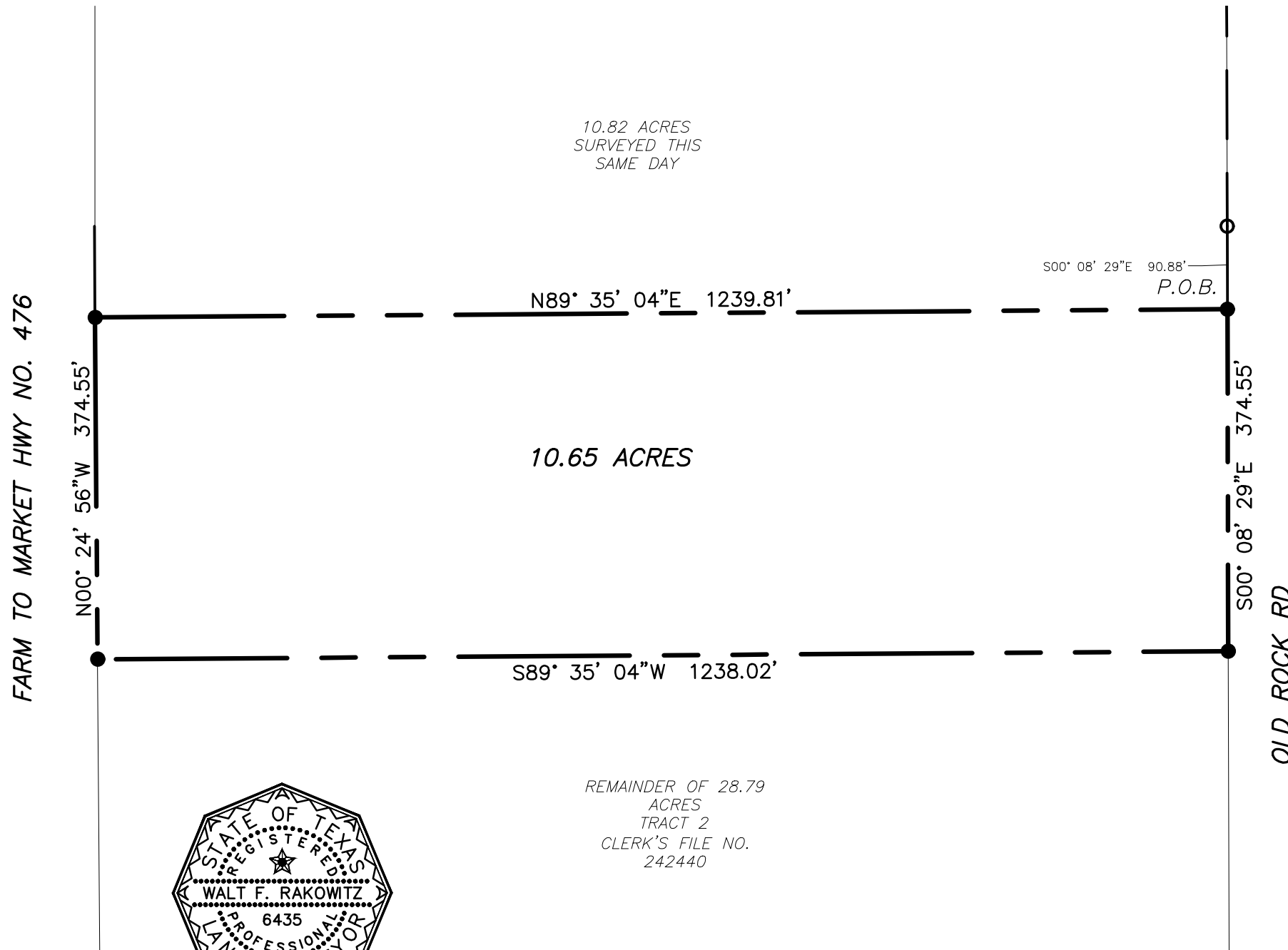
1" = 150'

THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE

### LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument

- Boundary line
- Adjoinder



10.82 ACRES  
SURVEYED THIS  
SAME DAY

10.65 ACRES

REMAINDER OF 28.79  
ACRES  
TRACT 2  
CLERK'S FILE NO.  
242440



*Walt F Rakowitz*

Prepared for:  
Ann King

REFERENCES:

DEED: Clerk's File No. 242440, OPR

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.

**RAKOWITZ**  
Engineering & Surveying  
Texas Registered Engineering Firm F-9155  
Texas Registered Surveying Firm 101812-00  
830-281-4060

Date of survey: July 18, 2024  
Job No. 24-3336

# PLAT OF SURVEY

A 10.82 ACRE TRACT OF LAND, BEING PART OF A 74.78 ACRE TRACT OF LAND, CALLED TRACT 1, AND PART OF A 28.79 ACRE TRACT OF LAND, CALLED TRACT 2, LYING IN THE E.A. JASPER SURVEY NO. 278, ABSTRACT NO. 506, ATASCOSA COUNTY, TEXAS



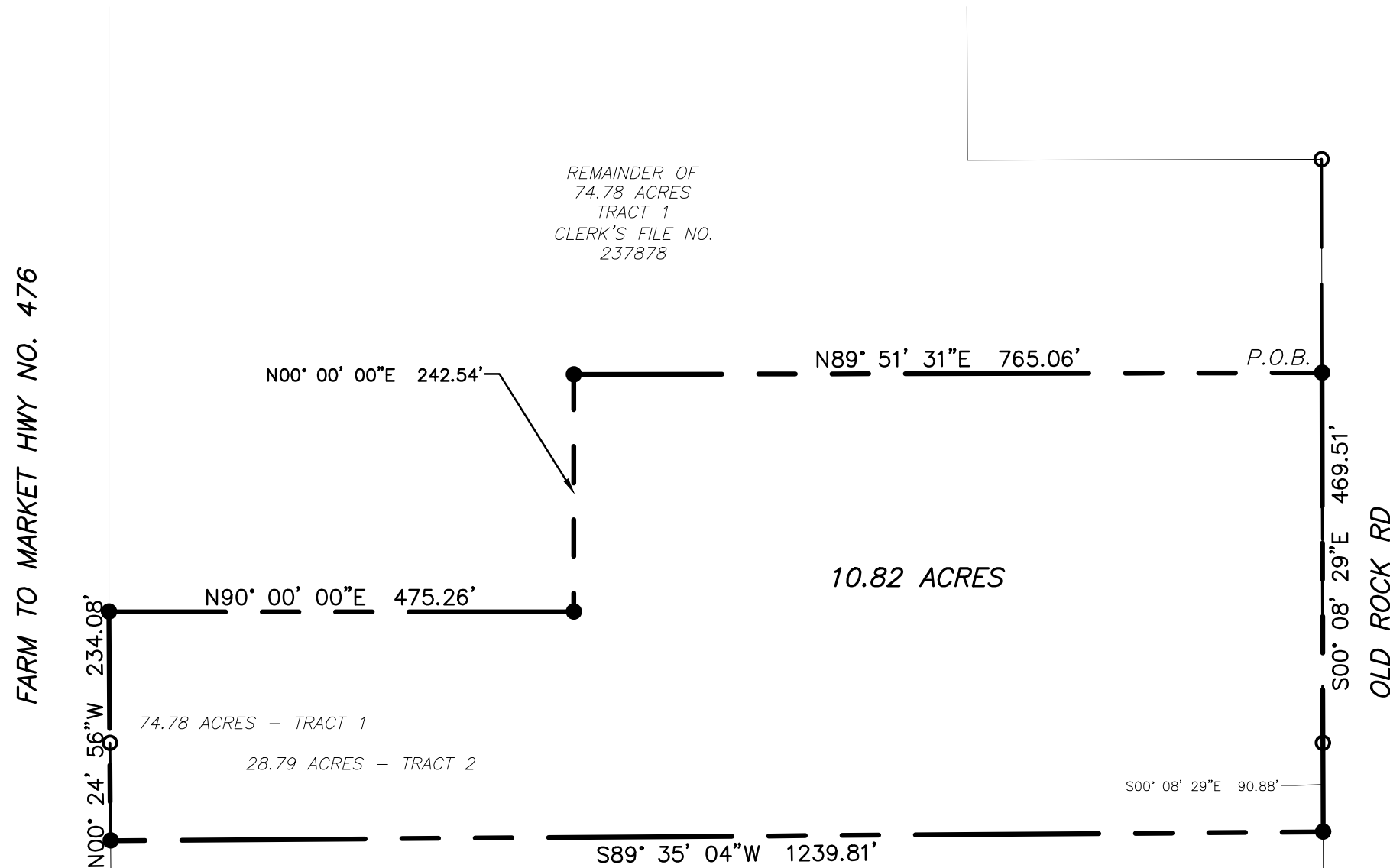
1" = 150'

THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE

### LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found previously set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying

- Boundary line
- - - Adjoiner



Prepared for:  
Ann King

#### REFERENCES:

DEED: Clerk's File No. 242440, OPR  
Clerk's File No. 237878, OPR

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.



*Walt F. Rakowitz*



Date of survey: July 18, 2024  
Job No. 24-3336



## 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

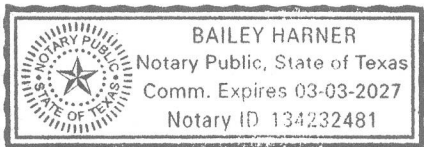
STATE OF TEXAS

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.

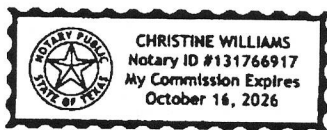
Executed on the date(s) indicated in the below notary acknowledgment(s) and effective on the Effective Date.


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:

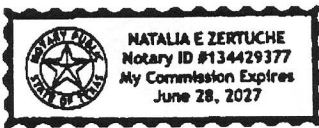
*DF*

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;

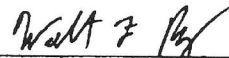
Thence South 00° 08' 29" East, 1013.38 feet, along the East line of said 132.36 acre tract of land, being the West line of Old Rock Road, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of a 28.79 acre tract of land,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

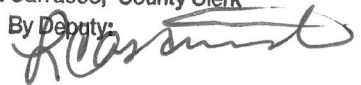
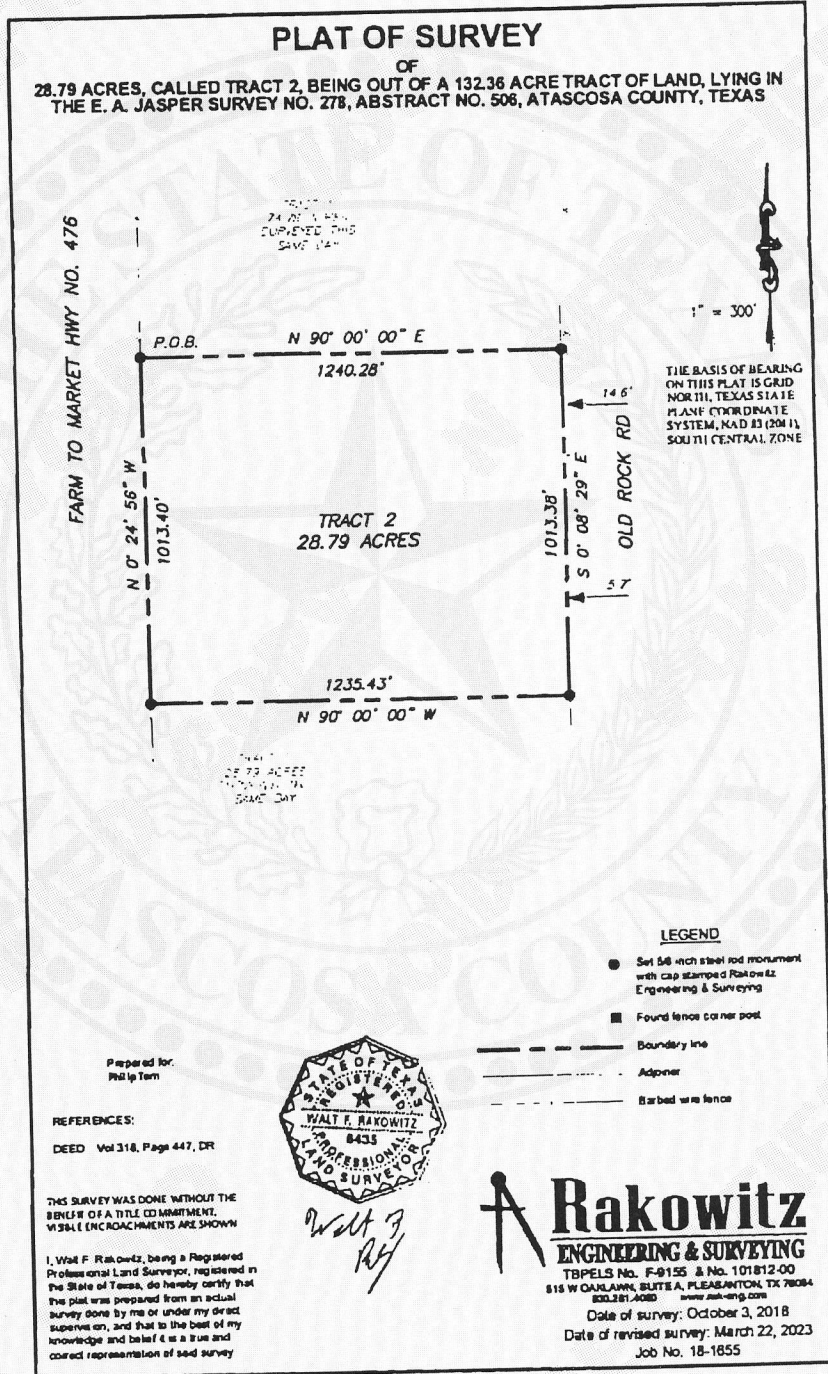


EXHIBIT "A-1"



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]*

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.

**AGREED PARTITION DEED**

**Date:** August 8, 2023

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

**First Party's Mailing Address:** Ann King  
6207 Spicebrush Cove  
Austin, Travis County, Texas 78759

**Second Party:** 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

**Second Party's Mailing Address:** Milton Shaw  
628 River Oaks Rd.  
Blanco, Blanco County, Texas 78606

David C. Shaw  
1209 Berthea St.  
Houston, Harris County, Texas 77006

Michael Jon Shaw  
1012 Paris Ave.  
Nashville, Davidson County, Tennessee 37204

**Third Party:** NANCY TOM, dealing in her sole and separate property forming no part of her marital homestead

ROXANA TOM, dealing in her sole and separate property forming no part of her marital homestead

NANCY KAY TOM, dealing in her sole and separate property forming no part of her marital homestead

PHILIP ANTHONY TOM, II, dealing in his sole and separate property forming no part of his marital homestead

**Third Party's Mailing Address:** Nancy Tom  
13535 Charter Bend Dr.  
San Antonio, Bexar County, Texas 78231

30 PGS  
PARTDEED

237878

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 2023



Theresa Carrasco, County Clerk

By Deputy:

*[Handwritten Signature]*

Roxana Tom  
2506 Brighton Oaks  
San Antonio, Bexar County, Texas 78231

Nancy Kay Tom  
4000 FM 1099  
Campbellton, Atascosa County, Texas 78008

Philip Anthony Tom, II  
4002 FM 1099  
Campbellton, Atascosa County, Texas 78008

**Consideration:** The partition effected hereby.

**PROPERTY BEING PARTITIONED:**

TRACT I: 242.39 acres, more or less, being described in two (2) tracts as follows, to wit:

First Tract: 140 acres of land, more or less, out of the E.A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas and

Second Tract: Being Tract No. 5 of the M.T. Shaw Estate, containing 102.39 acres, more or less, out of the C. Montes Survey No. 1435, Abstract No. 579; B. Perez Survey No. 78, Abstract No. 1169; and B. Vallejo Survey No. 22, Abstract No. 1385, and being shown on a plat of said M.T. Shaw Estate recorded in Volume 3, Page 41, (Volume 39-A, New Plat Cabinet), Map and Plat Records, Atascosa County, Texas

Being the same 242.39 acres described in that certain Oil, Gas, and Mineral Lease dated January 10, 1967, executed by Ethel Shaw Tom, et al., in favor of Jack T. Lent and appearing of record in Volume 318, Page 447, Deed Records, Atascosa County, Texas and in that certain Affidavit of Heirship dated February 21, 1984, recorded in Volume 660, Page 161, Deed Records, Atascosa County, Texas.

TRACT II: BEING all right, title, and interest in and to 25.76 acres, more or less, out of the B.B.B. & C. R.R. Co., Survey No. 280, Abstract No. 119; Wm. Caruthers Survey No. 336, Abstract No. 182; Wright Farquhar Survey No. 275, Abstract No. 254; A. Shaw Survey No. 281 1/2, Abstract No. 1251; and B. Perez Survey No. 78, Abstract No. 1169 remaining in and to Tract No. 3 of the M.T. Shaw Estate, originally containing 187.08, and being shown on a plat of said M.T. Shaw Estate recorded in Volume 3, Page 41, (Volume 39-A, New Plat Cabinet), Map and Plat Records, Atascosa County, Texas.

TRACT III: Lot Eight (8) in Block 132, in the City of Jourdanton, Atascosa County, Texas, as per map or plat of said City appearing of record in Volume 34, Page 1, Plat Records, Atascosa County, 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:

*K. Rosendo*

**PARTITION TRACTS:**

PARTITION SHARE NO. I:

BEING 74.78 acres, more or less, called Tract 1, 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 74.78 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.

PARTITION SHARE NO. II:

Tract I: 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 B, and depicted on survey plat on Exhibit B-1, attached hereto and incorporated herein for all purposes.

Tract II: BEING 51.11 acres, more or less, called Tract A, being a part of a 102.39 acre tract of land described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey No. 78, Abstract No. 1169; in the B. Vallejo Survey No. 22, Abstract No. 1385; and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas; said 51.11 acre tract of land being more particularly described by metes and bounds on Exhibit C, and depicted on Survey Plat on Exhibit C-1, attached hereto and incorporated herein for all purposes.

PARTITION SHARE NO. III:

Tract I: BEING 28.79 acres, more or less, called Tract 3, 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 D, and depicted on survey plat on Exhibit D-1, attached hereto and incorporated herein for all purposes.

Tract II: BEING 51.11 acres, more or less, called Tract B, being a part of a 102.39 acre tract of land described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey No. 78, Abstract No. 1169; in the B. Vallejo Survey No. 22, Abstract No. 1385; and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas; said 51.11 acre tract of land being more particularly described by metes and bounds on Exhibit E, and depicted on Survey Plat on Exhibit E-1, attached hereto and incorporated herein for all purposes.

PARTITION SHARE NO. IV:

BEING all right, title, and interest in and to 25.76 acres, more or less, out of the B.B.B. & C. R.R. Co., Survey No. 280, Abstract No. 119; Wm. Caruthers Survey No. 336, Abstract No. 182; Wright Farquhar Survey No. 275, Abstract No. 254; A. Shaw Survey No. 281 1/2, Abstract No. 1251; and B. Perez Survey No. 78, Abstract No. 1169 remaining in and to Tract No. 3 of the M.T. Shaw Estate, originally containing 187.08, and being shown on a plat of said M.T. Shaw Estate recorded in Volume 3, Page 41, (Volume 39-A, New Plat Cabinet), Map and Plat Records, Atascosa County, 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:

A handwritten signature in black ink, appearing to read "R. Rosendo", written over the "By Deputy:" text.

PARTITION SHARE NO. V:

Lot Eight (8) in Block 132, in the City of Jourdanton, Atascosa County, Texas, as per map or plat of said City appearing of record in Volume 34, Page 1, Plat Records, Atascosa County, Texas.

**Recitals:**

*WHEREAS*, First Party, Second Party, and Third Party are the owners, and all of the heirs of their predecessors in title including, but not limited to Rosalie S. Dooley and LaVerne M. Smith, of the Property Being Partitioned.

*WHEREAS*, First Party, Second Party, and Third Party desire to resolve and settle any dispute surrounding ownership of the Property Being Partitioned.

*WHEREAS*, First Party, Second Party, and Third Party hereto now own the Property Being Partitioned in undivided interests and wish to partition same, such that each of First Party, Second Party, and Third Party will own fee simple title to their portion of said Property Being Partitioned.

*NOW THEREFORE*, for the Consideration recited, First Party, Second Party, and Third Party hereby partition the Property Being Partitioned as follows:

PARTITION SHARE NO. I

*(Ann King a/k/a Alice Ann Arvin King 74.78 acre Tract)*

**Partition Share No. I Property (including any improvements):**

BEING 74.78 acres, more or less, called Tract 1, 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 74.78 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 Partition Share No. I Conveyance:** None.

**Exceptions to Partition Share No. I Conveyance and Warranty:**

- This conveyance is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded encumbrances, restrictions, reservations, covenants, conditions, ordinances, oil and gas leases, mineral and/or royalty conveyances and/or severances, and other instruments (other than liens and conveyances) that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; which, if any, are related to the hereinabove described Property, whether filed of record or not in Atascosa County, Texas, and taxes for the current year, the payment of which Grantee assumes.

First Party shall have and possess in severalty the Partition Share No. I Property, and Second Party and Third Party, for the Consideration and subject to the Reservations from Partition Share No. I Conveyance and the Exceptions to Partition Share No. I Conveyance and Warranty, GRANTS AND CONVEYS to First Party the Partition Share No. I Property, together with all and singular the rights and appurtenances thereto

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:

*[Handwritten Signature]*

in any way belonging, to have and to hold it to First Party and First Party's heirs, successors, and assigns forever. Second Party and Third Party bind their respective heirs and successors to warrant and forever defend all and singular the Partition Share No. I Property to First Party and First Party's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Partition Share No. I Conveyance and the Exceptions to Partition Share No. I Conveyance and Warranty.

First Party releases Second Party and Third Party from any claim or lien for owelty. First Party hereby acknowledges that no inequality in the value of the partitioned properties exists and accordingly no lien on any of the Property Being Partitioned hereby arises.

**PARTITION SHARE NO. II**  
*(Milton Shaw, David C. Shaw, and Michael Jon Shaw*  
*28.79 acre Tract and 51.11 acre Tract)*

**Partition Share No. II Property (including any improvements):**

Tract I: 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 B, and depicted on survey plat on Exhibit B-1, attached hereto and incorporated herein for all purposes.

Tract II: BEING 51.11 acres, more or less, called Tract A, being a part of a 102.39 acre tract of land described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey No. 78, Abstract No. 1169; in the B. Vallejo Survey No. 22, Abstract No. 1385; and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas; said 51.11 acre tract of land being more particularly described by metes and bounds on Exhibit C, and depicted on Survey Plat on Exhibit C-1, attached hereto and incorporated herein for all purposes.

**Reservations from Partition Share No. II Conveyance:** None.

**Exceptions to Partition Share No. II Conveyance and Warranty:**

- This conveyance is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded encumbrances, restrictions, reservations, covenants, conditions, ordinances, oil and gas leases, mineral and/or royalty conveyances and/or severances, and other instruments (other than liens and conveyances) that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements, which, if any, are related to the hereinabove described Property, whether filed of record or not in Atascosa County, Texas, and taxes for the current year, the payment of which Grantee assumes.

Second Party shall have and possess in severalty, in equal shares, the Partition Share No. II Property, and First Party and Third Party, for the Consideration and subject to the Reservations from Partition Share No. II Conveyance and the Exceptions to Partition Share No. II Conveyance and Warranty, GRANTS AND CONVEYS to Second Party the Partition Share No. II Property, together with all and singular the rights

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:

*[Handwritten signature]*

and appurtenances thereto in any way belonging, to have and to hold it to Second Party and Second Party's heirs, successors, and assigns forever. First Party and Third Party bind their respective heirs and successors to warrant and forever defend all and singular the Partition Share No. II Property to Second Party and Second Party's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Partition Share No. II Conveyance and the Exceptions to Partition Share No. II Conveyance and Warranty.

Second Party releases First Party and Third Party from any claim or lien for owelty. Second Party hereby acknowledges that no inequality in the value of the partitioned properties exists and accordingly no lien on any of the Property Being Partitioned hereby arises.

**PARTITION SHARE NO. III**  
*(Nancy Tom, Roxana Tom, Nancy Kay Tom, and Philip Anthony Tom, II*  
*28.79 acre Tract and 51.11 acre Tract)*

**Partition Share No. III Property (including any improvements):**

Tract I: BEING 28.79 acres, more or less, called Tract 3, 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 D, and depicted on survey plat on Exhibit D-1, attached hereto and incorporated herein for all purposes.

Tract II: BEING 51.11 acres, more or less, called Tract B, being a part of a 102.39 acre tract of land described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey No. 78, Abstract No. 1169; in the B. Vallejo Survey No. 22, Abstract No. 1385; and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas; said 51.11 acre tract of land being more particularly described by metes and bounds on Exhibit E, and depicted on Survey Plat on Exhibit E-1, attached hereto and incorporated herein for all purposes.

**Reservations from Partition Share No. III Conveyance:** None.

**Exceptions to Partition Share No. III Conveyance and Warranty:**

- This conveyance is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded encumbrances, restrictions, reservations, covenants, conditions, ordinances, oil and gas leases, mineral and/or royalty conveyances and/or severances, and other instruments (other than liens and conveyances) that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements, which, if any, are related to the hereinabove described Property, whether filed of record or not in Atascosa County, Texas, and taxes for the current year, the payment of which Grantee assumes.

Third Party shall have and possess in severalty, in equal shares, the Partition Share No. III Property, and First Party and Second Party, for the Consideration and subject to the Reservations from Partition Share No. III Conveyance and the Exceptions to Partition Share No. III Conveyance and Warranty, GRANTS AND CONVEYS to Third Party the Partition Share No. III Property, together with all and singular the

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 MAR 21 2025



Theresa Carrasco, County Clerk  
By Deputy:

*[Handwritten Signature]*

rights and appurtenances thereto in any way belonging, to have and to hold it to Third Party and Third Party's heirs, successors, and assigns forever. First Party and Second Party bind their respective heirs and successors to warrant and forever defend all and singular the Partition Share No. III Property to Third Party and Third Party's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Partition Share No. III Conveyance and the Exceptions to Partition Share No. III Conveyance and Warranty.

Third Party releases First Party and Second Party from any claim or lien for owelty. Third Party hereby acknowledges that no inequality in the value of the partitioned properties exists and accordingly no lien on any of the Property Being Partitioned hereby arises.

**PARTITION SHARE NO. IV**

*(Ann King a/k/a Alice Ann Arvin King 25.76 acre Tract)*

**Partition Share No. IV Property (including any improvements):**

BEING all right, title, and interest in and to 25.76 acres, more or less, out of the B.B.B. & C. R.R. Co., Survey No. 280, Abstract No. 119; Wm. Caruthers Survey No. 336, Abstract No. 182; Wright Farquhar Survey No. 275, Abstract No. 254; A. Shaw Survey No. 281 1/2, Abstract No. 1251; and B. Perez Survey No. 78, Abstract No. 1169 remaining in and to Tract No. 3 of the M.T. Shaw Estate, originally containing 187.08, and being shown on a plat of said M.T. Shaw Estate recorded in Volume 3, Page 41, (Volume 39-A, New Plat Cabinet), Map and Plat Records, Atascosa County, Texas.

**Reservations from Partition Share No. IV Conveyance:** None.

**Exceptions to Partition Share No. IV Conveyance and Warranty:**

- This conveyance is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded encumbrances, restrictions, reservations, covenants, conditions, ordinances, oil and gas leases, mineral and/or royalty conveyances and/or severances, and other instruments (other than liens and conveyances) that affect the Property; any right, claim, or interest of A.V. Shaw and/or Calvin G. Shaw and/or Mary Shaw Medina, or their respective heirs, successors, and/or assigns; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; which, if any, are related to the hereinabove described Property, whether filed of record or not in Atascosa County, Texas, and taxes for the current year, the payment of which Grantee assumes.

First Party shall have and possess in severalty the Partition Share No. IV Property, and Second Party and Third Party, for the Consideration and subject to the Reservations from Partition Share No. IV Conveyance and the Exceptions to Partition Share No. IV Conveyance and Warranty, GRANTS AND CONVEYS to First Party the Partition Share No. IV Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to First Party and First Party's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law, as well as the warranties in §5.023 of the Texas Property Code, or its successor, are excluded.

First Party releases Second Party and Third Party from any claim or lien for owelty. First Party hereby acknowledges that no inequality in the value of the partitioned properties exists and accordingly no lien on any of the Property Being Partitioned hereby arises.

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*

**PARTITION SHARE NO. V**  
*(Philip Anthony Tom, II City Lot)*

**Partition Share No. V Property (including any improvements):**

Lot Eight (8) in Block 132, in the City of Jourdanton, Atascosa County, Texas, as per map or plat of said City appearing of record in Volume 34, Page 1, Plat Records, Atascosa County, Texas.

**Reservations from Partition Share No. V Conveyance: None.**

**Exceptions to Partition Share No. V Conveyance and Warranty:**

- This conveyance is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded encumbrances, restrictions, reservations, covenants, conditions, ordinances, oil and gas leases, mineral and/or royalty conveyances and/or severances, and other instruments (other than liens and conveyances) that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements, which, if any, are related to the hereinabove described Property, whether filed of record or not in Atascosa County, Texas, and taxes for the current year, the payment of which Grantee assumes.

PHILIP ANTHONY TOM, II shall have and possess in severalty, as his sole and separate property, the Partition Share No. V Property, and First Party, Second Party, and Third Party, for the Consideration and subject to the Reservations from Partition Share No. V Conveyance and the Exceptions to Partition Share No. V Conveyance and Warranty, GRANTS AND CONVEYS to PHILIP ANTHONY TOM, II, as his sole and separate property, the Partition Share No. V Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to PHILIP ANTHONY TOM, II and PHILIP ANTHONY TOM, II's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law, as well as the warranties in §5.023 of the Texas Property Code, or its successor, are excluded.

PHILIP ANTHONY TOM, II releases First Party, Second Party, and Third Party from any claim or lien for owelty. PHILIP ANTHONY TOM, II hereby acknowledges that no inequality in the value of the partitioned properties exists and accordingly no lien on any of the Property Being Partitioned hereby arises.

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

***{SIGNATURES AND ACKNOWLEDGMENTS BEGIN ON NEXT PAGE}***

***{REMAINDER OF PAGE INTENTIONALLY BLANK}***

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



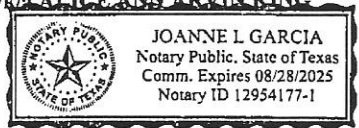
Theresa Carrasco, County Clerk

By Deputy:

*R. Carrasco*

*Alice Ann Arvin King*  
ANN KING  
a/k/a ALICE ANN ARVIN KING

STATE OF TEXAS §  
COUNTY OF Brewer §



This instrument was acknowledged before me on this the 16<sup>th</sup> day of October, 2023 by ANN KING a/k/a ALICE ANN ARVIN KING.

*Joanne L. Garcia*  
NOTARY PUBLIC, STATE OF TEXAS

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

{REMAINDER OF PAGE INTENTIONALLY BLANK}

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*

  
MILTON SHAW

STATE OF TEXAS

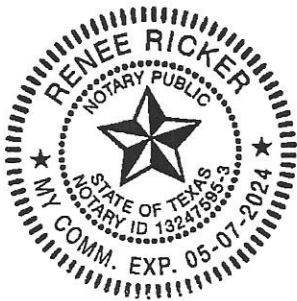
COUNTY OF Harris

This instrument was acknowledged before me on this the 11<sup>th</sup> day of October, 2023 by MILTON SHAW.

  
NOTARY PUBLIC, STATE OF TEXAS

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

{REMAINDER OF PAGE INTENTIONALLY BLANK}



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:



*DS*

DAVID C. SHAW

STATE OF TEXAS §  
COUNTY OF Harris §

This instrument was acknowledged before me on this the 25<sup>th</sup> day of August, 2023 by DAVID C. SHAW.



*Natalia Zertuche*  
NOTARY PUBLIC, STATE OF TEXAS

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

{REMAINDER OF PAGE INTENTIONALLY BLANK}

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 MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

*Carrasco*

*Michael Jon Shaw*  
MICHAEL JON SHAW

STATE OF Tennessee  
COUNTY OF Davidson

This instrument was acknowledged before me on this the 15 day of September, 2023 by MICHAEL JON SHAW.

*[Signature]*  
NOTARY PUBLIC, STATE OF TN

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

{REMAINDER OF PAGE INTENTIONALLY BLANK}



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

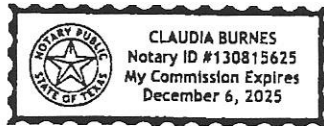
By Deputy:

*Theresa Carrasco*

Nancy Tom  
NANCY TOM

STATE OF TEXAS  
COUNTY OF Bexar

This instrument was acknowledged before me on this the 8<sup>th</sup> day of August, 2023 by NANCY TOM.



Claudia Burnes  
NOTARY PUBLIC, STATE OF TEXAS

*{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}*

*{REMAINDER OF PAGE INTENTIONALLY BLANK}*

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



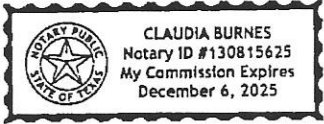
Theresa Carrasco, County Clerk  
By Deputy:

Theresa Carrasco

Roxana Tom  
ROXANA TOM

STATE OF TEXAS  
COUNTY OF Bexar §  
§  
§

This instrument was acknowledged before me on this the 8 day of August  
\_\_\_\_\_ 2023 by ROXANA TOM.



Claudia Burnes  
NOTARY PUBLIC, STATE OF TEXAS

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

{REMAINDER OF PAGE INTENTIONALLY BLANK}

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

Nancy Kay Tom  
NANCY KAY TOM

STATE OF TEXAS §  
COUNTY OF Bexar §

This instrument was acknowledged before me on this the 10 day of August, 2023 by NANCY KAY TOM.



Tara Michelle King  
NOTARY PUBLIC, STATE OF TEXAS

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

{REMAINDER OF PAGE INTENTIONALLY BLANK}



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



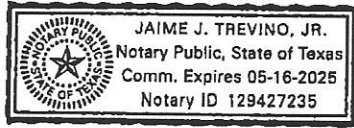
Theresa Carrasco, County Clerk  
By Deputy:

Theresa Carrasco

  
PHILIP ANTHONY TOM, II

STATE OF TEXAS §  
COUNTY OF Atascosa §

This instrument was acknowledged before me on this the 20<sup>th</sup> day of October, 2023 by PHILIP ANTHONY TOM, II.



  
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:  
Law Office of Jaime J. Trevino, Jr., PLLC  
P.O. Box 163  
Pleasanton, TX 78064

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 MAR 21 2025



Theresa Carrasco, County Clerk  
By Deputy:



## EXHIBIT A

Phillip Tom - 16-1655 - 74.78 Acres - Tract 1 - Page 1 of 2

State of Texas  
County of Atascosa

Field notes for 74.78 acres, called Tract 1, 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 74.78 acres, called Tract 1, 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, set for the Northeast corner of said 132.36 acre tract of land, lying at the Southwest corner of the intersection of Rossville Road and Old Rock Road, said point of beginning being the Northeast corner of this tract of land;

Thence South 00° 08' 29" East, 1111.18 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 a salient corner of said 132.36 acre tract of land, being the Northeast corner of the Old Rock Baptist Church, Property Identification No. 13698, ACAD, said point being a salient corner of this tract of land;

Thence South 89° 51' 31" West, 361.11 feet, along a South line of said 132.36 acre tract of land, being a common line of said Old Rock Baptist Church tract of land, to a point marked by a fence corner post, found for the Northwest corner of said Old Rock Baptist Church tract of land, said point being a reentrant corner of this tract of land;

Thence South 00° 08' 29" East, 233.33 feet, along an East line of said 132.36 acre tract of land, being a common line of said Old Rock Baptist Church tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southwest corner of said Old Rock Baptist Church tract of land, said point being a reentrant corner of this tract of land;

Thence North 89° 51' 31" East, 361.11 feet, along a North line of said 132.36 acre tract of land, being a common line of said Old Rock Baptist Church tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for a salient corner of said 132.36 acre tract of land, being the Southeast corner of said Old Rock Baptist Church tract of land, and lying on the West line of Old Rock Road, said point being a salient corner of this tract of land;

Thence along the East line of said 132.36 acre tract of land, being the West line of Old Rock Road, the following bearings and distances;

South 00° 08' 29" East, 1627.78 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being a reentrant corner of this tract of land;

North 89° 51' 31" East, 361.98 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being a salient corner of this tract of land;

South 00° 08' 29" East, 596.75 feet, 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 2, surveyed this same day, said point being the Southeast corner of this tract of land;

Thence North 90° 00' 00" West, 1240.28 feet, across said 132.36 acre tract of land, being the North line of said Tract 2, 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 Farm to Market Highway No. 476, set for the Northwest corner of said Tract 2, said point being the Southwest corner of this tract of land;

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*

Phillip Tom - 18-1655 - 74.78 Acres - Tract 1 - Page 2 of 2

Thence along the East line of said Farm to Market Highway No. 476, being the West line of said 132.36 acre tract of land, the following bearings and distances;

North 00° 24' 56" West, 381.38 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

North 00° 03' 56" West, 2465.50 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

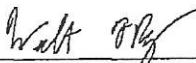
North 00° 28' 04" East, 626.60 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the lower cutoff of the Southeast corner of the intersection of said Farm to Market Highway No. 476 and said Rossville Road, being the lower Northwest corner of said 132.36 acre tract of land, said point being the lower Northwest corner of this tract of land;

North 45° 28' 04" East, 132.28 feet, to a point marked by a fence corner post, found for the upper cutoff of the Southeast corner of the intersection of said Farm to Market Highway No. 476 and said Rossville Road, being the upper Northwest corner of said 132.36 acre tract of land, said point being the upper Northwest corner of this tract of land;

Thence North 89° 51' 31" East, 775.68 feet, along the North line of 132.36 acre tract of land, being the South line of said Rossville Road, 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 74.78 acres, Tract 1, 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

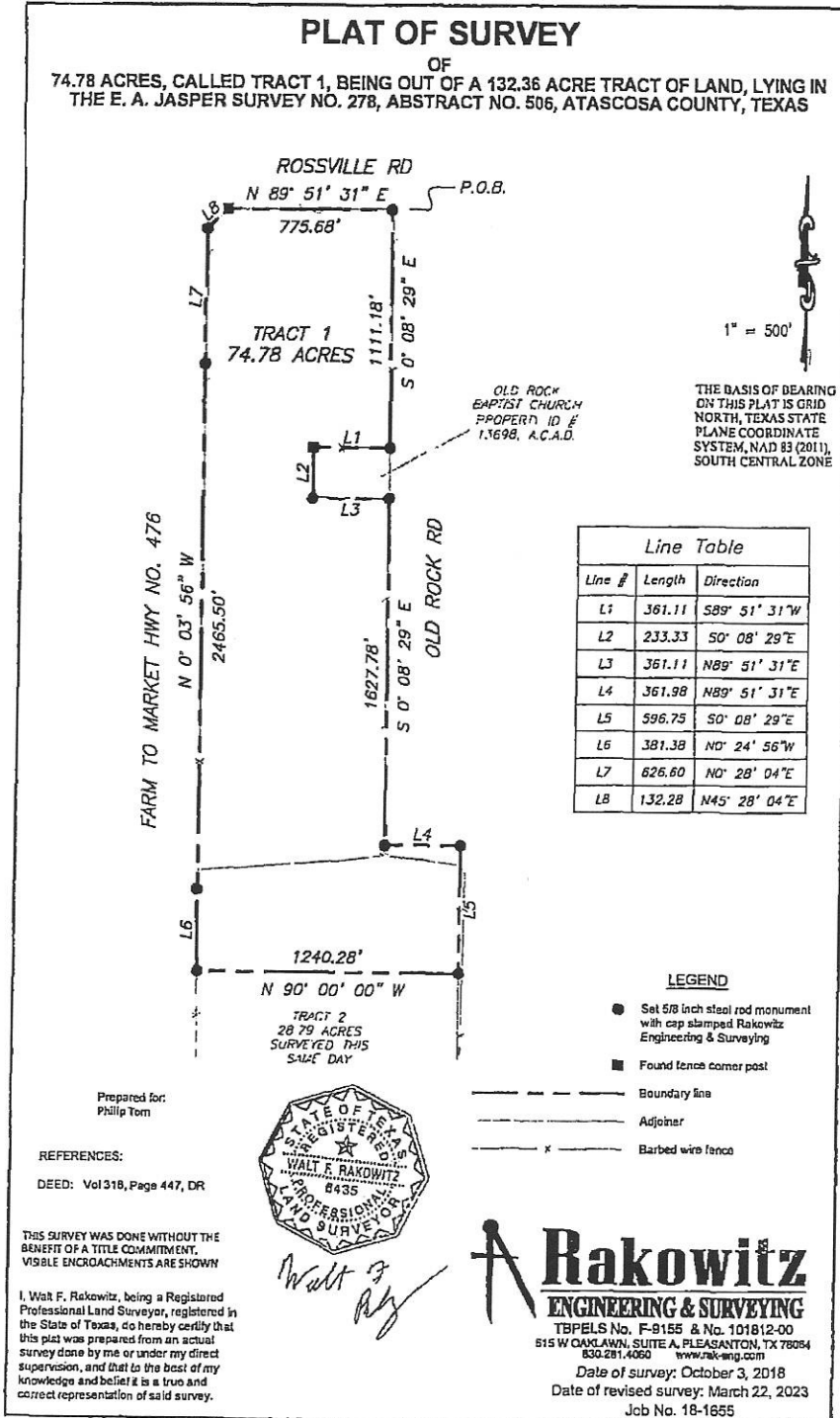


Theresa Carrasco, County Clerk

By Deputy:



EXHIBIT A-1



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 B**

Phillip Tom - 18-1655 - 28.79 Acres - Tract 2 - Page 1 of 1

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;

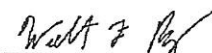
Thence South 00° 08' 29" East, 1013.38 feet, along the East line of said 132.36 acre tract of land, being the West line of Old Rock Road, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of a 28.79 acre tract of land,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



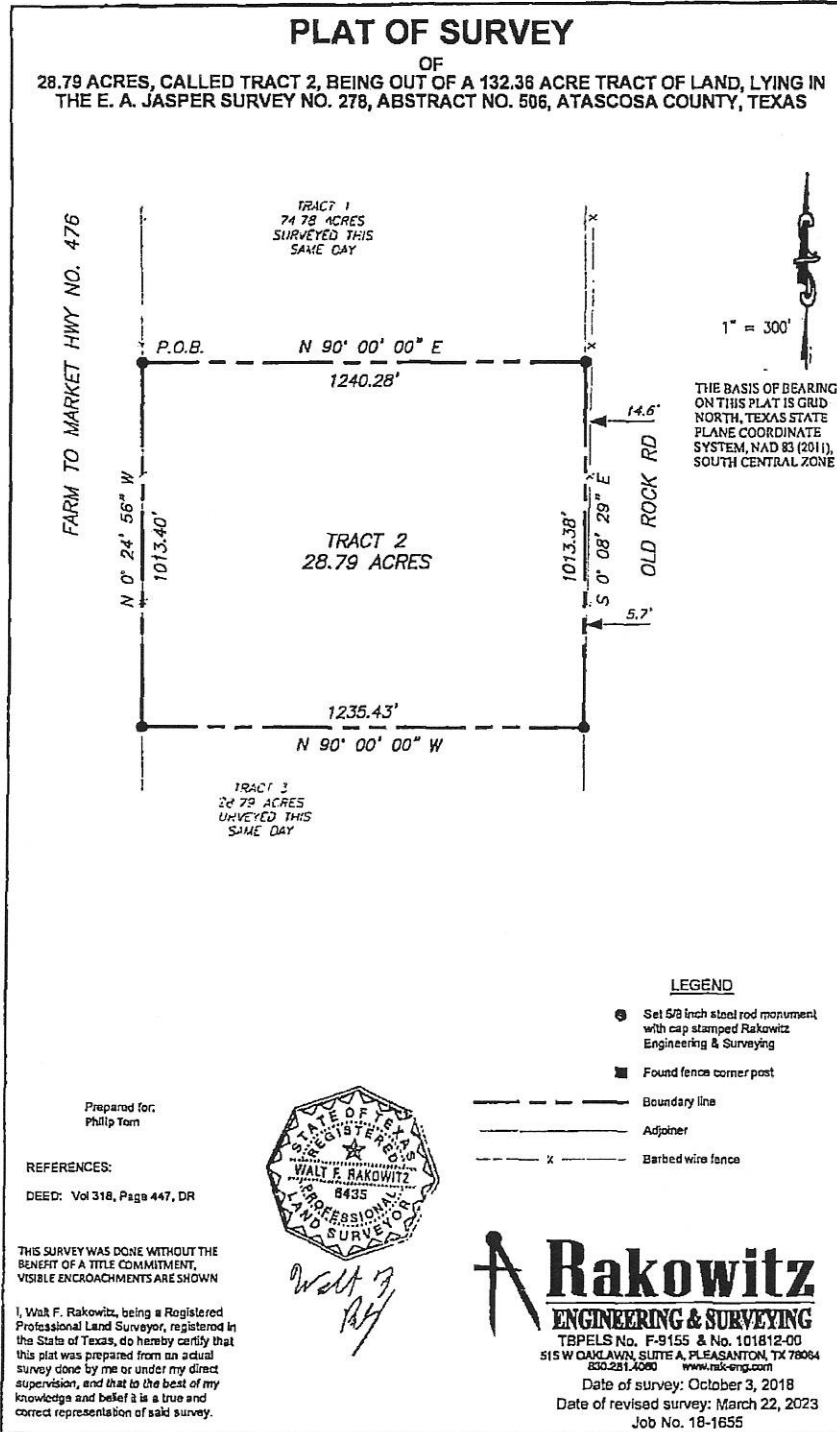
I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

EXHIBIT B-1



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 *[Signature]*

EXHIBIT C

Phillip Tom – 18-1655 – 51.11 Acres – Tract A – Page 1 of 2

State of Texas  
County of Atascosa

Field notes for 51.11 acres, called Tract A, being part of a 102.39 acre tract of land, lying in the B. Perez Survey 78, Abstract No. 1169, in the B. Vallejo Survey No. 22, Abstract No. 1385, and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Phillip Tom, dated October 3, 2018.

A 51.11 acre tract of land, called Tract A, being part of a 102.39 acre tract of land, described in an instrument, recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey 78, Abstract No. 1169, in the B. Vallejo Survey No. 22, Abstract No. 1385, and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod monument, found for the Northeast corner of said 102.39 acre tract of land, being the Southeast corner of a 35.51 acre tract of land, described in an instrument, recorded in Clerk's File No. 201971, Official Public Records, Atascosa County, Texas, and lying on the West line of Webb Road, said point of beginning being the Northeast corner of this tract of land;

Thence along the East line of said 102.39 acre tract of land, being the West line of said Webb Road, the following bearings and distances;

South 00° 10' 01" East, 480.47 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being a salient corner of this tract of land;

North 82° 37' 28" West, 18.49 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being a reentrant corner of this tract of land;

South 00° 09' 59" Wests, 449.96 feet, 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 51.11 acre tract of land, Tract B, surveyed this same day, said point being the Southeast corner of this tract of land;

Thence North 90° 00' 00" West, 2017.96 feet, across said 102.39 acre tract of land, being the North line of said Tract B, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, lying on the Southwest line of said 102.39 acre tract of land, set for the Northwest corner of said Tract B, and lying on the Northeast line of a property in the name of Virginia Mitchell, Property Identification No. 194127, ACAD, said point being the Southwest corner of this tract of land;

Thence along the Southwest line of said 102.39 acre tract of land, being the Northeast line of said Virginia Mitchell tract of land, the following bearings and distances;

North 37° 28' 01" West, 116.27 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

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:

*[Handwritten Signature]*

Phillip Tom – 18-1655 – 51.11 Acres – Tract A – Page 2 of 2

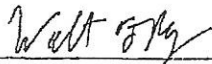
North 41° 41' 01" West, 874.50 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

North 38° 50' 01" West, 209.72 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northwest corner of said 102.39 acre tract of land, being the Southwest corner of said 35.51 acre tract of land, said point being the Northwest of this tract of land;

North 89° 36' 29" East, 2820.06 feet, along the North line of said 102.39 acre tract of land, being the South line of said 35.51 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 51.11 acres, Tract A, on the accompanying Plat of Survey prepared for the Phillip Tom, dated October 3, 2018, 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

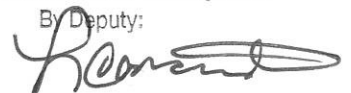


I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office MAR 21 2025

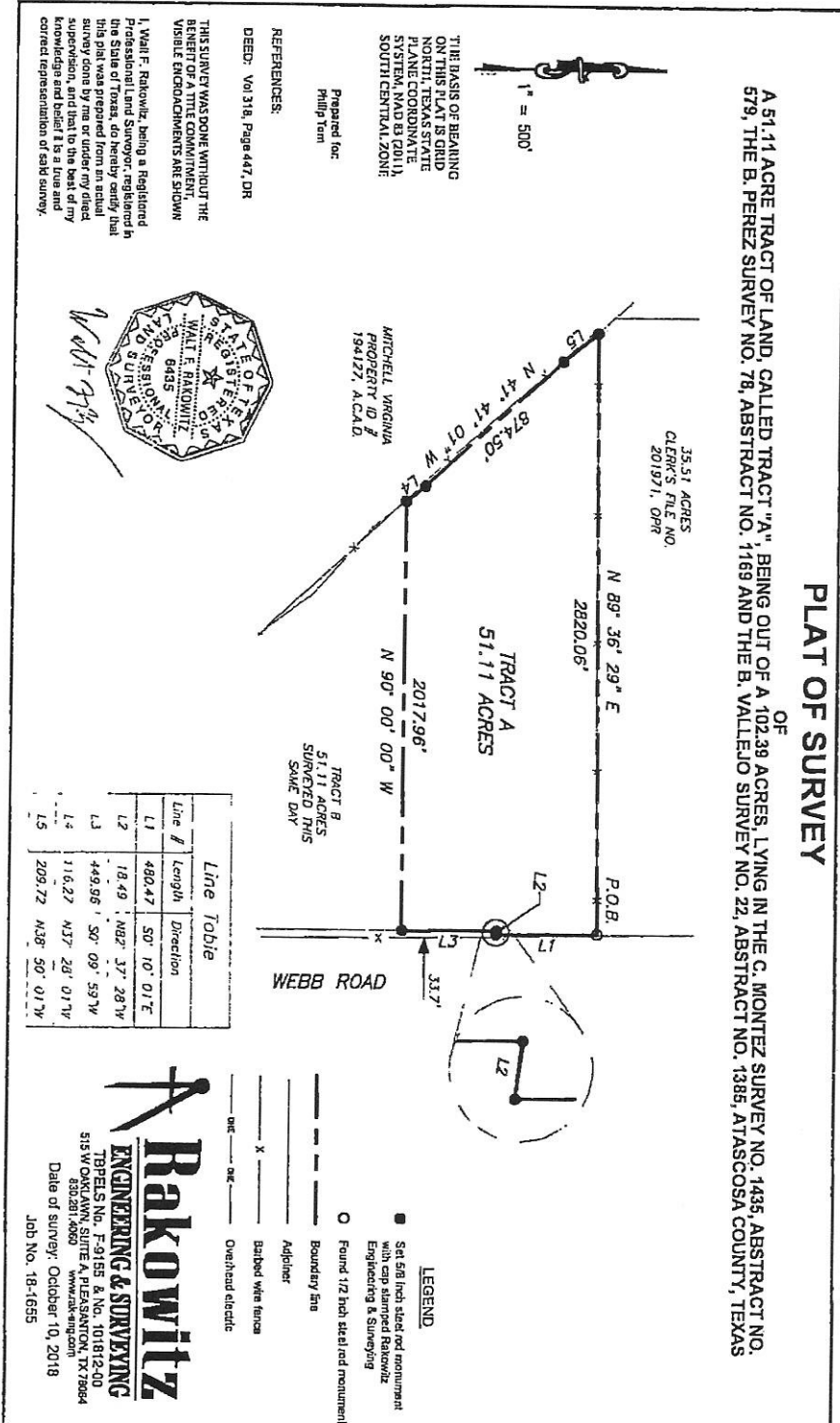


Theresa Carrasco, County Clerk

By Deputy:



**EXHIBIT C-1**



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 2023



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

**EXHIBIT D**

Phillip Tom – 18-1655 – 28.79 Acres – Tract 3 – Page 1 of 1

State of Texas  
County of Atascosa

Field notes for 28.79 acres, called Tract 3, 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 acre, called Tract 3, 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, set for the Southeast corner of said 132.36 acre tract of land, being a reentrant corner of Old Rock Road, said point of beginning being the Southeast corner of this tract of land;

Thence North 89° 32' 33" West, 1180.35 feet, along the South line of said 132.36 acre tract of land, being the North line of said Old Rock Road, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, being the lower cutoff of the Northeast intersection of Farm to Market Highway No. 476 and Old Rock Road, said point being the lower Southwest corner of this tract of land;

Thence North 45° 10' 56" West, 71.40 feet, along the East line of Farm to Market Highway No. 476, being the West line of said 132.36 acre tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the upper cutoff of the Northeast intersection of Farm to Market Highway No. 476 and Old Rock Road, said point being the upper Southwest corner of this tract of land;

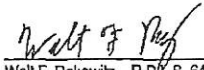
Thence North 00° 24' 56" West, 963.42 feet, continuing along the same common line, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southwest corner of a 28.79 acre tract of land, Tract 2, surveyed this same day, said point being the Northwest corner of this tract of land;

Thence North 90° 00' 00" East, 1235.43 feet, across said 132.36 acre tract of land, being the South line of said Tract 2, 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 132.36 acre tract of land, set for the Southeast corner of said Tract 2, and lying on the West line of said Old Rock Road, said point being the Northeast corner of this tract of land;

Thence South 00° 08' 29" East, 1023.15 feet, along the East line of said 132.36 acre tract of land, being the West line of Old Rock Road, 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 3, 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

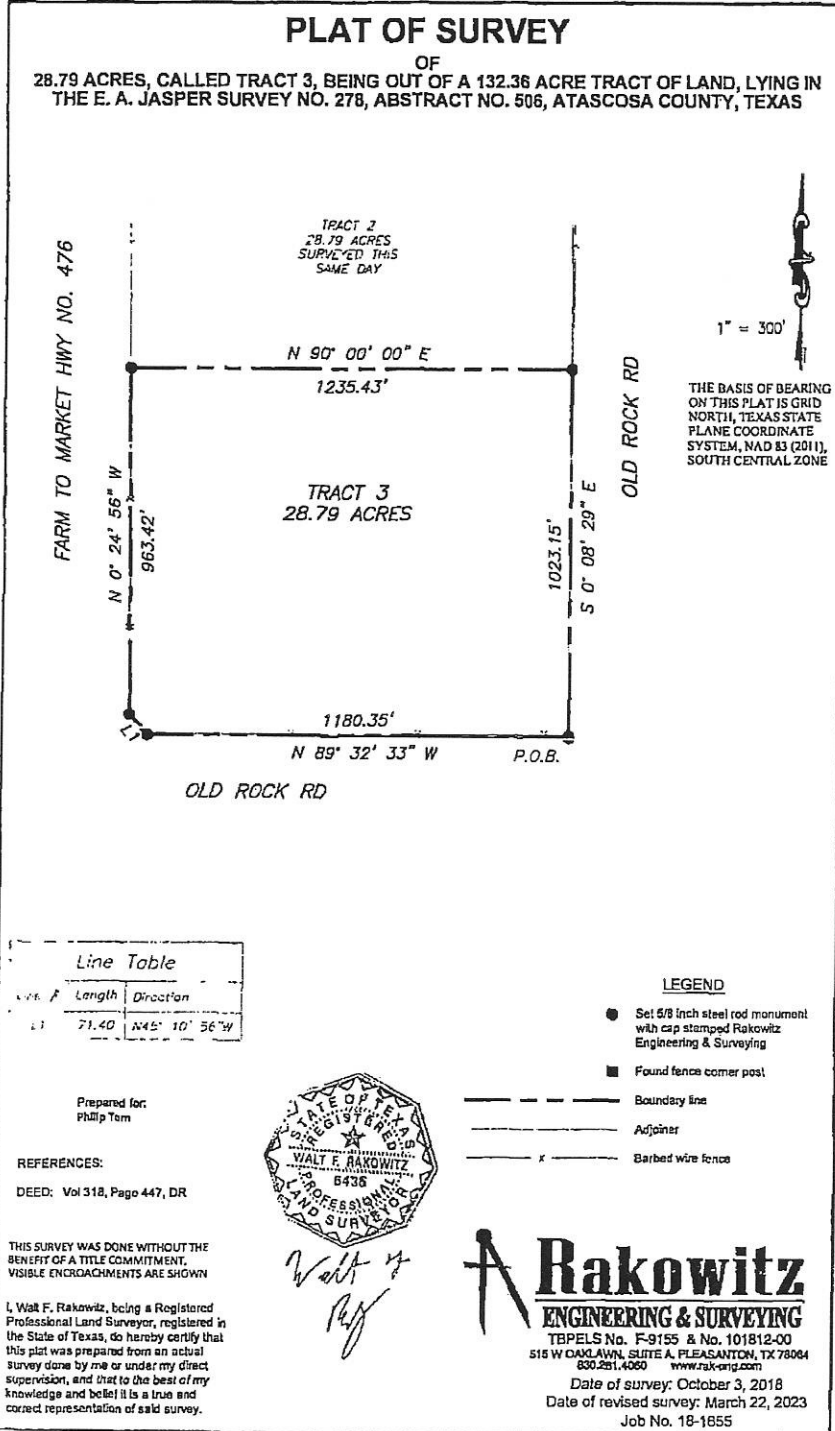


I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand, and Seal of office on MAR 21 2023



Theresa Carrasco, County Clerk  
By Deputy: 

**EXHIBIT D-1**



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 2023



Theresa Carrasco, County Clerk

By Deputy:

*[Signature]*

**EXHIBIT E**

Phillip Tom – 18-1655 – 51.11 Acres – Tract B – Page 1 of 2

State of Texas  
County of Atascosa

Field notes for 51.11 acres, called Tract B, being part of a 102.39 acre tract of land, lying in the B. Perez Survey 78, Abstract No. 1169, in the B. Vallejo Survey No. 22, Abstract No. 1385, and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Phillip Tom, dated October 3, 2018.

A 51.11 acre tract of land, called Tract B, being part of a 102.39 acre tract of land, described in an instrument, recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey 78, Abstract No. 1169, in the B. Vallejo Survey No. 22, Abstract No. 1385, and the C. Montes Survey No. 1435, Abstract No. 579, 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, set, lying on the East line of said 102.39 acre tract of land, being the Southeast corner of a 51.11 acre tract of land, called Tract A, surveyed this same day, and lying on the East line of Webb Road, said point of beginning being the Northeast corner of this tract of land;

Thence South 00° 09' 59" West, 2101.24 feet, along the East line of said 102.39 acre tract of land, being the West line of Webb Road, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southeast corner of said 102.39 acre tract of land, being the upper East corner of a 12.00 acre tract of land, Property Identification No. 194117, ACAD, said point being the Southeast corner of this tract of land;

Thence South 89° 31' 59" West, 130.70 feet, along the South line of said 102.39 acre tract of land, being a common line of said 12.00 acre tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for a salient corner of said 102.39 acre tract of land, being a reentrant corner of said 12.00 acre tract of land, said point being a salient corner of this tract of land;

Thence along the Southwest line of said 102.39 acre tract of land, being the Northeast line of said 12.00 acre tract of land and 139.00 acre tract of land, Property Identification No. 194127, ACAD, the following bearings and distances;

North 40° 57' 01" West, 1276.20 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

North 42° 25' 01" West, 672.30 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

North 36° 33' 01" West, 257.00 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

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:

Phillip Tom -- 18-1655 -- 51.11 Acres -- Tract B -- Page 2 of 2

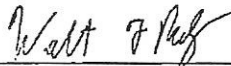
North 48° 48' 01" West, 421.40 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

North 37° 28' 01" West, 199.13 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southwest corner of said Tract A, said point being the Northwest corner of this tract of land;

Thence North 90° 00' 00" East, 2017.96 feet, across said 102.39 acre tract of land, being the South line of said Tract A, 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 51.11 acres, Tract B, on the accompanying Plat of Survey prepared for the Phillip Tom, dated October 3, 2018, 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:

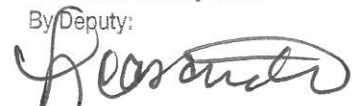
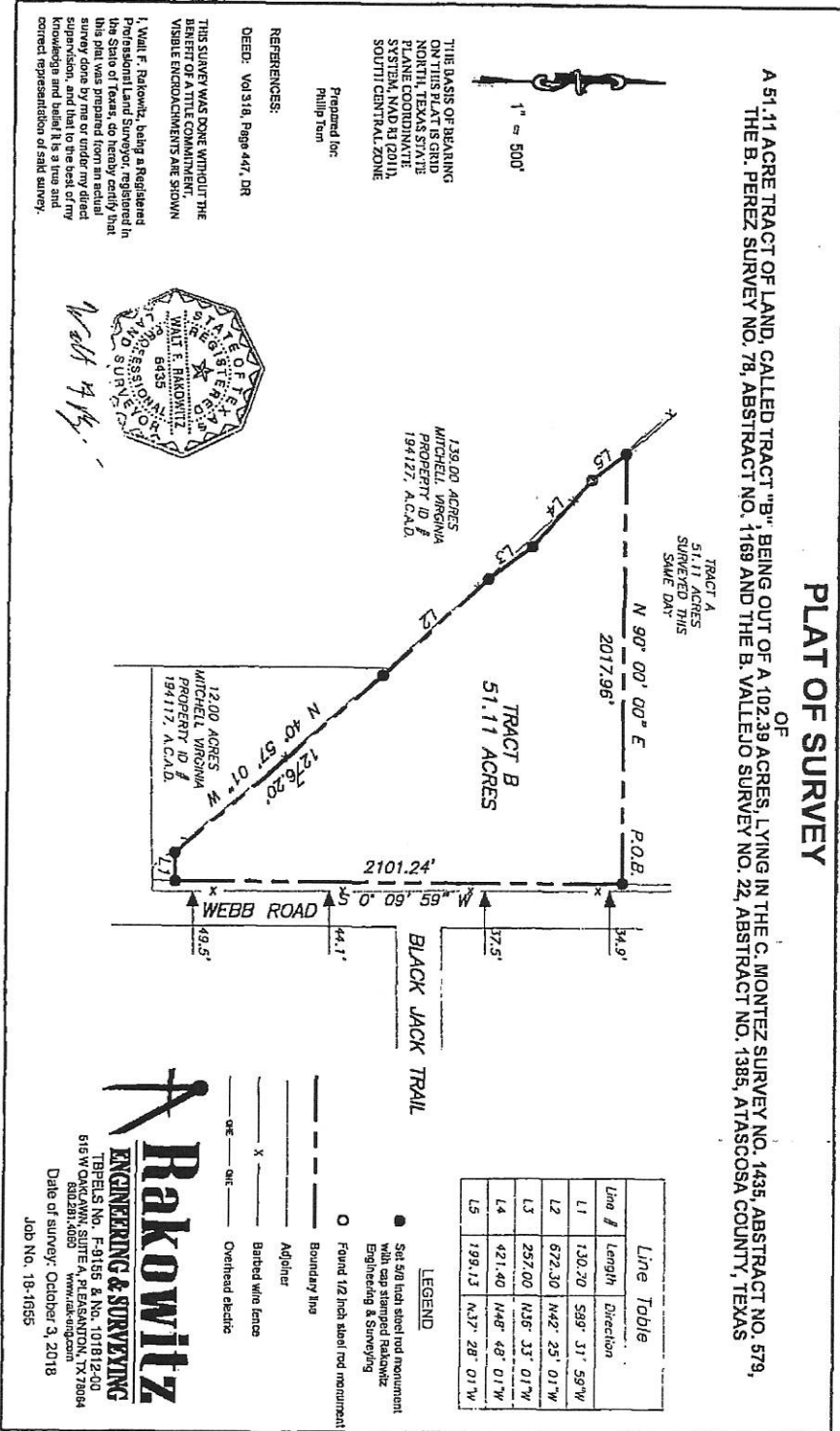


EXHIBIT E-1



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]*

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.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Theresa Carrasco*

Theresa Carrasco, County Clerk  
Atascosa County Texas

October 23, 2023 02:08:11 PM

FEE: \$138.00 YSALINAS  
PARTDEED

237878



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:

*R. Carrasco*

**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 tract of land shown on the surveys attached hereto as Exhibit A as being approximately 2 tracts of land out of an original 74.78 acres, more or less, described in a Deed, Instrument Number 237878, Official Public Records, Atascosa County, Texas, and being currently owned by Ann King, is excepted from platting requirements. This exception is based on Article IV of the Atascosa County Subdivision Regulations and based on the fact that all tracts are being divided as 10+ acre tracts. Owners acknowledge and agree that all the lot 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 21.**

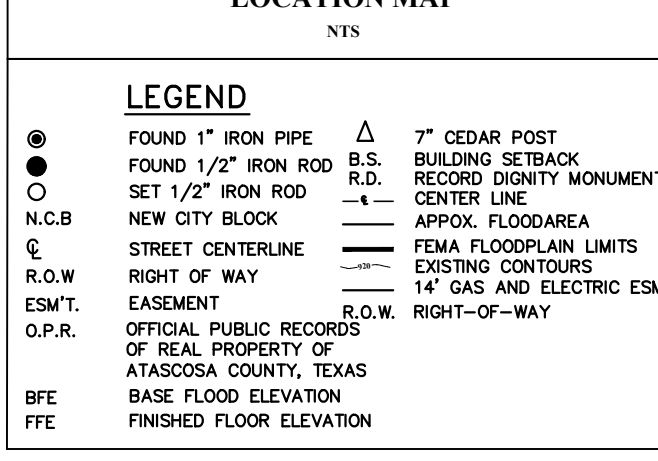
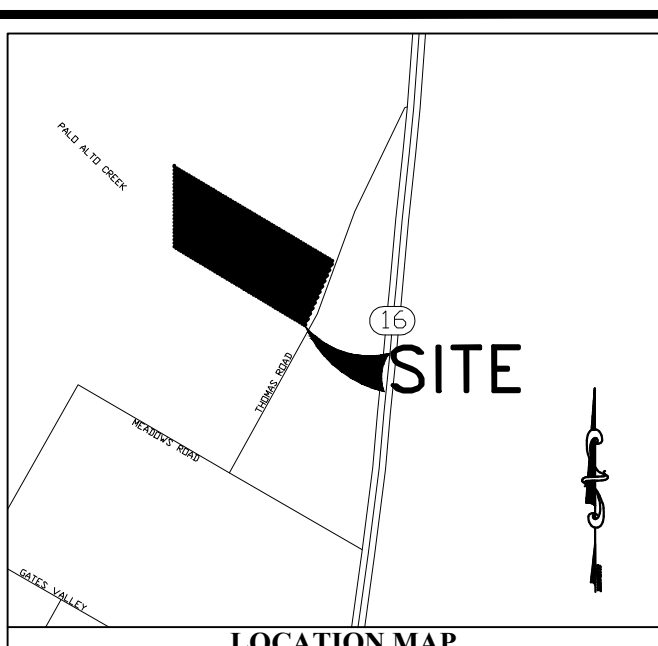
**Meeting Date:** 04/14/2025  
**Item Title:** Subdivision - Thomas Road  
**Submitted For:** Britni Van Curan, Rural Development Director

**Discuss and/or take appropriate action concerning:**

**Britni Van Curan:** Discuss and/or take appropriate action concerning approval/denial of the Rural Development: Thomas Road Subdivision located on Thomas Road in Precinct 3.

**ATTACHMENTS**

Thomas Rd Plat



STATE OF TEXAS §  
COUNTY OF ATASCOSA §

THE OWNER OF 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER/DEVELOPER: ANDREW BLANCO  
1631 E. HIGHLAND BLVD  
SAN ANTONIO, TX 78210

OWNER/DEVELOPER: JULIO VASQUEZ  
3350 EL PASO  
SAN ANTONIO, TX 78237

OWNER/DEVELOPER: DELFINA TOVAR  
630 CHANNING AVE.  
SAN ANTONIO, TX 78210

STATE OF TEXAS §  
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

NOTARY PUBLIC  
ATASCOSA COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MARK J. EWALD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6099  
WESTAR ALAMO LAND SURVEYORS, LLC  
FIRM REGISTRATION NO. 1011700  
P.O. BOX 1036  
HELOTES, TX 78249

STATE OF TEXAS  
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THESE REGULATIONS.

LICH DANIEL AGUILAR  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 108449  
4703 SHAVANO OAK, SUITE 100  
SAN ANTONIO, TX 78249

**ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**

- THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.
- THE SUBDIVISION IS IN THE POTENTIAL.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED EXCEPT ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE OR TROOP FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS AS APPLICABLE.
- 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.
- 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.
- 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.
- WATER SERVICE PROVIDED TO THIS SUBDIVISION BY BENTON CITY WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY KARNES ELECTRIC COOPERATIVE INC.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
- 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 THE ATASCOSA COUNTY ON-SITE SEWAGE RULES AND ANY REQUEST FOR A VARIANCE UNDER THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- 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.
- THE LOCATION OF ALL PROPOSED UTILITY EASEMENTS AND/OR INFRASTRUCTURE, INCLUDING WATER WELL SANITARY EASEMENTS AND LOCATION OF WATER STORAGE TANK AND ACCESS EASEMENTS, AS WELL AS ANY OTHER INFRASTRUCTURE, IF APPLICABLE.
- THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER COMPANY LOCATED 21180 HAEGLER ROAD, LITTLE, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY COMPANY IS AVAILABLE TO PROSPECTIVE PURCHASER OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND BE STATED IN THE DEED RESTRICTIONS.
- CONSTRUCTION PLANS AND PAVEMENT DESIGN IS IN ACCORDANCE WITH THE ATASCOSA COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.
- THE TOTAL AREA OF 1.83 ACRES RIGHTS-OF-WAY TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.

**BENTON CITY WSC NOTE:**  
MAINTENANCE OF DEDICATED UTILITY AND/OR WATER EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO BENTON CITY WATER SUPPLY CORPORATION OR ITS SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER IS NOTIFIED THAT BENTON CITY WATER SUPPLY CORPORATION IS NOT RESPONSIBLE FOR DAMAGE TO FACILITIES CONSTRUCTED WITHIN THE EASEMENT BY THE PROPERTY OWNER.

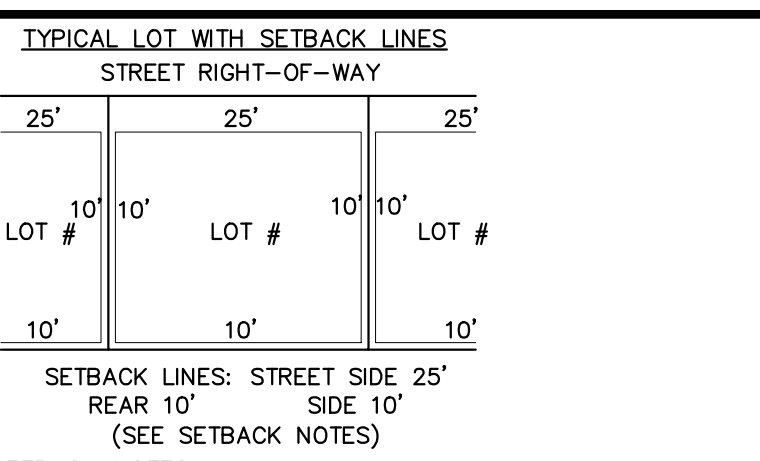
**PRIVATELY MAINTAINED PAVED STREETS:**  
OWNER BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT ATASCOSA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT, UNLESS OWNER OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE CURRENT STANDARDS REQUIRED BY ATASCOSA COUNTY, AND THE ROADS HAVE BEEN ACCEPTED BY MAINTENANCE BY FORMAL WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT, AND THE ROADWAY WITH ALL REQUIRED RIGHTS-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY. OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

**LOT SUMMARY TABLE**

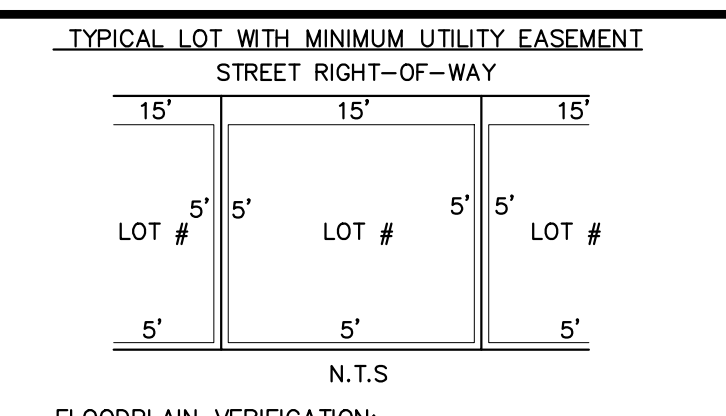
LOT SIZE	No. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSPF
<2.5 AC	15	0	0	14
2.5-10 AC	0	0	0	0
>10 AC	1	0	0	1
TOTAL	16	0	0	15

**RESIDENTIAL DRIVEWAY CULVERTS**

LOT #	CULVERT	CULVERT SIZE
1-3	AMOUNT	18"
9-14	1	12"



**SETBACK NOTES:**  
UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS: 25' FRONT (STREET SIDE) 10' REAR 10' SIDE



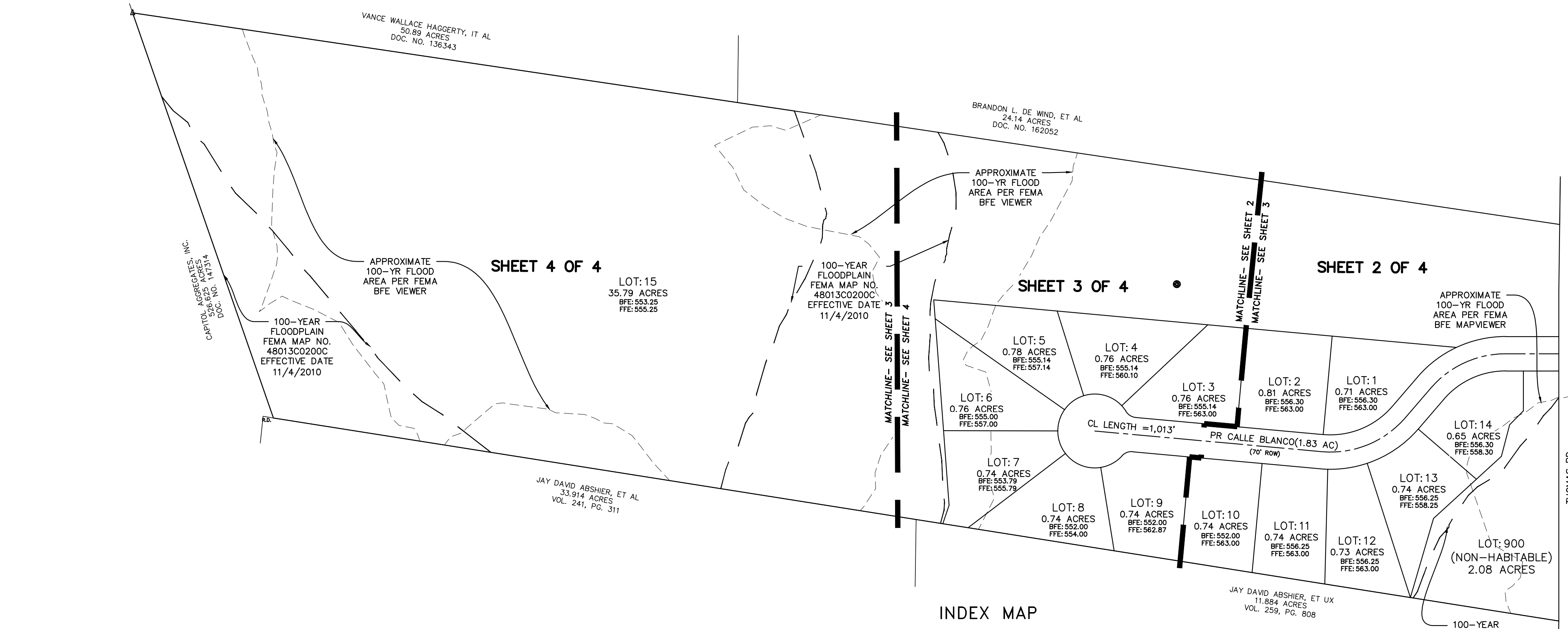
**FLOODPLAIN VERIFICATION:**  
THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER: 48013C0200C EFFECTIVE NOVEMBER 4, 2010. LOTS EFFECTED BY FLOODPLAIN: LOTS 5-8 & LOTS 13-15

**SURVEYORS NOTES:**  
1. 1/2" INCH IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.  
2. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.)  
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.)  
4. CONTOURS SHOWN ARE BASED ON THE SAN ANTONIO RIVER AUTHORITY LIDAR SHAPFILES

**SUBDIVISION LOT NOTE**  
PLAT INCLUDES A TOTAL OF 1,013.93 LF STREET PLAT INCLUDES 79,714.80' SF (1.83 ACRES) STREET R.O.W.

**SUBDIVISION LOT NOTE**  
10 ACRES OR GREATER : 1  
2.5 ACRES TO 10 ACRES : 0  
2.5 ACRES AND BELOW: 15

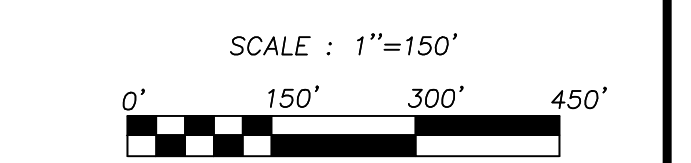
1. NO LOT SHOWN ON PLAT WILL REQUIRE A WATER WELL.  
2. LOTS 1-14 & 15 WILL REQUIRE A OSE.  
3. ALL LOTS SHOWN ARE PROPOSED.  
4. HABITABLE STRUCTURES NOT ALLOWED ON LOT 900



**LOT LINE TABLE**

Line #	Length	Direction	Curve Table			Curve Table		
			Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L1	52.53	S19° 20' 13.62"W	C1	141.92	165.00	49.28	N84° 41' 48"E	137.59
L2	40.02	S84° 00' 27.93"W	C2	126.27	235.00	30.79	N75° 26' 54"E	124.76
L3	52.04	N61° 41' 14.38"W	C3	81.77	235.00	19.84	S79° 11' 27"E	81.36
L4	39.57	N38° 06' 46.63"E	C4	15.44	235.00	3.76	S67° 20' 26"E	15.44
L5	38.65	N15° 03' 03.93"E	C5	24.16	26.00	53.25	N88° 03' 33"E	23.30
L6	36.40	S70° 39' 46.39"E	C6	50.26	75.00	38.39	N80° 59' 06"E	49.32
L7	71.86	S70° 39' 46.39"E	C7	80.81	75.00	61.81	S48° 54' 44"E	77.04
			C8	48.06	75.00	37.48	S0° 43' 55"W	48.19
			C9	45.77	75.00	34.97	S36° 57' 19"W	45.07
			C10	48.00	75.00	37.44	S73° 06' 27"W	48.14

**SUBDIVISION PLAT OF THOMAS ROAD PLAT**  
BEING ALL OF THE 50.18 ACRES, ESTABLISHING LOTS 1-15 & 900, BEING OUT OF AND DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 170102 OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE J.B. GOODMANSURVEY NO. 31-1/2 ABSTRACT NO. 1211 CONTAINING 42.5 ACRES, THE M.M. SWEETEN SURVEY NO. 31 CONTAINING 5.09 ACRES, ABSTRACT NO. 818 AND THE THOMAS COCKRELL SURVEY NO. 1223-1/2, ABSTRACT NO. 1301, BEING 2.59 ACRES



PHONE: 210.462.9354  
WWW.DRAWINGE.COM

**BEXAR** ENGINEERS | ASSOCIATES  
4703 SHAVANO OAK | STE. 100 | SAN ANTONIO, TEXAS | 78249

LAND SURVEYORS, L.L.C.  
P.O. BOX 108 HELOTES, TEXAS 78024-0108  
PHONE (210) 372-9600 FAX (210) 372-9669

DATE OF PREPARATION: 12/06/2024

**CERTIFICATE OF THE PRECINCT COMMISSIONER:**  
I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBMITTED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 3 \_\_\_\_\_

**CERTIFICATE OF FINAL APPROVAL:**  
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

ATASCOSA COUNTY JUDGE \_\_\_\_\_

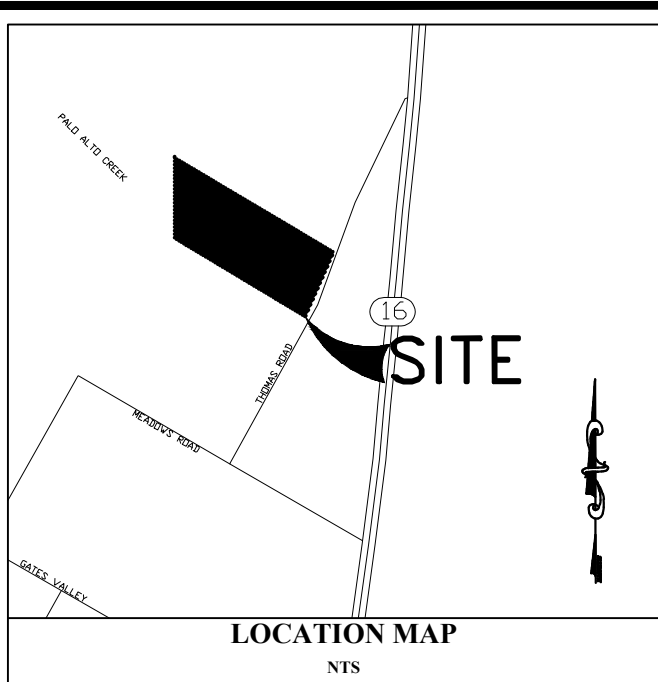
COMMISSIONER PRECINCT 1 \_\_\_\_\_ COMMISSIONER PRECINCT 2 \_\_\_\_\_

COMMISSIONER PRECINCT 3 \_\_\_\_\_ COMMISSIONER PRECINCT 4 \_\_\_\_\_

**CERTIFICATE OF THE PRECINCT COMMISSIONER:**  
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.

COUNTY ATTORNEY \_\_\_\_\_

THOMAS ROAD PLAT



**LEGEND**

- FOUND 1" IRON PIPE
- FOUND 1/2" IRON ROD
- N.C.B. NEW CITY BLOCK
- C STREET CENTERLINE
- R.O.W. RIGHT OF WAY
- ESMT. EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
- BFE BASE FLOOD ELEVATION
- FFE FINISHED FLOOR ELEVATION

STATE OF TEXAS §  
COUNTY OF ATASCOSA §

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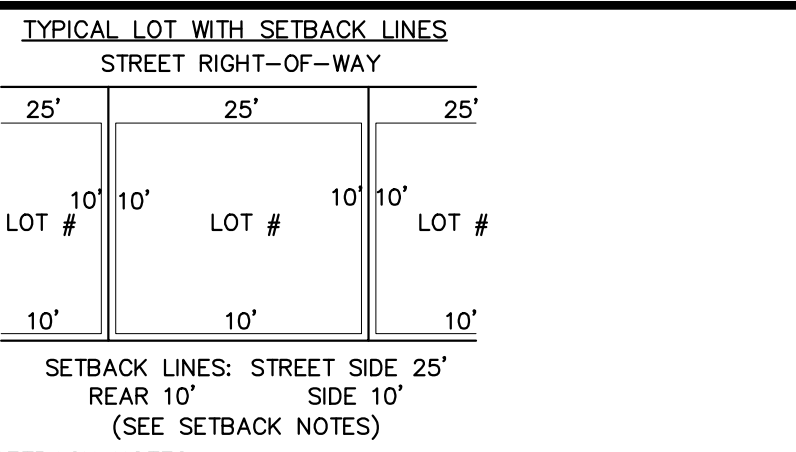
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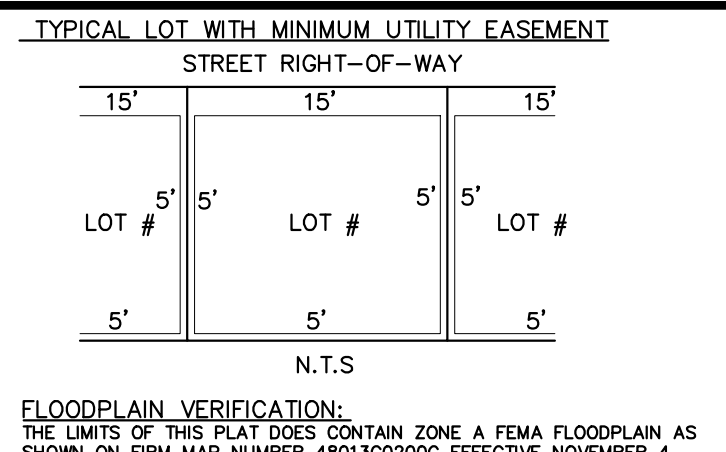
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2.5-10 AC	0	0	0	0
>10 AC	1	0	0	1
TOTAL	16	0	0	15

LOT #	CULVERT AMOUNT	CULVERT SIZE
1-3	1	18"
9-14	1	12"



**TYPICAL LOT WITH SETBACK LINES**  
STREET RIGHT-OF-WAY  
25' 25' 25'  
LOT # 10' 10' 10' LOT # 10' 10' 10' LOT # 10' 10' 10'  
SETBACK LINES: STREET SIDE 25' REAR 10' SIDE 10' (SEE SETBACK NOTES)  
SETBACK NOTES:  
UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS: 25' FRONT (STREET SIDE) 10' BACK 10' SIDE  
THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THE PROPOSED PLAT OR SURVEY ARE IN ACCORDANCE WITH THESE REGULATIONS.



**TYPICAL LOT WITH MINIMUM UTILITY EASEMENT**  
STREET RIGHT-OF-WAY  
15' 15' 15'  
LOT # 5' 5' 5' LOT # 5' 5' 5' LOT # 5' 5' 5'  
N.T.S.  
FLOODPLAIN VERIFICATION:  
THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.  
LOTS EFFECTED BY FLOODPLAIN: 6 LOTS 5-8 & LOTS 13-15  
NOTES:  
SURVEYORS NOTES:  
1. 1/2" IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.  
2. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.).  
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.).  
4. CONTOURS SHOWN ARE BASED ON THE SAN ANTONIO REGION SURVEYING LIDAR SHAPFILES.  
SUBDIVISION LOT NOTE:  
10 ACRES OR GREATER : 1 2.5 ACRES TO 10 ACRES : 0 2.5 ACRES AND BELOW: 15  
1. NO LOT SHOWN ON PLAT WILL REQUIRE A WATER WELL.  
2. LOTS 1-14 & 15 WILL REQUIRE A OSSE.  
3. ALL LOTS SHOWN ARE PROPOSED.  
4. HABITABLE STRUCTURES NOT ALLOWED ON LOT 900

**COMMON MAINTENANCE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF ATASCOSA COUNTY.

**OPEN SPACE:**  
LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**FINISHED FLOOR NOTE:**  
FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATION (BFE'S) SHOWN ON THE PLAT. BFE'S ARE BASED ON FEMA'S BFE ESTIMATOR AT THE TIME OF PLATING AND ARE SUBJECT TO CHANGE.

**SUBDIVISION PLAT OF THOMAS ROAD PLAT**  
BEING ALL OF THE 50.18 ACRES, ESTABLISHING LOTS 1-15 & 900, BEING OUT OF AND DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 170102 OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE I.B. GOODMAN SURVEY NO. 31-1/2 ABSTRACT NO. 1211 CONTAINING 42.5 ACRES, THE M.M. SWEETEN SURVEY NO. 31 CONTAINING 5.09 ACRES, ABSTRACT NO. 818 AND THE THOMAS COCKRELL SURVEY NO. 1223-1/2, ABSTRACT NO. 1301, BEING 2.59 ACRES

SCALE: 1"=50'

ENGINEERS | ASSOCIATES  
4703 SHAVANO OAK (STE. 100) SAN ANTONIO, TEXAS 78249

**Westar Alamo**  
LAND SURVEYORS, LLC  
P.O. BOX 108 HELOTES, TEXAS 78024  
PHONE (210) 375-9000 FAX (210) 375-9999  
DATE OF PREPARATION: 12/06/2024

**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 THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

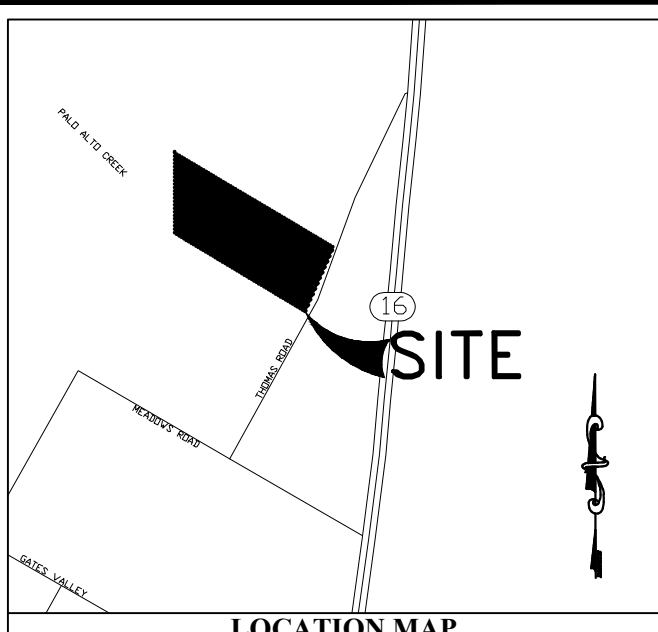
COMMISSIONER PRECINCT 3 \_\_\_\_\_  
COMMISSIONER PRECINCT 1 \_\_\_\_\_ COMMISSIONER PRECINCT 2 \_\_\_\_\_  
COMMISSIONER PRECINCT 3 \_\_\_\_\_ COMMISSIONER PRECINCT 4 \_\_\_\_\_

**CERTIFICATE OF THE PRECINCT COMMISSIONER:**  
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.

COUNTY ATTORNEY \_\_\_\_\_



Date: Feb 25, 2025, 3:37pm User: lb\_chem File: T:\210787-454\_THOMAS ROAD PLAT\Plotting\THOMAS ROAD PLAT SHEET.dwg



**LEGEND**

- FOUND 1" IRON PIPE
- FOUND 1/2" IRON PIPE
- N.C.B. NEW CITY BLOCK
- C STREET CENTERLINE
- R.O.W. RIGHT OF WAY
- ESMT. EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
- BFE BASE FLOOR ELEVATION
- FTE FINISHED FLOOR ELEVATION
- △ 7" CEDAR POST
- B.S. BUILDING SETBACK
- R.D. RECORD IDENTITY MONUMENT CENTER LINE
- APPROX. FLOODAREA
- FEMA FLOODPLAIN LIMITS
- EXISTING CONTOURS
- 14" GAS AND ELECTRIC ESMT

STATE OF TEXAS §  
COUNTY OF ATASCOSA §

THE OWNER OF 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER/DEVELOPER: ANDREW BLANCO  
1631 E. HIGHLAND BLVD  
SAN ANTONIO, TX 78210

OWNER/DEVELOPER: JULIO VASQUEZ  
111884 ACRES  
SAN ANTONIO, TX 78237

OWNER/DEVELOPER: DELFINA TOVAR  
630 CHANNING AVE.  
SAN ANTONIO, TX 78210

STATE OF TEXAS §  
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

NOTARY PUBLIC  
ATASCOSA COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MARK J. EWALD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6095  
WESTAR ALAMO LAND SURVEYORS, LLC  
FIRM REGISTRATION NO. 10111700  
P.O. BOX 1036  
HELOTES, TX 78249

STATE OF TEXAS  
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THESE REGULATIONS.

LICH DANIEL AGUILAR  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 108449  
4703 SHAVANO OAK, SUITE 100  
SAN ANTONIO, TX 78249

**ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**

- THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.
- THE SUBDIVISION IS IN THE POTENTIAL.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED EXCEPT ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE OR TRUST FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TRUST STANDARDS, AS APPLICABLE.
- 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.
- 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.
- 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.
- WATER SERVICE PROVIDED TO THIS SUBDIVISION BY BENTON CITY WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY KARNES ELECTRIC COOPERATIVE INC.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
- 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 THE ATASCOSA COUNTY ON-SITE SEWAGE RULES AND ANY REQUEST FOR A VARIANCE UNDER THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- 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.
- THE LOCATION OF ALL PROPOSED UTILITY EASEMENTS AND/OR INFRASTRUCTURE, INCLUDING WATER WELL SANITARY EASEMENTS AND LOCATION OF WATER STORAGE TANK AND ACCESS EASEMENTS, AS WELL AS ANY OTHER INFRASTRUCTURE, IF APPLICABLE.
- THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER COMPANY, LOCATED 2180 MAEGLEN ROAD, LITTLE, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY COMPANY IS AVAILABLE TO PROSPECTIVE PURCHASER OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND BE STATED IN THE DEED RESTRICTIONS.
- CONSTRUCTION PLANS AND PAVEMENT DESIGN IS IN ACCORDANCE WITH THE ATASCOSA COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.
- THE TOTAL AREA OF 1.83 ACRES RIGHTS-OF-WAY TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.

**BENTON CITY WSC NOTE:**  
MAINTENANCE OF DEDICATED UTILITY AND/OR WATER EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO BENTON CITY WATER SUPPLY CORPORATION OR ITS SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER IS NOTIFIED THAT BENTON CITY WATER SUPPLY CORPORATION IS NOT RESPONSIBLE FOR DAMAGE TO FACILITIES CONSTRUCTED WITHIN THE EASEMENT BY THE PROPERTY OWNER.

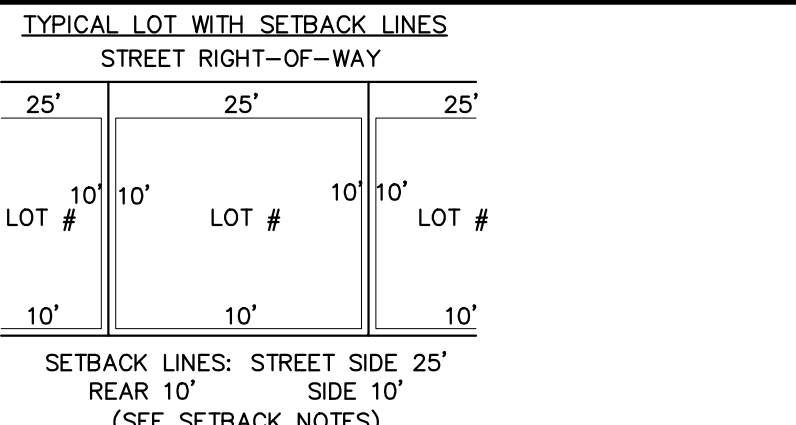
**PRIVATELY MAINTAINED PAVED STREETS:**  
OWNERS BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT ATASCOSA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT, UNLESS OWNER OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE CURRENT STANDARDS REQUIRED BY ATASCOSA COUNTY, AND THE ROADS HAVE BEEN ACCEPTED BY MAINTENANCE BY FORMAL WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT, AND THE ROADWAY WITH ALL REQUIRED RIGHTS-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY. OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

**LOT SUMMARY TABLE**

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSPF
<2.5 AC	15	0	0	14
2.5-10 AC	0	0	0	0
>10 AC	1	0	0	1
TOTAL	16	0	0	15

**RESIDENTIAL DRIVEWAY CULVERTS**

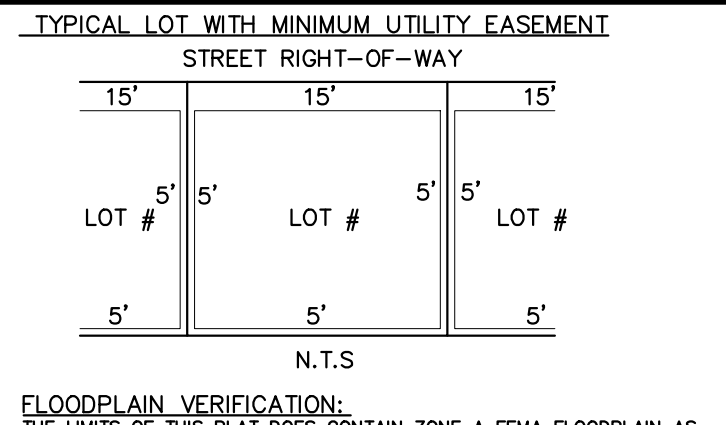
LOT #	CULVERT AMOUNT	CULVERT SIZE
1-3	1	18"
9-14	1	12"



**SETBACK NOTES:**  
UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS: 25' FRONT (STREET SIDE) 10' BACK 10' SIDE

**SETBACK LINES:** STREET SIDE 25' REAR 10' SIDE 10'

(SEE SETBACK NOTES)



**FLOODPLAIN VERIFICATION:**  
THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.

**NOTES:**  
1. 1/2" INCH IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.  
2. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(G.C.R.S.)  
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(G.C.R.S.)  
4. CONTOURS SHOWN ARE BASED ON THE SAN ANTONIO RIVER AUTHORITY LIDAR SHAPFILES

**COMMON MAINTENANCE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF ATASCOSA COUNTY.

**OPEN SPACE:**  
LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**FINISHED FLOOR NOTE:**  
FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2' ABOVE BASE FLOOR ELEVATION (BFE'S) SHOWN ON THE PLAT. BFE'S ARE BASED ON FEMA'S BFE ESTIMATOR AT THE TIME OF PLATING AND ARE SUBJECT TO CHANGE.

**SUBDIVISION PLAT OF THOMAS ROAD PLAT**

BEING ALL OF THE 50.18 ACRES, ESTABLISHING LOTS 1-15 & 900, BEING OUT OF AND DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 170102 OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE U.B. GOODMAN SURVEY NO. 31-1/2 ABSTRACT NO. 1211 CONTAINING 42.5 ACRES, THE M.M. SWEETEN SURVEY NO. 31 CONTAINING 5.09 ACRES, ABSTRACT NO. 818 AND THE THOMAS COCKRELL SURVEY NO. 1223-1/2, ABSTRACT NO. 1301, BEING 2.59 ACRES

SCALE: 1"=50'

**BEXAR**  
ENGINEERS | ASSOCIATES  
4703 SHAVANO OAK (STE. 100) SAN ANTONIO, TEXAS 78249

PHONE: 210.462.9354  
WWW.BEXARINC.COM

PE FIRM 19637  
EITPE FIRM 19637

**Westar Alamo**  
LAND SURVEYORS, LLC  
P.O. BOX 100 HELOTES, TEXAS 78024-0100  
PHONE (210) 375-9000 FAX (210) 375-9009

DATE OF PREPARATION: 12/06/2024

**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 THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 3 \_\_\_\_\_

**CERTIFICATE OF FINAL APPROVAL:**  
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

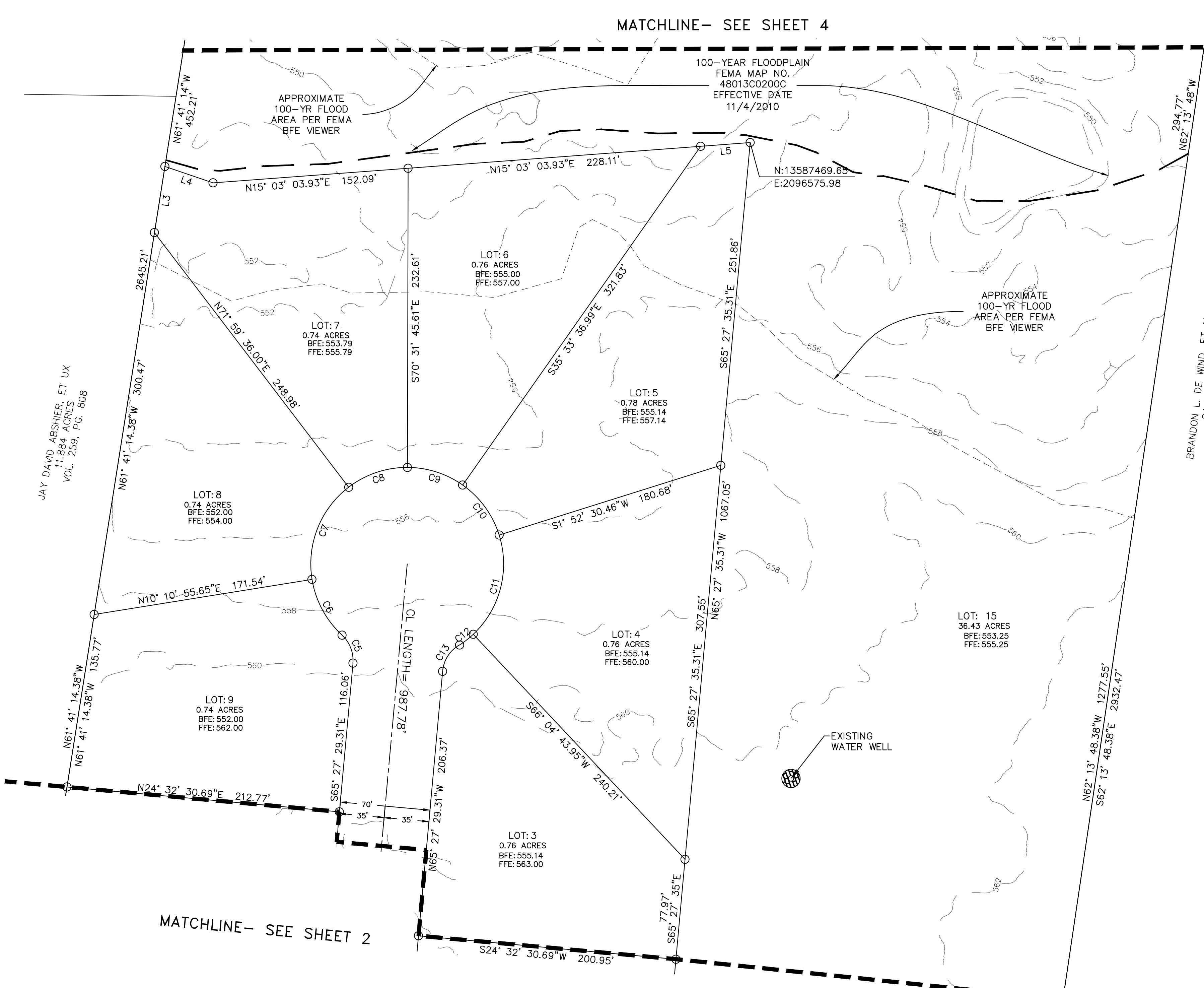
ATASCOSA COUNTY JUDGE \_\_\_\_\_

COMMISSIONER PRECINCT 1 \_\_\_\_\_ COMMISSIONER PRECINCT 2 \_\_\_\_\_

COMMISSIONER PRECINCT 3 \_\_\_\_\_ COMMISSIONER PRECINCT 4 \_\_\_\_\_

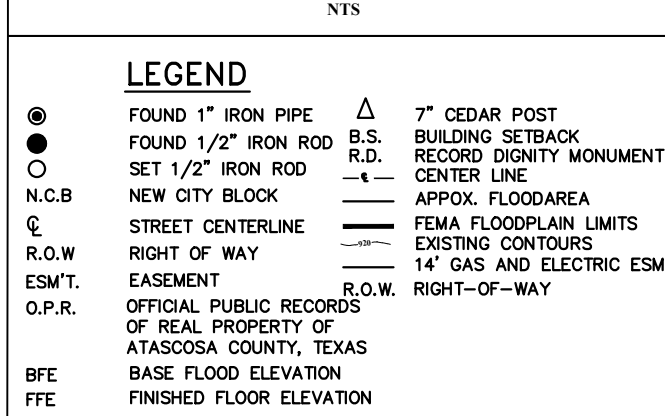
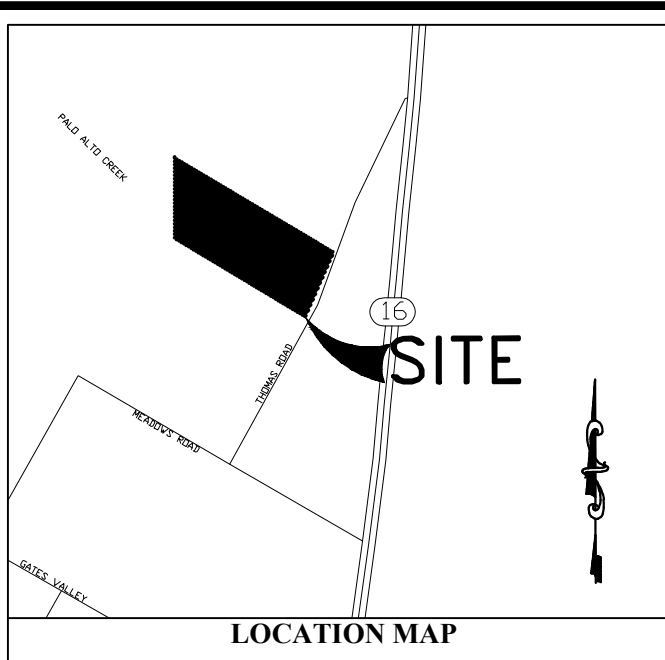
**CERTIFICATE OF THE PRECINCT COMMISSIONER:**  
ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

COUNTY ATTORNEY \_\_\_\_\_



Date: Feb 25, 2025, 3:38pm User: lb\_chem  
File: T:\210787-454\_THOMAS ROAD PLAT\Plotting\THOMAS ROAD PLAT SHEET.dwg

THOMAS ROAD PLAT



STATE OF TEXAS  
COUNTY OF ATASCOSA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EASEMENT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER/DEVELOPER: ANDREW BLANCO  
1631 E. HIGHLAND BLVD  
SAN ANTONIO, TX 78210

OWNER/DEVELOPER: JULIO VASQUEZ  
3350 EL PASO  
SAN ANTONIO, TX 78237

OWNER/DEVELOPER: DELFINA TOVAR  
630 CHANNING AVE.  
SAN ANTONIO, TX 78210

STATE OF TEXAS  
COUNTY OF ATASCOSA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

NOTARY PUBLIC  
ATASCOSA COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MARK J. EWALD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6095  
WESTAR ALAMO LAND SURVEYORS, LLC  
FIRM REGISTRATION NO. 1011700  
P.O. BOX 1036  
HELOTES, TX 78249

STATE OF TEXAS  
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THESE REGULATIONS.

LICH DANIEL AGUILAR  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 10849  
4703 SHAVANO OAK, SUITE 100  
SAN ANTONIO, TX 78249

**ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**

- THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.
- THE SUBDIVISION IS IN THE POTENTIAL.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS UNLESS A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE OR TROOT FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TROOT STANDARDS, AS APPLICABLE.
- 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.
- NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGUN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
- 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.
- WATER SERVICE PROVIDED TO THIS SUBDIVISION BY BENTON CITY WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY KARNES ELECTRIC COOPERATIVE INC.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
- 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 THE ATASCOSA COUNTY ON-SITE SEWAGE FACILITIES.
- 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.
- THE LOCATION OF ALL PROPOSED UTILITY EASEMENTS AND/OR INFRASTRUCTURE, INCLUDING WATER WELL SANITARY EASEMENTS AND LOCATION OF WATER STORAGE TANK AND ACCESS EASEMENTS, AS WELL AS ANY OTHER INFRASTRUCTURE, IF APPLICABLE.
- THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER COMPANY LOCATED 21180 HAEGLIN ROAD, LITTLE, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY COMPANY IS AVAILABLE TO PROSPECTIVE PURCHASER OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND BE STATED IN THE DEED RESTRICTIONS.
- CONSTRUCTION PLANS AND PAVEMENT DESIGN IS IN ACCORDANCE WITH THE ATASCOSA COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.
- THE TOTAL AREA OF 1.83 ACRES RIGHTS-OF-WAY TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.

**BENTON CITY WSC NOTE:**  
MAINTENANCE OF DEDICATED UTILITY AND/OR WATER EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO BENTON CITY WATER SUPPLY CORPORATION OR ITS SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER IS NOTIFIED THAT BENTON CITY WATER SUPPLY CORPORATION IS NOT RESPONSIBLE FOR DAMAGE TO FACILITIES CONSTRUCTED WITHIN THE EASEMENT BY THE PROPERTY OWNER.

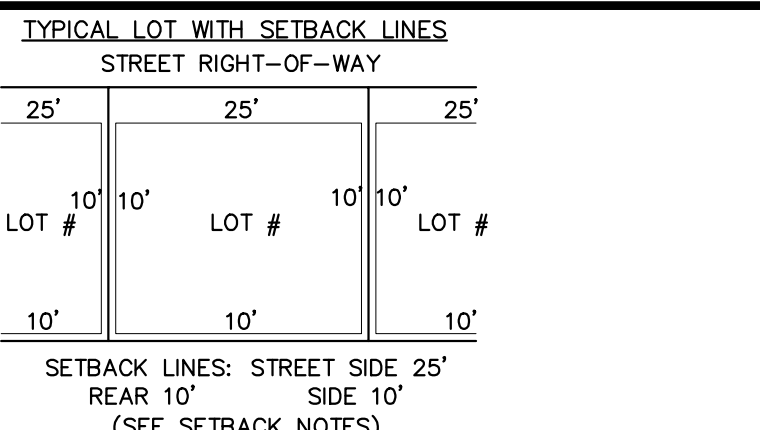
**PRIVATELY MAINTAINED PAVED STREETS:**  
OWNERS BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT ATASCOSA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT, UNLESS OWNER OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAY TO THE CURRENT STANDARDS REQUIRED BY ATASCOSA COUNTY, AND THE ROADS HAVE BEEN ACCEPTED BY MAINTENANCE BY FORMAL WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT, AND THE ROADWAY WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY. OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

**LOT SUMMARY TABLE**

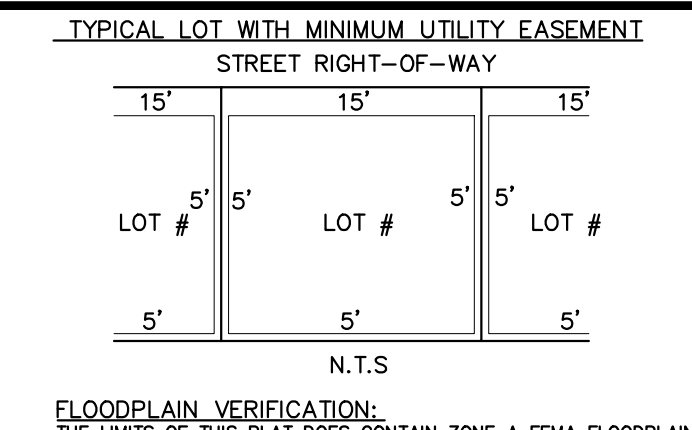
LOT SIZE	No. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSF
<2.5 AC	15	0	0	14
2.5-10 AC	0	0	0	0
>10 AC	1	0	0	1
TOTAL	16	0	0	15

**RESIDENTIAL DRIVEWAY CULVERTS**

LOT #	CULVERT AMOUNT	CULVERT SIZE
1-3	1	18"
9-14	1	12"



**SETBACK NOTES:**  
UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:  
25' FRONT (STREET SIDE)  
10' SIDE  
10' SIDE  
REAR 10'  
SIDE 10'  
(SEE SETBACK NOTES)



**FLOODPLAIN VERIFICATION:**  
THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.  
LOTS EFFECTED BY FLOODPLAIN:  
LOTS 5-8 & LOTS 13-15

**SURVEYORS NOTES:**

- 1/2" INCH IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.)
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.)
- CONTOURS SHOWN ARE BASED ON THE SAN ANTONIO RIVER AUTHORITY LIDAR SHAPFILES

**SUBDIVISION LOT NOTE**

1. NO LOT SHOWN ON PLAT WILL REQUIRE A WATER WELL.
2. LOTS 1-14 & 15 WILL REQUIRE A OSF.
3. ALL LOTS SHOWN ARE PROPOSED.
4. HABITABLE STRUCTURES NOT ALLOWED ON LOT 900

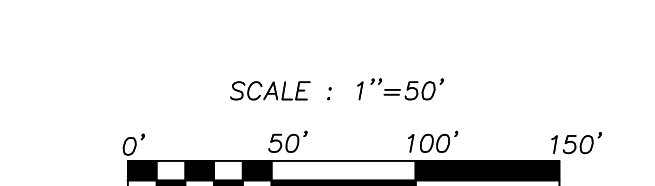
**COMMON MAINTENANCE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF ATASCOSA COUNTY.

**OPEN SPACE:**  
LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**FINISHED FLOOR NOTE:**  
FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATION (BFE'S) SHOWN ON THE PLAT. BFE'S ARE BASED ON FEMA'S BFE ESTIMATOR AT THE TIME OF PLATING AND ARE SUBJECT TO CHANGE.

**SUBDIVISION PLAT OF THOMAS ROAD PLAT**

BEING ALL OF THE 50.18 ACRES, ESTABLISHING LOTS 1-15 & 900, BEING OUT OF AND DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 170102 OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE I.B. GOODMAN SURVEY NO. 31-1/2 ABSTRACT NO. 1211 CONTAINING 42.5 ACRES, THE M.M. SWEETEN SURVEY NO. 31 CONTAINING 5.09 ACRES, ABSTRACT NO. 818 AND THE THOMAS COCKRELL SURVEY NO. 1223-1/2, ABSTRACT NO. 1301, BEING 2.59 ACRES



**Westar Alamo**  
LAND SURVEYORS, LLC  
P.O. BOX 104 HELOTES, TEXAS 78024-0104  
PHONE (512) 375-9500 FAX (512) 375-9599  
DATE OF PREPARATION: 12/06/2024

**CERTIFICATE OF THE PRECINCT COMMISSIONER:**  
I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBMITTED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 3 \_\_\_\_\_

**CERTIFICATE OF FINAL APPROVAL:**  
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

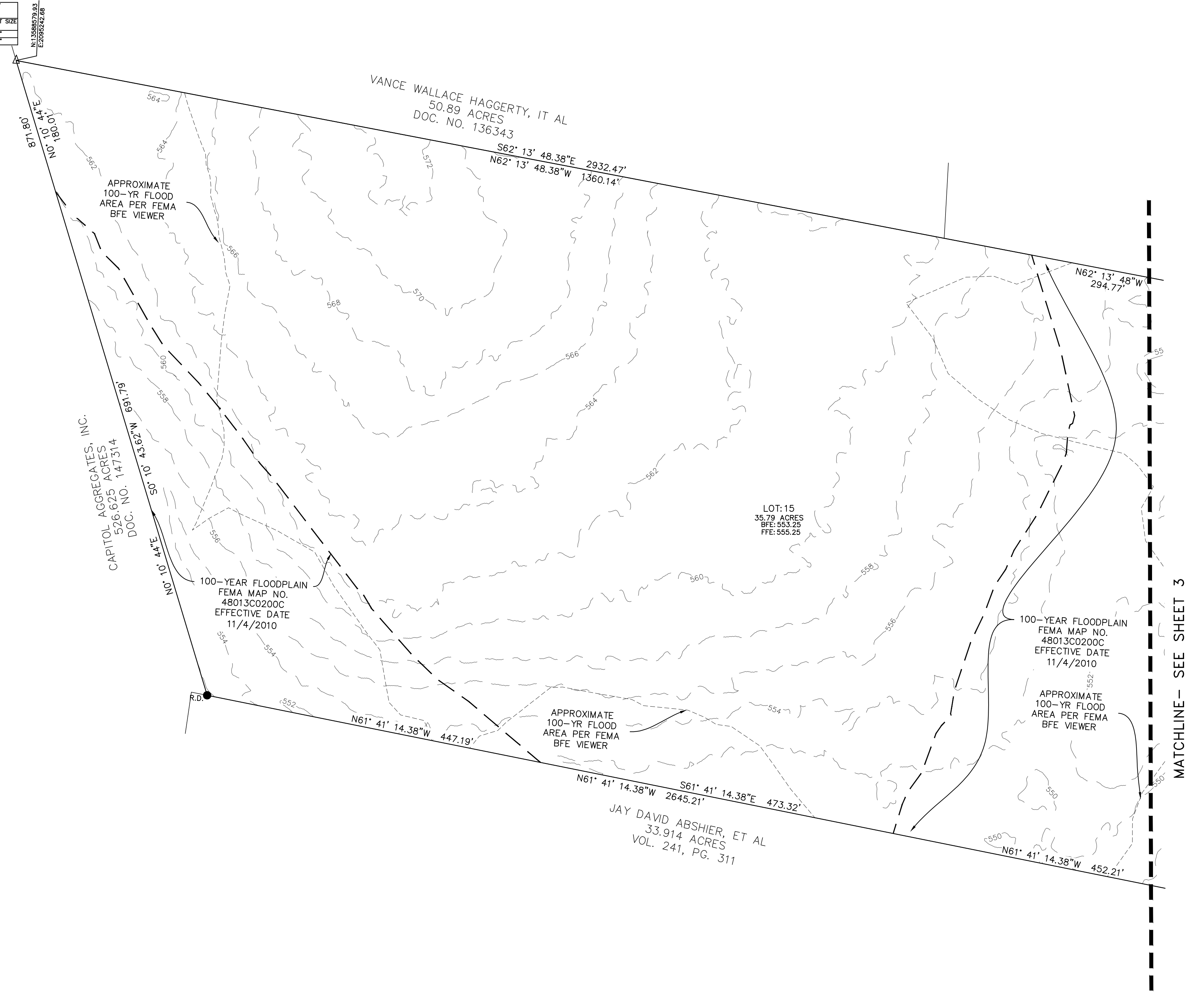
ATASCOSA COUNTY JUDGE \_\_\_\_\_

COMMISSIONER PRECINCT 1 \_\_\_\_\_ COMMISSIONER PRECINCT 2 \_\_\_\_\_

COMMISSIONER PRECINCT 3 \_\_\_\_\_ COMMISSIONER PRECINCT 4 \_\_\_\_\_

**CERTIFICATE OF THE PRECINCT COMMISSIONER:**  
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.

COUNTY ATTORNEY \_\_\_\_\_



MATCHLINE - SEE SHEET 3

THOMAS ROAD PLAT

Date: Feb 25, 2025, 3:38pm User: lb\_ chern  
File: T:\210787-454\_THOMAS ROAD PLAT\Plotting\THOMAS ROAD PLAT SHEET.dwg

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 22.**

**Meeting Date:** 04/14/2025  
**Item Title:** Exception - Barrera County Road 312  
**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 approval/denial of the  
**Rural** Certificate of Exception for the Barrera family on County Road 312 in Precinct 3.  
**Development:**

**ATTACHMENTS**

Barrera - Deed  
Barrera - Registration  
Barrera - Surveys  
Barrera - Certificate of Exception

002

GIFT DEED: LEONIDES CUMPIAN, INDIV. & AS TRUSTEE FOR JOE C. CUMPIAN, ET AL  
TO: PAULINE CUMPIAN BARRERA

Gift Deed LEONIDES CUMPIAN, Individually and as Trustee  
TO: PAULINE CUMPIAN BARRERA

THE STATE OF TEXAS:

COUNTY OF ATASCOSA: KNOW ALL MEN BY THESE PRESENTS:

That I, LEONIDES CUMPIAN, Individually and as Trustee for the use and benefit of JOE C. CUMPIAN, TERO C. CUMPIAN, EUSEBIO C. CUMPIAN, JR., RICHARD C. CUMPIAN, PAULINE CUMPIAN BARRERA, AMELIA CUMPIAN OGDEN, EVA CUMPIAN BADILLO and MINERVA CUMPIAN ORTA, as set out in that certain Gift Deed executed by Eusebio Cumpian, a/k/a Joe Cumpian, in favor of Leonides Cumpian, as Trustee, dated August 19, 1982, and appearing of record in Vol. 603, Page 232-235 of Deed Records of Atascosa County, Texas, for and in consideration of the love and affection which I bear unto my child, PAULINE CUMPIAN BARRERA, have GIVEN, GRANTED AND CONVEYED, and by these presents do GIVE, GRANT AND CONVEY unto the said PAULINE CUMPIAN BARRERA, as her sole separate property and estate, whose address is: P.O. Box 634, CHARLOTTE, TX 78011, all of the following described property, lying and being situated in Atascosa County, Texas, to-wit:

TRACT NO. 8 of the JOE CUMPIAN AND LEONIDES CUMPIAN PARTITION

BOOK 618 PAGE 278

I, Laquita Hayden, 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 6-18-01



Laquita Hayden, County Clerk

By Deputy B. Jernio

BEING 53.62 acres of land, more or less, 22.35 acres out of the W.G. Titsworth Survey No. 43-1/2, Abst. No. 1442, and 31.27 acres out of the Mrs. S.E. Garrett Survey No. 43-3/4, Abst. No. 1461, Atascosa County, Texas, and out of a 405.466 acre tract of land recorded in Volume 603, Pages 232-235 of the Deed Records of Atascosa County, Texas. Said 53.62 acres being more particularly described as follows:

BEGINNING at a fence corner for the northeast corner of this tract and the northeast corner of the 405.466 acre tract;

THENCE S. 49 deg. 45 min. 52 sec. W, 1094.23 feet along a fence line and the east line of the 405.466 acre tract to an iron pin set for the southeast corner of this tract;

THENCE N. 45 deg. 30 min. 10 sec. W, 3056.13 feet to an iron pin set in a fence line and the west line of the 405.466 acre tract for the southwest corner of this tract;

THENCE N. 45 deg. 51 min. 50 sec. E, 509.93 feet along a fence line and the west line of the 405.466 acre tract to a fence corner for the northwest corner of this tract and the northwest corner of the 405.466 acre tract;

THENCE along a fence line and the north line of the 405.466 acre tract the following courses:

S. 60 deg. 08 min. 10 sec. E, 974.86 feet to a fence corner;

S. 13 deg. 37 min. 47 sec. E, 333.69 feet to a fence corner;

S. 60 deg. 23 min. 15 sec. E, 1984.39 feet to the POINT OF

BEGINNING.

As surveyed by David L. Potter, Registered Public Surveyor No. 1754 on the ground the 2nd day of November, 1982.

BOOK  
618  
PAGE 279

I, Laquita Hayden, 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 6-18-01



Laquita Hayden, County Clerk

By Deputy: *B. J. [Signature]*

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ALSO, a 30 foot ingress and egress easement, being out of the J.H. Hardcastle Survey No. 43-1/4, Abst. No. 1510, and the W.G. Titsworth Survey No. 43-1/2, Abst. No. 1442, Atascosa County, Texas, and out of a 405.466 acre tract of land recorded in Volume 603, Pages 232-235 of the Deed Records of Atascosa County, Texas. Said 30 foot easement being more particularly described as follows:

BEGINNING at a fence corner for the northwest corner of this easement and the northwest corner of the 405.466 acre tract;

THENCE S. 60 deg. 08 min. 10 sec. E, 31.21 feet along the north line of the 405.466 acre tract to a point for the northeast corner of this easement;

THENCE along a line 30 foot easterly and parallel to the west line of the 405.466 acre tract the following courses:

S. 45 deg. 51 min. 50 sec. W, 2634.98 feet to a point;

S. 60 deg. 11 min. 40 sec. E, 633.35 feet to a point;

S. 45 deg. 47 min. 14 sec. W, 5323.53 feet to a point for the southeast corner of this easement;

THENCE N. 44 deg. 46 min. 37 sec. W, 30.00 feet to a fence corner for the southwest corner of this easement.

THENCE along a fence line and the west line of the 405.466 acre tract the following courses:

N. 45 deg. 47 min. 14 sec. E, 5284.03 feet to a fence corner;

N. 60 deg. 11 min. 40 sec. W, 633.41 feet to a fence corner;

N. 45 deg. 51 min. 50 sec. E, 2666.23 feet to the POINT OF

BEGINNING.

BOOK  
618  
PAGE 280

I, Laquita Hayden, 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 6-18-01



Laquita Hayden, County Clerk

By Deputy: *B. Drenno*

As prepared by David L. Potter, Registered Public Survey No. 1754, on the 2nd day of November, 1982.

SAVE AND EXCEPT, HOWEVER, and Grantor herein does hereby expressly reserve and retain unto herself, her heirs and assigns, all of the oil, gas and other minerals, including uranium, fissionable materials, and other hard minerals in, on, under and that may be mined, produced, saved and sold from the above described land, or any part thereof, together with the right of ingress and egress at all times for the purpose of drilling, exploring, producing and mining for oil, gas and other minerals, including uranium, fissionable materials, and other hard minerals, and for the purpose of storing, treating and removing the same therefrom.

This conveyance and hereinafter warranty are made expressly subject to any outstanding mineral and/or royalty interests, easements or rights of way affecting the herein described property, which may be validly in existence and appearing of record in the Deed Records of Atascosa County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said PAULINE CUMPIAN BARRERA, her heirs and assigns, forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the

BOOK

618 PAGE 281

I, Laquita Hayden, 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 6-18-01.

Laquita Hayden, County Clerk



By Deputy: *B. Jernio*

said PAULINE CUMPIAN BARRERA, her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED this the 25th day of January, 1983.

Leonides Cumpian

LEONIDES CUMPIAN, Individually and as Trustee

BOOK 618 PAGE 282

THE STATE OF TEXAS:

COUNTY OF ATASCOSA:

This instrument was acknowledged before me on this the 25<sup>th</sup> day of January, 1983, by LEONIDES CUMPIAN, Individually and as Trustee.

My commission expires:

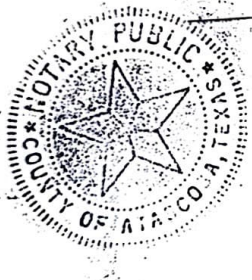
3-31-85

Deana C. Steidle

NOTARY PUBLIC, ATASCOSA COUNTY, TEXAS

DEANA C. STEIDLE

(stamped or printed name of notary)



I, Laquita Hayden, 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 6-18-01

Laquita Hayden, County Clerk



By Deputy: B. Jernio



## Registration for Division of Land in Atascosa County

I Paula Cuppian Pariera, am the owner of the attached filed division of land located at ABS A01442 Titeworth SV-43, 21.35 acres (legal description). I have had the division of ABS A01461 S Garrett SV-43 3/4, 31.27 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):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner



Date: March 31, 2025

Signature: Paula Pauline Cumpian Barrera

Printed Name: Paula Pauline Cumpian Barrera

ACKNOWLEDGMENT

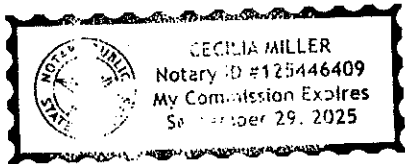
STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Paula Pauline Cumpian Barrera 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 March 31, 2025.

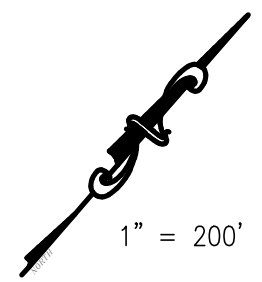
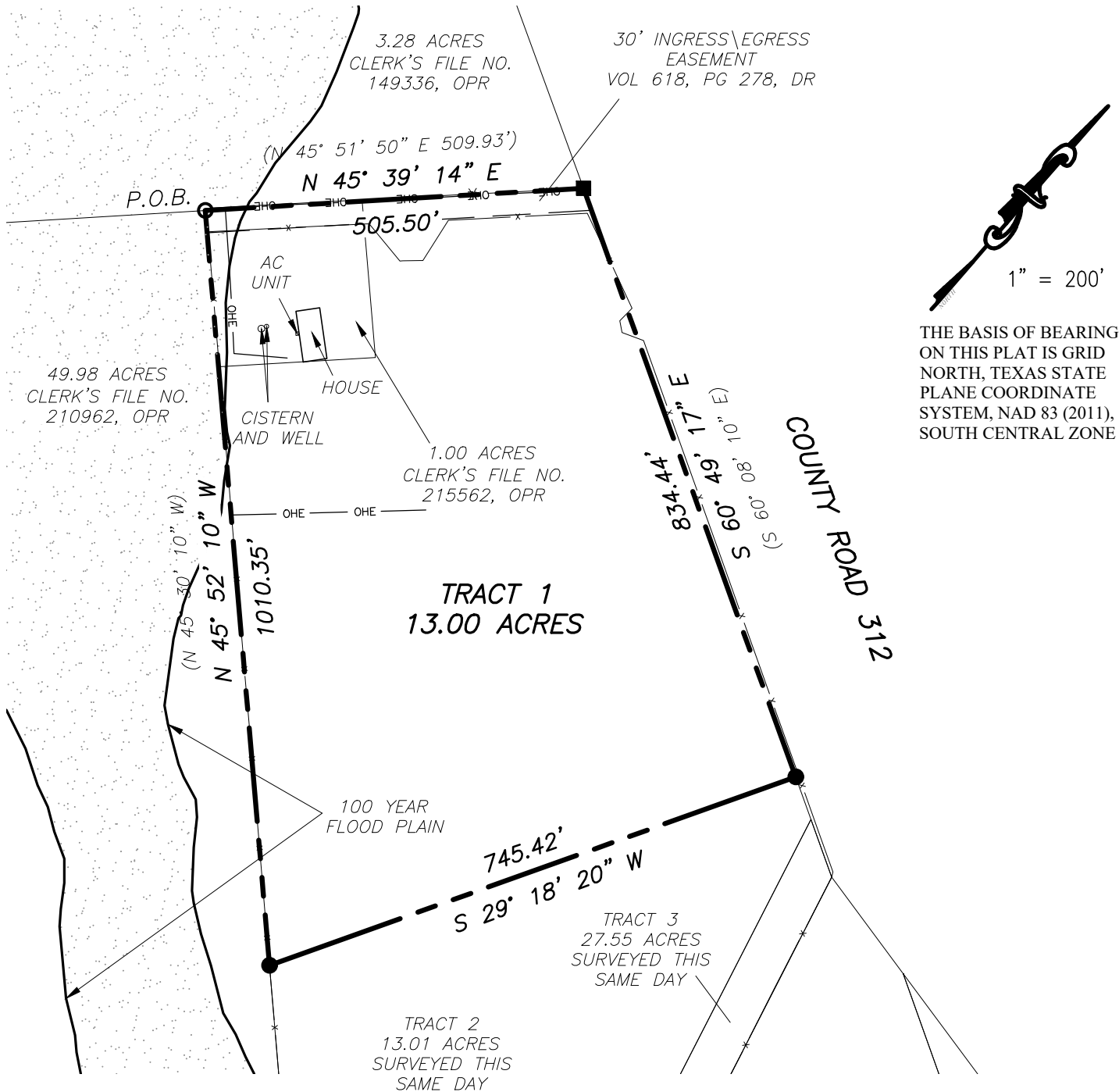
Cecilia Miller



Notary Public, in and for  
State of Texas

# EXHIBIT OF SURVEY

OF  
**13.00 ACRES, CALLED TRACT 1, BEING OUT OF A 53.62 ACRE TRACT OF LAND, BEING ALL OF A 1.00 ACRE TRACT OF LAND, LYING IN THE W.G. TITSWORTH SURVEY NO. 43 1/2, ABSTRACT NO. 1442, AND THE MRS S.E. GARRETT SURVEY NO. 43 3/4, ABSTRACT NO. 1461, ATASCOSA COUNTY, TEXAS**



1" = 200'

THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE

### LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Fence corner post found

- — — — — Boundary line
- — — — — Adjoiner
- X — — — — — Barbed wire fence
- OHE — — — — — Overhead electric
- (N 45° 30' 10" W) Record bearings and distances

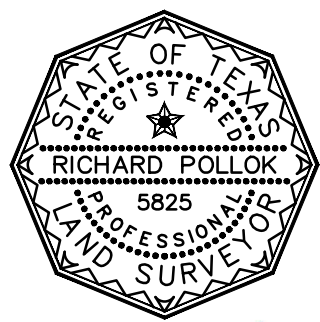
Prepared for:  
**Paula Barrera**

### REFERENCES:

DEED: Clerk's File No. 173903, OPR  
 Vol 618, Page 278, OPR  
 Clerk's File No. 215562, OPR  
 Flood plain panel #48013C0275C  
 Issued date: 11-04-2010

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.

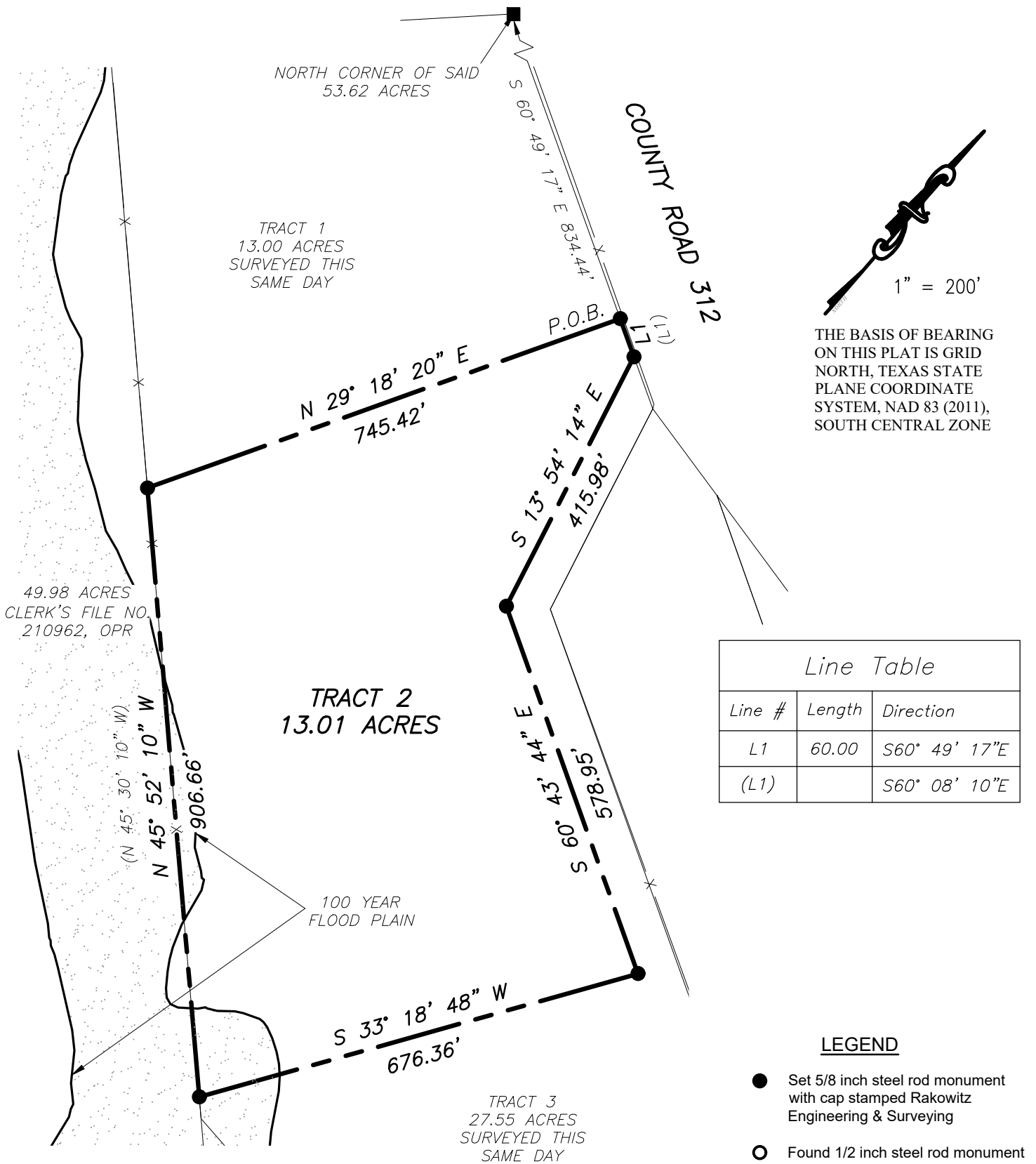


**RAKOWITZ**  
 Engineering & Surveying  
 Texas Registered Engineering Firm F-9155  
 Texas Registered Surveying Firm 101812-00  
 830-281-4060

Date of survey: January 30, 2025  
 Job No. 25-3531

# EXHIBIT OF SURVEY

OF  
**13.01 ACRES, CALLED TRACT 2, BEING OUT OF A 53.62 ACRE TRACT OF LAND, LYING IN THE W.G. TITSWORTH SURVEY NO. 43 1/2, ABSTRACT NO. 1442, AND THE MRS S.E. GARRETT SURVEY NO. 43 3/4, ABSTRACT NO. 1461, ATASCOSA COUNTY, TEXAS**



Line Table		
Line #	Length	Direction
L1	60.00	S60° 49' 17"E
(L1)		S60° 08' 10"E

### LEGEND

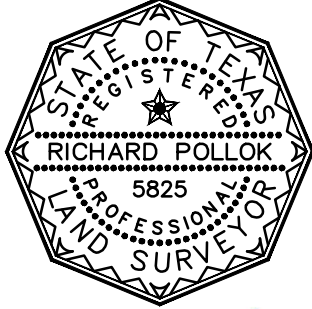
- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Fence corner post found
- — — — — Boundary line
- — — — — Adjoinder
- X — — — — — Barbed wire fence
- OHE — — — — — Overhead electric
- (N 45° 30' 10" W) Record bearings and distances

### REFERENCES:

DEED: Clerk's File No. 173903, OPR  
 Vol 618, Page 278, OPR  
 Flood plain panel #48013C0275C  
 Issued date: 11-04-2010

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.



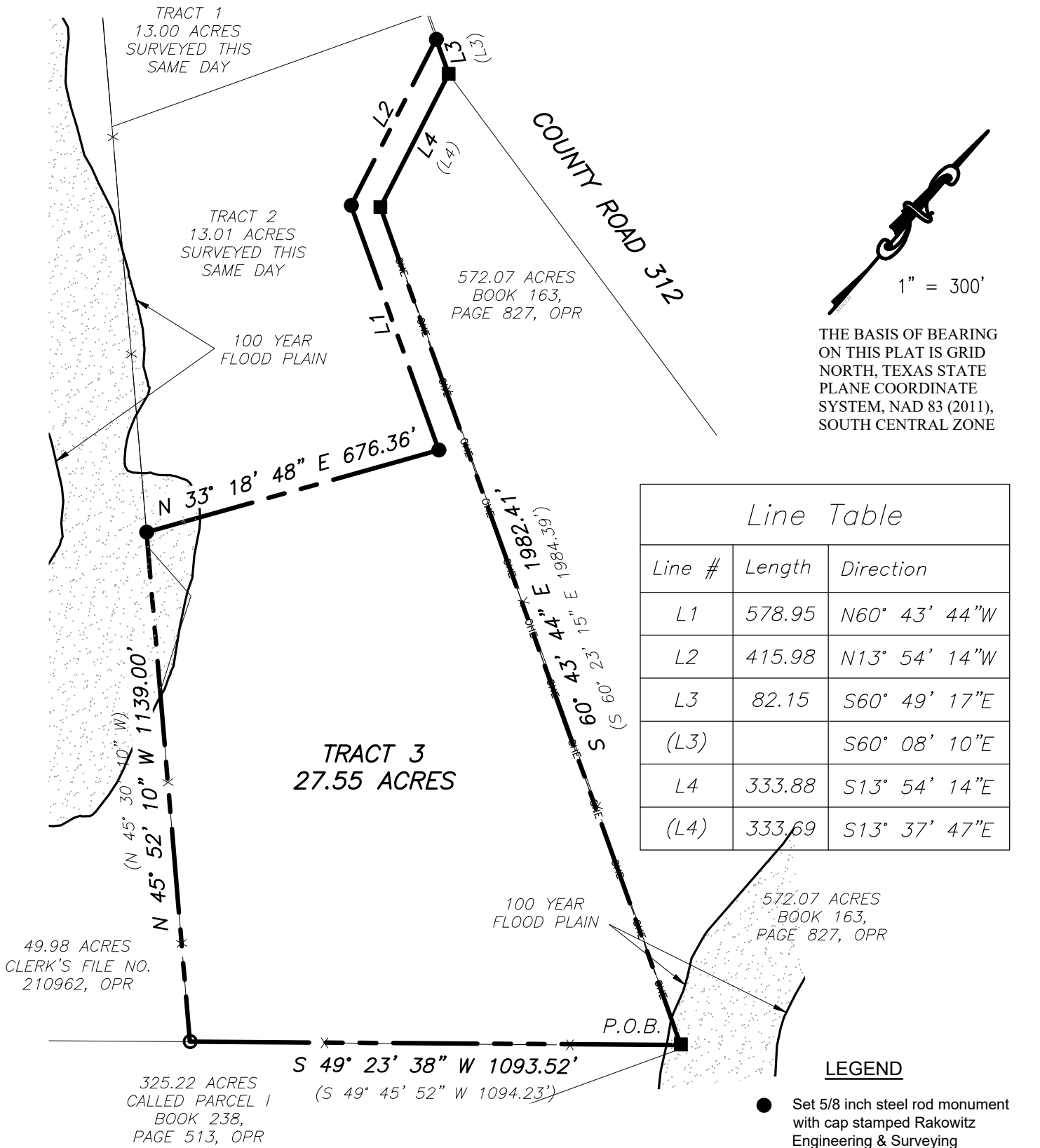
*Richard Pollok*



Date of survey: January 30, 2025  
 Job No. 25-3531

# EXHIBIT OF SURVEY

OF  
**27.55 ACRES, CALLED TRACT 3, BEING OUT OF A 53.62 ACRE TRACT OF LAND, LYING IN THE W.G. TITSWORTH SURVEY NO. 43 1/2, ABSTRACT NO. 1442, AND THE MRS S.E. GARRETT SURVEY NO. 43 3/4, ABSTRACT NO. 1461, ATASCOSA COUNTY, TEXAS**



Line Table		
Line #	Length	Direction
L1	578.95	N60° 43' 44"W
L2	415.98	N13° 54' 14"W
L3	82.15	S60° 49' 17"E
(L3)		S60° 08' 10"E
L4	333.88	S13° 54' 14"E
(L4)	333.69	S13° 37' 47"E

### LEGEND

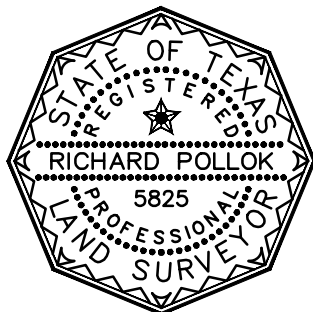
- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Fence corner post found
- — — — — Boundary line
- Adjoiner
- X — Barbed wire fence
- OHE — OHE — Overhead electric
- (N 45° 30' 10" W) Record bearings and distances

### REFERENCES:

DEED: Clerk's File No. 173903, OPR  
 Vol 618, Page 278, OPR  
 Flood plain panel #48013C0275C  
 Issued date: 11-04-2010

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.



*Richard Pollok*

**RAKOWITZ**  
 Engineering & Surveying  
 Texas Registered Engineering Firm F-9155  
 Texas Registered Surveying Firm 101812-00  
 830-281-4060

Date of survey: January 30, 2025

Job No. 25-3531

**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 tract of land shown on the survey attached hereto as Exhibit A as being approximately three tracts out of 53.62 acres, more or less, described in a Warranty Deed, Book Number 618, Page Number 278, Official Public Records, Atascosa County, Texas, and being currently owned by Pauline Cumpian Barrera 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 lot is being divided for family only. Owners acknowledge and agree that all the lot 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 23.**

**Meeting Date:** 04/14/2025  
**Item Title:** Road Closure - Reservoir Rd  
**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 approval/denial of the Order  
**Rural** Closing, Abandoning and Vacating a County Road, known as Reservoir Rd off E  
**Development:** FM 140 near 2650 E FM 140 in Precinct 3.

**ATTACHMENTS**

information  
Order Closing Road  
Exhibit A  
Exhibit B

## **NOTICE OF INTENT TO VACATE, ABANDON AND CLOSE COUNTY ROAD**

Notice is hereby given that at the Regular Meeting of the Commissioner's Court of Atascosa County, Texas to be held on April 14, 2025 at 9:00 a.m., the Court will consider and hold hearing upon the Petition of Dustin Jasik/Jasik Hay Farms to vacate, abandon and close the following county road:

**DESCRIPTION OF ROAD:** Road known as "Reservoir Road" just off of E FM 140 near 2650 E FM 140

**Closing road known as Reservoir Road located at -98.4971064°, 28.7933915°. .33 acres will revert to the surrounding property owners, AMANNY LLC & BURKZ LLC.**

**ALL INDIVIDUALS WISHING TO PROTEST THE APPLICATION OF LANNY WHEELER ON BEHALF OF AMANNY LLC & BURKZ LLC TO VACATE, ABANDON AND CLOSE THE COUNTY ROAD, ARE COMMANDED TO BE PRESENT AT SAID COMMISSIONERS COURT MEETING, TO THEN AND THERE SHOW CAUSE, IF ANY THERE BE, WHY SUCH ROAD SHOULD NOT BE CLOSED.**

THIS NOTICE HAS BEEN POSTED AT TWO (2) PUBLIC PLACES IN THE VICINITY OF THE ROUTE OF THE COUNTY ROAD LOCATED IN ATASCOSA COUNTY, TEXAS ON MARCH 18, 2025 AT 2:00 P.M.

By: Britni Van Curan, Atascosa County Rural Development

## ORDER CLOSING, ABANDONING AND VACATING A COUNTY ROAD

STATE OF TEXAS                    §

COUNTY OF ATASCOSA           §

ON THIS 14<sup>th</sup> day of April, 2025, at a duly posted and called meeting of the Commissioners Court of Atascosa County, at which a quorum was present, came to be heard the agenda item to close, abandon and vacate a county road, said road to be closed described as follows:

**DESCRIPTION OF ROAD:** Road known as "Reservoir Road" just off of E FM 140 near 2650 E FM 140

**Closing road known as Reservoir Road located at -98.4971064°, 28.7933915°. .33 acres will revert to the surrounding property owners, AMANNY LLC & BURKZ LLC. See also Exhibit B for the survey complete with metes and bounds.**

The Commissioners Court has found that all of the requirements of Texas Transportation Code §251.058 have been met and that a Notice of Intent to Vacate, Abandon and Close County Road was posted at "Reservoir Rd" and at the place designated by the County in the Atascosa County Courthouse as is evidenced by said document which has been filed of record with the County Clerk on the 14th day of April, 2025, and that said Notice has been posted for at least twenty (20) days prior to the date of this Order. The Court on motion made and seconded, voted to close, abandon and vacate the above described road.

It is further ORDERED, by the Commissioners Court that title to the County Road be transferred under the authority of Texas Transportation Code §251.058, to BURKZ LLC & AMANNY LLC, according to the following description and allocation:

TO: BURKZ LLC & AMANNY LLC, all of the property described in the attached Exhibit A and Exhibit B according to their interests as described therein.

The County Judge is hereby authorized to execute documents under the authority of this Order which shall act as the official instrument to transfer deed without warranty and all legal title from the county to the owner of the abutting property in the above-described tracts as may legally be accomplished in accordance with the terms of this Order, with a copy of this Order to be recorded and indexed in the deed records of Atascosa County, Texas, in accordance with Texas Transportation Code §251.058.

Approved in open session of Commissioners Court to certify which witness our hands on this 14<sup>th</sup> day of April, 2025.

---

Weldon P. Cude, County Judge

---

Mark Gillespie, Commissioner Pct. 1

---

Mark Bowen, Commissioner Pct. 2

---

George "Butch" Pawelek, Commissioner Pct. 3

---

Kennard "Bubba" Riley, Commissioner Pct. 4



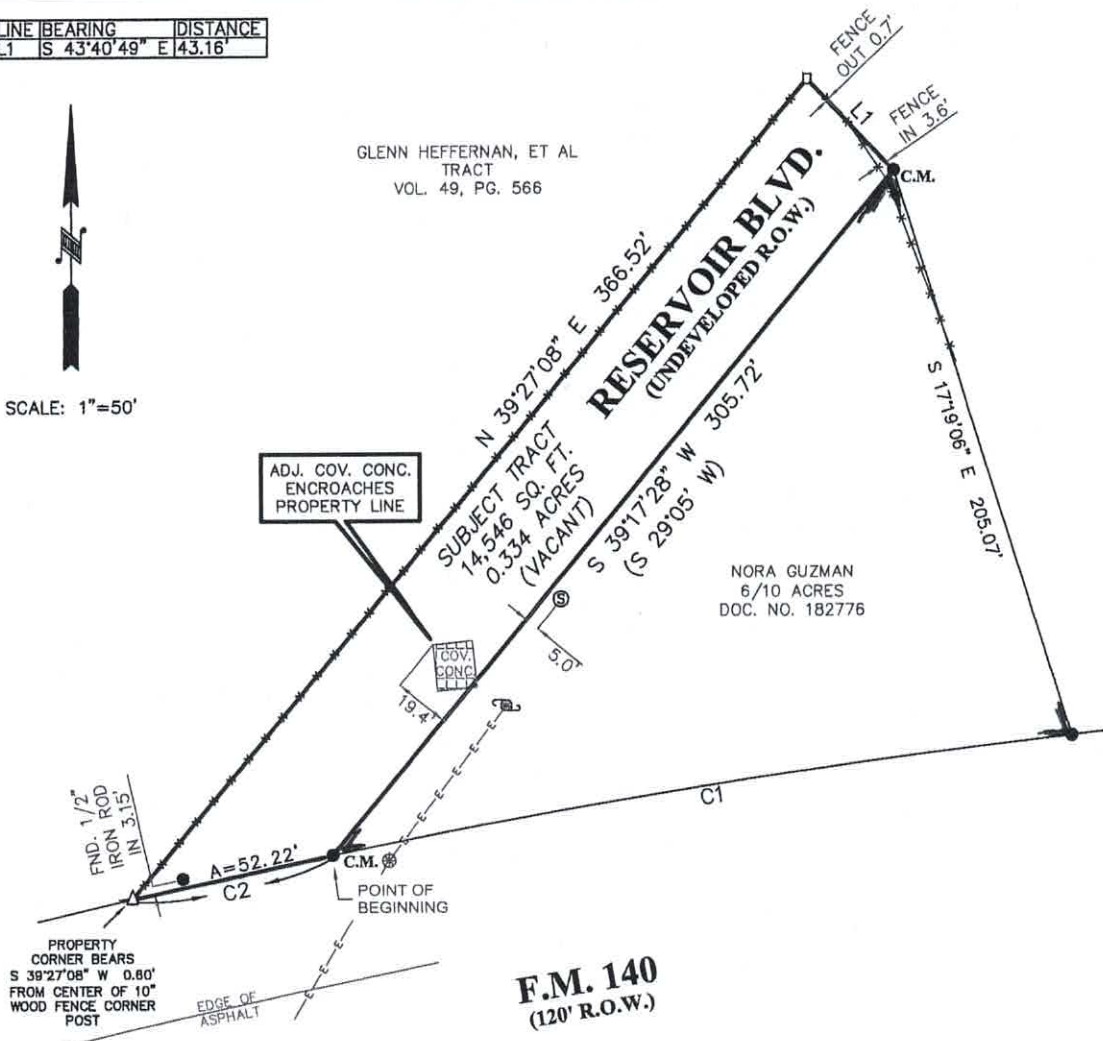
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2864.93'	257.99'	257.90'	S 80°53'25" W	05°09'34"
C2	2864.93'	70.75'	70.75'	S 77°36'11" W	01°24'54"

LINE BEARING	DISTANCE
L1	S 43°40'49" E 43.16'



SCALE: 1"=50'

GLENN HEFFERNAN, ET AL  
TRACT  
VOL. 49, PG. 566



NOTE:  
PORTIONS OF THE ORIGINAL RECORD INFORMATION ARE ILLEGIBLE.  
THIS IS THE SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE  
MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY  
AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS,  
TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property is the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48013C, Panel No. 0500 C, which is Dated 11/04/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portal>.



Property Address: 0 E. F.M. 140

Property Description:

Being 0.334 acres of land, more or less, out of the E. Garrett Howell Survey No. 820, Abstract 409, Atascosa County, Texas, and being a portion of Reservoir Blvd. (an undeveloped Right-of-Way), as referenced in Texas State Highway Department Right-of-Way Map Number SAT074805AB, Atascosa County, Texas, and in Right-of-Way Deed recorded in Volume 219, Page 179, Deed Records, Atascosa County, Texas; said 0.334 acres being more particularly described by metes and bounds attached hereto.

Owner: T.B.D.

FIRM REGISTRATION NO.  
1011700

LAND SURVEYORS, LLC.  
P.O. BOX 1848 BOERNE, TEXAS 76008  
PHONE (210) 372-8500 FAX (210) 372-8999

- LEGEND**
- ▲ - CALCULATED POINT
  - - FND. 1/2" IRON ROD
  - - 10" WOOD FENCE POST AT CORNER
  - - RECORD INFORMATION
  - ⊙ - CONTROLLING MONUMENT
  - ⊕ - ADJ. SEPTIC AREA
  - ⊗ - WIRE FENCE
  - ⊙ - POWER POLE
  - ⊙ - METER POLE
  - - OVERHEAD ELECTRIC

I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

RUDOLF J. PATA, JR.  
Registered Professional Land Surveyor  
Texas Registration No. 5388

## METES AND BOUNDS

### TRACT 2:

Being 0.334 acres of land, more or less, out of the E. Garrett Howell Survey No. 820, Abstract 409, Atascosa County, Texas, and being a portion of Reservoir Blvd. (an undeveloped Right-of-Way), as referenced in Texas State Highway Department Right-of-Way Map Number SAT074805AB, Atascosa County, Texas, and in Right-of-Way Deed recorded in Volume 219, Page 179, Deed Records, Atascosa County, Texas; said 0.334 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found for the southeast corner of this 0.334 acres, same being the southwest corner of the Nora Guzman 6/10 acres (Document Number 182776) and the intersection of the North Right-of-Way of F.M. 140 and the southeast Right-of-Way of said Reservoir Blvd. same also being the **POINT OF BEGINNING**;

**THENCE** along the North Right-of-Way of said F.M. 140 and following a curve to the left having a radius of 2864.93 feet, at an arc length of 52.22 feet pass a 1/2-inch iron rod found in to the right, a distance of 3.15 feet, and continuing for a total arc length of 70.75 feet, a chord length of 70.75 feet, a chord bearing of South 77 degrees 36 minutes 11 seconds West, and a delta angle of 01 degrees 24 minutes 54 seconds to a point for the southwest corner of this 0.334 acres, from which the center of a 10-inch wood fence corner post bears North 39 degrees 27 minutes 08 seconds East, a distance of 0.60 feet, same point being a South corner of the Glenn Heffernan, et al tract (Volume 49, Page 566) and on the northwest Right-of-Way of said Reservoir Blvd.;


**THENCE** along the line common to this 0.334 acres and said Heffernan tract, the following courses and distances:

North 39 degrees 27 minutes 08 seconds East, a distance of 366.52 feet to a 10-inch wood fence corner post found for the North corner of this 0.334 acres;

South 43 degrees 40 minutes 49 seconds East, a distance of 43.16 feet to a 1/2-inch iron rod found for the northeast corner of this 0.334 acres, same being an interior corner of said Heffernan tract, the North corner of said Guzman 6/10 acres and a northeast corner of the terminus of said Reservoir Blvd.;

**THENCE** along the line common to this 0.334 acres and said Guzman 6/10 acres, same being the southeast Right-of-Way of said Reservoir Blvd., South 39 degrees 17 minutes 28 seconds West (called South 29 degrees 05 minutes West), a distance of 305.72 feet to the **POINT OF BEGINNING**, and containing 0.334 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

  
Rudolf J. Pata, Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 5388  
June 22, 2022



**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 24.**

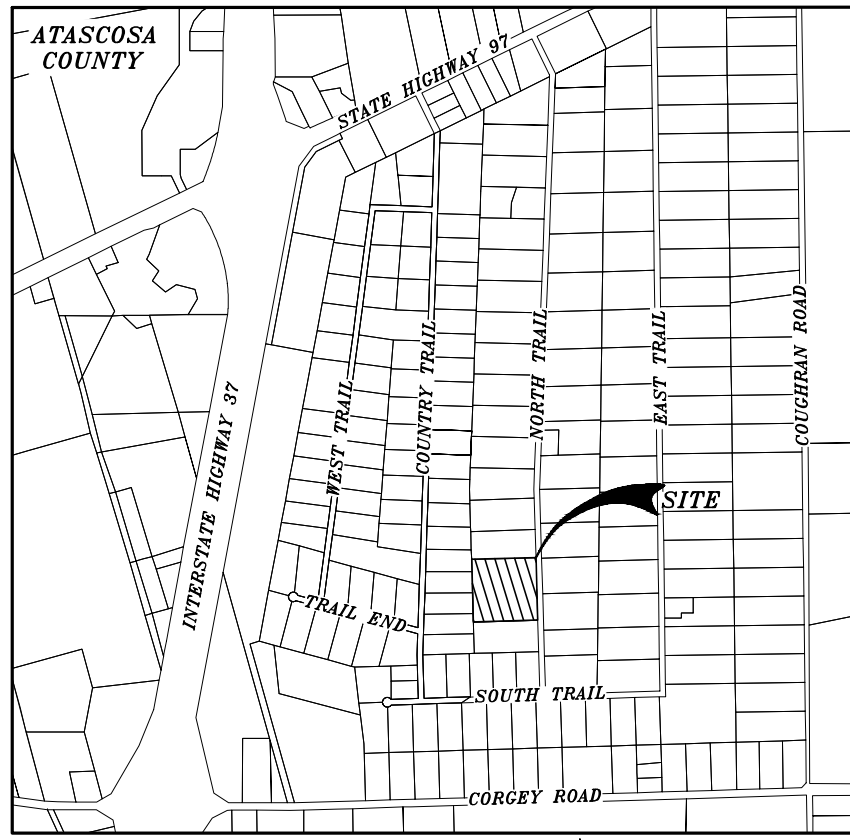
**Meeting Date:** 04/14/2025  
**Item Title:** Subdivision - Amending Plat Country Trails U4 Lots 124 & 125  
**Submitted For:** Britni Van Curan, Rural Development Director

**Discuss and/or take appropriate action concerning:**

**Britni Van Curan:** Discuss and/or take appropriate action concerning the approval/denial of  
**Rural Development:** Amending the Country Trails Subdivision Unit 4 Plat, Lots 124 & 125 on North  
Trail Rd in Precinct 4.

**ATTACHMENTS**

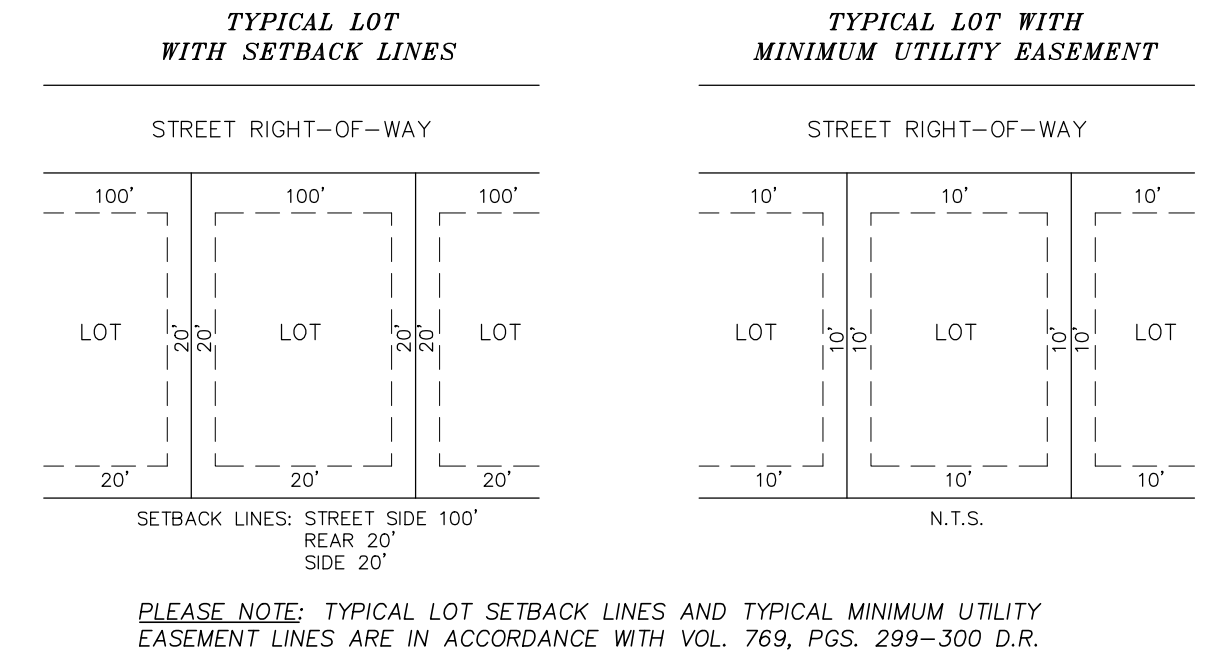
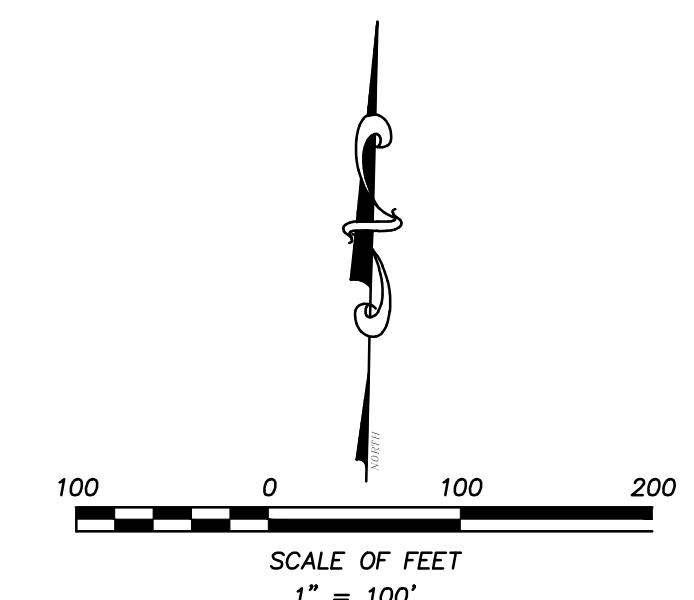
Final Plat



- LEGEND**
- D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
  - ESMT = EASEMENT
  - N/S = NOT TO SCALE
  - OPR = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
  - NPC = NEW PLAT CABINET OF ATASCOSA COUNTY, TEXAS
  - PGS = PAGES
  - R.O.W. = RIGHT-OF-WAY
  - VOL. = VOLUME
  - 222 LOT NUMBER
  - 501 ACRES GROSS LOT ACREAGE
  - = FOUND STEEL ROD MONUMENT
  - = FOUND PIPE CORNER POST
  - = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
  - = PROPERTY LINE
  - - - = LOT LINE
  - · - · = ADJONER
  - - - - - = EXISTING CONTOUR
  - ◇ = 50' ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY (VOL. 298, PGS. 147-148 D.R.)

- ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**
- THE SUBDIVISION IS IN THE PLEASANTON ISD.
  - 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.
  - IF A CULVERT IS INSTALLED, THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES. IF A CULVERT IS NOT INSTALLED, THEN MAKE SURE DRIVEWAY IS CONSTRUCTED IN A MANNER TO NOT BLOCK UPGRADIENT WATER.
  - 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.
  - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
  - ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
  - 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.
  - 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.
  - NO HOMES ARE TO BE BUILT OR BROUGHT ON TO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
  - WATER SERVICE PROVIDED TO MARIO S & ERNESTINE R CHAPA BY MCCOY WATER SUPPLY CORPORATION.
  - ELECTRIC SERVICE PROVIDED TO MARIO S & ERNESTINE R CHAPA BY KARNES ELECTRIC CO-OP INC.
  - IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE 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 OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
  - THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY CORPORATION, 65 PARKFIELD DRIVE, PLEASANTON, TX 78064. 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.

- SURVEYOR NOTES:**
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
  - 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- SETBACK NOTES:**
- FROM VOL. 769, PGS. 299-300 D.R., BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:  
 100' FRONT (STREET SIDE)  
 20' BACK  
 20' SIDE
- FLOODPLAIN NOTE:**
- THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 4801300350C EFFECTIVE NOVEMBER 4, 2010.



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

OWNER: MARIO S CHAPA  
 1090 NORTH TRAIL  
 PLEASANTON, TX 78064

STATE OF TEXAS §  
 COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC

THE STATE OF TEXAS §  
 COUNTY OF ATASCOSA §

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

OWNER: ERNESTINE R CHAPA  
 1090 NORTH TRAIL  
 PLEASANTON, TX 78064

STATE OF TEXAS §  
 COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC

**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.

COMMISSIONER PRECINCT 4

**CERTIFICATE OF FINAL APPROVAL**

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

ATASCOSA COUNTY JUDGE

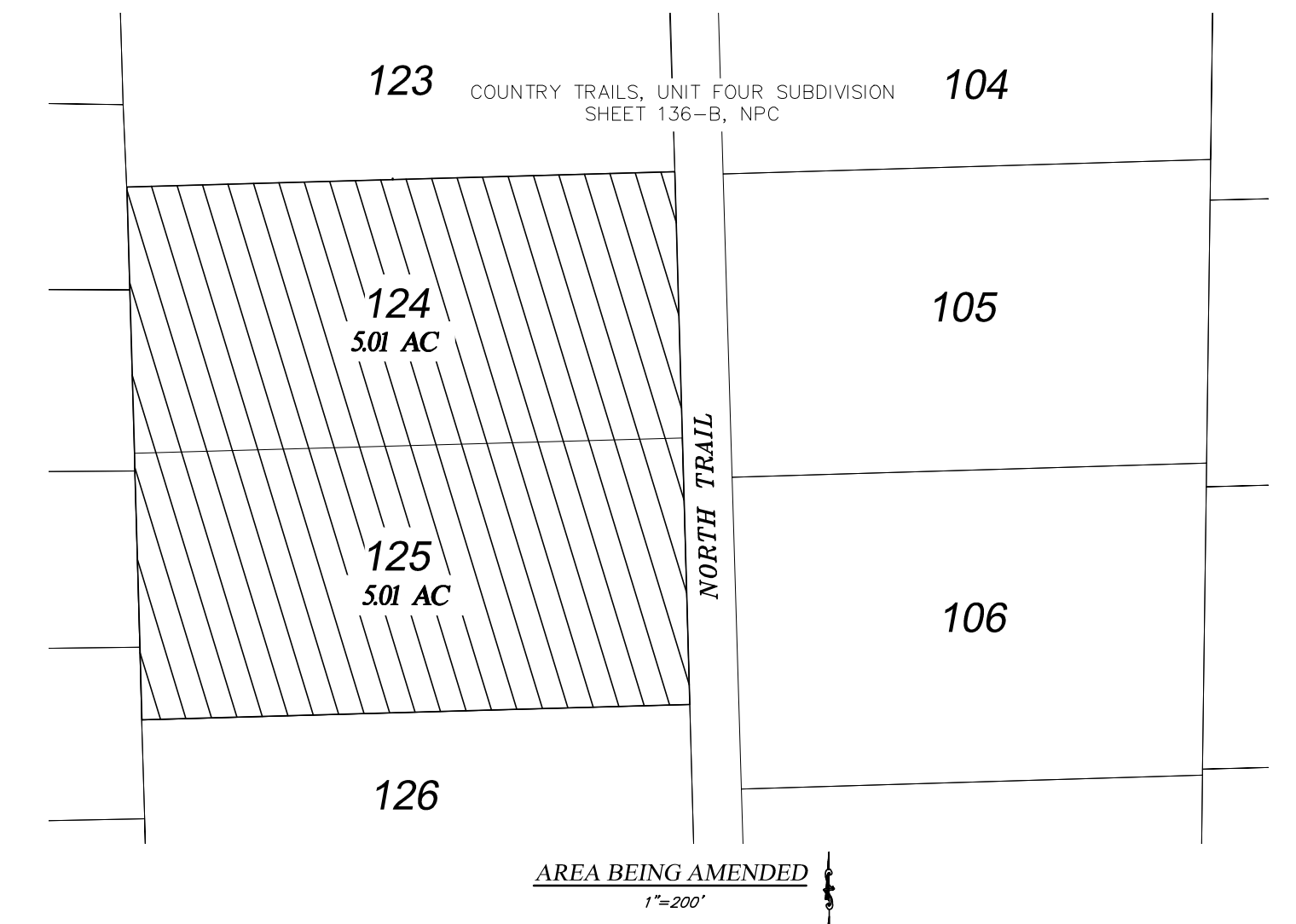
COMMISSIONER PRECINCT 1      COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3      COMMISSIONER PRECINCT 4

**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.

COUNTY ATTORNEY



AMENDMENTS ARE AS FOLLOWS:  
 TO RE-LOCATE THE INTERIOR LOT LINE BETWEEN LOTS 124 AND 125 OF COUNTRY TRAILS, UNIT FOUR SUBDIVISION, THE AMENDMENT DOES NOT REMOVE RECORDED COVENANTS OR RESTRICTIONS RECORDED IN VOL. 769, PGS. 299-300 D.R.

THE STATE OF TEXAS  
 COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED 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**

WALT F. RAKOWITZ  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6435, STATE OF TEXAS  
 515 W. OAKLAWN STE. A  
 PLEASANTON, TEXAS 78064

THE STATE OF TEXAS  
 COUNTY OF ATASCOSA

I, STEPHEN G. LASKOWSKI, 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**

STEPHEN G. LASKOWSKI  
 LICENSED PROFESSIONAL ENGINEER  
 NO. 133002, STATE OF TEXAS  
 515 W. OAKLAWN STE. A  
 PLEASANTON, TEXAS 78064



Texas Registered Engineering Firm  
 F-9155  
 Texas Registered Surveying Firm  
 101812-00

NO.	REVISION	DATE	BY
1	PLAT CREATED	02/27/25	SGL
2	PLAT UPDATED	03/27/25	SGL

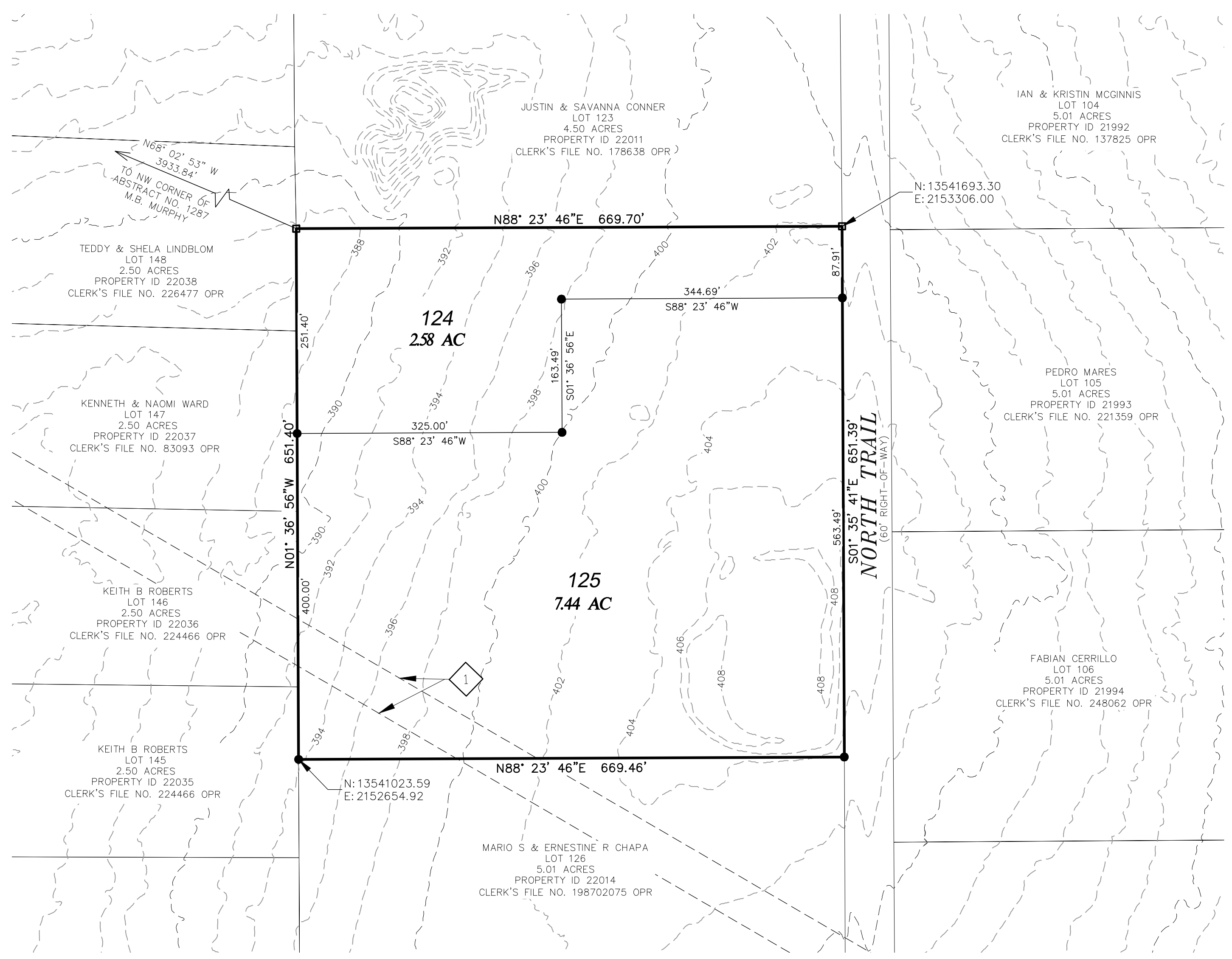
**PROPERTY INFORMATION**  
 PROPERTY ID: 22012  
 LEGAL ACRES: 5.01  
 LEGAL DESC.: COUNTRY TRAILS LOT 124 5.01

**PROPERTY INFORMATION**  
 PROPERTY ID: 22013  
 LEGAL ACRES: 5.01  
 LEGAL DESC.: COUNTRY TRAILS LOT 125 5.01

**LOT SUMMARY TABLE**

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSFS
< 2.5 AC				
2.5-10 AC	2			2
> 10 AC				
<b>TOTAL</b>	<b>2</b>			<b>2</b>

PLAT INCLUDES 0 LF STREET



**AMENDING PLAT OF LOTS 124 & 125, COUNTRY TRAILS, UNIT FOUR SUBDIVISION**

BEING A TOTAL OF 10.02 ACRES, BEING ALL OF LOTS 124 & 125 OF THE COUNTRY TRAILS, UNIT FOUR SUBDIVISION, DESCRIBED AND ESTABLISHED IN SHEETS 136-A & 136-B OF THE NEW PLAT CABINET OF ATASCOSA COUNTY, TEXAS, AND ALSO RECORDED IN CLERK'S FILE NO. 198700259 AND NO. 198800756, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND ALSO LYING IN THE M.B. MURPHY SURVEY NO. 604, ABSTRACT NO. 1287, ATASCOSA COUNTY, TEXAS.

ENGINEER & SURVEYOR:  
 RAKOWITZ ENGINEERING AND SURVEYING  
 515 W OAKLAWN, SUITE A  
 PLEASANTON, TX 78064  
 (830) 281-4060

OWNER:  
 MARIO S & ERNESTINE R CHAPA  
 1090 NORTH TRAIL  
 PLEASANTON, TX 78064  
 (830) 480-9051

Date: Mar 27, 2025, 2:16pm, User: ID: C4202025-1, File: K:\Projects\2025\25-3541\North Trail Amending Plat\CV\25-3541 Master.dwg

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 25.**

**Meeting Date:** 04/14/2025  
**Item Title:** Road Bore permits - Marathon Oil  
**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 following permits:  
Rural

**Development:** A. Discuss and/or take appropriate action concerning the approval/denial of a road bore permit on County Road 403 in Precinct 4.

B. Discuss and/or take appropriate action concerning the approval/denial of a road bore permit on County Road 412 in Precinct 4.

**ATTACHMENTS**

Marathon - County Road 403  
Marathon - County Road 412

## ATASCOSA COUNTY PIPELINE PERMIT

ORIGINAL APPLICATION     AMENDMENT     6 MONTH EXTENSION

ON THIS THE 24<sup>th</sup> day of MARCH, 2025, A.D., the undersigned MACATHON OIL EF LLC "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 has been laid, or for any other reason, the Applicant, upon request of the Commissioners Court, shall promptly change or alter, at Applicant's sole expense, such main or line, in such manner that the same will no longer interfere with such construction, maintenance or repair.

II.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner as to interfere with traffic, so as to interfere with any drainage now or hereafter to be affected on or along such road and that no main or line shall ever be laid or maintained by the Applicant in such a way as to constitute a danger or hazard or to become a nuisance of any kind to anyone using any road or living in the vicinity thereof.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner to run parallel to the county road within the county right-of-way.

III.

The Applicant further agrees that it shall in no way enter upon any property hereby affected for the purpose of constructing, laying or repairing any main or line now existing or hereafter to exist unless it shall have first submitted to the Commissioners Court of Atascosa County, plans, sections and such description of construction, laying, maintenance or repair, as to fully describe the same.

IV.

It is further understood and agreed that all lines crossing any County Road shall be either jacked, bored or driven under surfaced portion of the roadway; and that the section of line placed through boring shall extend

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 Court, or its representative, in making such restoration or repair shall be binding upon the Applicant, and such Commissioners Court estimate or statement of the cost and expense incurred in making such repair or restoration shall be final, conclusive and binding upon the Applicant.

VII.

It is further agreed that in the event Applicant enters upon any property hereby affected for the purpose of construction, laying or repairing any main or line of Applicant, now existing or hereafter to exist, in connection with any State road or highway, that Applicant shall comply with all conditions and requirements of the Texas State Highway Department or its authorized representative with reference to any matter pertaining to any such purposes.

VIII.

Applicant shall give the Commissioners Court of Atascosa County, with reference to a County Road, and the State Highway Department, with reference to State Highway, twenty-four (24) hours notice prior to the time of beginning of any work with reference to any such road or highway.

IX.

It is further agreed that the order of the Commissioners Court granting this application shall be and does constitute acceptance on the part of the County of the offer hereby made, and said order and this application shall constitute a contract between the parties hereto their heirs, assigns, representatives and successors according to the terms hereof.

X.

This application for pipeline permit shall expire 90 days after the same is approved by motion and order entered into Commissioners Court Records of Atascosa County, Texas. After expiration of the same, a new

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 24<sup>th</sup> day of March, 2025 A.D.

After approval the fully executed permit should be returned to:

Marathon Oil EF LLC  
Attn: Bill Odom  
5022 FM 2102  
Kenedy, TX 78119

Marathon Oil EF LLC  
Company  
By: [Signature]  
Agent on behalf of Marathon

CORPORATE ACKNOWLEDGMENT

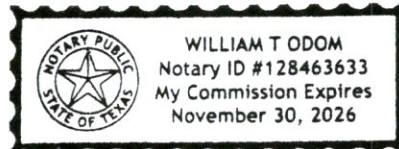
THE STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared Shane Whittley known to me to be the person and officer Agent on behalf of whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Marathon Oil EF LLC, 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 24<sup>th</sup> day of March, 2025, A.D.

William T. Odom  
Notary Public in and for Texas  
County, Texas  
Commission expires: 11/30/26



\*\*\*\*\*FOR COUNTY USE ONLY\*\*\*\*\*  
County Road: \_\_\_\_\_ Comm. Pct. No.: \_\_\_\_\_ Dia. Line \_\_\_\_\_

Examined and approved in open Commissioners Court on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_ Weldon P. Cude, Atascosa County Judge

This permit Expires on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_



**MEMORANDUM OF PAYMENT FOR DAMAGES TO  
ATASCOSA COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

Comes now Marathon Oil EF LLC, hereafter known as Payor and Atascosa County, Texas, hereafter known as Atascosa County.

Whereas Payor is extensively utilizing the roads of Atascosa County, Texas, for the economic benefit of Payor; and

Whereas Atascosa County is a political subdivision of the State of Texas which maintains certain roads within Atascosa County; and

Whereas Atascosa County has limited resources for the maintenance of such roads; and

Whereas Atascosa County is authorized to act and does act by and through the Commissioners Court of Atascosa County, pursuant to V.T.C.A. Local Government Code Section 81.032 and V.T.C.A., Transportation Code Section 252.214 to accept donations of property or funds.

**THEREFORE:**

Payor does hereby pay and transfer to Atascosa County the materials and/or funds described below:

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It is the expectation of the Payor that the materials and/or funds donated to Atascosa County will be used for the repair, maintenance and upgrade of roads or facilities described below; however, Atascosa County makes no specific warranty for the use of the funds or materials paid:

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Materials and/or funds paid are not subject to return to the Payor by Atascosa County.

For a payment to be accepted, such payment, subsequent to being offered, must be accepted and approved by the Commissioners Court of Atascosa County in an open session of the Commissioners Court of Atascosa County.

Said funds shall be paid to the County for disbursement pursuant to any conditions delineated or approved by the Commissioners Court.

Payor, by executing this Memorandum of Payment For Damages to Atascosa County agrees and understands that this document contains all terms of the donation and this is not a contract or a settlement.

Marathon Oil EF LLC  
Printed Name of Payor (If Company or Business Entity)

Shane Whitley  
Printed Name of Payor's Authorized Agent  
Agent on behalf of Marathon Oil EF LLC

[Signature]  
Signature of Payor or Payor's Authorized Agent

3/24/25  
Date

Approved and Accepted by:  
Commissioners Court

\_\_\_\_\_  
Date

\_\_\_\_\_  
Weldon P. Cude, County Judge

\_\_\_\_\_  
Mark Gillespie, Commissioner Pct 1

\_\_\_\_\_  
Mark Bowen, Commissioner Pct 2

\_\_\_\_\_  
Eliseo Perez, Commissioner Pct 3

\_\_\_\_\_  
Kennard Riley, Commissioner Pct 4

ATTEST

\_\_\_\_\_  
Theresa Carrasco, County Clerk

**ROAD USE AGREEMENT BETWEEN**  
**ATASCOSA COUNTY AND Marathon Oil EF LLC**

On this the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, Atascosa County, herein known as "County" address #1 Courthouse Circle Drive, Jourdanton, Texas 78026 and

herein known as \_\_\_\_\_,  
address \_\_\_\_\_,

for mutual consideration agrees as follows:

1. County roads have a weight limit of 58,420 pounds and repeated use of said roads exceeding the weight limit will damage said roads.
2. The State of Texas, through the Highway Commission, can issue overweight permits to allow overweight traffic on county roads.
3. Despite having an overweight permit, \_\_\_\_\_, acknowledges, pursuant to Transportation Code §251.160, that it has a responsibility to repair damage caused to county roads by overweight loads. Specifically, \_\_\_\_\_, agrees to repair damage to the following roads \_\_\_\_\_ in Commissioner Precinct No. \_\_\_\_\_.
4. The County and \_\_\_\_\_ agree to meet before such overweight traffic begins on county roads to document the condition of the county roads.
5. After the \_\_\_\_\_ overweight traffic \_\_\_\_\_ stops, \_\_\_\_\_, agrees to repair the county roads to the condition the roads were in before such overweight traffic began.
6. \_\_\_\_\_, further agrees to make the necessary arrangements for such repairs to county roads within 60 days from the drilling operations being completed.

Authorized Representative for:

Marathon Oil EF LLC

[Signature]      3/24/25  
Signature                      Date

Shane Whitley  
Printed Name

Agent on behalf of Marathon Oil EF LLC

Authorized Representative for Atascosa

County: Weldon P Cude, County Judge

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Atascosa County Commissioner, Precinct No. \_\_\_\_\_

\_\_\_\_\_  
Signature of Commissioner                      Date

ATTEST:

\_\_\_\_\_  
Theresa Carrasco, County

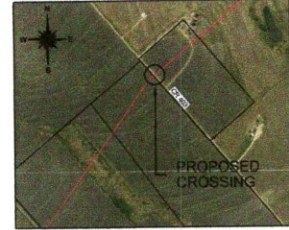
By: \_\_\_\_\_ Deputy  
Clerk

# ATASCOSA COUNTY, TEXAS

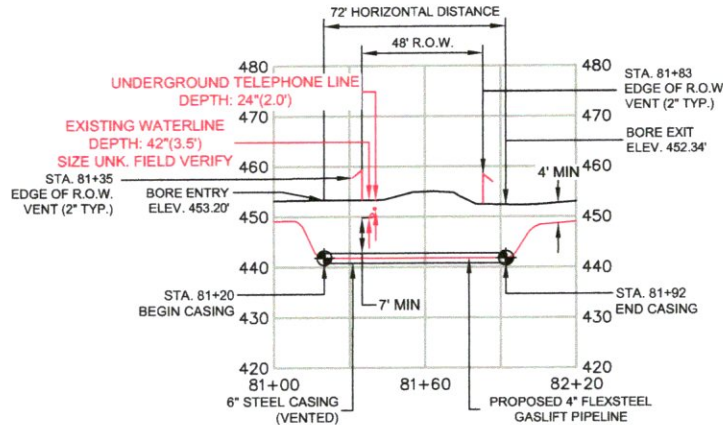
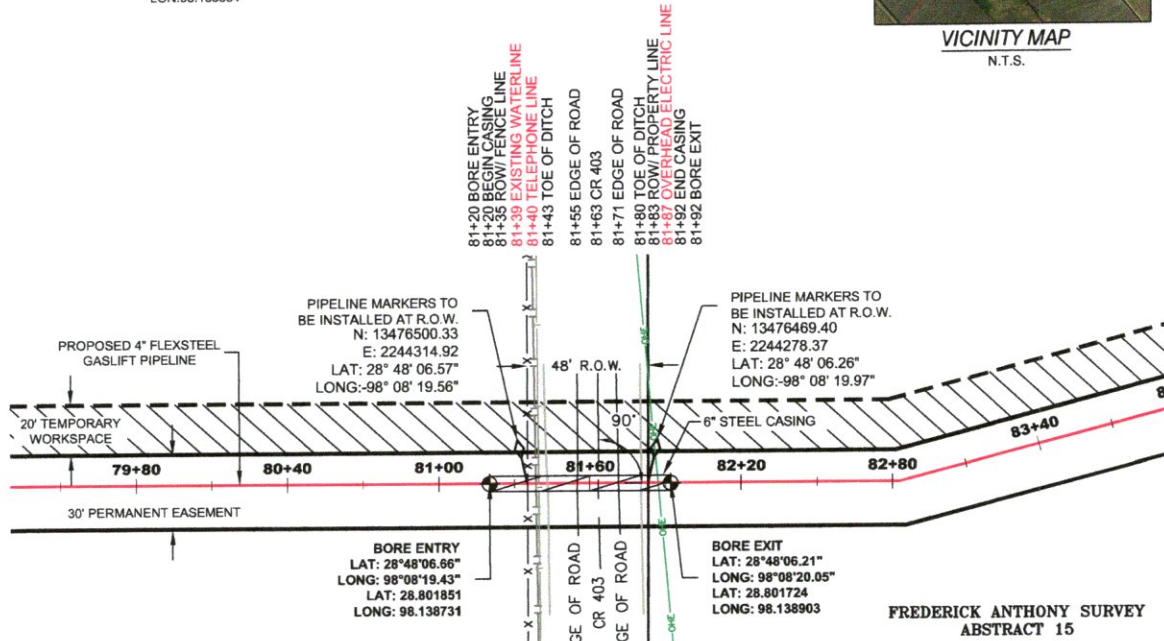
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 LON: 98.138814

CL OF CR 403: LAT: 28°48'06.39"  
 LON: 98°08'19.80"  
 LAT: 28.801775  
 LON: 98.138834

SW EDGE OF CR 403: LAT: 28°48'06.34"  
 LON: 98°08'19.87"  
 LAT: 28.801760  
 LON: 98.138854



**VICINITY MAP**  
N.T.S.



- PROPOSED PIPELINE
- FENCE LINE
- EXISTING PIPELINE
- - - PROPERTY LINE
- BORE
- OVERHEAD ELECTRIC

**IMPROVED ROAD - BORE METHOD**  
**PROFILE**  
 1" = 60' H  
 1" = 30' V

- NOTE:**
- DATUM BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, US FOOT.
  - EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS GENERATED FROM PREVIOUS MAPS AND SURVEY. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES IN AREA OF WORK PRIOR TO CONSTRUCTION AND CALL TEXAS ONE CALL SYSTEM AT 1-800-344-8377 AND ALL OTHER UTILITY COMPANIES AT LEAST 2 WORKING DAYS (48 HOURS) PRIOR TO CONSTRUCTION.
  - CARRIER PIPE SPECS: 4" HT FLEXSTEEL, 1,500PSI/185F
  - CARRIER PIPE MAOP: 1440 PSI
  - CASING PIPE SPECS: 6.625" O.D. X 0.280" W.T., API-5L X-52, ERW, DRL, PEB, 12-14 FBE, 20 MIL ARO
  - LENGTH OF CASING: 72'
  - MATERIAL TRANSPORTED: NATURAL GAS
  - CLASS LOCATION: 2

STATE OF TEXAS  
 COUNTY OF ATASCOSA

I, MICHAEL JAMES DVORSKY LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 123838 IN THE STATE OF TEXAS HAVE REVIEWED THE PIPELINE DESIGN OF THIS EXHIBIT AND HAVE FOUND IT SUITABLE FOR THE PROPOSED PROJECT. I DO NOT ATTEST TO THE ACCURACY OR COMPLETENESS OF OTHER ASPECTS OF THE EXHIBIT, INCLUDING BUT NOT LIMITED TO, SURVEY, RIGHT OF WAY, AND PROPERTY OWNERSHIP THAT ARE THE RESPONSIBILITY OF OTHER PARTIES.



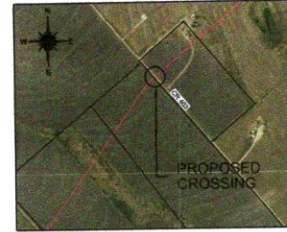
	<b>ROAD CROSSING PERMIT</b>		DRAWN	MAB	DATE	02/21/25
	MARATHON OIL NORTH EXL TRUNKLINE CR 403 ATASCOSA COUNTY, TEXAS		CHECKED	TC	DATE	02/21/25
	REV. 0      DRAWING NAME <b>4" FLEXSTEEL GASLIFT - CR 403</b>		ENGINEER	MJD	DATE	02/21/25
			SCALE	1" = 60'	PAGE	1 OF 1
			REV#	DATE	DESC.	
			JOB NO.	24006164		
			AFE NO.			

# ATASCOSA COUNTY, TEXAS

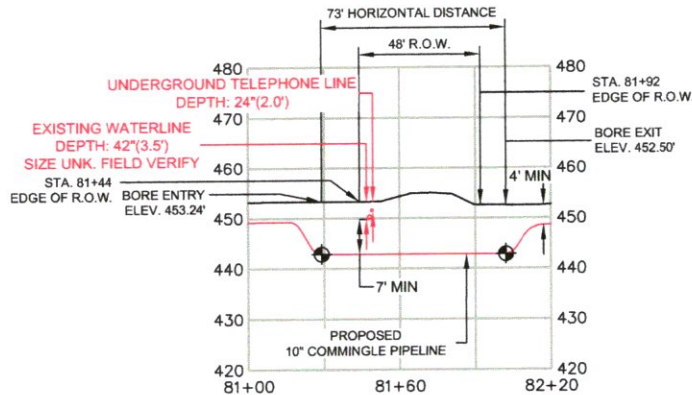
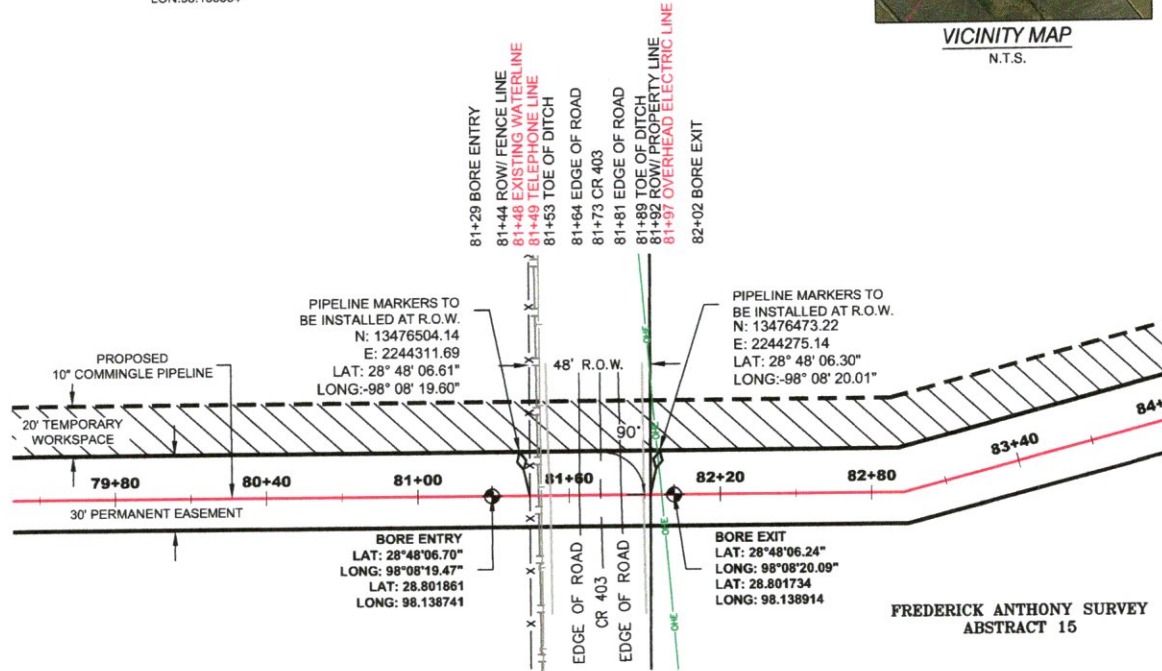
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 LAT:28.801800  
 LON:98.138824

CL OF CR 403: LAT:28°48'06.43"  
 LON:98°08'19.84"  
 LAT:28.801785  
 LON:98.138844

SW EDGE OF CR 403: LAT:28°48'06.37"  
 LON:98°08'19.91"  
 LAT:28.801771  
 LON:98.138864



**VICINITY MAP**  
N.T.S.



- x — PROPOSED PIPELINE
- — — FENCE LINE
- |-| EXISTING PIPELINE
- - - - PROPERTY LINE
- ⊙ BORE
- ⊙ OVERHEAD ELECTRIC

**IMPROVED ROAD - BORE METHOD**

**PROFILE**

1" = 60' H  
 1" = 30' V

NOTE:

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3. CARRIER PIPE SPECS: 10.750" O.D. X 0.500" W.T., ERW, API-5L X52, 14-16 FBE/30 MILS ARO, 14-16 MILS ICP-C4
4. CARRIER PIPE MAOP: 750 PSI
5. DESIGN FACTOR: 0.5
6. MATERIAL TRANSPORTED: COMMINGLE

STATE OF TEXAS  
 COUNTY OF ATASCOSA



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**ROAD CROSSING PERMIT**

**MARATHON OIL  
 NORTH EXL TRUNKLINE  
 CR 403**

**ATASCOSA COUNTY, TEXAS**



REV. 0 DRAWING NAME  
**10" COMMINGLE - CR 403**

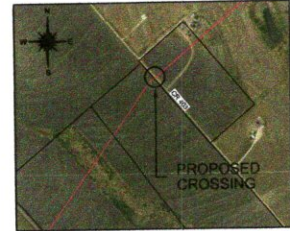
DRAWN	MAB	DATE	02/21/25
CHECKED	TC	DATE	02/21/25
ENGINEER	MJD	DATE	02/21/25
SCALE	1" = 60'	PAGE	1 OF 1
REV#	DATE	DESC.	
JOB NO.	24006164		
AFE NO.			

# ATASCOSA COUNTY, TEXAS

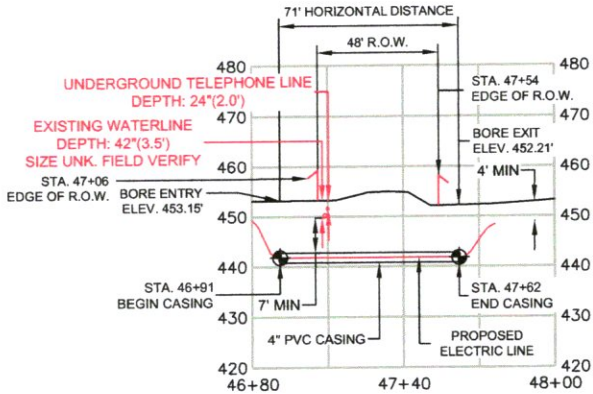
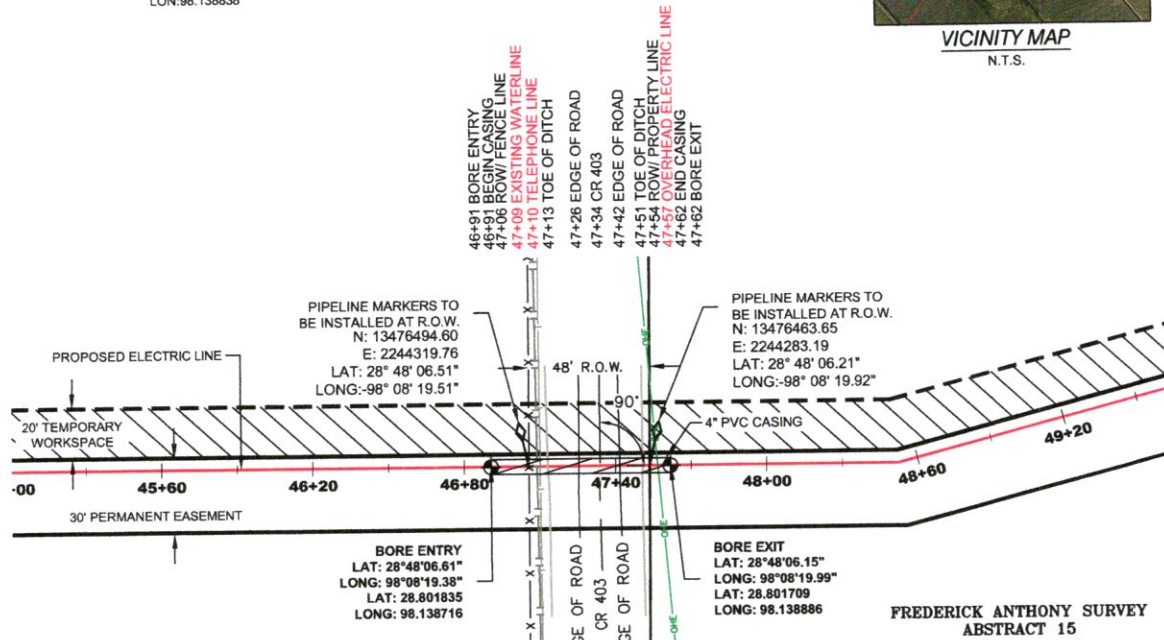
NE EDGE OF CR 403: LAT:28°48'06.38"  
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 LAT:28.801773  
 LON:98.138799

CL OF CR 403: LAT:28°48'06.33"  
 LON:98°08'19.75"  
 LAT:28.801759  
 LON:98.138820

SW EDGE OF CR 403: LAT:28°48'06.28"  
 LON:98°08'19.82"  
 LAT:28.801745  
 LON:98.138838



**VICINITY MAP**  
N.T.S.



— PROPOSED ELECTRIC LINE    IMPROVED ROAD - BORE METHOD  
-x- FENCE LINE  
- - - EXISTING PIPELINE  
- - - PROPERTY LINE  
 BORE  
 OVERHEAD ELECTRIC

- NOTE:**
1. DATUM BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, US FOOT.
  2. EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS GENERATED FROM PREVIOUS MAPS AND SURVEY. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES IN AREA OF WORK PRIOR TO CONSTRUCTION AND CALL TEXAS ONE CALL SYSTEM AT 1-800-344-8377 AND ALL OTHER UTILITY COMPANIES AT LEAST 2 WORKING DAYS (48 HOURS) PRIOR TO CONSTRUCTION.
  3. ELECTRIC CONDUCTOR RATING: 24.9 Kv
  4. CASING: 4.5" OD, SCH 40, PVC
  5. LENGTH OF CASING: 71'
  6. TYPE OF PIPE JOINT: FUSED X 40' LG

STATE OF TEXAS  
 COUNTY OF ATASCOSA

I, MICHAEL JAMES DVORSKY LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 123838 IN THE STATE OF TEXAS HAVE REVIEWED THE PIPELINE DESIGN OF THIS EXHIBIT AND HAVE FOUND IT SUITABLE FOR THE PROPOSED PROJECT. I DO NOT ATTEST TO THE ACCURACY OR COMPLETENESS OF OTHER ASPECTS OF THE EXHIBIT, INCLUDING BUT NOT LIMITED TO, SURVEY, RIGHT OF WAY, AND PROPERTY OWNERSHIP THAT ARE THE RESPONSIBILITY OF OTHER PARTIES.



	<b>ROAD CROSSING PERMIT</b>		DRAWN	MAB	DATE	02/21/25
	MARATHON OIL NORTH EXL TRUNKLINE CR 403 ATASCOSA COUNTY, TEXAS		CHECKED	TC	DATE	02/21/25
	ATASCOSA COUNTY, TEXAS ELECTRIC LINE - CR 403		ENGINEER	MJD	DATE	02/21/25
	REV. 0	DRAWING NAME	SCALE	1" = 60'	PAGE	1 OF 1
				REV#	DATE	DESC.
				JOB NO.	24006164	
				AFE NO.		

CheckNo	CheckDate	Bank	BankNo	VendorNo	Marathon Oil Company 990 Town and Country Blvd. Houston, TX 77024	Direct Inquiries to: ACCOUNTS PAYABLE DEPARTMENT Accounts Payable Phone: 866-323-1836	Hndlg SA
1515549	03/25/2025	NCBAS	07780	1030262645			
Invoice Number	Inv Date	Document Number/Text			Gross Amount	Disc/WHTax	Net Amount
0325 AT150000	03/24/2025	1900000678			1,500.00	0.00	1,500.00
		<b>Total .....</b>				<b>USD</b>	<b>1,500.00</b>

(FOLD ON PERFORATION BELOW AND DETACH CHECK STUB BEFORE DEPOSITING)

**DO NOT CASH UNLESS WARNING BAND AND THE CHECK BACKGROUND ARE IN VIOLET. THE LINE BELOW CONTAINS MICROPRINTING.**

FORM 2501 REV. 5/00

56-3897412

ACCOUNTS PAYABLE

Marathon Oil Company  
990 Town and Country Blvd.  
Houston, TX 77024

Check Date 03/25/2025  
Check Number 1515549

ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

\$1,500.00

PAY TO ORDER

ATASCOSA COUNTY  
1 COURTHOUSE CIRCLE DRIVE  
JOURDANTON TX 78026-3406

US Funds  
Match amount in words with numbers

By:



PNC BANK .NA. 070  
Ashland, OH

Void After 180 Days

**DO NOT CASH UNLESS THIS CHECK IS ON WATERMARKED PAPER. HOLD TO LIGHT TO VIEW. THE LINE ABOVE CONTAINS MICROPRINTING.**

⑈ 1515549⑈ ⑆041203895⑆ 4239711179⑈

## ATASCOSA COUNTY PIPELINE PERMIT

ORIGINAL APPLICATION     AMENDMENT     6 MONTH EXTENSION

ON THIS THE 24<sup>th</sup> day of MARCH, 20 25, A.D., the undersigned "MACATHON OIL EF LLC" 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 has been laid, or for any other reason, the Applicant, upon request of the Commissioners Court, shall promptly change or alter, at Applicant's sole expense, such main or line, in such manner that the same will no longer interfere with such construction, maintenance or repair.

II.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner as to interfere with traffic, so as to interfere with any drainage now or hereafter to be affected on or along such road and that no main or line shall ever be laid or maintained by the Applicant in such a way as to constitute a danger or hazard or to become a nuisance of any kind to anyone using any road or living in the vicinity thereof.

It is understood that no main or line shall ever be laid by Applicant in such a way or manner to run parallel to the county road within the county right-of-way.

III.

The Applicant further agrees that it shall in no way enter upon any property hereby affected for the purpose of constructing, laying or repairing any main or line now existing or hereafter to exist unless it shall have first submitted to the Commissioners Court of Atascosa County, plans, sections and such description of construction, laying, maintenance or repair, as to fully describe the same.

IV.

It is further understood and agreed that all lines crossing any County Road shall be either jacked, bored or driven under surfaced portion of the roadway; and that the section of line placed through boring shall extend

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 Court, or its representative, in making such restoration or repair shall be binding upon the Applicant, and such Commissioners Court estimate or statement of the cost and expense incurred in making such repair or restoration shall be final, conclusive and binding upon the Applicant.

VII.

It is further agreed that in the event Applicant enters upon any property hereby affected for the purpose of construction, laying or repairing any main or line of Applicant, now existing or hereafter to exist, in connection with any State road or highway, that Applicant shall comply with all conditions and requirements of the Texas State Highway Department or its authorized representative with reference to any matter pertaining to any such purposes.

VIII.

Applicant shall give the Commissioners Court of Atascosa County, with reference to a County Road, and the State Highway Department, with reference to State Highway, twenty-four (24) hours notice prior to the time of beginning of any work with reference to any such road or highway.

IX.

It is further agreed that the order of the Commissioners Court granting this application shall be and does constitute acceptance on the part of the County of the offer hereby made, and said order and this application shall constitute a contract between the parties hereto their heirs, assigns, representatives and successors according to the terms hereof.

X.

This application for pipeline permit shall expire 90 days after the same is approved by motion and order entered into Commissioners Court Records of Atascosa County, Texas. After expiration of the same, a new

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 24<sup>th</sup> day of March, 2025 A.D.

After approval the fully executed permit should be returned to:

Marathon Oil EF LLC  
Attn: Bill Odom  
5022 FM 2102  
Kenedy, TX 78119

Marathon Oil EF LLC  
Company  
By: [Signature]  
Agent on behalf of Marathon

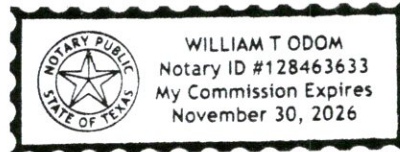
CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF Atascosa

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared Shane Whitley known to me to be the person and officer agent on behalf of whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Marathon Oil EF LLC, 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 24<sup>th</sup> day of March, 2025, A.D.

William T. Odom  
Notary Public in and for Texas  
County, Texas  
Commission expires: 11/30/26



\*\*\*\*\*FOR COUNTY USE ONLY\*\*\*\*\*  
County Road: \_\_\_\_\_ Comm. Pct. No.: \_\_\_\_\_ Dia. Line \_\_\_\_\_

Examined and approved in open Commissioners Court on this the \_\_\_\_\_ day of \_\_\_\_\_; 20 \_\_\_\_\_

By: \_\_\_\_\_ Weldon P. Cude, Atascosa County Judge

This permit Expires on the \_\_\_\_\_ day of \_\_\_\_\_; 20 \_\_\_\_\_



**MEMORANDUM OF PAYMENT FOR DAMAGES TO  
ATASCOSA COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

Comes now Marathon Oil EF LLC, hereafter known as Payor and Atascosa County, Texas, hereafter known as Atascosa County.

Whereas Payor is extensively utilizing the roads of Atascosa County, Texas, for the economic benefit of Payor; and

Whereas Atascosa County is a political subdivision of the State of Texas which maintains certain roads within Atascosa County; and

Whereas Atascosa County has limited resources for the maintenance of such roads; and

Whereas Atascosa County is authorized to act and does act by and through the Commissioners Court of Atascosa County, pursuant to V.T.C.A. Local Government Code Section 81.032 and V.T.C.A., Transportation Code Section 252.214 to accept donations of property or funds.

**THEREFORE:**

Payor does hereby pay and transfer to Atascosa County the materials and/or funds described below:

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It is the expectation of the Payor that the materials and/or funds donated to Atascosa County will be used for the repair, maintenance and upgrade of roads or facilities described below; however, Atascosa County makes no specific warranty for the use of the funds or materials paid:

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Materials and/or funds paid are not subject to return to the Payor by Atascosa County.

For a payment to be accepted, such payment, subsequent to being offered, must be accepted and approved by the Commissioners Court of Atascosa County in an open session of the Commissioners Court of Atascosa County.

Said funds shall be paid to the County for disbursement pursuant to any conditions delineated or approved by the Commissioners Court.

Payor, by executing this Memorandum of Payment For Damages to Atascosa County agrees and understands that this document contains all terms of the donation and this is not a contract or a settlement.

Marathon Oil EF LLC  
Printed Name of Payor (If Company or Business Entity)

Shane Whitley  
Printed Name of Payor's Authorized Agent  
Agent on behalf of Marathon Oil EF LLC

[Signature]  
Signature of Payor or Payor's Authorized Agent

3/24/25  
Date

Approved and Accepted by:  
Commissioners Court

\_\_\_\_\_  
Date

\_\_\_\_\_  
Weldon P. Cude, County Judge

\_\_\_\_\_  
Mark Gillespie, Commissioner Pct 1

\_\_\_\_\_  
Mark Bowen, Commissioner Pct 2

\_\_\_\_\_  
Eliseo Perez, Commissioner Pct 3

\_\_\_\_\_  
Kennard Riley, Commissioner Pct 4

ATTEST

\_\_\_\_\_  
Theresa Carrasco, County Clerk



# ATASCOSA COUNTY, TEXAS

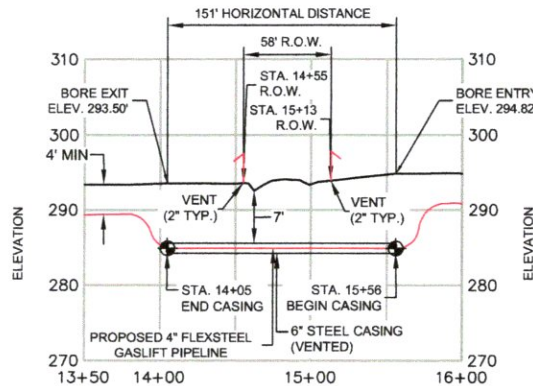
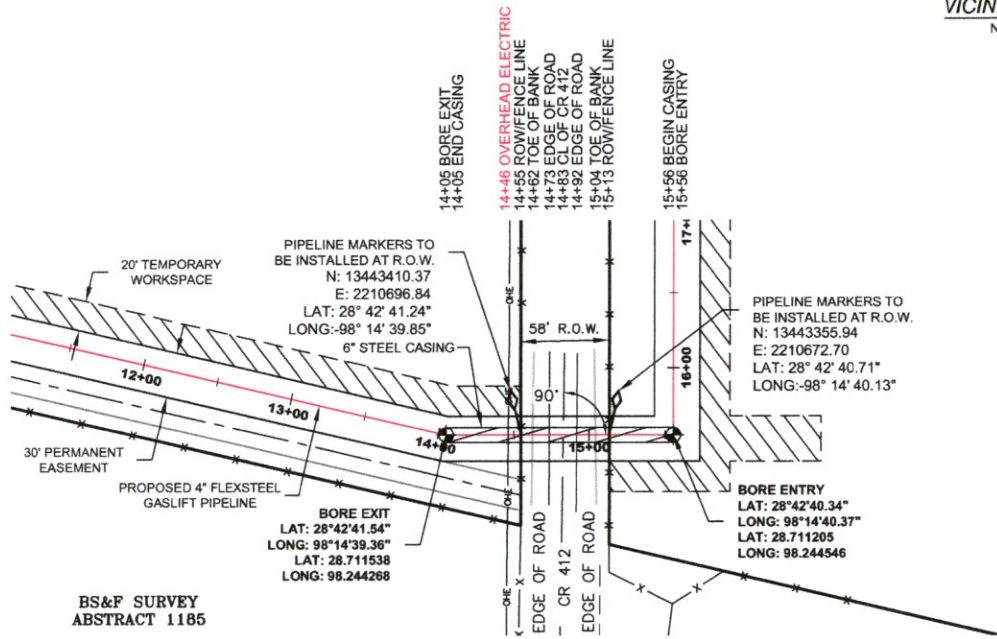
NE EDGE OF CR 412: LAT:28°42'40.99"  
 LON:98°14'39.82"  
 LAT:28.711367  
 LON:98.244394

CL OF CR 412: LAT:28°42'40.92"  
 LON:98°14'39.88"  
 LAT:28.711367  
 LON:98.244411

SW EDGE OF CR 412: LAT:28°42'40.85"  
 LON:98°14'39.94"  
 LAT:28.711347  
 LON:98.244428



**VICINITY MAP**  
N.T.S.



- PROPOSED PIPELINE
- x- FENCE LINE
- |- EXISTING PIPELINE
- - - PROPERTY LINE
- ⊙ BORE
- OVERHEAD ELECTRIC

IMPROVED ROAD - BORE METHOD  
**PROFILE**  
 1" = 100' H  
 1" = 20' V

**NOTE:**

1. DATUM BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, US FOOT.
2. EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS GENERATED FROM PREVIOUS MAPS AND SURVEY. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES IN AREA OF WORK PRIOR TO CONSTRUCTION AND CALL TEXAS ONE CALL SYSTEM AT 1-800-344-8377 AND ALL OTHER UTILITY COMPANIES AT LEAST 2 WORKING DAYS (48 HOURS) PRIOR TO CONSTRUCTION.
3. CARRIER PIPE SPECS: 4" HT FLEXSTEEL, 1,500PSI/185F
4. CARRIER PIPE MAOP: 1440 PSI
5. CASING PIPE SPECS: 6.625" O.D. X 0.280" W.T., API-5L X-52, ERW, DRL, PEB, 12-14 FBE, 20 MIL ARO
6. LENGTH OF CASING: 151'
7. MATERIAL TRANSPORTED: NATURAL GAS
8. CLASS LOCATION: 2

STATE OF TEXAS  
 COUNTY OF ATASCOSA

I, MICHAEL JAMES DVORSKY LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 123838 IN THE STATE OF TEXAS HAVE REVIEWED THE PIPELINE DESIGN OF THIS EXHIBIT AND HAVE FOUND IT SUITABLE FOR THE PROPOSED PROJECT. I DO NOT ATTEST TO THE ACCURACY OR COMPLETENESS OF OTHER ASPECTS OF THE EXHIBIT, INCLUDING BUT NOT LIMITED TO, SURVEY, RIGHT OF WAY, AND PROPERTY OWNERSHIP THAT ARE THE RESPONSIBILITY OF OTHER PARTIES.



10100 REUNION PLACE, SUITE 700  
 SAN ANTONIO, TEXAS 78216  
 866.850.4200  
 TBPLS FIRM NO. 10194153  
 WWW.ATWELL-GROUP.COM

## ROAD CROSSING PERMIT

**MARATHON OIL  
 EXL-86-EXT**

(R MAY A 13H; R MAY A-MAY GIRLS CHAPMAN SA2 2H;  
 R MAY A-SCHROEDER CHAPMAN SA1 1H)  
 CR 412  
 ATASCOSA COUNTY, TEXAS

REV.	DRAWING NAME
0	4" GASLIFT FLEXSTEEL - CR 412

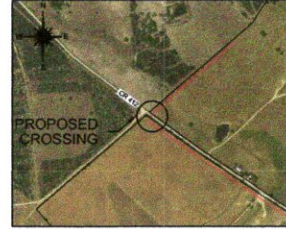
DRAWN	MAB	DATE	10/11/24
CHECKED	TC	DATE	10/11/24
ENGINEER	MJD	DATE	
SCALE	1" = 100'	PAGE	1 OF 1
REV#	DATE	DESC.	
JOB NO.	24007488		
AFE NO.			

# ATASCOSA COUNTY, TEXAS

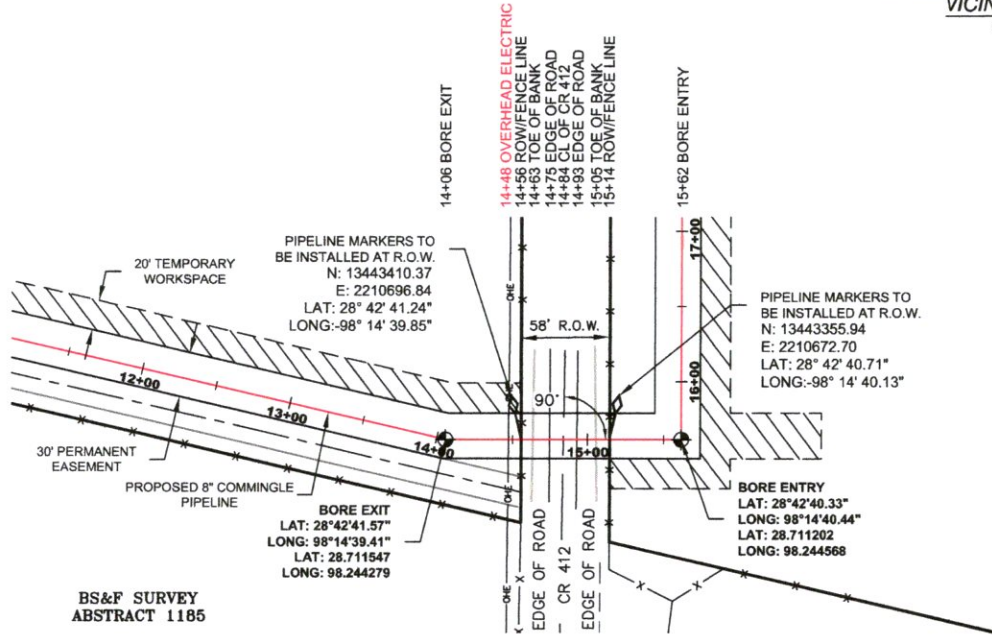
NE EDGE OF CR 412: LAT:28°42'41.02"  
LON:98°14'39.86"  
LAT:28.711395  
LON:98.244407

CL OF CR 412: LAT:28°42'40.95"  
LON:98°14'39.92"  
LAT:28.711375  
LON:98.244423

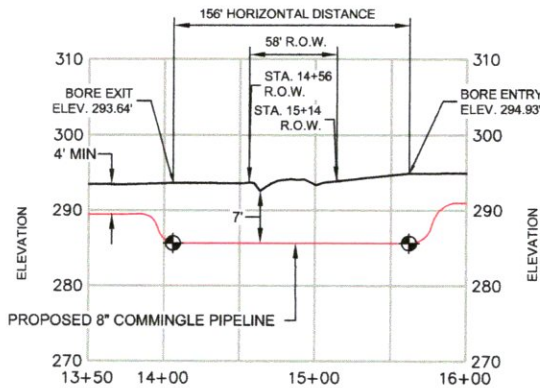
SW EDGE OF CR 412: LAT:28°42'40.88"  
LON:98°14'39.98"  
LAT:28.711355  
LON:98.244440



**VICINITY MAP**  
N.T.S.



**BS&F SURVEY  
ABSTRACT 1185**



- PROPOSED PIPELINE
- - - FENCE LINE
- - - EXISTING PIPELINE
- - - PROPERTY LINE
- ⊙ BORE
- ⊙ OVERHEAD ELECTRIC

**IMPROVED ROAD - BORE METHOD**

**PROFILE**

1" = 100' H  
1" = 20' V

**NOTE:**

1. DATUM BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, US FOOT.
2. EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS GENERATED FROM PREVIOUS MAPS AND SURVEY. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES IN AREA OF WORK PRIOR TO CONSTRUCTION AND CALL TEXAS ONE CALL SYSTEM AT 1-800-344-8377 AND ALL OTHER UTILITY COMPANIES AT LEAST 2 WORKING DAYS (48 HOURS) PRIOR TO CONSTRUCTION.
3. CARRIER PIPE SPECS: 8.625" O.D. X 0.500 W.T., ERW, API-5L X42, 14-16 FBE/30 MILS APO, 14-16 MILS ICP-C4
4. CARRIER PIPE MAOP: 750 PSI
5. DESIGN FACTOR: 0.5
6. MATERIAL TRANSPORTED: COMMINGLE



STATE OF TEXAS  
COUNTY OF ATASCOSA

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**Marathon Oil Corporation.**

**ATWELL**  
10100 REUNION PLACE, SUITE 700  
SAN ANTONIO, TEXAS 78216  
866.850.4200  
TBPLS FIRM NO. 10194153  
WWW.ATWELL-GROUP.COM

**ROAD CROSSING PERMIT**

**MARATHON OIL  
EXL-86-EXT**

(R MAY A 13H; R MAY A-MAY GIRLS CHAPMAN SA2 2H;  
R MAY A-SCHROEDER CHAPMAN SA1 1H)

**CR 412  
ATASCOSA COUNTY, TEXAS**

REV. **0** DRAWING NAME **8" COMMINGLE PIPELINE - CR 412**

DRAWN	MAB	DATE	10/11/24
CHECKED	TC	DATE	10/11/24
ENGINEER	MJD	DATE	
SCALE	1" = 100'	PAGE	1 OF 1
REV#	DATE	DESC.	
JOB NO.	24007488		
AFE NO.			

# ATASCOSA COUNTY, TEXAS

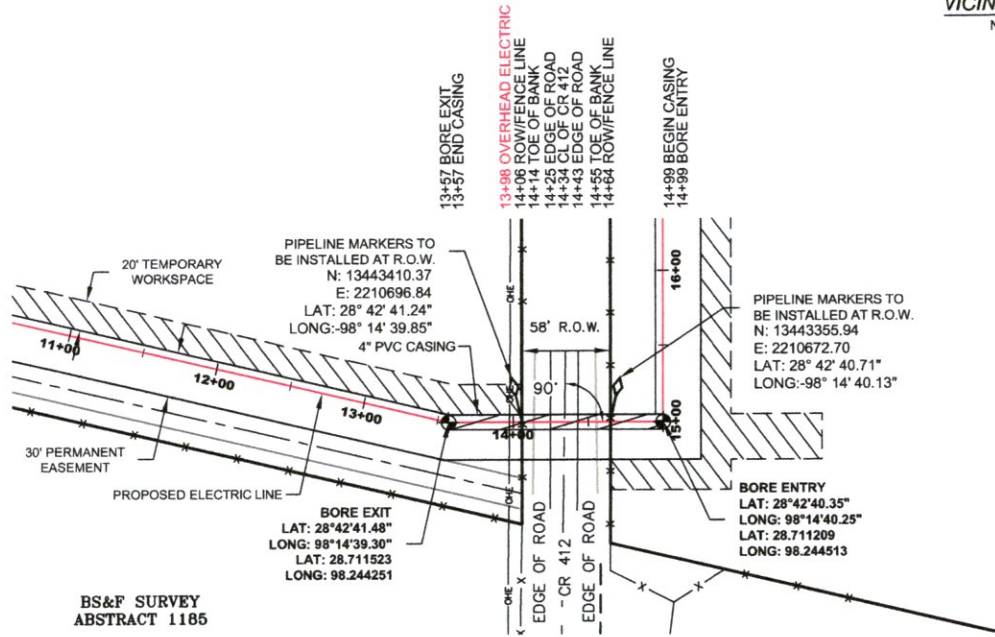
NE EDGE OF CR 412: LAT:28°42'40.95"  
 LON:98°14'39.75"  
 LAT:28.711374  
 LON:98.244375

CL OF CR 412 LAT:28°42'40.87"  
 LON:98°14'39.81"  
 LAT:28.711354  
 LON:98.244392

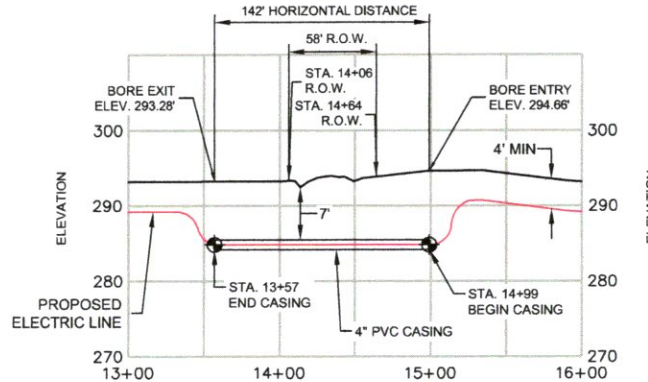
SW EDGE OF CR 412 LAT:28°42'40.80"  
 LON:98°14'39.87"  
 LAT:28.711334  
 LON:98.244409



**VICINITY MAP**  
N.T.S.



**BS&F SURVEY  
 ABSTRACT 1185**



- PROPOSED ELECTRIC LINE
  - FENCE LINE
  - EXISTING PIPELINE
  - PROPERTY LINE
  - BORE
  - OVERHEAD ELECTRIC
- IMPROVED ROAD - BORE METHOD**
- PROFILE**  
 1" = 100' H  
 1" = 20' V

- NOTE:**
- DATUM BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, US FOOT.
  - EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS GENERATED FROM PREVIOUS MAPS AND SURVEY. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES IN AREA OF WORK PRIOR TO CONSTRUCTION AND CALL TEXAS ONE CALL SYSTEM AT 1-800-344-8377 AND ALL OTHER UTILITY COMPANIES AT LEAST 2 WORKING DAYS (48 HOURS) PRIOR TO CONSTRUCTION.
  - ELECTRIC CONDUCTOR RATING: 24.9 Kv
  - CASING: 4.5" OD, SCH 40, PVC
  - LENGTH OF CASING: 142'
  - TYPE OF PIPE JOINT: FUSED X 40' LG

STATE OF TEXAS  
 COUNTY OF ATASCOSA

I, MICHAEL JAMES DVORSKY LICENSED PROFESSIONAL ENGINEER TEXAS, REGISTRATION NO. 123838 IN THE STATE OF TEXAS HAVE REVIEWED THE PIPELINE DESIGN OF THIS EXHIBIT AND HAVE FOUND IT SUITABLE FOR THE PROPOSED PROJECT. I DO NOT ATTEST TO THE ACCURACY OR COMPLETENESS OF OTHER ASPECTS OF THE EXHIBIT, INCLUDING BUT NOT LIMITED TO, SURVEY, RIGHT OF WAY, AND PROPERTY OWNERSHIP THAT ARE THE RESPONSIBILITY OF OTHER PARTIES.



	<b>ROAD CROSSING PERMIT</b>		DRAWN	MAB	DATE	10/11/24	
	<b>MARATHON OIL                  EXL-86-EXT</b> (R MAY A 13H; R MAY A-MAY GIRLS CHAPMAN SA2 2H; R MAY A-SCHROEDER CHAPMAN SA1 1H) CR 412 ATASCOSA COUNTY, TEXAS		CHECKED	TC	DATE	10/11/24	
<p>10100 REUNION PLACE, SUITE 700                  SAN ANTONIO, TEXAS 78216                  866.850.4200                  TBPLS FIRM NO. 10194153                  WWW.ATWELL-GROUP.COM</p>	REV. <b>0</b> DRAWING NAME <b>PROPOSED ELECTRIC LINE - CR 412</b>		ENGINEER	MJD	DATE		
	SCALE 1" = 100' PAGE 1 OF 1		REV#	DATE	DESC.		
	JOB NO. 24007488						
	AFE NO.						

CheckNo	CheckDate	Bank	BankNo	VendorNo	Marathon Oil Company 990 Town and Country Blvd. Houston, TX 77024	Direct Inquiries to: ACCOUNTS PAYABLE DEPARTMENT Accounts Payable Phone: 866-323-1836	Hndlg
1515550	03/25/2025	NCBAS	07780	1030262645			SA
Invoice Number	Inv Date	Document Number/Text	Gross Amount	Disc/WHTax	Net Amount		
0325 AT178800	03/24/2025	1900000787	1,788.00	0.00	1,788.00		
		<b>Total .....</b>		<b>USD</b>	<b>1,788.00</b>		

(FOLD ON PERFORATION BELOW AND DETACH CHECK STUB BEFORE DEPOSITING)

**DO NOT CASH UNLESS WARNING BAND AND THE CHECK BACKGROUND ARE IN VIOLET. THE LINE BELOW CONTAINS MICROPRINTING.**

56-389/412

FORM 2501 REV. 5/00

ACCOUNTS PAYABLE

Marathon Oil Company  
990 Town and Country Blvd.  
Houston, TX 77024

Check Date      Check Number  
03/25/2025    1515550

ONE THOUSAND SEVEN HUNDRED EIGHTY-EIGHT AND 00/100 DOLLARS

**\$1,788.00**

PAY TO ORDER

ATASCOSA COUNTY  
1 COURTHOUSE CIRCLE DRIVE  
JOURDANTON TX 78026-3406

US Funds  
Match amount in words with numbers

By:



PNC BANK .NA. 070  
Ashland, OH

Void After 180 Days

**DO NOT CASH UNLESS THIS CHECK IS ON WATERMARKED PAPER. HOLD TO LIGHT TO VIEW. THE LINE ABOVE CONTAINS MICROPRINTING.**

⑈ 1515550⑈ ⑆041203895⑆ 4239711179⑈



## PERSONNEL ACTION FORM

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

**Employment Type:**

New employee

**Requested Action**

Comm. Bowen:	Discuss and/or take appropriate action concerning personnel:
New Employee:	Jorge Roberto Velazquez
Position:	Road & Bridge Pct. 2 Worker
Pay Rate:	\$21.63 hourly
Salary Budget Area:	022-400-402
Start Date:	04/14/2025
Physical:	pending
Drug Test:	pending

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 27.**

**Meeting Date:** 04/14/2025  
**Item Title:** January and February Minutes  
**Submitted For:** Theresa Carrasco, County Clerk

**Discuss and/or take appropriate action concerning:**

**Theresa Carrasco:** Discuss and/or take appropriate action on Approval of Commissioners' Court  
**County Clerk:** Minutes for January and February 2025

**Recommendation/Action Requested and Justification**

Request approval of the Commissioners' Court Minutes for January and February 2025.

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 28.**

**Meeting Date:** 04/14/2025  
**Item Title:** Pre-Trial Diversion Fund  
**Submitted For:** Tracy Barrera, County Auditor

**Discuss and/or take appropriate action concerning:**

**Tracy Barrera:** Discuss and/or take appropriate action concerning approval of disbursement of pre-trial diversion funds as authorized by Art. 102.0121 of the Texas Code of Criminal Procedure and approval of a check to be written from the Pre-Trial Auditor: Miscellaneous Fund line item 053-400-625, in the amount of \$10,500.00 for FY 2025 3rd quarter payment for services provided to Atascosa by the CSCD, as specified in the Interlocal Agreement. This has been reviewed and approved by the County Attorney, Molly Solis.

**ATTACHMENTS**

Pre-Trial Invoice



**81<sup>st</sup> & 218<sup>th</sup> Judicial District**  
**Community Supervision**  
**& Corrections Department**  
*Atascosa, Frio, Karnes, La Salle, Wilson*

Valerie Campos  
 Director

Andrew Flores  
 Deputy Director

**Invoice**

Bill to: **Atascosa County Attorney**  
**1405 Campbell**  
**Jourdanton, TX 78026**

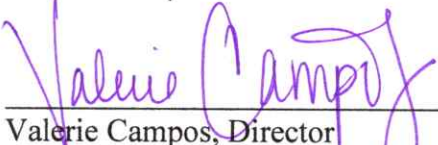
Date: **March 17, 2025**

Item(s) Billed	Amount Due
<b>Pre-Trial Intervention Services for Atascosa County—FY 25 3rd Quarter (Atascosa County Attorney's Office Pre-Trial Diversion Program)</b>	<b>\$10,500.00</b>

*\*Per Section 3 of Interlocal Agreement entered on September 25, 2017*

*\*\*Please see attached report which detail current Pre-trial Diversion caseload.*

Submitted By:

  
 Valerie Campos, Director  
 81st & 218th Judicial District CSCD

RECEIVED  
 COUNTY AUDITOR  
 ATASCOSA COUNTY  
 2025 MAR 18 PM 2:41

**ATASCOSA COUNTY**  
 1405 Campbell Avenue, Suite 102  
 Jourdanton, TX 78026  
 P: 830-769-3724  
 F: 830-769-2083

**FRIO COUNTY**  
 500 E. San Antonio St. Box 14  
 Pearsall, TX 78061  
 P: 830-505-2976  
 F: 830-334-0068

**KARNES COUNTY**  
 210 W. Calvert, Suite 170  
 Karnes City, TX 78118  
 P: 830-780-3394  
 F: 830-780-4546

**LA SALLE COUNTY**  
 101 Courthouse Square  
 Cotulla, TX 78014  
 P: 830-483-5151  
 F: 830-483-5108

**WILSON COUNTY**  
 1102 3rd Street  
 Floresville, TX 78114  
 P: 830-393-7317  
 F: 830-393-7326

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 29.**

**Meeting Date:** 04/14/2025

**Item Title:**

**Submitted For:** Weldon Cude, County Judge

**Discuss and/or take appropriate action concerning:**

**Judge Cude:** Discuss and/or take appropriate action on the County Infrastructure Project

**Curtis Vickers:** Monthly Report.

**AGENDA REQUEST  
(GENERAL)**

**Agenda Item 30.**

**Meeting Date:** 04/14/2025  
**Item Title:**  
**Submitted For:** Weldon Cude, County Judge

**Discuss and/or take appropriate action concerning:**

**Judge Cude:** Update and/or take appropriate action concerning Judge, Commissioners, and other County Elected Officials' training course certifications, record any hours and certificates into Commissioners Court minutes and other documents not related to education needing to be filed in the court records.

Atascosa County Judge Weldon P. Cude has completed 10 continuing educational hours at the 2025 Spring Judicial in Lubbock, TX from March 26, 2025, to March 28, 2025.

Atascosa County Constable John Rutherford of Pct. 4 completed 20 hours at the 2025 Civil Process in Austin, TX from March 4, 2025, to March 7, 2025.