



Registration for Division of Land in Atascosa County

We, John R. Eisenhauer and Christine Eisenhauer, are the owners of the surface estate of (i) that certain 147.84 acres of land, described in Clerk's File No. 204283, Official Public Records, Atascosa County, Texas; and (ii) that certain 23.42 acres of land, described in Clerk's File No. 94353, Official Public Records, Atascosa County, Texas (hereinafter the "Land"). We have had the division of 13.83 acres, out of the Land, as described and depicted in Exhibit "A" attached hereto, reviewed by the Rural Development Office and they have determined this division of the Land is excepted from the platting requirements of Atascosa County, Texas. We acknowledge that the property described in Exhibit "A" remains subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division(s) of this tract (if any) will need to be submitted to the appropriate office of Atascosa County for review. We acknowledge that we may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions o 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: _____

Signature: _____

Printed Name: _____

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF _____

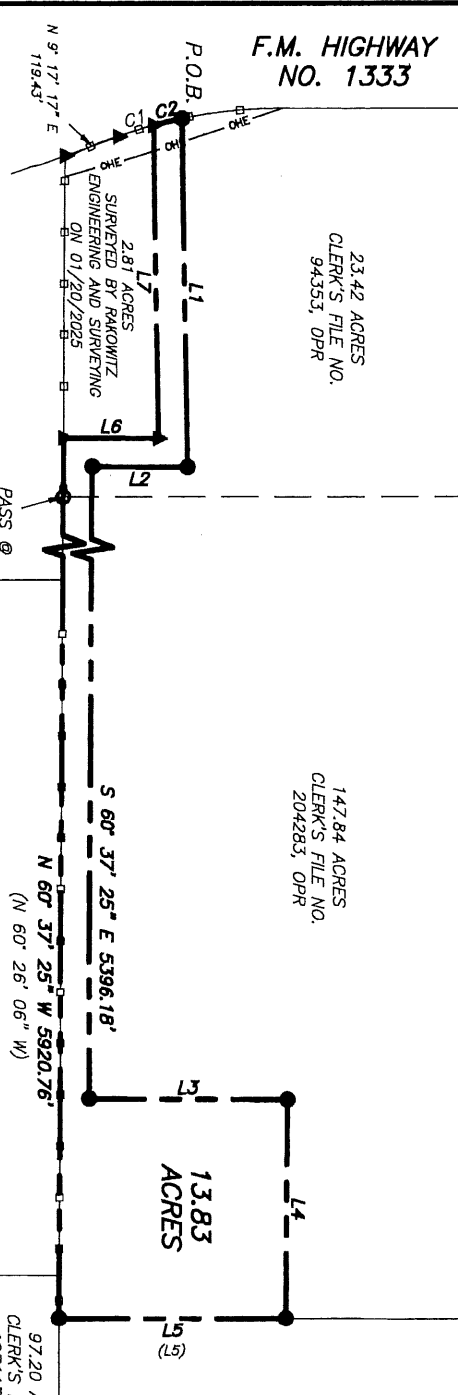
BEFORE ME, the undersigned Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this _____, 20____.

Notary Public, in and for
State of Texas

EXHIBIT OF SURVEY

13.83 ACRES, BEING OUT OF A 147.84 ACRE TRACT OF LAND, ALSO BEING OUT OF A 23.42 ACRE TRACT OF LAND, LYING IN THE DIEGO PEREZ SURVEY NO. 1194, ABSTRACT NO. 665, ATASCOSA COUNTY, TEXAS



23.42 ACRES
CLERK'S FILE NO.
94353, OPR

147.84 ACRES
CLERK'S FILE NO.
204283, OPR

125 ACRES
BOOK 822,
PAGE 240, DR

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

1" = 300'

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- ▲ Previously set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Boundary line
- Adjoiner
- High game wire fence
- Overhead electric
- Record bearings and distances

Prepared for:
Weston Eisenhauer

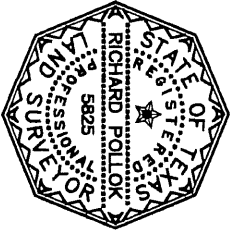
70.01 ACRES
CLERK'S FILE NO.
200304, OPR

REFERENCES:

DEED: Clerk's File No. 94353, OPR
Clerk's File No. 204283, OPR

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

688 ACRES
VOL. 145,
PG. 623, DR

Line Table

Line #	Length	Direction
L1	740.32	S61° 44' 45"E
L2	201.19	S29° 26' 15"W
L3	420.40	N29° 26' 15"E
L4	463.13	S60° 37' 25"E
L5	480.40	S29° 15' 53"W
(L5)		
L6	200.00	N29° 26' 15"E
L7	665.33	N61° 44' 45"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	77.97	982.46	432.48°	N11° 27' 46"E	77.85
C2	61.58	1028.35	379.48°	N15° 21' 41"E	61.55



RAKOWITZ
Engineering & Surveying

Texas Registered Engineering Firm E-5155
Texas Registered Surveying Firm 101612-00
830-288-4660

Date of survey: March 17, 2025
Job No. 25-3564

Field notes for a tract of land containing 13.83 acres, being out of a 147.84 acre tract of land, also being out of a 23.42 acre tract of land, lying in the Diego Perez Survey No. 1194, Abstract No. 665, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey, prepared for Weston Eisenhower, dated March 17, 2025.

Field notes for a tract of land containing 13.83 acres, being out of a 147.84 acre tract of land, described in an instrument, recorded in Clerk's File No. 204283, Official Public Records, Atascosa County, Texas, also being out of a 23.42 acre tract of land, described in an instrument, recorded in Clerk's File No. 94353, Official Public Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying set, lying on the Southeast right-of-way line of Farm-To-Market Highway No. 1333, lying on the Northwest line of said 23.42 acres, which bears North 15° 21' 41" East, 61.55 feet, North 11° 27' 46" East, 77.95 feet, and North 9° 17' 17" East, 119.43 feet from a previously set 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, lying on the Southeast right-of-way line of Farm-To-Market Highway No. 1333, being the West corner of said 23.42 acres, said point of beginning being a salient corner of this tract of land;

Thence South 61° 44' 45" East, 740.32 feet, across said 23.42 acres, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set, being a salient corner of this tract of land;

Thence South 29° 26' 15" West, 201.19 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set, being a reentrant corner of this tract of land;

Thence South 60° 37' 25" East, 5396.18 feet, across said 147.84 acres, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set, being a reentrant corner of this tract of land;

Thence North 29° 26' 15" East, 420.40 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set, being a salient corner of this tract of land;

Thence South 60° 37' 25" East, 463.13 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set, lying on the Southeast line of said 147.84 acres, lying on the Northwest line of a 125 acre tract of land, described in an instrument, recorded in Book 822, Page 240, Deed Records, Atascosa County, Texas, said point being a salient corner of this tract of land;

Thence South 29° 15' 53" West, 480.40 feet, with the Southeast line of said 147.84 acres, with the Northwest line of said 125 acres, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set, being a salient corner of said 125 acres, lying on the Northeast line of a 97.20 acre tract of land, described in an instrument, recorded in Clerk's File No. 123115, Official Public Records, Atascosa County, Texas, being the South corner of said 147.84 acres, said point being the South corner of this tract of land;

Thence North 60° 37' 25" West, with the Northeast line of said 97.20 acres, with the Southwest line of said 147.84 acres, with the Northeast line of a 688 acre tract of land, recorded in Volume 145, Page 623, Deed Records, Atascosa County, Texas, with the Northeast line of a 70.01 acre tract of land, described in an instrument, recorded in Clerk's File No. 200304, Official Public Records, Atascosa County, Texas, at 5794.85 feet passing a found 1/2 inch steel rod monument, lying on the Northeast line of said 70.01 acres, being the South corner of said 23.42 acres, being the West corner of said 147.84 acres, continuing for a total distance of 5920.76 feet to a previously set 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set, being the South corner of a 2.81 acre tract of land, previously surveyed by Rakowitz Engineering and Surveying on 01/20/2025, said point being a salient corner of this tract of land;

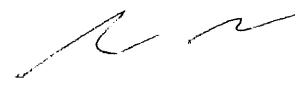
Thence North 29° 26' 15" East, 200.00 feet, across said 23.42 acres, with the Southeast line of said 2.81 acres, to a point marked by a previously set 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set, being the East corner of said 2.81 acres, being a reentrant corner of this tract of land;

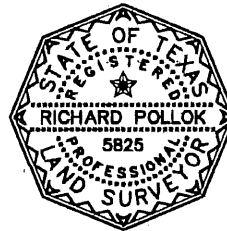
Thence North 61° 44' 45" West, 665.33 feet, with the Northeast line of said 2.81 acres to a point marked by a previously set 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set, lying on the Southeast right-of-way line of Farm-To-Market Highway No. 1333, lying on the Northwest line of said 23.42 acres, being the North corner of said 2.81 acres, said point being a salient corner of this tract of land;

Thence with a curve to the right, having a radius of 1028.35 feet, with a chord direction and distance of North 15° 21' 41" East, 61.55 feet, with a curve length of 77.97 feet, 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, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a tract of land containing 13.83 acres, as shown on the accompanying Exhibit of Survey prepared for Weston Eisenhower, dated March 17, 2025, 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.


Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060
Firm No. 10181200



3 pgs
D

204283

* PARENT TRACT(S)
VESTING DEED(S)

NOTICE OF CONFIDENTIALITY: 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 DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: May 7, 2020

Grantor: JOHN R. EISENHAUER, Trustee for the CLAYTON ALEX EISENHAUER and GLADYS EISENHAUER TRUST, dated October 26, 1992, and amendments thereto,

Grantor's Address: 9535 FM 1333, Charlotte, TX 78011,

Grantee: JOHN R. EISENHAUER, Individually,

Grantee's Address: 9535 FM 1333, Charlotte, TX 78011,

Consideration: TEN AND NO/100 DOLLARS (\$10.00),

Property (including any improvements):

BEING 147.84 acres of land more or less out of the Diego Perez Survey No. 1194, Abstract No. 665, Atascosa County, Texas, and out of a 299.159 acre tract of land recorded in Volume 420, Pages 240-241, of the Deed Records of Atascosa County, Texas. Said 147.84 acres being more particularly described in Exhibit "A" attached hereto;

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

All easements, restrictions, covenants, conditions and other instruments of record in the Real Property Records of Bexar County, Texas which affect the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee all of Grantor's interest in and to the herein described 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 Grantor, 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.

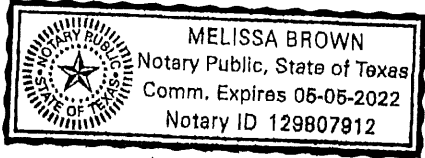
Executed this the 7 day of May, 2020.

John R. Eisenhauer
JOHN R. EISENHAUER, Trustee for the
CLAYTON ALEX EISENHAUER and
GLADYS EISENHAUER TRUST

STATE OF TEXAS §
COUNTY OF ATASCOSA §

This instrument was acknowledged before me on this the 7 day of May, 2020, by
JOHN R. EISENHAUER, Trustee for the CLAYTON ALEX EISENHAUER and GLADYS
EISENHAUER TRUST.

Melissa Brown
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

JOHN R. EISENHAUER
9535 FM 1333, Charlotte, TX 78011,

EXHIBIT "A"

BEING 147.84 acres of land more or less out of the Diego Perez Survey No. 1194, Abstract No. 665, Atascosa County, Texas, and out of a 299.159 acre tract of land recorded in Volume 420, Pages 240-241, of the Deed Records of Atascosa County, Texas. Said 147.84 acres being more particularly described as follows:

BEGINNING at a fence corner on the south line of the 299.159 acre tract for the southwest corner of this tract. Said southwest corner being S. 60 deg. 26 min. 06 sec. E., 720.50 feet from the southwest corner of the 299.159 acre tract.

THENCE N. 29 deg. 19 min. 33 sec. E., 1109.04 feet along a fence line to an iron pin set for the northwest corner of this tract.

THENCE S. 60 deg. 28 min. 03 sec. E., 5799.50 feet to an iron pin set in a fence line for the northeast corner of this tract.

THENCE S. 29 deg. 27 min. 26 sec. W., 1112.31 feet along a fence line to a fence corner on the south line of the 299.159 acre tract for the southeast corner of this tract. Said southeast corner being N. 60 deg. 26 min. 06 sec. W., 480.90 feet for the southeast corner of the 299.159 acre tract.

THENCE N. 60 deg. 26 min. 06 sec. W., 5796.96 feet along a fence line and the south line of 299.159 acre tract to the POINT OF BEGINNING.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Diane Gonzales, County Clerk

Atascosa County Texas

May 07, 2020 02:18:42 PM

FEE: \$34.00 KPONTON

204283

D



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.

WD CLAYTON ALEX EISENHAUER TO JOHN R. EISENHAUER, ET UX

WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF ATASCOSA § KNOW ALL MEN BY THESE PRESENTS:

THAT I, CLAYTON ALEX EISENHAUER, of Atascosa County, Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt and sufficiency of which is hereby acknowledged;

have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto JOHN R. EISENHAUER and wife, CHRISTINE EISENHAUER, whose address is 9535 FM 1333, Charlotte, Atascosa County, Texas 78011, the following described real property, lying and being situated in Atascosa County, Texas, to-wit:

BEING 23.42 acres of land, more or less, out of the Diego Perez Survey No. 1194, Abstract No. 665, and more particularly described by metes and bounds in on Exhibit "A" attached. hereto

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, his successors and assigns, all of the oil, gas and other minerals in and under and that may be produced from the above described property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

This conveyance and hereinafter warranty are made expressly subject to a preferential right or option to purchase granted to HOLLY EISENHAUER, ET AL, of even date herewith, and any easements, rights of way and prescriptive rights, whether of record or not, all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral and royalty severances and other instruments 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; and any encroachments or overlapping of improvements.

As a material part of the Consideration for this deed, Grantor and Grantees agree that Grantees are taking the Property "AS IS" and "WHERE IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantees acknowledges and stipulates that Grantees are not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantees takes the Property with the express understanding and stipulation that there are no express or implies warranties, except for limited warranties of title set forth in this deed.

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 JOHN R. EISENHAUER and

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 **JOHN R. EISENHAUER and CHRISTINE EISENHAUER**, their 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 said **JOHN R. EISENHAUER and CHRISTINE EISENHAUER**, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

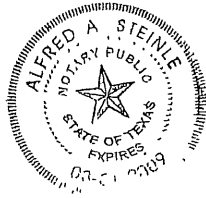
Grantor herein does further expressly warrant that the herein conveyed property is his separate property and estate, forms no part of any part of his marital homestead and said property has been under his exclusive control and management since his date of purchase thereof.

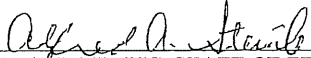
EXECUTED this 19 day of October, 2007.


CLAYTON ALEX EISENHAUER

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

This instrument was acknowledged before me this 19th day of October, 2007,
by CLAYTON ALEX EISENHAUER.




NOTARY PUBLIC, STATE OF TEXAS

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.

After Recording Return to:
Mr. & Mrs. John R. Eisenhauer
9535 FM 1333
Charlotte, Texas 78011
WD-Eisenhauer to Eisenhauer
trw

Prepared in the Law Office of:
Alfred A. Steinle
P. O. Box 400
Jourdanton, Texas 78026

23.42 Acre Tract

Field notes of 23.42 acres of land in Atascosa County, Texas out of the Diego Perez Survey 1194, Abstract 665 and also being out of that certain 26.29 acre tract described in a contract from the Veteran's Land Board of Texas to Clayton A. Eisenhower dated October 21, 1983 and recorded in Volume 646, page 280, Atascosa County Deed Records; said 23.42 acre tract is described by metes and bounds as follows:

Begin at an iron pin set for the south corner of said 26.29 acre tract and the west corner of that certain 147.84 acre tract conveyed by George W. Eisenhower, Jr. to Clayton A. Eisenhower by partition deed dated March 14, 1984 and recorded in volume 663, page 161, said Deed Records;

Thence N 60°35'48" W, with fence and the southwest line of said 26.29 acre tract, at 599.00 feet pass a pipe fence corner post and continuing on the same course, 720.60 feet to a pipe fence corner post for its west corner;

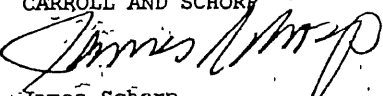
Thence with the common line of this tract and F. M. Highway 1333 as now fenced as follows: N 03°33'41" E 78.64 feet to a pipe fence corner post; N 10°23'26" E 58.64 feet to a pipe fence corner post; N 11°51'27" E 60.70 feet to a pipe fence corner post; N 15°36'03" E 60.75 feet to a pipe fence corner post; N 19°07'32" E 59.52 feet to a pipe fence corner post; N 22°38'13" E 59.56 feet to a pipe fence corner post; N 25°10'03" E 59.82 feet to a pipe fence corner post; N 27°49'55" E 70.89 feet to a pipe fence corner post and N 29°12'10" E 818.60 feet to a fence corner post for the west corner of a 2.88 acre tract surveyed this date;

Thence with the common line of this tract and said 2.88 acre tract as follows: S 41°34'52" E, with fence, 400.74 feet to a fence corner post; S 79°23'31" E, no fence, 94.75 feet to a pipe fence corner post; S 75°02'50" E 369.85 feet to a fence corner post for their easterly common corner in the common line of said 26.29 acre tract and that certain 125.00 acre tract conveyed by Clayton A. Eisenhower to Geo. W. Eisenhower, Jr. by said partition deed;

Thence S 29°05'56" W, with the southeast line of said 26.29 acre tract and the northwest lines of said 125.00 and 147.84 acre tracts, 1309.96 feet to the place of beginning.

The above field notes were prepared from an actual survey made by me on the ground September 13, 2007.

CARROLL AND SCHORP


James Schorp
Registered Professional Land Surveyor

125.00 ac., Clayton A. Eisenhower to
Geo. W. Eisenhower, Jr., 3-14-84, 663/161

2.88 Ac.

Diego Perez
Abstract 665

Survey 1194

26.29 ac., Veteran's Land Board of Texas
to Clayton A. Eisenhower, 10-21-83, 646/280
contract of sale

23.42 Ac.

147.84 ac., Geo. W. Eisenhower, Jr. to
Clayton A. Eisenhower, 3-14-84, 663/161

688 ac., Dallas Jt. Stock Land Bank
to R. E. Wilson, 11-1-39, 145/625

James Barclay Sur. 1505

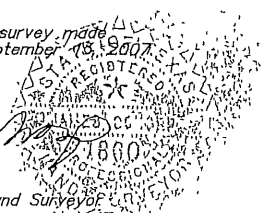
State Of Texas
County Of Atascosa

Showing the division of a tract out of
the Diego Perez Survey 1194 and described in
Volume 646, page 280, Deed Records.

Prepared from an actual survey made
by me on the ground September 18, 2007

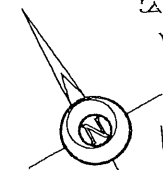
CARROLL AND SCHORP

James Schorp
James Schorp
Registered Professional Land Surveyor



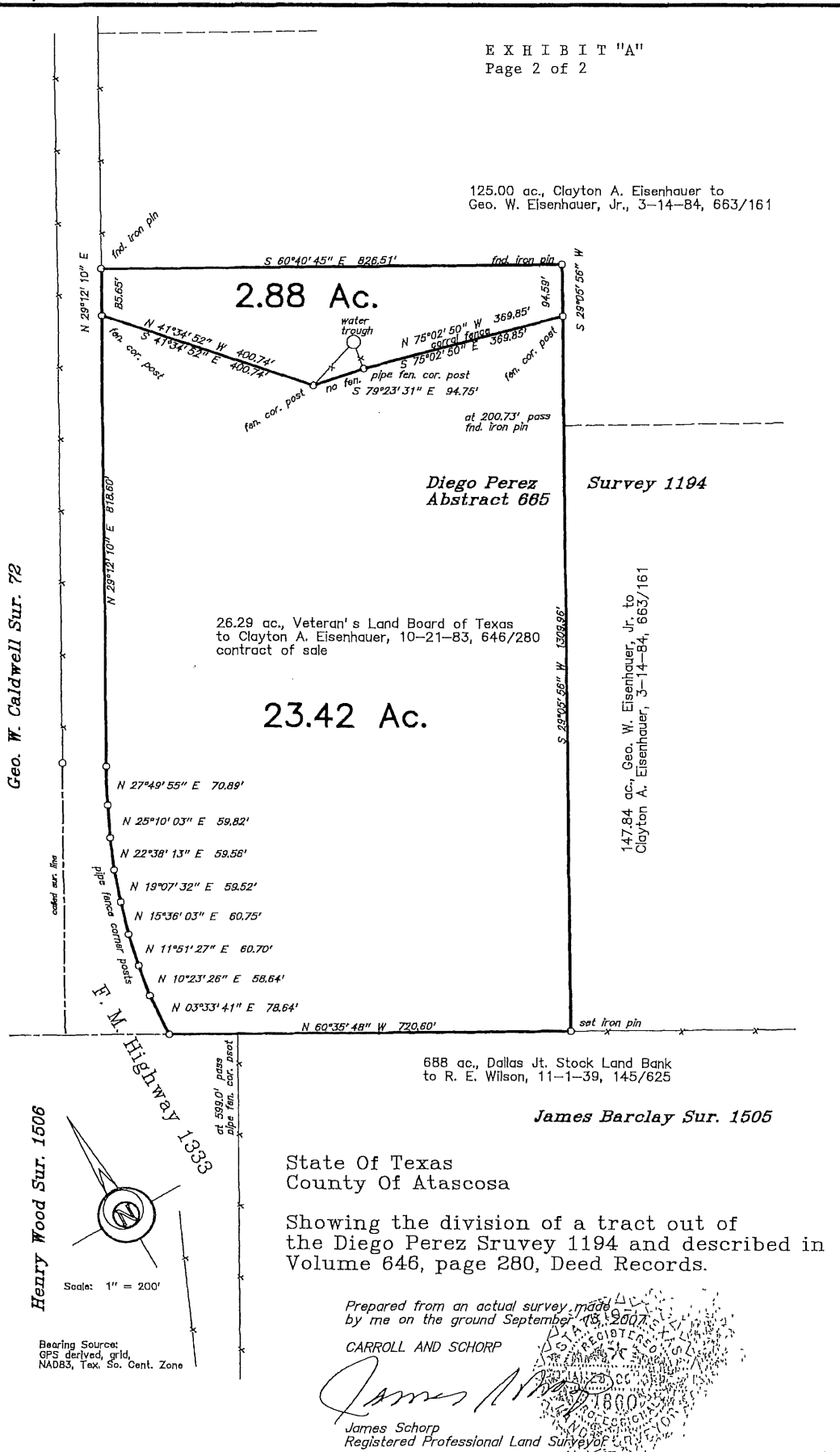
Geo. W. Caldwell Sur. 72

Henry Wood Sur. 1506



Scale: 1" = 200'

Bearing Source:
GPS derived, grid,
NAD83, Tex. So. Cent. Zone



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

October 24, 2007 03:44.07 PM 94353

FEE: \$28.00

Diane Gonzales County Clerk
Atascosa County TEXAS