



Registration for Division of Land in Atascosa County

I Frederick Lopez, am the owner of the attached filed division of land located at EX-A "TRACK 1", EX-B "TRACK 2", EX-C "TRACK 3" (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):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner

Adopted 6/27/2022



Date: 10-18-25

Signature: *[Handwritten Signature]*

Printed Name: Frederick Lopez

ACKNOWLEDGMENT

STATE OF TEXAS

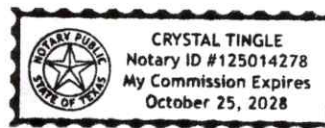
COUNTY OF Lubbock

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

GIVEN under my hand and seal of office this October 18, 2025.

Crystal Tingle

Notary Public, in and for
State of Texas





Registration for Division of Land in Atascosa County

I Rebecca Lopez, am the owner of the attached filed division of land located at EX-A "tract 1", EX-B "tract 2", EX-C "tract 3" (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):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner

Adopted 6/27/2022



Date: 11/11/25

Signature: Rebecca Lopez

Printed Name: Rebecca Lopez

ACKNOWLEDGMENT

STATE OF TEXAS

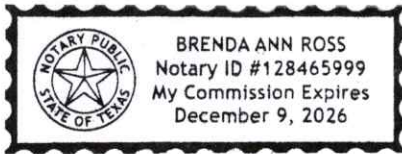
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public, on this day personally appeared Rebecca Lopez, 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 Nov. 11th, 2025.

Brenda Ann Ross

Notary Public, in and for
State of Texas



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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 21, 2019

Grantor: JOE HUIZAR and wife, AVELINA P. HUIZAR

Grantor's Mailing Address: 4813 FM 1784, Pleasanton, Atascosa County, Texas 78064

Grantee: FREDRICK LOPEZ, a single man; and

REBECCA LOPEZ

Grantee's Mailing Address: 428 Sendero Drive, Pleasanton, Atascosa County, Texas 78064

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration and a note of even date executed by Grantee, in the principal amount of Thirty-Nine Thousand and 00/100 Dollars (\$39,000.00), payable to the order of Grantor. Said note bears interest and is due and payable as therein set out, and provides for acceleration of maturity and payment of attorney's fees in the event of default. It is secured by a Vendor's Lien retained in favor of Grantor, in this Deed and by a Deed of Trust of even date from Grantee to MATTHEW K. FRANKLIN, Trustee.

Property (together with all improvements):

BEING the property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

- NONE

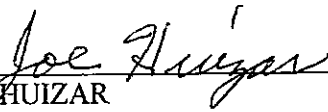
Exceptions to Conveyance and Warranty:

- Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral 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; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, AND CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The Vendor's Lien against and superior title to the property are retained until the note described is fully paid according to its terms, at which time this Deed shall become absolute.

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



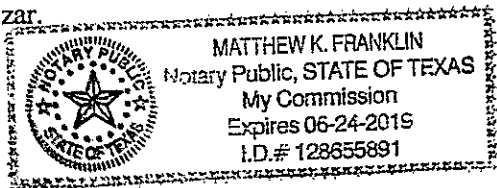
JOE HUIZAR



AVELINA P. HUIZAR

THE STATE OF TEXAS :

This instrument was acknowledged before me on this the 21st day of February, 2019, by Joe Huizar.

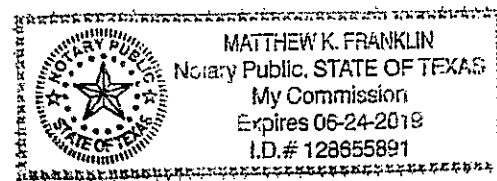




NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS :

This instrument was acknowledged before me on this the 21st day of February, 2019, by Avelina P. Huizar.





NOTARY PUBLIC, STATE OF TEXAS

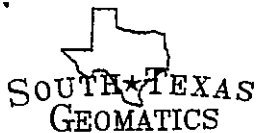
PREPARED IN THE LAW OFFICE OF:

Matthew K. Franklin
120 Preston Street
Pleasanton, TX 78064

AFTER RECORDING RETURN TO:

Fredrick Lopez
428 Sendero Dr.
Pleasanton, TX 78064

Stacy L. Little
R.P.L.S. No. 6163
southtexasgeo@gmail.com



P.O. Box 144
Calliham | Texas 78007
(361) 449 - 0327

Land Surveying & Mapping
Texas Firm No. 10186900

(Record Calls Shown in Parenthesis)

The State of Texas §
County of Atascosa §

Huizar
34.46 Acres

DESCRIPTION OF 34.46 (34-46/100) ACRES, more or less, being out of a called 119.37 acres described in an Exchange Deed with Vendor's Lien from Steve Ridgway and wife, Genne Genseal Ridgway to Joe A. Huizar and wife, Avelina Huizar, dated June 13th, 1990, recorded in Book 824, Page 876 et sequentia (et seq.) of the Deed Records of Atascosa County, Texas, said 34.46 (34-46/100) acres being comprised of approximately 33.25 acres of the Mary Jordan Survey No. 1085, Abstract No. 505, and approximately 1.21 acres of the W. W. Whitby Survey No. 1381, Abstract No. 901, Atascosa County, Texas, said 34.46 (34-46/100) acres having a bearing basis derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on December 11th, 2018, with all other bearings relative thereto;

BEGINNING at a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the northeast right-of-way of F. M. Highway 1784, being at or near the southwest corner of a called 4.36 acres described in a Warranty Deed with Vendor's Lien from Everett H. Suggs and wife, Esta Mae Suggs to Joe. A. Huizar and wife, Lina Huizar, dated January 14th, 1992, recorded in Book 844, Page 898 et seq. of the Deed Records of Atascosa County, Texas, being at or near the lower northwest corner of said 119.37 acres, for the northwest corner and **POINT OF BEGINNING** of this tract; from **WHENCE** a Type I concrete highway monument found broken at an interior angle corner on the apparent northeast right-of-way of F. M. Highway 1784, bears North 41° 32' 19" West, a distance of 3,099.71 feet;

THENCE North 71° 08' 43" East, (South 71° 28' 00" West), along or near the southeast boundary of said 4.36 acres, along or near a northwest boundary of said 119.37 acres, and generally along a fence, at 284.50 feet pass a ½ inch diameter iron rod with plastic cap stamped "R. LITTLE 4394" found on line for the lower southwest corner of a called 3.36 acres described in a Gift Warranty Deed from Joe A. Huizar and wife, Lina Huizar to William P. Huizar and wife, Yolanda Huizar, dated May 5th, 2000, recorded in Book 159, Page 276 et seq. of the Official Public Records of Atascosa County, Texas, and continuing along same course, with the southeast boundary of said 3.36 acres, for a total distance of 420.16 feet, (420.00 feet), to a ½ inch diameter iron rod found for the southeast corner of said 4.36 acres and said 3.36 acres, being an interior angle corner of said 119.37 acres, for an exterior angle corner of this tract;

THENCE crossing and passing through said 119.37 acres, the following two (2) calls:

1. North 89° 09' 54" East, generally along a cross fence, at 1,022.80 feet pass a corner fence post at an angle in said cross fence, and continuing along same course for a total distance of 1,096.88 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set for a northeast corner of this tract;
2. South 17° 26' 41" East, at 820.32 feet pass a corner fence post where this line intersects the aforementioned cross fence, and continuing along same course for a total distance of 1,256.24 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the apparent northwest boundary of Cannon Road, being on the apparent southeast boundary of said 119.37 acres, for the southeast corner of this tract; from **WHENCE** a 12" mesquite corner fence post stump found in concrete for a possible exterior angle corner of said 119.37 acres, bears the following two (2) calls: 1.) North 73° 59' 08" East, (North 74° 18' 20" East), a distance of 1,416.42 feet to the possible east corner of said 119.37 acres (no corner fence post found); 2.) North 18° 07' 16" West, (North 17° 48' 04" West), a distance of 1,123.30 feet, (1,123.09 feet) to said 12" mesquite corner fence post stump;

THENCE South 73° 59' 08" West, (North 74° 18' 20" East), with the apparent northwest boundary of Cannon Road, with the apparent southeast boundary of said 119.37 acres, a distance of 504.58 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set previously for the southeast corner of a called 2.00 acres described in a General Warranty Deed from Joe A. Huizar and wife, Avelina P. Huizar to Charlie Huizar and wife, Ermelinda Huizar, dated August 16th, 2018, recorded in Instrument No. 189683 of the Official Public Records of Atascosa County, Texas, being on the apparent northwest boundary of Cannon Road, being on the apparent southeast boundary of said 119.37 acres, for the lower southwest corner of this tract:


THENCE crossing and passing through said 119.37 acres, the following two (2) calls:

1. North 16° 00' 52" West, (Record Bearing - Instrument No. 189683), with the northeast boundary of said 2.00 acres, a distance of 264.33 feet, (Record Distance - Instrument No. 189683), to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set previously for the north corner of said 2.00 acres, for an interior angle corner of this tract;
2. South 73° 59' 08" West, (Record Bearing - Instrument No. 189683), with the northwest boundary of said 2.00 acres, a distance of 404.39 feet, (Record Distance - Instrument No. 189683), to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set previously for the west corner of said 2.00 acres, being on the northeast right-of-way of F. M. Highway 1784, being on the apparent southwest boundary of said 119.37 acres, for the upper southwest corner of this tract;

THENCE North 41° 32' 19" West, (South 41° 13' 00" East), with the northeast right-of-way of F. M. Highway 1784, with the apparent southwest boundary of said 119.37 acres, and generally along a fence, at 687.24 feet pass a ½ inch



Stacy L. Little
R.P.L.S. No. 6163
southtexasgeo@gmail.com


**SOUTH TEXAS
GEOMATICS**

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(361) 449 - 0327

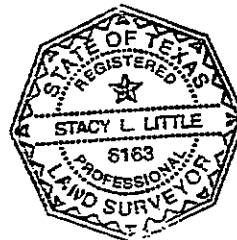
Land Surveying & Mapping
Texas Firm No. 10186900

(Record Calls Shown in Parenthesis)

diameter iron rod with plastic cap stamped "LITTLE 6163" set for the south corner of a 30.00 foot wide easement also surveyed this day, and continuing along same course, at 717.73 feet pass a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set for the west corner of said 30.00 foot wide easement, and continuing along same course for a total distance of 1,393.95 feet to the POINT OF BEGINNING; said described tract containing 34.46 (34-46/100) acres, more or less.

I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this description was prepared from an actual survey made on the ground, under my supervision. This the 18th day of January, 2019. This description is to be attached and made a part of the accompanying plat.


Stacy L. Little | R.P.L.S.
Texas Registration No. 6163



- LEGEND**
- Double 1/2" dia. capped iron rod stamped "LITTLE 6163" and found, unless otherwise noted.
 - Double 1/2" dia. capped iron rod stamped "LITTLE 6163" and found, unless otherwise noted.
 - Double 3/8" dia. iron rod found, unless otherwise noted.
 - Double Type I Concrete Highway Monument found, unless otherwise noted.
 - Wire Fence
 - - - - - Dedic.
 - - - - - Patent Line
 - (M) Measured Bearing & Distance
 - (R) Recorded Bearing & Distance
 - P.O.B. Point of Beginning
 - dk. Corner
 - CP Corner Fence Post
 - IR Iron Rod Found
 - CRF Capped Iron Rod Found
 - r.w. Right-of-Way

Disclaimer: This survey was prepared for my signature in this job and may not be used for any other purpose without my written consent. I warrant that the survey was prepared in accordance with the standards of the profession and that the survey was prepared in accordance with the standards of the profession and that the survey was prepared in accordance with the standards of the profession.

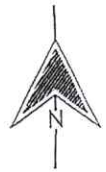
(A) (1.00 acre remainder) Joe A. Huizar and wife, Lina Huizar Called 4.36 Acres Book 144, Page 593 Deed Records of Atascosa County, Texas

(B) Fredrick A. Lopez Tract One: Called 2.00 Acres Instrument No. 194601 Official Public Records of Atascosa County, Texas

Note 1: Fredrick A. Lopez, Tract Two: Called 30' Wide Easement, Instrument No. 194601, Official Public Records of Atascosa County, Texas.

Note 2: @52.46' pass a 1/2" dia. CRF for the south corner of the 30' wide easement, and @82.95' pass another 1/2" dia. CRF for the west corner of said 30' wide easement.

PLAT SHOWING A PARTITION SURVEY OF A CALLED 34.46 ACRES, LESS 2.00 ACRES, DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JOE HUIZAR AND WIFE, AVELINA P. HUIZAR TO FREDRICK LOPEZ AND REBECCA LOPEZ, DATED FEBRUARY 21ST, 2019, RECORDED IN INSTRUMENT NO. 194602 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, SAID 34.46 ACRES BEING OUT OF A CALLED 119.37 ACRES DESCRIBED IN AN EXCHANGE DEED WITH VENDOR'S LIEN FROM STEVE RIDGWAY AND WIFE, GENNE GENSEAL RIDGWAY TO JOE A. HUIZAR AND WIFE, AVELINA HUIZAR, DATED THE 13TH DAY OF JUNE, 1990, RECORDED IN BOOK 824, PAGE 876 ET SEQUENTIA (ET SEQ.) OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS, SAID 34.46 ACRES BEING PORTIONS OF THE ORIGINAL PATENT SURVEYS SHOWN HEREON.

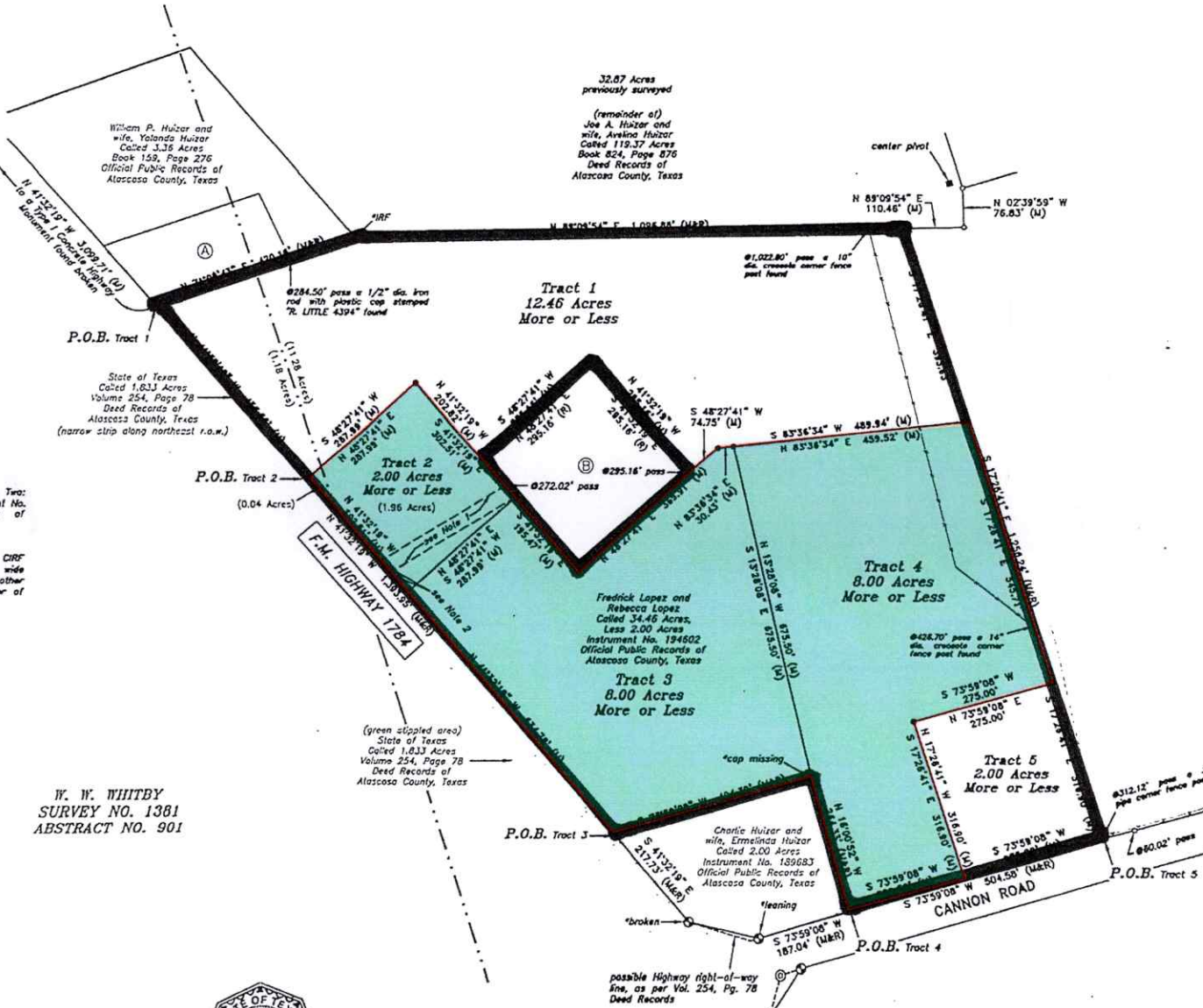


BASIS OF BEARINGS

Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on December 20th, 2023. All distances are ground distances in U. S. Survey Feet.

Surveyor's Note: Original Patent Survey Lines and/or Corners are approximate, along with any acreages shown in parenthesis, unless otherwise noted.

Surveyor's Note: This plat represents a boundary survey only. There may be encumbrances recorded or unrecorded that may affect the property shown hereon. Always use the Texas One Call System or www.texas111.org, before performing any excavations.



W. W. WHITBY
SURVEY NO. 1381
ABSTRACT NO. 901

MARY JORDAN
SURVEY NO. 1085
ABSTRACT NO. 505

(remainder of)
Joe A. Huizar and
wife, Avelina Huizar
Called 119.37 Acres
Book 824, Page 876
Deed Records of
Atascosa County, Texas



I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this survey was done by me or under my direct supervision and that the survey was prepared in accordance with the standards of the profession and that the survey was prepared in accordance with the standards of the profession.

SOUTH TEXAS GEOMATICS
Land Surveying & Mapping
Texas Firm No. 18184900
Stacy L. Little | R.P.L.S. No. 6163
P.O. Box 144 | Callahan | Texas 78007
southtexasgeom.com
(512) 648-0327

SHEET	1 OF 1
SCALE	1"=150'
DATE	12/20/2023
V.O.#	20210056

FIELD WORK	DATE	BY
SEARCHED	12/20/2023	S.L.L.
INDEXED	12/20/2023	S.L.L.
FINAL CHECK	12/20/2023	S.L.L.
UP DATE		
REVISION		

EXHIBIT A

Stacy L. Little
R.P.L.S. No. 6163
southtexasgeo@gmail.com



P.O. Box 144
Calliham | Texas 78007
(361) 449 - 0327

Land Surveying & Mapping
Texas Firm No. 10186900

(Definitions, Abbreviations & Record Calls Shown in Parenthesis)

The State of Texas §
County of Atascosa §

Tract 2
2.00 Acres

DESCRIPTION OF 2.00 ACRES, more or less, being out of a called 34.46 acres, less 2.00 acres, described in a Warranty Deed with Vendor's Lien from Joe Huizar and wife, Avelina P. Huizar to Fredrick Lopez and Rebecca Lopez, dated February 21st, 2019, recorded in Instrument No. 194602 of the Official Public Records of Atascosa County, Texas, said 34.46 acres being out of a called 119.37 acres described in an Exchange Deed with Vendor's Lien from Steve Ridgway and wife, Genne Genseal Ridgway to Joe A. Huizar and wife, Avelina P. Huizar, dated the 13th day of June, 1990, recorded in Book 824, Page 876 et sequentia (et seq.) of the Deed Records of Atascosa County, Texas, said 2.00 acres being comprised of approximately 0.04 acres of the W. W. Whitby Survey No. 1381, Abstract No. 901, and approximately 1.96 acres of the Mary Jordan Survey No. 1085, Abstract No. 505, Atascosa County, Texas, said 2.00 acres having a bearing basis derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on December 20th, 2023, with all other bearings relative thereto;

BEGINNING at a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the northeast right-of-way of F. M. Highway 1784, being on or near the northeast boundary of a called 1.833 acres described in a Right-of-Way Deed from J. C. Suggs Estate, et alii (et al.) to the State of Texas, dated the 21st day of January, 1956, recorded in Volume 254, Page 78 et seq. of the Deed Records of Atascosa County, Texas, being on the westerly southwest boundary of said 34.46 acres, being on the apparent southwest boundary of said 119.37 acres, being a westerly south corner of a 12.46 acre tract, Tract 1, also surveyed this day, for the west corner and **POINT OF BEGINNING** of this tract; from **WHENCE** a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found on the northeast right-of-way of F. M. Highway 1784, being the northwest corner of said 12.46 acre tract, Tract 1, and said 34.46 acres, bears North 41° 32' 19" West, (Record Bearing), a distance of 456.66 feet;

THENCE crossing and passing through said 34.46 acres and said 119.37 acres, the following three (3) calls:

1. **North 48° 27' 41" East**, a distance of **287.99 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set for an interior angle corner of said 12.46 acre tract, Tract 1, for the north corner of this tract;
2. **South 41° 32' 19" East**, at 202.82 feet pass a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found for the west corner of a called 2.00 acres described in a General Warranty Deed from Joe A. Huizar and wife, Avelina P. Huizar to Fredrick A. Lopez, dated February 21st, 2019, recorded in Instrument No. 194601 of the Official Public Records of Atascosa County, Texas, and continuing along same course, at 272.02 feet pass a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found on the southwest boundary of said 2.00 acres, being the north corner of a called 30.00 foot (ft.) wide easement described in a General Warranty Deed from Joe A. Huizar and wife, Avelina P. Huizar to Fredrick A. Lopez, dated February 21st, 2019, recorded in Instrument No. 194601 of the Official Public Records of Atascosa County, Texas, and continuing along same course, for a total distance of **302.51 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found on the southwest boundary of said 2.00 acres, being the east corner of said 30.00 ft. wide easement, being the north corner of an 8.00 acre tract, Tract 3, also surveyed this day, for the east corner of this tract; from **WHENCE** a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found for the south corner of said 2.00 acres, bears South 41° 32' 19" East, a distance of 195.47 feet;
3. **South 48° 27' 41" West**, a distance of **287.99 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the northeast right-of-way of F. M. Highway 1784, being on or near the northeast boundary of said 1.833 acres, being on the westerly southwest boundary of said 34.46 acres, being on the apparent southwest boundary of said 119.37 acres, being the west corner of said 8.00 acre tract, Tract 3, for the south corner of this tract;

Stacy L. Little
R.P.L.S. No. 6163
southtexasgeo@gmail.com



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Calliham | Texas 78007
(361) 449 - 0327

Land Surveying & Mapping
Texas Firm No. 10186900

(Definitions, Abbreviations & Record Calls Shown in Parenthesis)

The State of Texas §
County of Atascosa §

Tract 2
2.00 Acres

THENCE North 41° 32' 19" West, (Record Bearing), with the northeast right-of-way of F. M. Highway 1784, along or near the northeast boundary of said 1.833 acres, with the westerly southwest boundary of said 34.46 acres, with the apparent southwest boundary of said 119.37 acres, and generally along a barbed wire fence, at 52.46 feet pass a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found for the south corner of said 30.00 ft. wide easement, and continuing along same course, at 82.95 feet pass a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found for the west corner of said 30.00 ft. wide easement, and continuing along same course, for a total distance of **302.51 feet** to the **POINT OF BEGINNING**; said described tract containing 2.00 acres, more or less.

I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this description was prepared from an actual survey made on the ground, under my supervision. This the 20th day of December, 2023. This description is to be attached and made a part of the accompanying plat.

Stacy L. Little | R.P.L.S.
Texas Registration No. 6163

EXHIBIT B

Stacy L. Little
R.P.L.S. No. 6163
southtexasgeo@gmail.com



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(361) 449 - 0327

Land Surveying & Mapping
Texas Firm No. 10186900

(Definitions, Abbreviations & Record Calls Shown in Parenthesis)

The State of Texas §
County of Atascosa §

Tract 3
8.00 Acres

DESCRIPTION OF 8.00 ACRES, more or less, being out of a called 34.46 acres, less 2.00 acres, described in a Warranty Deed with Vendor's Lien from Joe Huizar and wife, Avelina P. Huizar to Fredrick Lopez and Rebecca Lopez, dated February 21st, 2019, recorded in Instrument No. 194602 of the Official Public Records of Atascosa County, Texas, said 34.46 acres being out of a called 119.37 acres described in an Exchange Deed with Vendor's Lien from Steve Ridgway and wife, Genne Genseal Ridgway to Joe A. Huizar and wife, Avelina P. Huizar, dated the 13th day of June, 1990, recorded in Book 824, Page 876 et sequentia (et seq.) of the Deed Records of Atascosa County, Texas, said 8.00 acres being within the Mary Jordan Survey No. 1085, Abstract No. 505, Atascosa County, Texas, and having a bearing basis derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on December 20th, 2023, with all other bearings relative thereto;

BEGINNING at a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found on northeast right-of-way of F. M. Highway 1784, being on or near the northeast boundary of a called 1.833 acres described in a Right-of-Way Deed from J. C. Suggs Estate, et alii (et al.) to the State of Texas, dated the 21st day of January, 1956, recorded in Volume 254, Page 78 et seq. of the Deed Records of Atascosa County, Texas, being the northwest corner of a called 2.00 acres described in a General Warranty Deed from Joe A. Huizar and wife, Avelina P. Huizar to Charlie Huizar and wife, Ermelinda Huizar, dated August 16th, 2018, recorded in Instrument No. 189683 of the Official Public Records of Atascosa County, Texas, being on the apparent southwest boundary of said 119.37 acres, being the upper southwest corner of said 34.46 acres, for the southwest corner and **POINT OF BEGINNING** of this tract; from **WHENCE** a Type I concrete highway monument found broken for an interior angle corner on the northeast right-of-way of F. M. Highway 1784, being an exterior angle corner of said 2.00 acres and said 119.37 acres, bears South 41° 32' 19" East, a distance of 217.73 feet;

THENCE North 41° 32' 19" West, (Record Bearing), with the northeast right-of-way of F. M. Highway 1784, along or near the northeast boundary of said 1.833 acres, with the westerly southwest boundary of said 34.46 acres, with the apparent southwest boundary of said 119.37 acres, and generally along a barbed wire fence, a distance of **634.78 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the northeast right-of-way of F. M. Highway 1784, being on or near the northeast boundary of said 1.833 acres, being on the westerly southwest boundary of said 34.46 acres, being on the apparent southwest boundary of said 119.37 acres, being the south corner of a 2.00 acre tract, Tract 2, also surveyed this day, for the west corner of this tract; from **WHENCE** a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found for the south corner of a 30.00 foot (ft.) wide easement described in a General Warranty Deed from Joe A. Huizar and wife, Avelina P. Huizar to Fredrick A. Lopez, dated February 21st, 2019, recorded in Instrument No. 194601 of the Official Public Records of Atascosa County, Texas, bears North 41° 32' 19" West, a distance of 52.46 feet;

THENCE crossing and passing through said 34.46 acres and said 119.37 acres, the following five (5) calls:

1. **North 48° 27' 41" East**, a distance of **287.99 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found for the east corner of said 30.00 ft. wide easement, being on the southwest boundary of a 2.00 acres described in a General Warranty Deed from Joe A. Huizar and wife, Avelina P. Huizar to Fredrick A. Lopez, dated February 21st, 2019, recorded in Instrument No. 194601 of the Official Public Records of Atascosa County, Texas, for the north corner of this tract; from **WHENCE** a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found for the north corner of said 30.00 ft. wide easement, being on the southwest boundary of said 2.00 acre tract, bears North 41° 32' 19" West, a distance of 30.49 feet;
2. **South 41° 32' 19" East**, with the southwest boundary of said 2.00 acres, a distance of **195.47 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found for the south corner of said 2.00 acre tract, for an interior angle corner of this tract;

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Land Surveying & Mapping

Texas Firm No. 10186900

(Definitions, Abbreviations & Record Calls Shown in Parenthesis)

The State of Texas §
County of Atascosa §

Tract 3
8.00 Acres

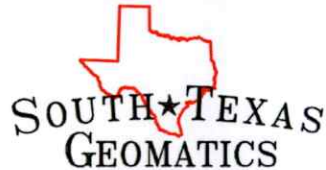
3. **North 48° 27' 41" East**, with the southeast boundary of said 2.00 acres, at 295.16 feet pass a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found for the east corner of said 2.00 acres, being an easterly south corner of a 12.46 acre tract, Tract 1, also surveyed this day, and continuing along same course, for a total distance of **369.91 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set for an interior angle corner of said 12.46 acre tract, Tract 1, for an exterior angle corner of this tract;
4. **North 83° 36' 34" East**, a distance of **30.43 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the south boundary of said 12.46 acre tract, Tract 1, being the northwest corner of another 8.00 acre tract, Tract 4, also surveyed this day, for the northeast corner of this tract;
5. **South 13° 28' 08" East**, a distance of **675.50 feet** to a ½ inch diameter iron rod found (cap missing) for a slight exterior angle corner of said 8.00 acre tract, Tract 4, being the northeast corner of the aforementioned 2.00 acres described in Instrument No. 189683, for the southeast corner of this tract; from **WHENCE** a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found on the apparent northwest boundary of Cannon Road, being the southeast corner of said 2.00 acres described in Instrument No. 189683, being the southwest corner of said 8.00 acre tract, Tract 4, being the lower southwest corner of said 34.46 acres, bears South 16° 00' 52" East, a distance of 264.33 feet, (Record Distance);
THENCE South 73° 59' 08" West, (Record Bearing), with the northwest boundary of said 2.00 acres described in Instrument No. 189683, with the upper southeast boundary of said 34.46 acres, and generally along a barbed wire fence, a distance of **404.39 feet**, (Record Distance), to the **POINT OF BEGINNING**; said described tract containing 8.00 acres, more or less.

I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this description was prepared from an actual survey made on the ground, under my supervision. This the 20th day of December, 2023. This description is to be attached and made a part of the accompanying plat.

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EXHIBIT C

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The State of Texas §
County of Atascosa §

Tract 4
8.00 Acres

DESCRIPTION OF 8.00 ACRES, more or less, being out of a called 34.46 acres, less 2.00 acres, described in a Warranty Deed with Vendor's Lien from Joe Huizar and wife, Avelina P. Huizar to Fredrick Lopez and Rebecca Lopez, dated February 21st, 2019, recorded in Instrument No. 194602 of the Official Public Records of Atascosa County, Texas, said 34.46 acres being out of a called 119.37 acres described in an Exchange Deed with Vendor's Lien from Steve Ridgway and wife, Genne Genseal Ridgway to Joe A. Huizar and wife, Avelina P. Huizar, dated the 13th day of June, 1990, recorded in Book 824, Page 876 et sequentia (et seq.) of the Deed Records of Atascosa County, Texas, said 8.00 acres being within the Mary Jordan Survey No. 1085, Abstract No. 505, Atascosa County, Texas, and having a bearing basis derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on December 20th, 2023, with all other bearings relative thereto;

BEGINNING at a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found on the apparent northwest boundary of Cannon Road, being on the southeast boundary of said 119.37 acres, being the southeast corner of a called 2.00 acres described in a General Warranty Deed from Joe A. Huizar and wife, Avelina P. Huizar to Charlie Huizar and wife, Ermelinda Huizar, dated August 16th, 2018, recorded in Instrument No. 189683 of the Official Public Records of Atascosa County, Texas, being the lower southwest corner of said 34.46 acres, for the southwest corner and **POINT OF BEGINNING** of this tract; from **WHENCE** a Type I concrete highway monument found leaning at the intersection of the apparent northwest boundary of Cannon Road with the northeast right-of-way of F. M. Highway 1784, being an exterior angle corner of said 2.00 acres and said 119.37 acres, bears South 73° 56' 08" West, (Record Bearing), a distance of 187.04 feet, (Record Distance);

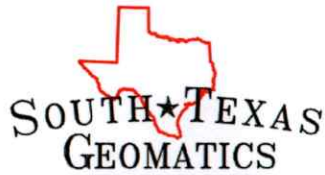
THENCE North 16° 00' 52" West, (Record Bearing), with the northeast boundary of said 2.00 acres, crossing and passing through said 119.37 acres, with an easterly southwest boundary of said 34.46 acres, and generally along a barbed wire fence, a distance of **264.33 feet**, (Record Distance), to a ½ inch diameter iron rod found (cap missing) for the northeast corner of said 2.00 acres, being the southeast corner of another 8.00 acre tract, Tract 3, also surveyed this day, being an interior angle corner of said 34.46 acres, for a slight exterior angle corner of this tract;

THENCE crossing and passing through said 34.46 acres and said 119.37 acres, the following two (2) calls:

1. **North 13° 28' 08" West**, a distance of **675.50 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set for the northeast corner of said 8.00 acre tract, Tract 3, being on a south boundary of a 12.46 acre tract, Tract 1, also surveyed this day, for the northwest corner of this tract; from **WHENCE** a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set for an exterior angle corner of said 8.00 acre tract, Tract 3, being an interior angle corner of said 12.46 acre tract, Tract 1, bears South 83° 36' 34" West, a distance of 30.43 feet;
2. **North 83° 36' 34" East**, a distance of **459.52 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the southwest boundary of a 41.98 acre tract previously surveyed, being on the northeast boundary of said 34.46 acres, being the southeast corner of said 12.46 acre tract, Tract 1, for the northeast corner of this tract; from **WHENCE** a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found for the northeast corner of said 34.46 acres, being the northeast corner of said 12.46 acres, Tract 1, bears North 17° 26' 41" West, a distance of 393.63 feet;

THENCE South 17° 26' 41" East, (Record Bearing), with the southwest boundary of said 41.98 acres, with the northeast boundary of said 34.46 acres, at 426.70 feet pass a 14 inch diameter creosote corner fence post found, and continuing along same course, generally along a barbed wire fence, for a total distance of **545.71 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the southwest boundary of said 41.98 acres, being on

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Tract 4
8.00 Acres

the northeast boundary of said 34.46 acres, being the northeast corner of a 2.00 acre tract, Tract 5, also surveyed this day, for the upper southeast corner of this tract; from **WHENCE** a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" found on the apparent northwest boundary of Cannon Road, being on the southeast boundary of said 119.37 acres, being the southwest corner of said 41.98 acres, being the southeast corner of said 34.46 acres and said 2.00 acre tract, Tract 5, bears South 17° 26' 41" East, at 312.12 feet pass a 3 inch diameter pipe corner fence post found, and continuing along same course, for a total distance of 316.90 feet;

THENCE crossing and passing through said 34.46 acres and said 119.37 acres, the following two (2) calls:

1. **South 73° 59' 08" West**, a distance of **275.00 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set for the northwest corner of said 2.00 acre tract, Tract 5, for an interior angle corner of this tract;
2. **South 17° 26' 41" East**, a distance of **316.90 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the apparent northwest boundary of Cannon Road, being on the lower southeast boundary of said 34.46 acres, being on the southeast boundary of said 119.37 acres, being the southwest corner of said 2.00 acre tract, Tract 5, for the lower southeast corner of this tract;

THENCE South 73° 59' 08" West, (Record Bearing), with the apparent north boundary of Cannon Road, with the lower southeast boundary of said 34.46 acres, with the southeast boundary of said 119.37 acres, running laterally and just southeast of a barbed wire fence, a distance of **229.58 feet** to the **POINT OF BEGINNING**; said described tract containing 8.00 acres, more or less.

I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this description was prepared from an actual survey made on the ground, under my supervision. This the 20th day of December, 2023. This description is to be attached and made a part of the accompanying plat.

Stacy L. Little | R.P.L.S.
Texas Registration No. 6163