

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 DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ATASCOSA

SANITARY CONTROL EASEMENT

Grantor: County of Atascosa, Texas

Grantor's Mailing Address: Courthouse Circle
Jourdanton, Atascosa County, Texas 78026

Grantee: Benton City Water Supply Corporation

Grantee's Mailing Address: 980 FM 3175
Lytle, Atascosa County, Texas 78052

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

PURPOSE, RESTRICTIONS, AND USES OF EASEMENT:

1. The purpose of this easement is to protect, by means of sanitary controls, the water produced from the Public Water Supply Well (the "Public Water Supply Well") to be drilled and completed within the one-acre tract of land described by metes and bounds in the deed from Atascosa County to Benton City Water Supply Corporation filed as document no. 249716 in the official public records of Atascosa County, Texas.
2. The construction, existence, and/or operation on the Grantor's adjacent property of the following within a 150-foot radius of the Public Water Supply Well are prohibited: septic tank or sewage treatment perforated drainfields; areas irrigated by low dosage, low angle spray on-site sewage facilities; absorption beds; evapotranspiration beds; abandoned, inoperative or improperly constructed water wells of any depth; underground petroleum and chemical storage tanks or liquid transmission pipelines; sewage treatment plants; sewage wet wells; sewage pumping stations; drainage ditches which contains industrial waste discharges or wastes from sewage treatment systems; animal feed lots; solid waste disposal sites, landfill and dump sites; lands on which sewage plant or septic tank sludge is applied; lands irrigated by sewage plant effluent; military facilities; industrial facilities; wood -treatment facilities; liquid petroleum and petrochemical production, storage, and transmission facilities; Class 1, 2, 3, 4 and 5 injection wells; pesticide storage and mixing facilities; and all other constructions or operations that could pollute the groundwater sources of the well that is the subject of this easement. For the purpose of this easement, improperly constructed water wells are those wells which do not meet the surface and subsurface construction standards for a Public Water Supply Well.

3. The construction, existence and/or operation of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, cemeteries, and/or the existence of livestock in pastures is specifically prohibited within a 50-foot radius of the Public Water Supply Well.

4. This easement permits the existing structures and improvements within the area subject to the easement and the construction of homes or buildings on Grantor, as long as all items in Restrictions Nos. 2 and 3 are recognized and followed.

PROPERTY SUBJECT TO EASEMENT:

That portion of the Grantor's property out of the F. DeLa Garza Survey 46, Abstract 277, Atascosa County, Texas located adjacent to and north of the two-acre tract of land with the boundaries depicted and described by metes and bounds on the attached Exhibit A and within 150 feet of the Public Water Supply Well.

TERM:

This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor(s) for a period of two years from the date that this easement is recorded; after which time, this easement shall be automatically extended until the use of the subject water well as a source of water for public water systems ceases.

ENFORCEMENT:

Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

INVALIDATION:

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

GRANTOR:

County of Atascosa, Texas

By: _____

Name: Weldon Cude

Title: County Judge

STATE OF TEXAS §
 §
COUNTY OF ATASCOSA §

The above and foregoing instrument was acknowledged before me on the ____ day of December, 2025, by Weldon Cude, in his capacity as County Judge of the County of Atascosa, Texas, the Grantor herein.

Notary Public, in and for the State of Texas

GRANTEE:

BENTON CITY WATER SUPPLY
CORPORATION, a Texas non-profit water supply
corporation

By: _____
Name: Leroy Goodson
Title: President, Board of Directors

STATE OF TEXAS §
 §
COUNTY OF ATASCOSA §

The above and foregoing instrument was acknowledged before me on the ____ day of December, 2025, by Leroy Goodson, in his capacity as President, Board of Directors, Benton City Water Supply Corporation, a Texas non-profit water supply corporation, the Grantee herein.

Notary Public, in and for the State of Texas

After Recording, please return to:
Benton City Water Supply Corporation
980 FM 3175
Lytle, Atascosa County, Texas 78052
Attn: Office Manager

STATE OF TEXAS
COUNTY OF ATASCOSA

EXHIBIT A

FIELD NOTES FOR 2.00 ACRES OF LAND

BEING 2.00 ACRES OF LAND OUT OF THE FRANCISCO DE LA GARZA SURVEY NO. 46, ABSTRACT 277, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO ATASCOSA COUNTY IN THE DEED OF RECORD IN BOOK 829, PAGE 678 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND FURTHER BEING A PART OR PORTION OF LOT 68, RIVER OAKS SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN CABINET A, SHEET 108A (NPC) NEW PLAT CABINET OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 4" pipe corner post on the southwesterly right-of-way of River Oaks Drive for the northerly corner of said Benton City Water Corporation land as described in Book 168, Page 636 of the Official Public Records of Atascosa County, Texas and the northeasterly corner of the Atascosa County land and of this tract;

THENCE South 35° 59' 15" West, with the common line of said Benton City Water Supply Corporation land, a distance of 49.69 feet to a 2" pipe corner post for the northeasterly line of the Benton City Water Supply Corporation land as described Document 249716 of the Official Public Records of Atascosa County, Texas and the upper southeasterly corner of the Atascosa County land and of this tract;

THENCE with the common line of said Benton City Water Corporation land as follows:
North 63° 18' 17" West, a distance of 251.33 feet to a set 1/2" rebar with a "Pollok & Sons" cap;
South 26° 41' 43" West, a distance of 184.42 feet to a set 1/2" rebar with a "Pollok & Sons" cap;
South 63° 18' 20" West, a distance of 221.16 feet to a 4" pipe corner post on the aforementioned northwesterly line of the Benton City Water Corporation land as described in Book 168, Page 636 for the southerly corner of said Benton City Water Corporation land as described in Document 249716 and a corner of the Atascosa County land and of this tract;

THENCE South 35° 29' 04" West, with the common line of said Benton City Water Corporation land as described in Book 168, Page 636, a distance of 111.66 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the westerly corner of said Benton City Water Corporation land as described in Book 168, Page 636, an interior corner of the Atascosa County land, and the southerly corner of this tract;

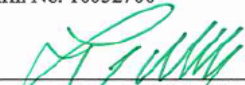
THENCE North 65° 01' 54" West, into the Atascosa County land, a distance of 348.22 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the westerly corner of this tract;

THENCE North 24° 58' 06" East, a distance of 331.00 feet to a set 1/2" rebar with "Pollok & Sons" cap on the aforementioned southerly right-of-way of River Oaks Drive for the northwesterly corner of this tract;

THENCE with said right-of-way as follows:
With a curve to the right having a radius of 1575.67 feet, a length of curve of 194.25 feet, and a chord bearing of South 69° 55' 39" East, a distance of 194.12 feet to a set 1/2" rebar with a "Pollok & Sons" cap;
South 63° 37' 47" East, a distance of 220.50 feet to the **POINT OF BEGINNING** and containing 2.00 acres of land as shown on a plat that accompanies this description.

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

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700



Larry J. Pollok, RPLS # 5186
November 18, 2025



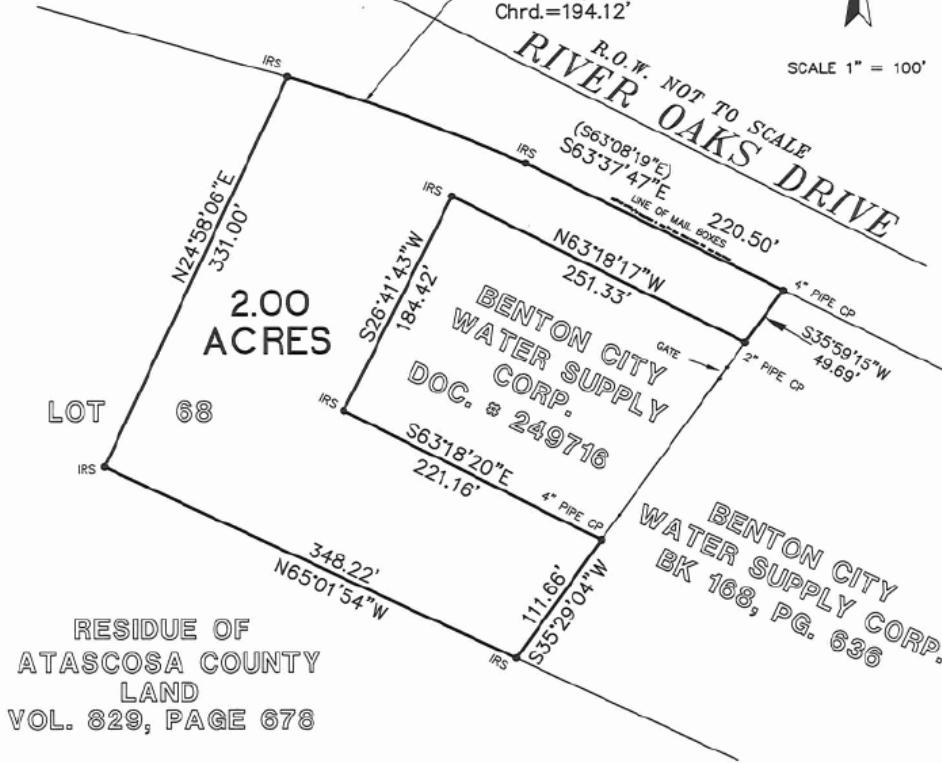
Refer: 25-504

FRANCISCO DE LA GARZA
SURVEY NO. 46
ABSTRACT NO. 277

R=1575.67'
L=194.25'
D=7°03'48"
Chrd.Brng=S69°55'39"E
Chrd.=194.12'



SCALE 1" = 100'



RESIDUE OF
ATASCOSA COUNTY
LAND
VOL. 829, PAGE 678

SURVEY PLAT OF 2.00 ACRES OF LAND OUT OF THE FRANCISCO DE LA GARZA SURVEY NO. 46, ABSTRACT 277, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO ATASCOSA COUNTY IN THE DEED OF RECORD IN BOOK 829, PAGE 678 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND FURTHER BEING A PART OR PORTION OF LOT 68, RIVER OAKS SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN CABINET A, SHEET 108A (NPC) NEW PLAT CABINET 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 MARIA VELA. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE: BK 829, PG. 678 - DEED
VOL. A, PG. 108-A

LEGEND

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



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 18th DAY OF NOVEMBER, 2025 A.D.

LARRY J. POLLOK

R.P.L.S. NO.5186

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JOB NO. 25-504