

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 3 tracts of land out of an original 140 acres, more or less, described in a Deed, Instrument Number 188729, Official Public Records, Atascosa County, Texas, and being currently owned by Sheila Dianne Conaway (Russell), 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 _____, 2026.

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



Registration for Division of Land in Atascosa County

I Sheila Emery Russell am the owner of the attached filed division of land located at THORNTON Ranch, Lot 71, ACRES 100.25 (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



Date: May 5, 2026

Signature:

Sheila D. Conaway (Russell)
SR.

Printed Name:

Sheila D. Rossett Conaway Russell

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jessica Ann Pawelek Kidd, 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 May 5, 2026



Jessica Ann Pawelek Kidd
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.

GIFT WARRANTY DEED

Date: July 9th, 2018

Grantor: DAVID W. MILLS and wife, MARY LOU MILLS

Grantor's Mailing Address: 523 Commerce, Pleasanton, Atascosa County, Texas 78064

Grantee: SHEILA DIANNE CONAWAY, as her sole and separate property

Grantee's Mailing Address: 11514 Windtree, San Antonio, Bexar County, Texas 78253

Consideration: Love and affection borne by Grantor for Grantee

Property (together with all improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservation(s) from Conveyance:

- NONE

Exception(s) 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, GIVES, 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. When the context requires, singular nouns and pronouns include the plural.

[Signatures to follow on the next page]

188729

3 pgs
D

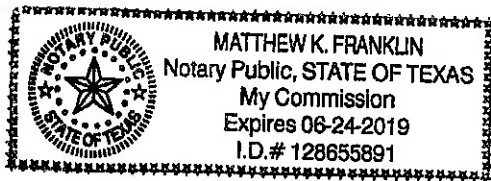


David W. Mills
DAVID W. MILLS

Mary Lou Mills
MARY LOU MILLS

THE STATE OF TEXAS:

This instrument was acknowledged before me on this the 9th day of July, 2018, by David W. Mills and wife, Mary Lou Mills.



Matthew K. Franklin
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:

Matthew K. Franklin
120 Preston Street
Pleasanton, TX 78064

AFTER RECORDING RETURN TO:

Sheila D. Conaway
11514 Windtree
San Antonio, TX 78253

Exhibit "A"

TRACT ONE:

BEING all of Farm Tract No. Seventy-One (71), THORNTON RANCH SUBDIVISION, Atascosa County, Texas, as per map or plat of said Subdivision of record in the Plat Records of Atascosa County, Texas. Said Tract 71 being approximately 100.7 acres of land, more or less, and being that same property described as Tract Two in a Correction Warranty Deed from Mary Lou Mills to David W. Mills of record under Clerk's File No. 56592, Official Public Records, Atascosa County, Texas.

TRACT TWO:

BEING all of that certain 40.00 acre tract or parcel of land out of Tracts Thirty-Six (36) and Thirty-Seven (37) of the THORNTON RANCH SUBDIVISION as per map or plat of said Subdivision of record in the Plat Records of Atascosa County, Texas. Said 40.00 acres being more particularly described by metes and bounds in a Correction Warranty Deed from Mary Lou Mills to David W. Mills of record under Clerk's File No. 56592, Official Public Records, Atascosa County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales

Diane Gonzales County Clerk

Atascosa County Texas

July 11 2018 09 32 46 AM

FEE \$34.00

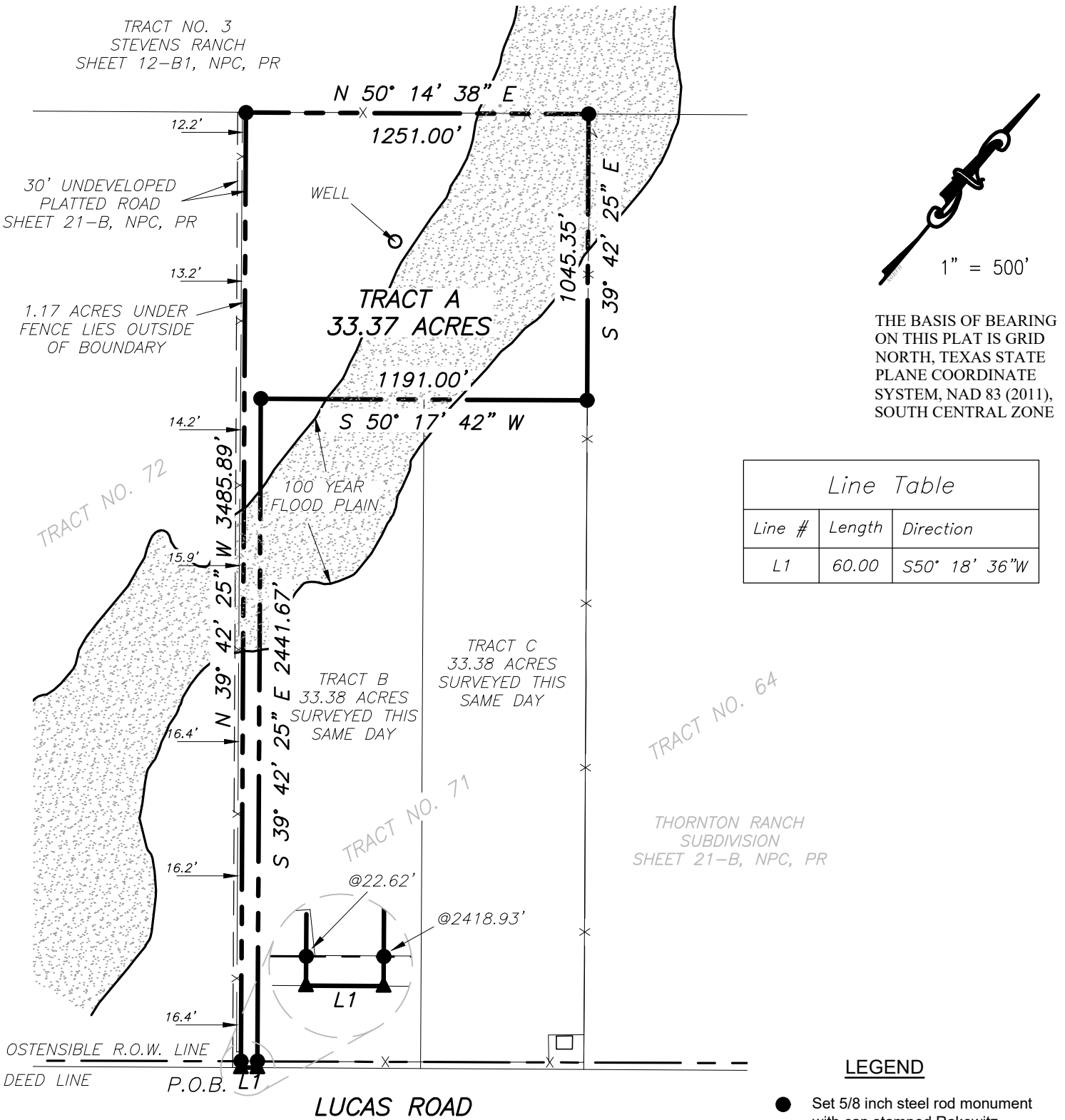
MVALDEZ

188729

D

EXHIBIT OF SURVEY

OF
A 33.37 ACRE TRACT OF LAND, CALLED TRACT A, OUT OF A CALLED 100.17 ACRE TRACT OF LAND,
BEING TRACT NO. 71 OF THE THORNTON RANCH SUBDIVISION, ATASCOSA COUNTY, TEXAS



Prepared for:
Sheila Russell

REFERENCES:

DEED: Clerk's File No. 188729, OPR
PLAT: Sheet No. 21-B, NPC, PR
Flood plain panel #48013C0375C
Issued date: 11-04-2010

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



RAKOWITZ
Engineering & Surveying

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

Date of survey: May 28, 2026

Job No. 26-3869

State of Texas
County of Atascosa

Field notes for a tract of land containing 33.37 acres, called Tract A, out of a called 100.07 acre tract of land, being Tract No. 71 of the Thornton Ranch Subdivision, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey, prepared for Sheila Russell, on May 28, 2026, and under Job No. 26-3869.

A tract of land containing 33.37 acres, called Tract A, out of a called 100.07 acre tract of land, being Tract No. 71 of the Thornton Ranch Subdivision, Atascosa County, Texas, described in an instrument, recorded in Clerk's File No. 188729, Official Public Records, Atascosa County, Texas, and Sheet No. 21-B, New Plat Cabinet, Plat Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a calculated point being the South corner of said Tract No. 71, lying at the East corner of a section of a 30 foot undeveloped, platted road, described in an instrument, recorded in Sheet 21-B, New Plat Cabinet, Plat Records, Atascosa County, Texas, and lying within Lucas Road, which bears South 39° 42' 25" East, 22.62 feet from a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set on the ostensible right of way line of Lucas Road, being the occupied South corner of said Tract No. 71, said point of beginning being the South corner of this tract of land;

Thence North 39° 42' 25" West, along the Southwest line of said Tract No. 71, and the Northeast line of said 30 foot undeveloped, platted road, at 22.62 feet passing said point being the occupied South corner of said Tract No. 71, in all a total distance of 3485.89 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the West corner of said Tract No. 71, being the North corner of said section of 30 foot undeveloped, platted road, and lying on the Southeast line of Tract No. 3 of Stevens Ranch Subdivision, described in an instrument, recorded in Sheet 12-B1, New Plat Cabinet, Plat Records, Atascosa County, Texas, said point being the West corner of this tract of land;

Thence North 50° 14' 38" East, 1251.00 feet, along the Northwest line of said Tract No. 71, being the Southeast line of said Tract No. 3, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the North corner of said Tract No. 71, being the West corner of Tract No. 64 of said Thornton Ranch Subdivision, said point being the North corner of this tract of land;

Thence South 39° 42' 25" East, 1045.35 feet, along the Northeast line of said Tract No. 71, being the Southwest line of said Tract No. 64, to a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, being the North corner of a 33.38 acre tract of land, called Tract C, surveyed this same day, said point being the upper East corner of this tract of land;

Thence across said Tract No. 71, the following bearings and distances:

South 50° 17' 42" West, 1191.00 feet, along the Northwest line of said Tract C, and a 33.38 acre tract of land, called Tract B, surveyed this same day to a set point marked by a 5/8 inch

steel rod monument with a cap stamped Rakowitz Engineering and Surveying, being the West corner of said Tract B, said point being a reentrant corner of this tract of land;

South 39° 42' 25" East, along the Southwest line of said Tract B, at 2418.93 feet, passing a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, being the South corner of the occupied boundary of said Tract B, and the lower East corner of the occupied boundary of this tract of land, continuing across said Lucas Road, in all a total distance of 2441.67 feet, to a calculated point, lying on the Southeast line of said Tract No. 71, being the South corner of said Tract B, said calculated point being the lower East corner of this tract of land;

Thence South 50° 18' 36" West, 60.00 feet, along the Southeast line of said Tract No. 71, and across said Lucas 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 33.37 acres, called Tract A as shown on the accompanying Exhibit of Survey prepared for Sheila Russell, dated May 288, 2026, 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.

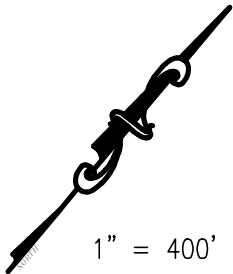
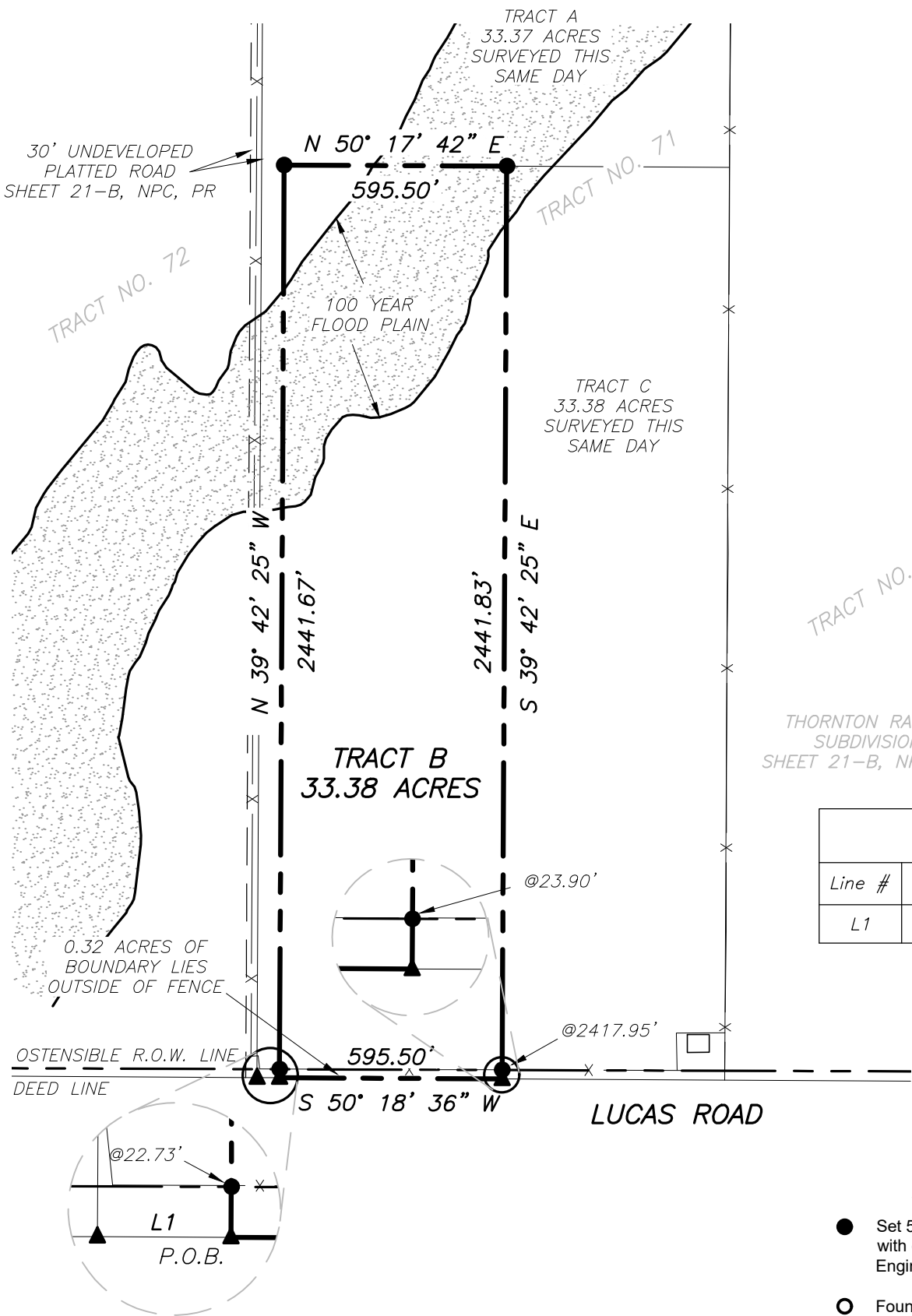
Walt F. Rakowitz

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



EXHIBIT OF SURVEY

OF
A 33.38 ACRE TRACT OF LAND, CALLED TRACT B, OUT OF A CALLED 100.17 ACRE TRACT OF LAND,
BEING TRACT NO. 71 OF THE THORNTON RANCH SUBDIVISION, ATASCOSA COUNTY, TEXAS



1" = 400'

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

Line Table

Line #	Length	Direction
L1	60.00	N50° 18' 36"E

LEGEND

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

- Boundary line
- Adjoiner
- X --- Barbed wire fence
- OHE --- OHE --- Overhead electric

Prepared for:
Sheila Russell

REFERENCES:

DEED: Clerk's File No. 188729, OPR
PLAT: Sheet No. 21-B, NPC, PR
Flood plain panel #48013C0375C
Issued date: 11-04-2010

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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



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

Date of survey: May 28, 2026
Job No. 26-3869

State of Texas
County of Atascosa

Field notes for a tract of land containing 33.38 acres, called Tract B, out of a called 100.07 acre tract of land, being Tract No. 71 of the Thornton Ranch Subdivision, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey, prepared for Sheila Russell, on May 28, 2026, and under Job No. 26-3869.

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Beginning at a calculated point lying on the Southeast line of said Tract No. 71, being the lower East corner of a 33.37 acre tract of land, called Tract A, surveyed this same day, and lying within Lucas Road, which bears North 50° 18' 36" East, 60.00 feet from a calculated point, being the South corner of said Tract No. 71, and the South corner of a 33.37 acre tract of land, called Tract A, surveyed this same day, and the East corner of a section of a 30 foot undeveloped, platted road, said calculated point of beginning being the South corner of this tract of land;

Thence across said Tract No. 71 the following bearings and distances;

North 39° 42' 25" West, along a common line of said Tract A, at 22.73 feet passing said point being the occupied lower East corner of said Tract A, in all a total distance of 2441.67 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set for a reentrant corner of said Tract A, said point being the West corner of this tract of land;

North 50° 17' 42" East, 595.50 feet, along a common line of said Tract A, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the West corner of a 33.38 acre tract of land, called Tract C, surveyed this same day, said point being the North corner of this tract of land;

South 39° 42' 25" East, along the Southwest line of said Tract C, at 2417.95 feet, passing a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, being the South corner of the occupied boundary of said Tract C, and the east corner of the occupied boundary of this tract of land, continuing across Lucas Road, in all a total distance of 2441.83 feet, to a calculated point, lying on the Southeast line of said Tract No. 71, being the South corner of said Tract B, said calculated point being the East corner of this tract of land;

Thence South 50° 18' 36" West, 595.50 feet, along the Southeast line of said Tract No. 71, and across Lucas 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 33.38 acres, called Tract B as shown on the accompanying Exhibit of Survey prepared for Sheila Russell, dated May 28, 2026, 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.

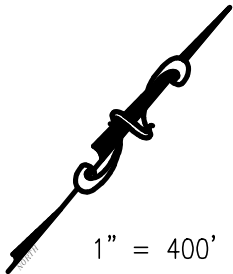
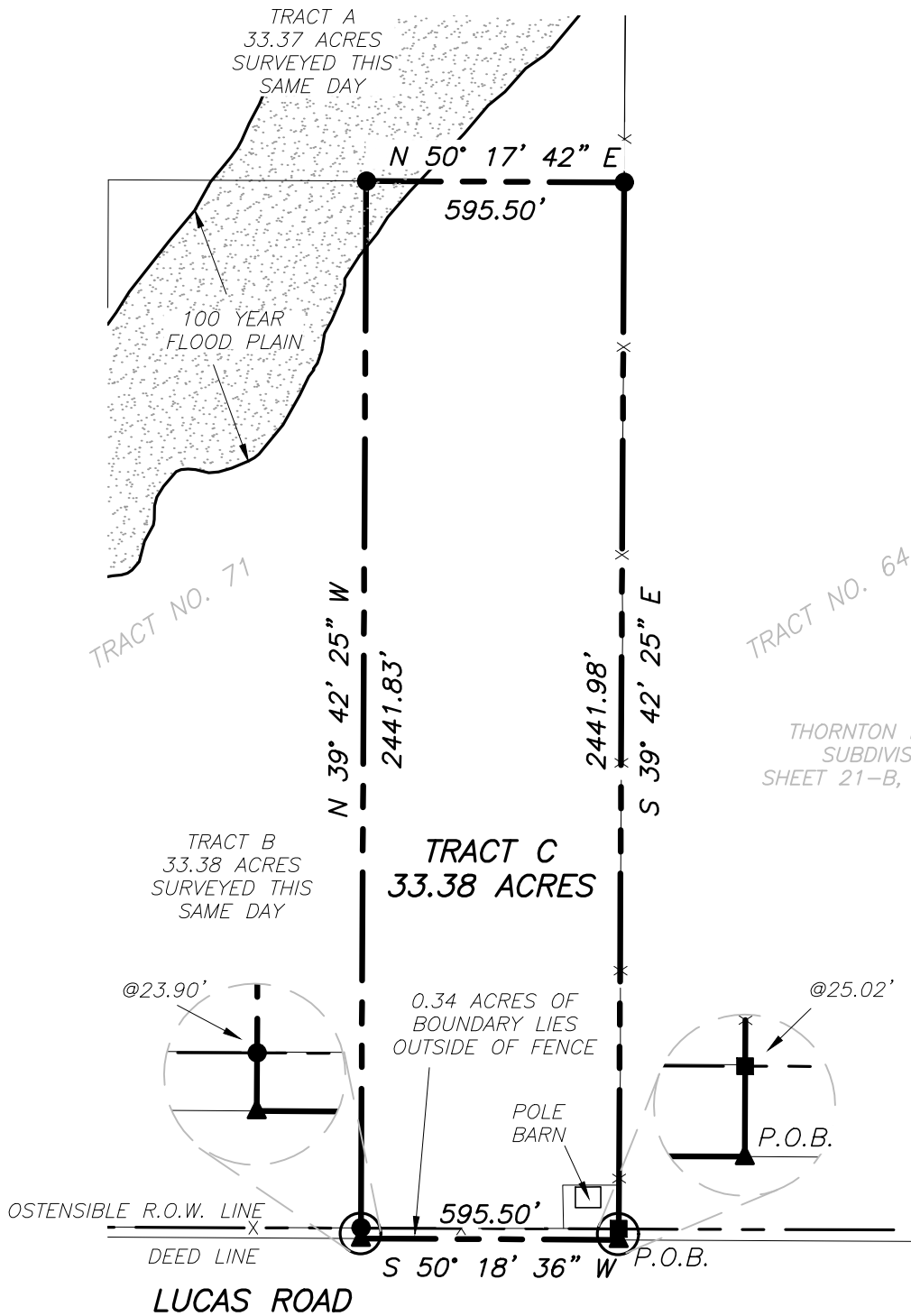
Walt F. Rakowitz

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



EXHIBIT OF SURVEY

OF
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BEING TRACT NO. 71 OF THE THORNTON RANCH SUBDIVISION, ATASCOSA COUNTY, TEXAS



1" = 400'

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NORTH, TEXAS STATE
PLANE COORDINATE
SYSTEM, NAD 83 (2011),
SOUTH CENTRAL ZONE

LEGEND

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- Found steel pipe corner post
- ▲ A calculated point

- Boundary line
- Adjoiner
- X --- Barbed wire fence
- OHE --- OHE --- Overhead electric

Prepared for:
Sheila Russell

REFERENCES:

DEED: Clerk's File No. 188729, OPR
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VISIBLE ENCROACHMENTS ARE SHOWN

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knowledge and belief it is a true and
correct representation of said survey.



Walt F. Rakowitz



RAKOWITZ
Engineering & Surveying

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

Date of survey: May 28, 2026
Job No. 26-3869

State of Texas
County of Atascosa

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Beginning at a calculated point being the East corner of said Tract No. 71, the South corner of Tract No. 64 of said Thornton Ranch Subdivision, and lying within Lucas Road, which bears South 39° 42' 25" East, 25.02 feet from a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set on the ostensible right of way line of Lucas Road, being the occupied East corner of said Tract No. 71, said calculated point of beginning being the East corner of this tract of land;

Thence South 50° 18' 36" West, 595.50 feet, along the Southeast line of said Tract No. 71, and across Lucas Road, to a calculated point, being the East corner of a 33.38 acre tract of land, called Tract B, surveyed this same day, said calculated point being the South corner of this tract of land;

Thence North 39° 42' 25" West, across said Tract No. 71, and Lucas Road, being a common line of said Tract B, at 23.90 feet, passing a point marked by a 5/8 inch steel rod monument, being the occupied East corner of said Tract B, and the occupied South corner of this tract, in all a total distance of 2441.83 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the North corner of said Tract B, and lying on a Southeast line of a 33.37 acre tract of land, called Tract A, surveyed this same day, said point being the West corner of this tract of land;

Thence North 50° 17' 42" East, 595.50 feet, continuing across said Tract No. 71, being a Southeast line of said Tract A, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, lying on the Northeast line of said Tract No. 71, being the Southwest line of said Tract No. 64, set for the upper East corner of said Tract A, said point being the North corner of this tract of land;

Thence South 39° 42' 25" East, 2441.98 feet, along the Northeast line of said Tract No. 71, being the Southwest line of said Tract No. 64, 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 33.38 acres, called Tract C as shown on the accompanying Exhibit of Survey prepared for Sheila Russell, dated May 28, 2026, 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

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

