



Registration for Division of Land in Atascosa County

I Christopher Starowitz, am the owner of the attached filed division of land located at ABS A00798 M SCHNEIDER SV-1406, 77.15 ACRES (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: 06/08/2026

Signature: _____

Printed Name: Christopher Starowitz

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Christopher Starowitz, 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 June 8th, 2026.



Notary Public, in and for
State of Texas



Registration for Division of Land in Atascosa County

I Krystal Elaine Starowitz, am the owner of the attached filed division of land located at ABS A00798 M SCHNEIDER SV-1406, 77.15 ACRES (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: 07/16/2026

Signature:

Printed Name:

Krystal Elaine Starowitz

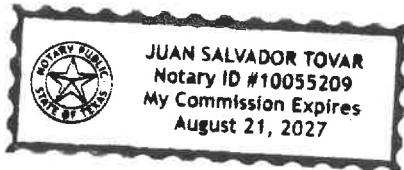
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned Notary Public, on this day personally appeared Krystal Elaine Garza, 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 July 16, 2026.



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: November 12, 2025

Grantor: JOHN B. RUTAN, JR. and spouse, PATRICIA GAE RUTAN

Grantor's Mailing Address: 2880 County Road 307
Jourdanton, Atascosa County, Texas 78026

Grantee: CHRISTOPHER THOMAS STAROWITZ and spouse, KRYSTAL ELAINE STAROWITZ

Grantee's Mailing Address: 2509 Wernecke Avenue
Mission, Hidalgo County, Texas 78574

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 Eight Hundred Thirty Three Thousand and 00/100 Dollars (\$833,000.00), payable to the order of CAPITAL FARM CREDIT, ACA, as agent/nominee. 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 CAPITAL FARM CREDIT, ACA, as agent/nominee, in this Deed and by a Deed of Trust of even date from Grantee to JEFFREY C. NORTE, Trustee.

Property (together with all improvements):

BEING 81.50 acres of land, more or less, being 77.15 acres, more or less, out of Michael Schneider Survey No. 1406, Abstract 798 and 4.35 acres, more or less, out of Jose Maria Ortega Survey No. 93, Abstract 658, Atascosa County, Texas; said 81.50 acres being more particularly described by metes and bounds on Exhibit A, attached hereto and incorporated herein for all purposes.

Reservations from Conveyance: Grantor does hereby **RESERVE** unto Grantor, and Grantor's heirs, successors, and assigns, all of the oil, gas and other minerals owned by Grantor, in, on and under and that may be produced from the above described Property, together with all rights and privileges appurtenant thereto. If the mineral estate is subject to existing production or an existing lease, then this reservation shall include the production, the lease, and all benefits therefrom. This reservation also includes any and all future and reversionary interests in the oil, gas, and other minerals that Grantor is currently entitled to, and/or those that may be otherwise associated with Grantors' interest(s) in the mineral estate in, on, and under the Property. Notwithstanding the above, Grantor and Grantor's heirs, successors, and assigns hereby waive and convey unto Grantee, Grantee's heirs, successors, and assigns any and all surface rights associated with the mineral interest(s) reserved herein, including the rights of ingress and egress over the surface of the Property for mining, drilling, exploring, operating, and developing the surface of the Property for oil, gas, and other minerals and for removing them from the Property. Grantor and Grantor's heirs, successors, and assigns agree that all future oil, gas, and mineral leases executed by them shall specifically prohibit any use of the surface of the Property, and hereby acknowledge and agree that Grantee and Grantee's heirs, successors, and assigns shall never be under any obligation or have any duty to allow Grantor, Grantor's heirs, successors, assigns, and/or lessees to use the surface of the Property for the purposes of accessing, mining, drilling, operating, exploring, and/or developing the mineral interests reserved herein by Grantor. However, Grantor's waiver of surface rights herein shall not be construed as

a waiver of the right of Grantor, Grantor's heirs, successors, assigns, and lessees to explore, develop, or produce the mineral estate herein reserved with wells with surface locations on lands other than the Property, including, but not limited to, directional and/or horizontal wells that travel beneath the Property, or by pooling its oil, gas, and mineral interests with lands adjoining the Property in accordance with the laws and regulations of the State of Texas.

Exceptions to Conveyance and Warranty:

- Any visible or apparent roadway or easement over or across the subject Property, the existence of which does not appear of record.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records of Atascosa County, Texas.
- All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the survey of the Property, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Atascosa County, Texas.
- Any encroachment, encumbrance, violation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property.
- Any restrictions, covenants, rules, and/or regulations concerning the subdivision of land adopted by the City, County, and/or Municipality in which the subject Property is located.
- Oil lease dated December 15, 1954, executed by R.R. Meadows, et ux, to Lone Star Prod. Co., recorded in Volume 237, Page 631, Deed Records, Atascosa County, Texas and utilization agreement dated September 30, 1963, recorded in Volume 295, Page 515, Deed Records, Atascosa County, Texas and ratified in Volume 299, Page 482, Deed Records, Atascosa County, Texas.
- Right-of-Way Easement dated June 25, 1956, executed by R.R. Meadows, et ux, to Central Power and Light Co., recorded in Volume 251, Page 267, Deed Records, Atascosa County, Texas.
- Right-of-Way Easement dated January 11, 1957, executed by R.R. Meadows, et ux, to Central Power and Light Co., recorded in Volume 257, Page 103, Deed Records, Atascosa County, Texas.
- Right-of Way Easement dated March 14, 1975, executed by R.R. Meadows, et ux, to Central Power and Light Co., recorded in Volume 414, Page 13, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Special Assumption Warranty Deed with Vendor's Lein dated April 25, 1988, executed by Helen Fay Meadows to Rollen Carley Meadows, recorded in Volume 797, Page 732, Deed Records, Atascosa County, Texas.
- Oil Lease dated March 8, 1996, executed by Helen F. Meadows, et al., to Minataur Minerals, Inc., recorded in Book 46, Page 871, Official Public Records, Atascosa County, Texas.
- Oil Lease dated March 6, 1996, executed by R. Carley Meadows, et al., to Minataur Minerals, Inc., recorded in Book 46, Page 875, Official Public Records, Atascosa County, Texas.

- Texas Railroad Commission Letters dated February 24, 1997, recorded in Book 66, Page 791, Official Public Records, Atascosa County, Texas and recorded in Book 66, Page 792, Official Public Records, Atascosa County, Texas.
- Texas Railroad Commission Letters dated March 5, 1998, recorded in Book 88, Page 607, Official Public Records of aforesaid instrument.
- Mineral and/or Royalty Reservation as set out in Exchange Warranty Deed dated December 31, 2001, executed by R.C. Meadows, et ux, to Patrick Ross Meadows, recorded in Book 191, Page 437, Official Public Records, Atascosa County, Texas.
- Royalty Interest as described in instrument filed for record on February 13, 2002, recorded in Book 191, Page 426, Official Public Records, Atascosa County, Texas.
- Royalty Deed dated December 7, 2004, executed by Rollen Carley Meadows as Trustee of the Rollen Carley Meadows Revocable Living Trust, recorded in Book 295, Page 646, Official Public Records, Atascosa County, Texas.
- Texas Railroad Commission Letters dated June 11, 2008, filed for record on June 12, 2008, under Clerk's File No. 99039, Official Public Records, Atascosa County, Texas, Clerk's File No. 99040, Official Public Records, Atascosa County, Texas; and Clerk's File No. 99041, Official Public Records, Atascosa County, Texas.
- Right-of-Way Easement dated May 24, 2011, executed by John B. Rutan, Jr. to Benton City Water Supply Corporation, recorded under Clerk's File No. 121931, Official Public Records, Atascosa County, Texas.
- Oil Lease dated August 13, 2012, executed by John B. Rutan, Jr. to Elite Land Services, recorded under Clerk's File No. 136512, Official Public Records, Atascosa County, Texas.
- Oil Lease dated August 13, 2012, executed by Helen Fay Meadows by Patrick Ross Meadows, her Attorney in Fact, to Elite Land Services, recorded under Clerk's File No. 136531, Official Public Records, Atascosa County, Texas.
- Right-of-Way Easement dated August 14, 2015, executed by Leona K. Meadows to Benton City Water Supply Corporation, recorded under Clerk's File No. 165410, Official Public Records, Atascosa County, Texas.
- Oil Lease dated August 10, 2012, executed by Patrick Ross Meadows and Corinne Robles-Meadows to Elite Land Services, recorded under Clerk's File No. 136546, Official Public Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Warranty Deed dated August 24, 2020, executed by Patrick Ross Meadows and Corinne Robles-Meadows to Thomas Paul Starowitz and Terri Branton Starowitz, recorded under Clerk's File No. 207008, Official Public Records, Atascosa County, Texas.
- Right-of-Way Easement dated September 14, 2020, executed by Thomas Pail Starowitz and Terri Branton Starowitz to Benton City Water Supply Corporation, recorded under Clerk's File No. 213346, Official Public Records, Atascosa County, Texas.

Grantor, owner of the Property, for the Consideration and subject to the Reservations from Conveyance 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 Conveyance 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.

The Vendor's Lien and superior title to the Property are retained for the benefit of CAPITAL FARM CREDIT, ACA, as agent/nominee and are transferred to that party, without recourse on Grantor.

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

{SIGNATURES AND ACKNOWLEDGMENTS BEGIN ON NEXT PAGE}

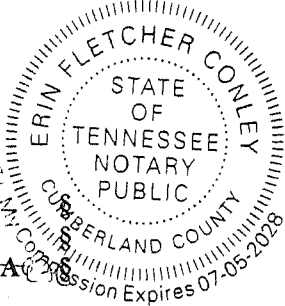
{REMAINDER OF PAGE INTENTIONALLY BLANK}

John B. Rutan Jr.
JOHN B. RUTAN, JR.

Patricia Gae Rutan
PATRICIA GAE RUTAN

Tennessee
STATE OF ~~TEXAS~~ §
PICKETT §
COUNTY OF ~~ATASCOSA~~ §

This instrument was acknowledged before me on this the 17th day of November, 2025, by JOHN B. RUTAN, JR.



Erin Fletcher Conley
NOTARY PUBLIC, STATE OF ~~TEXAS~~ §
Tennessee

Tennessee
STATE OF ~~TEXAS~~ §
PICKETT §
COUNTY OF ~~ATASCOSA~~ §

This instrument was acknowledged before me on this the 17th day of November, 2025, by PATRICIA GAE RUTAN.

Erin Fletcher Conley
NOTARY PUBLIC, STATE OF ~~TEXAS~~ §
Tennessee

PREPARED IN:

Law Office of Jaime J. Trevino Jr., PLLC
P.O. Box 163
Pleasanton, TX 78064

AFTER RECORDING RETURN TO:

Christopher and Krystal Starowitz
2509 Wernecke Avenue
Mission, TX 78574

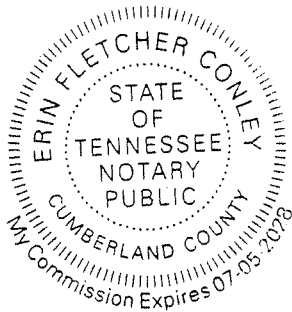


EXHIBIT A

STATE OF TEXAS
COUNTY OF ATASCOSA

PREPARED FOR: Dana Repka

FIELD NOTES TO DESCRIBE

An 81.50 Acre Tract of land being situated about 6.8 miles N 62° W of Jourdanton in Atascosa County, Texas, being 77.15 Acres out of Survey No. 1406, Abstract No. 798, Michael Schneider, original Grantee, and 4.35 Acres out of Survey No. 93, Abstract No. 658, Jose Maria Ortega, original grantee, and being all of an 81.50 Acre Tract of land conveyed as Tract 2 from R.C. Meadows to Patrick Rost Meadows and Dana Lynn Repka by Deed dated December 31, 2001 and recorded in Volume 191, Page 437 of the Official Public Records of Atascosa County, Texas, and being more particularly described as follows:

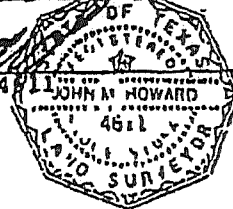
- BEGINNING:** At a 5/8" iron pin set by corner post, in the North line of County Road 307, taken as the Northeast corner of Survey No. 1406 and for the South corner of a 159.80 Acre Tract (Volume 87, Page 808, Official Public Records) and the lower East corner of said 81.50 Acre Tract as fenced and the East corner of this tract;
- THENCE:** With fence and the North line of said road and the South line of said 81.50 Acre Tract as fenced as follows:
S 76° 45' 36" W 662.45 feet to a 5/8" iron pin set for an angle point; S 76° 40' 43" W 176.00 feet to a 6" cedar post found for an angle point;
S 76° 51' 03" W 999.12 feet to a 5/8" iron pin set for an angle point;
S 79° 12' 34" W 102.23 feet to a 5/8" iron pin set for an angle point; S 83° 10' 29" W 517.94 feet to a 5/8" iron pin set for the East corner of an 81.50 Acre Tract (Tract 1, this day surveyed) and the South corner of this tract;
- THENCE:** N 28° 00' 03" W 2965.40 feet, at about 2049.40 feet pass the West line of Survey No. 1406, continuing to a 5/8" iron pin set under fence in the upper Southwest line of a 163.31 Acre Tract (this day surveyed) for an angle point of said 81.50 Acre Tract (Tract 1) and the West corner of this tract;
- THENCE:** S 60° 41' 26" E 766.81 feet with fence to a 5/8" iron pin set by corner post taken as the Southwest corner of Survey No. 1221 and for the West corner of said 159.80 Acre Tract and an angle point of said 81.50 Acre Tract (Tract 2) and an angle point of this tract;
- THENCE:** S 60° 52' 17" E 3580.04 feet with the North line of Survey No. 1406 and of said 81.50 Acre Tract as fenced to the POINT OF BEGINNING.

Bearings shown herein are geodetic from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 11th day of May, 2004.

John Howard, R.P.S. No. 411
402 State Highway 173 S
Hondo, Texas 78861
(830) 426-4776



RECORD'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.

CONFORMED COPY
OFFICIAL PUBLIC RECORDS

Theresa Carrasco

Theresa Carrasco, County Clerk

Atascosa County Texas

November 18, 2025 11:19:28 AM

FEE: \$45.00 YSALINAS

256947

WDVL

LYNSEY F. VINKOFF
DOC. 87338

J. M. ORTEGA
SURVEY NO. 93
ABSTRACT NO. 658

GEORGE HECTORNE
SURVEY NO. 1221
ABSTRACT NO. 371

ROBERT SCOTT DIAL
DOC. # 93692

TR. 4
42.00
ACRES

TR. 2
11.00
ACRES

TR. 1
11.00
ACRES

TR. 3
17.51
ACRES

THOMAS PAUL STAROWITZ
AND WIFE
TERRI BRANTON STAROWITZ
DOC. 207008

MICHAEL SCHNEIDER
SURVEY NO. 1406
ABSTRACT NO. 798

SURVEY PLAT AND PARTITION OF 81.51 ACRES OF LAND OUT OF
THE MICHAEL SCHNEIDER SURVEY NO. 1406, ABSTRACT NO. 798 AND
THE J. M. ORTEGA SURVEY NO. 93, ABSTRACT NO. 658, ATASCOSA
COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE
TO JOHN RUTAN, JR. IN THE DEED OF RECORD IN DOCUMENT 75449
OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) THIS PLAT WAS PREPARED FOR JOHN RUTAN, JR. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY OR TO RESEARCH 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 JOHN RUTAN, JR. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY OR TO RESEARCH FOR EASEMENTS ON THIS TRACT OF LAND.
- 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:
DOC. # 75449 - DEED



SCALE 1" = 400'

LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET
- W - WIRE
- CP - CORNER POST
- DDMM/SS" DIST. - FIELD
- (DDMM/SS" DIST.) - RECORD
- X - BARBED WIRE FENCE
- PO - POWER/UTILITY POLE
- WM - WATER WELL/WATER METER (AS NOTED)
- ST - SEPTIC TANK
- CL - CHAIN LINK FENCE
- W - 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 1ST DAY OF DECEMBER, 2025 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186
25-513

© 2025 ALL RIGHTS RESERVED

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 11.00 ACRES OF LAND
TRACT 1

BEING 11.00 ACRES OF LAND OUT OF THE MICHAEL SCHNEIDER SURVEY NO. 1406, ABSTRACT NO. 798, ATASCOSA COUNTY, TEXAS AND BEING KNOWN AS TRACT 1 IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO JOHN RUTAN, JR. IN THE DEED OF RECORD IN DOCUMENT 75449 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 5/8" pin on the northwesterly right-of-way of County Road 307 for the southerly corner of the Robert Scott Dial land as described in Documents 93692 of the Official Public Records of Atascosa County, Texas and the easterly corner of the Rutan land and of this tract;

THENCE with said right-of-way as follows:

South 76° 43' 23" West, a distance of 660.72 feet to a found 5/8" pin;

South 76° 50' 12" West, a distance of 713.00 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the southeasterly corner of a 11.00 acre tract known as Tract 2 in this survey and partition and the southwesterly corner of this tract;

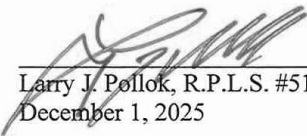
THENCE North 27° 55' 42" East, into and across the Rutan land and with the common line of said Tract 2, a distance of 925.49 feet to a set 1/2" rebar with a "Pollok & Sons" cap on the southwesterly line of the aforementioned Dial land for the northeasterly corner of said Tract 2 and the northerly corner of this tract;

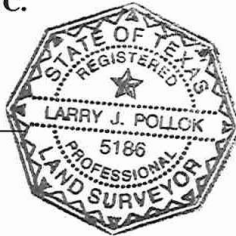
THENCE South 60° 52' 32" East, with the common line of said Dial land, a distance of 1034.68 feet to the **POINT OF BEGINNING** and containing 11.00 acres of land as shown on a plat that accompanies this description.

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

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700


Larry J. Pollok, R.P.L.S. #5186
December 1, 2025



Refer. 25-513

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 11.00 ACRES OF LAND
TRACT 2

BEING 11.00 ACRES OF LAND OUT OF THE MICHAEL SCHNEIDER SURVEY NO. 1406, ABSTRACT NO. 798, ATASCOSA COUNTY, TEXAS AND BEING KNOWN AS TRACT 2 IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO JOHN RUTAN, JR. IN THE DEED OF RECORD IN DOCUMENT 75449 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the northwesterly right-of-way of County Road 307 for the southwesterly corner of a 11.00 acre tract known as Tract 1 in this survey and partition and the southeasterly corner of this tract from which a found $\frac{5}{8}$ " pin on the northwesterly right-of-way of County Road 307 for the southerly corner of the Robert Scott Dial land as described in Document 93692 of the Official Public Records of Atascosa County, Texas and the easterly corner of the Rutan land bears North $76^{\circ} 50' 12''$ East, a distance of 713.00 feet and North $76^{\circ} 43' 23''$ East, a distance of 660.72 feet;

THENCE South $76^{\circ} 50' 12''$ West, with said right-of-way, a distance of 106.95 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of a 17.51 acre tract known as Tract 3 in this survey and partition and the southwesterly corner of this tract;

THENCE North $15^{\circ} 23' 05''$ West, into the Rutan land and with the common line of said Tract 3, a distance of 722.62 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of said Tract 3, the southeasterly corner of a 42.00 acre tract known as Tract 4 in this survey and partition, and a corner of this tract;

THENCE North $11^{\circ} 16' 26''$ East, a distance of 506.29 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southwesterly line of the aforementioned Dial land for the northeasterly corner of said Tract 4 and the northerly corner of this tract;

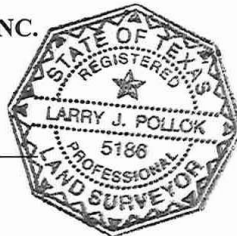
THENCE South $60^{\circ} 52' 32''$ East, with the common line of said Dial land, a distance of 721.56 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northerly corner of the aforementioned Tract 1 and the easterly corner of this tract;

THENCE South $27^{\circ} 55' 42''$ West, into and across the Rutan land and with the common line of said Tract 1, a distance of 925.49 feet to the **POINT OF BEGINNING** and containing 11.00 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, R.P.L.S. #5186
December 1, 2025



Refer. 25-513

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 17.51 ACRES OF LAND
TRACT 3

BEING 17.51 ACRES OF LAND OUT OF THE MICHAEL SCHNEIDER SURVEY NO. 1406, ABSTRACT NO. 798, ATASCOSA COUNTY, TEXAS AND BEING KNOWN AS TRACT 3 IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO JOHN RUTAN, JR. IN THE DEED OF RECORD IN DOCUMENT 75449 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the northwesterly right-of-way of County Road 307 for the southwesterly corner of a 11.00 acre tract known as Tract 2 in this survey and partition and the southeasterly corner of this tract from which a found $\frac{5}{8}$ " pin on the northwesterly right-of-way of County Road 307 for the southerly corner of the Robert Scott Dial land as described in Document 93692 of the Official Public Records of Atascosa County, Texas and the easterly corner of the Rutan land bears North $76^{\circ} 50' 12''$ East, a distance of 819.95 feet and North $76^{\circ} 43' 23''$ East, a distance of 660.72 feet;

THENCE with said right-of-way as follows:

South $76^{\circ} 50' 12''$ West, a distance of 357.16 feet to a found $\frac{5}{8}$ " pin;

South $79^{\circ} 26' 21''$ West, a distance of 102.25 feet to a found $\frac{5}{8}$ " pin;

South $83^{\circ} 12' 19''$ West, a distance of 518.55 feet to a found $\frac{5}{8}$ " pin for the southeasterly corner of the Thomas Paul Starowitz, et ux land as described in Document 207008 of the Official Public Records of Atascosa County, Texas and the southwesterly corner of the Rutan land and of this tract;

THENCE North $27^{\circ} 59' 31''$ West, with the common line of said Starowitz land, a distance of 503.54 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southwesterly corner of a 42.00 acre tract known as Tract 4 in this survey and partition and the northwesterly corner of this tract;

THENCE into the Rutan land and with the common line of said Tract 4 as follows:

North $47^{\circ} 32' 32''$ East, a distance of 671.07 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;

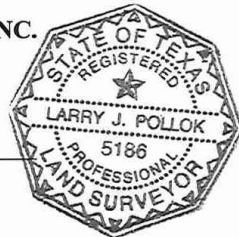
South $85^{\circ} 35' 49''$ East, a distance of 514.24 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 4, a corner of a 11.00 acre tract known as Tract 2 in this survey and partition, and the northeasterly corner of this tract;

THENCE South $15^{\circ} 23' 05''$ East, with the common line of said Tract 2, a distance of 722.62 feet to the **POINT OF BEGINNING** and containing 17.51 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, R.P.L.S. #5186
December 1, 2025



Refer. 25-513

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 42.00 ACRES OF LAND
TRACT 4

BEING 42.00 ACRES OF LAND OUT OF THE MICHAEL SCHNEIDER SURVEY NO. 1406, ABSTRACT NO. 798, ATASCOSA COUNTY, TEXAS AND BEING KNOWN AS TRACT 4 IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO JOHN RUTAN, JR. IN THE DEED OF RECORD IN DOCUMENT 75449 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap the easterly line of the Thomas Paul Starowitz, et ux land as described in Document 207008 of the Official Public Records of Atascosa County, Texas for the northwesterly corner of a 17.51 acre tract known as Tract 3 in this survey and partition and the southwesterly corner of this tract from which a found $\frac{5}{8}$ " pin on the northerly right-of-way of County Road 307 for the southeasterly corner of said Starowitz land and the southwesterly corner of the Rutan land bears South $27^{\circ} 59' 31''$ East, a distance of 503.54 feet;

THENCE North $27^{\circ} 59' 31''$ West, with the common line of said Starowitz land, a distance of 2460.94 feet to a found $\frac{5}{8}$ " pin on the southwesterly line of the Lynsey F. Vinikoff land as described in Document 87338 of the Official Public Records of Atascosa County, Texas for the northeasterly corner of said Starowitz land and the northerly corner of the Rutan land and of this tract;

THENCE South $60^{\circ} 41' 33''$ East, with the common line of said Vinikoff land, a distance of 766.80 feet to a found $\frac{5}{8}$ " pin for the southerly corner of said Vinikoff land, the westerly corner of the Robert Scott Dial land as described in Document 93692 of the Official Public Records of Atascosa County, Texas, and a corner of the Rutan land and of this tract;

THENCE South $60^{\circ} 52' 32''$ East, with the common line of said Dial land, a distance of 1823.78 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northerly corner of a 11.00 acre tract known as Tract 2 in this survey and partition and the southeasterly corner of this tract;

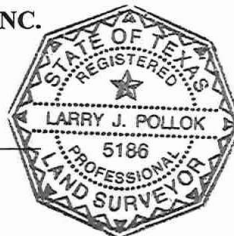
THENCE South $11^{\circ} 16' 26''$ West, into the Rutan land and with the common line of said Tract 2, a distance of 506.29 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for a corner of said Tract 2, the northeasterly corner of the aforementioned Tract 3, and the southeasterly corner of this tract;

THENCE with the common line of said Tract 3 as follows:
North $85^{\circ} 35' 49''$ West, a distance of 514.24 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $47^{\circ} 32' 32''$ West, a distance of 671.07 feet to the **POINT OF BEGINNING** and containing 42.00 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, R.P.L.S. #5186
December 1, 2025



Refer. 25-513

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR A 30 FEET EASEMENT

BEING A 30 FEET EASEMENT OUT OF THE MICHAEL SCHNEIDER SURVEY NO. 1406, ABSTRACT NO. 798, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO JOHN RUTAN, JR. IN THE DEED OF RECORD IN DOCUMENT 75449 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 5/8" pin on the northwesterly right-of-way of County Road 307 for the southeasterly corner of the Thomas Paul Starowitz, et ux land as described in Document 207008 of the Official Public Records of Atascosa County, Texas and the southwesterly corner of the Rutan land, of a 17.51 acre tract known as Tract 3 in this survey and partition and of this easement;

THENCE North 27° 59' 31" West, with the common line of said Starowitz land, a distance of 503.54 feet to a set ½" rebar with a "Pollok & Sons" cap for the southwesterly corner of a 42.00 acre tract known as Tract 4 in this survey and partition and the northwesterly corner of said Tract 3 and of this easement;

THENCE North 47° 32' 32" East, into the Rutan land and with the common line of said Tract 4, a distance of 30.98 feet to the northeasterly corner of this easement;

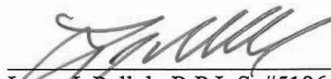
THENCE South 27° 59' 31" East, into and across said Tract 3, a distance of 522.91 feet to a point on the aforementioned northwesterly right-of-way of County Road 307 for the southeasterly corner of this easement;

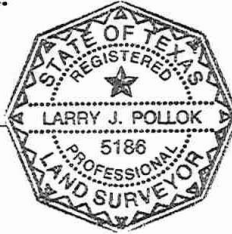
THENCE South 83° 12' 19" West, with said right-of-way, a distance of 32.18 feet to the **POINT OF BEGINNING** as shown on a plat that accompanies this description.

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

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700


Larry J. Pollok, R.P.L.S. #5186
December 1, 2025



Refer. 25-513