

**ATASCOSA COUNTY
COMMISSIONERS COURT
REGULAR MEETING
COMMISSIONERS COURTROOM, SUITE 203
September 14, 2026
9 a.m.**

If after the commencement of the meeting covered by this Notice, the Commissioners Court should determine that a closed or executive meeting or session of the Court is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Court. Purposes for a closed or executive meeting or session permitted by the Act include the following:

- 551.071 Consultation with Attorney.
- 551.072 Deliberation regarding real property.
- 551.073 Deliberation regarding prospective gifts.
- 551.074 Personnel Matters.
- 551.076 Deliberation regarding security devices or security audits.
- 551.0785 Deliberation involving medical or psychiatric records of individuals.
- 551.084 Investigation; exclusion of witness from hearing.
- 551.087 Deliberation regarding economic development negotiation.
- 551.088 Deliberation regarding test item.

AGENDA

1. Judge Cude: Call to Order.
2. Judge Cude: Prayer; Pledge of Allegiance.
3. Public Comments: This is the opportunity for citizens and guests to address the Commissioners' Court on any issue or any item of the agenda, in compliance with Tex. Gov't Code ~~Æ~~551.007. Commissioners' Court may not discuss any presented issue, nor may any action be taken on any issue at this time. Comments to be heard are limited to five (5) minutes each. (Attorney General Opinion ñ JC-0169) (Comments made during this time shall follow the Commissioners' Court Rules of Procedure and Decorum) The Commissioners' Court may not deliberate on any item that is not on the agenda. For such an item, the Commissioners' Court may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose that the item be placed on a future agenda. Tex. Gov't Code ~~Æ~~551.042.
4. Judge Brendel: Presentation of the order of adopting local rules for appointment of
County Court at counsel in criminal cases and scheduled of fees for payment of
Law: compensation to appointed counsel.
5. Judge Herrera: Discuss and/or take appropriate action concerning personnel:
J.P 1:
 - New Employee: Rebecca Casanova
 - Position: Court Clerk

Pay Rate: \$20.87 hourly
Salary Budget Area: 012-426-404
Start Date: September 14, 2026
Physical: complete
Drug Test: complete

New Employee: Isable Mares
Position: Clerk 2
Pay Rate: \$21.83 hourly
Salary Budget Area: 012-426-403
Start Date: September 14, 2026
Physical: n/a
Drug Test: n/a

6. Elizabeth Branson: Discuss and/or take appropriate action concerning personnel:
Veteran Services:

Existing Employee: Violet Corona
Position: Administrative Assistant
Pay Rate: \$22.79 hourly
Salary Budget Area: 012-458-404
Start Date: September 14, 2026
Physical: n/a
Drug Test: n/a

7. Trey Porter: Discuss and/or take appropriate action concerning personnel:
Maintenance:

Existing Employee: Dora Garcia
Position: Maintenance Technician
Pay Rate: \$22.31 hourly
Salary Budget Area: 012-460-402
Start Date: September 14, 2026
Physical: n/a
Drug Test: n/a

Existing Employee: Isaac Rodriguez
Position: Buildings and Yards Department
Pay Rate: \$22.31 hourly
Salary Budget Area: 012-460-402
Start Date: September 14, 2026
Physical: n/a
Drug Test: n/a

8. Sheriff Guerra: Discuss and/or take appropriate action regarding the pay increase from Tier 2 to Tier 1 for Deputy Ronald Sanchez Jr, Courthouse Security effective on May 18, 2026 and correcting payroll to reflect the same.

9. Sheriff Guerra: Discuss and/or take appropriate action concerning personnel:
New Employee: Cynthia Garza
Position: Reports Clerk

Pay Rate:	Part-Time at \$20.00 Hourly
Salary Budget Area:	012-440-403
Start Date:	September 14, 2026 9:00 a.m
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Yerenni Quintero
Position:	Chief Deputy/ Jail Administrator
Pay Rate:	\$37.21 hourly / 80 hours fluctuating;\$120.00 Mo. Uniform
Salary Budget Area:	012-440-410
Start Date:	September 14, 2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Dylan Wynns
Position:	Jail Captain
Pay Rate:	\$32.88 hourly; 80 hours fluctuating, \$200.00 mo. Uniforms;
Salary Budget Area:	012-442-560
Start Date:	September 14, 2026
Physical:	n/a
Drug Test:	n/a

10. Britni Van Curan: Discuss and/or take appropriate action for approval or/denial of a ROW permit for CPS Energy on Hoffman Rd. in Pct. 2.
Rural Development:
11. Britin Van Curan: Discuss and/or take appropriate action for approval or denial of a ROW permit for CPS Energy on McCoy Rd. in Pct. 2.
Rural Development:
12. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Certificate of Exception for Somerset Ranch Estates LLC on Stevens Rd. in Precinct 2.
Rural Development:
13. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the variance request for Javier Castaneda on River Oaks Dr. in Precinct 2.
Rural Development:
14. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Replat of Lot 34 in Oak Ridge Acres Subdivision on Fair Oak Rd. in Precinct 2.
Rural Development:
15. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Certificate of Exception for the Finto Family on Whitley Rd in Precinct 3.
Rural Development:
16. Kayla Fournier: Discuss and/or take appropriate action concerning personnel:
H.R. Director:
New Employee: Michelle Robbins

Position: Payroll Clerk
Pay Rate: \$21.35/hourly
Salary Budget Area: 012-453-402
Start Date: September 14, 2026
Physical: Pending
Drug Test: Pending

17. Comm. Bowen: Discuss and/or take appropriate action concerning personnel:
Existing Employee: Alejandro Salinas
Position: Road and Bridge Crew Worker
Pay Rate: \$24.23 hourly
Salary Budget Area: 022-400-402
Start Date: September 14, 2026
Physical: n/a
Drug Test: n/a
18. Tracy Barrera: Discuss and/or take appropriate action to approve the resolution for the
County Auditor: Indigent Defense Grant Program FY 2026 through the Texas Indigent
Defense Commission and authorize the County Judge to sign.
19. Tracy Barrera: Discuss and/or take appropriate action concerning the review,
County Auditor: acceptance of and certification of the following Grants awarded from the
Texas Indigent Defense Commission (TIDC) and authorize Judge
Weldon P. Cude to sign.
FY 2026-27 Continued Improvement Grant in the amount of
\$1,881,010.00 for the Atascosa Rural Regional Public Defender. (Grant
Renewal - Multi-County match up to \$940,504.00)
20. NOTICE: **Taxpayer Impact Statement**
Atascosa County, Texas
Median-Valued Homestead Property
Texas Government Code, Section 551.043
- Texas Government Code 551.043(a) was amended by House Bill 1522 in 2025. This changes the notice period for government meetings from 72 hours to 3 (three) business days. This amendment also requires that any meeting at which a governmental body will discuss or adopt a budget for the governmental body must include a taxpayer impact statement for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year. These changes took effect on September 1, 2025.
- The following comparison is provided for the Median-Valued Homestead Property:**
Value of Median-Valued Homestead Property in Atascosa County:
\$206,980
Current Fiscal Year Taxes (\$0.482888): \$999
Estimated Taxes under Proposal Budget (\$0.565516): \$1,171
Estimated Taxes under No-New-Revenue Rate (\$0.515555): \$1,067

21. Judge Cude: Hold a public hearing on salaries, expenses, or allowances that are proposed to be increased for Elected County or Precinct Officers of Atascosa County for the 2027 Atascosa County Budget. The notice was published in the local newspaper for two (2) weeks: September 02, 2026, and September 09, 2026.
(Pursuant to Local Government Code, Section 152.013(b))
- Open Public Hearing
Close Public Hearing
- Discuss and/or take appropriate action to set the salaries, expenses, and allowances for Elected County or Precinct Officers of Atascosa County for the budget year beginning January 1, 2027, and ending on December 31, 2027.
(Pursuant to Texas Local Government Code, Section 152.013(a))
22. Judge Cude: Hold public hearing on the Atascosa County 2027 Proposed Budget, Pursuant to Texas Local Government Code, Section 111.007(a):
- Open public hearing
Close public hearing
- Discuss and/or take appropriate action on any necessary changes to the Atascosa County 2027 Proposed Budget. (Pursuant to Texas Local Government Code, Section 111.008b)
- Discuss and/or take appropriate action on adopting the Atascosa County 2027 Budget by record roll call vote. Pursuant to Texas Local Government Code, Section 111.008(a).
23. Judge Cude: Discuss and/or take appropriate action to ratify the property tax increase reflected in the Atascosa County 2027 Budget, which will raise more revenue in total property taxes than last year's budget, by \$3,541,872.26 which is a 10.509049% increase from last year's budget, and \$804,627.46 is tax revenue to be raised from new property added to the tax roll this year."
Pursuant to TX Local Government Code, Section 111.008(c)
24. Judge Cude: Hold public hearing on the Atascosa County 2026 Proposed Tax Rate of is \$0.565516, which exceeds the No New Revenue Tax Rate of \$0.515555 but does not exceed the Voter Approval Tax Rate of \$0.565516:
Notice of the proposed tax rate was published in the local newspaper of general circulation on September 02, 2026, and September 09, 2026, and on the Atascosa County Website.
- Open public hearing
Close public hearing
- Discuss and/or take appropriate action on adopting the proposed \$0.458807 2026 Tax Rate for Atascosa County General by record vote.

Discuss and/or take appropriate action on adopting the proposed \$0.081987 2026 Tax Rate for Atascosa County Lateral Road by record vote.

Discuss and/or take appropriate action on adopting the proposed \$0.024722 2026 Tax Rate for Atascosa County General Debt Rate by record vote.

Discuss and/or take appropriate action on adopting the proposed \$0.565516 2026 Total Tax Rate for Atascosa County by record vote.

25. Judge Cude: Discuss and/or take appropriate action to approve the County
Curtis Vickers: Infrastructure Project Monthly Report.

26. **EXECUTIVE SESSION**

The Regular Session of Atascosa County Commissioners Court will now recess in order to convene in Executive Session according to Texas Government Code 551.071 consultation with Attorney.

A. Update on pending litigation matters.

27. **OPEN SESSION**

28. Judge Cude: Discuss and/or take appropriate action concerning item(s) discussed in executive session.

A. Pending Litigation matters.

29. **Judge Cude: Discuss, review and take action to accept and/or approve any**
Tracy Barrera: invoices and payroll.

30. **Judge Cude: Discuss, review and take action on reports submitted.**
Tracy Barrera:

31. **COMMENTS FROM THE COMMISSIONERS COURT (No Action Can Be Taken).** The next Commissioners Court is set for Monday, September 28, 2026.

32. Judge Cude: Adjourn.



Weldon P. Cude, Atascosa County Judge

I, the undersigned, do hereby certify that this notice was posted by 9:00a.m., on Wednesday, September 9, 2026.

Jessica Kidd

Jessica Kidd, Court Coordinator

AGENDA REQUEST (GENERAL)

Agenda Item 4.

Meeting Date: 09/14/2026

Item Title:

Submitted For: Bob Brendel, Statutory Judge

Discuss and/or take appropriate action concerning:

Judge Brendel: Presentation of the order of adopting local rules for appointment of counsel in
County Court at criminal cases and scheduled of fees for payment of compensation to
Law: appointed counsel.

ATTACHMENTS

information
information

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IN THE COUNTY COURT AT LAW

OF

ATASCOSA COUNTY, TEXAS

ORDER ADOPTING LOCAL RULES FOR APPOINTMENT OF COUNSEL IN
CRIMINAL CASES AND SCHEDULE OF FEES FOR PAYMENT OF
COMPENSATION TO APPOINTED COUNSEL

BE IT REMEMBERED THAT on the ____ day of _____, 2026 the Judge of the Atascosa County Court at Law adopted by formal action local rules for appointment of counsel in criminal cases and a schedule of fees for payment of compensation to appointed counsel, effective immediately, as follows:

1. The Court shall appoint counsel for an indigent defendant within three business days of receiving the request pursuant to Senate Bill 7.
2. A defendant who claims indigence and appointment of counsel shall complete a questionnaire concerning his financial resources and, if necessary, respond to examination by the Court. The questionnaire shall be in the form adopted by the District Judges.
3. The following schedule does not apply to the Atascosa Area Advocates Public Defender's Office. Counsel appointed to represent a defendant in criminal proceedings, including a habeas corpus hearing, shall be reimbursed for reasonable expenses incurred with prior court approval for purposes of investigation and expert testimony and shall be paid reasonable attorney's fees for performing services as provided by Art.26.05, Texas Code of Criminal Procedure., based on the time and labor reasonably required, the complexity of the case, and the experience and ability of the appointed counsel, as follows:

FLAT FEE

Initial Jail Visit	\$50.00
Extradition	\$250.00
MTR MTA	\$350.00
Class A & B Misdemeanors	\$400.00

- a. *Additional Misdemeanor cases* : If the defendant has been charged by information on additional misdemeanor offenses or counsel has been appointed pre-information-filing, an additional \$100.00 may be added to the flat fee.
- b. *Bilingual Counsel*: If the attorney speaks to the defendant in a language other than English, an additional \$100.00 may be added to the flat fee.

- c. *Other Services*: In a case with extensive contested trial services, counsel may elect to be compensated on an hourly basis.
1. In-Court time and work \$50 to \$125 per hour
 2. Out-of-Court and work \$50 to \$75 per hour
- d. *Appeal to Court of Appeals* \$60- \$120 per hour with a Maximum of \$3,500.00
- e. *Petition for Discretionary Review to the Court of Criminal Appeals* with approval of the trial court is the same rate as 3 (d) above.
- f. *Reasonable expenses* : The Court will review all expenses associated with the case and make a case by case determination.
4. Counsel requesting compensation for representing an indigent criminal defendant must submit a completed application for payment detailing by itemized statements specifying services performed and time spent in 1/10 (1) hour intervals. No payment shall be made until the statement is submitted to and approved by the Court and is in accordance with the fee schedule. If the case is disposed of by a plea of guilty, the application must be submitted to the Court at the time of the plea; otherwise, the application must be submitted within thirty days of the disposition of the case. Failure to timely submit the application shall constitute a waiver of compensation.
5. If the court determines that a defendant has financial resources that enable him to offset in part or in whole the cost of the legal services provided, including any expenses or cost, the Court shall order the defendant to pay the amount that it finds the defendant is able to pay. If at the time of appointment of counsel the Court finds that the defendant is employed or is about to be employed, the Court may order the defendant to periodically deposit into a "prepayment of attorney's fees and cost" account administered by the Adult Probation Department an estimated amount of such fees and costs in advance of disposition of his case; any payment in excess of the amount actually ordered by the court for such fees and cost shall be refunded to the defendant.
6. Counsel must submit a timely written motion requesting an expert; setting out the factual basis for the request, describing the necessity of specific services to be rendered and providing an estimate cost.
7. The application for payment of fees and expenses must be documented. Hourly billing must be accompanied by the complete out-of-court billing sheet. Time spent performing the services must be reported in tenth hours, using percentages (i.e.; .1, .5 and .8). Billing for investigation must be broken down by specific cost and serviced rendered. Expert testimony must be itemized billing in a reasonable amount for services rendered. If the statement exceeds a reasonable and necessary amount, neither the County nor the Court shall be liable.
8. Counsel appointed to represent indigent defendants shall represent the defendant until the charges are disposed of, whether by conviction, acquittal or dismissal, or until the right of appeal is exhausted or the attorney is relieved of his duties by the Court or replaced by other Counsel. Counsel must make initial contact with the defendant in custody by the end

of the next business day of appointment. Failure to comply with this provision may result in removal of the attorney from the list of court appointed attorneys.

9. If for any reason counsel is required to discontinue representation, a Motion to Withdraw in compliance with the applicable rules shall be filed and heard. Only the Court is authorized to select substitute counsel.

IT IS THEREFORE ORDERED that a copy of said rules and schedule be posted in a public area in offices of the Court.

IT IS FURTHER ORDERED that a copy of the Order be included with the Standing Rules for Appointment of Counsel for Indigent Accused Persons in Atascosa County

SIGNED the _____ day of _____ 2026

JUDGE BOB BRENDEN
ATASCOSA COUNTY COURT AT LAW

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IN THE COUNTY COURT AT LAW

OF

ATASCOSA COUNTY, TEXAS

ORDER ADOPTING LOCAL RULES FOR APPOINTMENT OF COUNSEL IN
CRIMINAL CASES AND SCHEDULE OF FEES FOR PAYMENT OF
COMPENSATION TO APPOINTED COUNSEL

BE IT REMEMBERED THAT on the ____ day of _____, ~~2025-2026~~ the District Judges of the ~~81st & 218th Judicial District Courts~~ Atascosa County Court at Law adopted by formal action local rules for appointment of counsel in criminal cases and a schedule of fees for payment of compensation to appointed counsel, effective immediately, as follows:

1. The Court shall appoint counsel for an indigent defendant within three business days of receiving the request pursuant to Senate Bill 7.
2. A defendant who claims indigence and appointment of counsel shall complete a questionnaire concerning his financial resources and, if necessary, respond to examination by the Court. The questionnaire shall be in the form adopted by the District Judges.
3. The following schedule does not apply to the Atascosa Area Advocates Public Defender's Office. Counsel appointed to represent a defendant in criminal proceedings, including a habeas corpus hearing, shall be reimbursed for reasonable expenses incurred with prior court approval for purposes of investigation and expert testimony and shall be paid reasonable attorney's fees for performing services as provided by Art.26.05, Texas Code of Criminal Procedure., based on the time and labor reasonably required, the complexity of the case, and the experience and ability of the appointed counsel, as follows:

FLAT FEE

Initial Jail Visit	_____	-\$75.00 <u>50.00</u>
Extradition	-	\$250.00
MTR MTA	-	-\$450.00 <u>350.00</u>
Class A & B Misdemeanors		<u>\$400.00</u>

State Jail Felonies	_____	\$500.00
3rd Degree Felonies	_____	\$600.00
2nd Degree Felonies	_____	\$750.00
1st Degree Felonies	_____	\$950.00

- a. *Additional ~~Felony-Misdemeanor~~ cases* : If the defendant has been ~~indicted~~-charged by information on additional ~~felony-misdemeanor~~ offenses or counsel has been appointed pre-indictment ~~information-filing~~, an additional ~~\$200.00~~ \$100.00 may be added to the flat fee.
 - b. *Bilingual Counsel-*: If the attorney speaks to the defendant in a language other than English, an additional \$100.00 may be added to the flat fee.
 - c. *Other Services-*: In a case with extensive contested trial services, counsel may elect to be compensated on an hourly basis.
 1. In-Court time and ~~work~~ work ~~\$75-50~~ to ~~\$150-125~~ per hour
 2. Out-of-Court and ~~work~~ work ~~\$75-50~~ to ~~\$100-75~~ per hour
 - d. *Appeal to Court of Appeals* \$60- \$120 per hour with a Maximum of ~~\$4,500.00~~ \$3,500.00
 - e. *Petition for Discretionary Review to the Court of Criminal Appeals* with approval of the trial court is the same rate as 3 (d) above.
 - f. *Reasonable expenses* : The Court will review all expenses associated with the case and make a case by case determination.
4. Counsel requesting compensation for representing an indigent criminal defendant must submit a completed application for payment detailing by itemized statements specifying services performed and time spent in 1/10 (1) hour intervals. No payment shall be made until the statement is submitted to and approved by the Court and is in accordance with the fee schedule. If the case is disposed of by a plea of guilty, the application must be submitted to the Court at the time of the plea; otherwise, the application must be submitted within thirty days of the disposition of the case. Failure to timely submit the application shall constitute a waiver of compensation.
 5. If the court determines that a defendant has financial resources that enable him to offset in part or in whole the cost of the legal services provided, including any expenses or cost, the Court shall order the defendant to pay the amount that it finds the defendant is able to pay. If at the time of appointment of counsel the Court finds that the defendant is employed or is about to be employed, the Court may order the defendant to periodically deposit into a "prepayment of attorney's fees and cost" account administered by the Adult Probation Department an estimated amount of such fees and costs in advance of disposition of his case; any payment in excess of the amount actually ordered by the court for such fees and cost shall be refunded to the defendant.
 6. Counsel must submit a timely written motion requesting an expert; setting out the factual basis for the request, describing the necessity of specific services to be rendered and providing an estimate cost.
 7. The application for payment of fees and expenses must be documented. Hourly billing must be accompanied by the complete out-of-court billing sheet. Time spent performing the services must be reported in tenth hours, using percentages (i.e.; .1, .5 and .8). Billing for investigation must be broken down by specific cost and serviced rendered. Expert

testimony must be itemized billing in a reasonable amount for services rendered. If the statement exceeds a reasonable and necessary amount, neither the County nor the Court shall be liable.

8. Counsel appointed to represent indigent defendants shall represent the defendant until the charges are disposed of, whether by conviction, acquittal or dismissal, or until the right of appeal is exhausted or the attorney is relieved of his duties by the Court or replaced by other Counsel. Counsel must make initial contact with the defendant in custody by the end of the next business day of appointment. Failure to comply with this provision may result in removal of the attorney from the list of court appointed attorneys.
9. If for any reason counsel is required to discontinue representation, a Motion to Withdraw in compliance with the applicable rules shall be filed and heard. Only the Court is authorized to select substitute counsel.

IT IS THEREFORE ORDERED that a copy of said rules and schedule be posted in a public area in offices of ~~each~~ the Court.

IT IS FURTHER ORDERED that a copy of the Order be included with the Standing Rules for Appointment of Counsel for Indigent Accused Persons in ~~all counties within the judicial districts~~ Atascosa County

-SIGNED the _____ day of _____ 2025-2026

JUDGE BOB BRENDEN
ATASCOSA COUNTY COURT AT LAW



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: New employee

Requested Action

Judge Herrera:
J.P 1: Discuss and/or take appropriate action concerning personnel:

New Employee:	Rebecca Casanova
Position:	Court Clerk
Pay Rate:	\$20.87 hourly
Salary Budget Area:	012-426-404
Start Date:	September 14, 2026
Physical:	complete
Drug Test:	complete



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

New Employee:	Isable Mares
Position:	Clerk 2
Pay Rate:	\$21.83 hourly
Salary Budget Area:	012-426-403
Start Date:	September 14, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Elizabeth Branson: Discuss and/or take appropriate action concerning personnel:
Veteran Services:

Existing Employee:	Violet Corona
Position:	Administrative Assistant
Pay Rate:	\$22.79 hourly
Salary Budget Area:	012-458-404
Start Date:	September 14, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Trey Porter:
Maintenance: Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Dora Garcia
Position:	Maintenance Technician
Pay Rate:	\$22.31 hourly
Salary Budget Area:	012-460-402
Start Date:	September 14, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Isaac Rodriguez
Position:	Buildings and Yards Department
Pay Rate:	\$22.31 hourly
Salary Budget Area:	012-460-402
Start Date:	September 14, 2026
Physical:	n/a
Drug Test:	n/a

AGENDA REQUEST (GENERAL)

Agenda Item 8.

Meeting Date: 09/14/2026
Item Title: Deputy Back Pay
Submitted For: Jake Guerra, Sheriff

Discuss and/or take appropriate action concerning:

Sheriff Guerra: Discuss and/or take appropriate action regarding the pay increase from Tier 2 to Tier 1 for Deputy Ronald Sanchez Jr, Courthouse Security effective on May 18, 2026 and correcting payroll to reflect the same.

Recommendation/Action Requested and Justification

He should be paid the following:

These amounts provided by Human Resources.

Commissioners Court	5/11/2026				
Effective Date	5/18/2026				
Current Rate	27.12				
Correct Rate	28.08				
Current OT Rate	40.68				
Correct OT Rate	42.12				
PROCESSED					
Total Hours Worked 5/18/26- 8/14/26	554.5	CURRENT	CORRECT	DIFFERENCE	
Total Regular Hours	551.5	14956.68	15486.12	-529.44	
Total Hours OT	3	122.04	126.36	-4.32	
	TOTALS	15078.72	15612.48	-533.76	



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: New employee

Requested Action

Sheriff Guerra:	Discuss and/or take appropriate action concerning personnel:
New Employee:	Cynthia Garza
Position:	Reports Clerk
Pay Rate:	Part-Time at \$20.00 Hourly
Salary Budget Area:	012-440-403
Start Date:	September 14, 2026 9:00 a.m
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Yerenni Quintero
Position:	Chief Deputy/ Jail Administrator
Pay Rate:	\$37.21 hourly / 80 hours fluctuating;\$120.00 Mo. Uniform
Salary Budget Area:	012-440-410
Start Date:	September 14, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Dylan Wynns
Position:	Jail Captain
Pay Rate:	\$32.88 hourly; 80 hours fluctuating, \$200.00 mo. Uniforms;
Salary Budget Area:	012-442-560
Start Date:	September 14, 2026
Physical:	n/a
Drug Test:	n/a

AGENDA REQUEST (GENERAL)

Agenda Item 10.

Meeting Date: 09/14/2026

Item Title:

Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action for approval or/denial of a ROW permit
Rural for CPS Energy on Hoffman Rd. in Pct. 2.
Development:

AGENDA REQUEST (GENERAL)

Agenda Item 11.

Meeting Date: 09/14/2026

Item Title:

Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action for approval or denial of a ROW permit
Rural for CPS Energy on McCoy Rd. in Pct. 2.
Development:

AGENDA REQUEST (GENERAL)

Agenda Item 12.

Meeting Date: 09/14/2026
Item Title: Exception - Klutts/Somerset Ranch Estates Stevens Rd
Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the
Rural Certificate of Exception for Somerset Ranch Estates LLC on Stevens Rd. in
Development: Precinct 2.

ATTACHMENTS

Registration Packet - Somerset Ranch Estates
Certificate - Somerset Ranch Estates_Klutts



Registration for Division of Land in Atascosa County

I Brooks Klutts, am the owner of the attached filed division of land located at 2577 Stevens Rd Somerset, TX 76069 (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: 8/10/2026

Signature:

[Handwritten Signature]

Printed Name:

Brooks Klutts

ACKNOWLEDGMENT

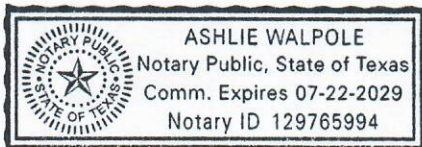
STATE OF TEXAS

COUNTY OF Atascosa

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

GIVEN under my hand and seal of office this August 10th, 2026.

[Handwritten Signature]



Notary Public, in and for
State of Texas

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Theresa Carrasco, County Clerk

Atascosa County, TX

02/27/2026 8:39 AM

259396

\$ 41.00

SOCHOA

WDVL

GF# PS-4635-SD

WARRANTY DEED WITH VENDOR'S LIEN*(Vendor's Lien Reserved and Assigned to Third Party Lender)*

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE 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.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF ATASCOSA

§

THAT THE UNDERSIGNED, ALICE ANN ARVIN KING A/K/A ANN KING, A SINGLE WOMAN, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, whose address is 33 RANGER CREEK ROAD, BOERNE, TEXAS 78006, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of FOUR MILLION AND NO/100 DOLLARS (\$4,000,000.00), payable to the order of PINNACLE BANK, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to TODD E. HUCKABEE, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto SOMERSET RANCH ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, herein referred to as the "Grantee", whether one or more, all of Grantor's right, title and interest in and to the real property described as follows, to-wit:

SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" - BEING ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.

Commonly known as: TBD STEVENS ROAD, SOMERSET, TEXAS 78069

THIS CONVEYANCE IS MADE SAVE AND EXCEPT THE FOLLOWING RESERVATION: There is hereby reserved unto GRANTORS, their heirs and assigns, any and all of the remaining interest in and to all of the Mineral Estate and/or oil, gas and other minerals in, on, under and that may be produced from the hereinabove described real property; GRANTOR DOES waive rights of ingress and egress and of reasonable use of the Property (including surface materials) that are part of the Mineral Estate for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of ATASCOSA County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

WARRANTY DEED WITH VENDOR'S LIEN
Vendor's Lien Reserved and
Assigned to Third Party Lender

Page 1 of 2

THAT PINNACLE BANK ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

TO BE EFFECTIVE on this the 26TH day of FEBRUARY, 2026.

GRANTOR:

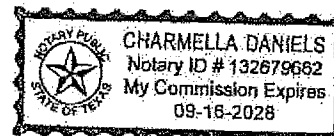
Alice Ann Arvin King
ALICE ANN ARVIN KING A/K/A ANN KING

ACKNOWLEDGMENT

THE STATE OF Texas §
COUNTY OF B Lampasas §

The foregoing instrument was acknowledged before me on this 26th day of FEBRUARY, 2026, by ALICE ANN ARVIN KING A/K/A ANN KING.

CA 8
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 09/16/2028
Printed Name of Notary: Charmella Daniels



AFTER RECORDING RETURN TO:

SOMERSET RANCH ESTATES, LLC
33 RANGER CREEK ROAD
BOERNE, TEXAS 78006

WARRANTY DEED WITH VENDOR'S LIEN
Vendor's Lien Reserved and
Assigned to Third Party Lender

Exhibit "A"
Property Description

520.34 acres consisting of all of Tracts 2 and 3 and a portion of Tract 1, M.T. Shaw Estate as show by plat of record on NPC 39-A of the Official Public Records of Atascosa County, Texas and consisting of all of a 177.965-acre tract of land described in deed of record in Volume 339 at page 216 of the Official Public Records of Atascosa County, Texas, a 150.22-acre tract of land described in deed of record in Instrument Number 199295 of the Official Public Records of Atascosa County, Texas and a 190.16-acre tract of land described in deed of record in Volume 370 at page 328 of the Official Public Records of Atascosa County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a cedar fence post found set in the ground in the east boundary line of a 34.90-acre tract of land described in deed of record in Instrument Number 104843 of the Official Public Records of Atascosa County, Texas, the northwest corner of Tract 1, M.T. Shaw Estate as shown by plat of record on NPC 39-A of the Official Public Records of Atascosa County, Texas, the northwest corner of a 177.965-acre tract of land described in deed of record in Volume 339 at Page 216 of the Official Public Records of Atascosa County, Texas and the southwest corner of The Village Subdivision as shown by plat of record on NPC 79-A of the Official Public Records of Atascosa County, Texas at Northing 13614472.5' and Easting 2072332.7', for the northwest corner of this tract;

Thence N 89°40'57" E with the north boundary line of said Tract 1, the north boundary line of said 177.965-acre tract and the south boundary line of said The Village Subdivision a distance of 497.96 feet to a 5/8" iron bar found set in the ground, the southeast corner of said The Village Subdivision and a southwest corner of a 37.86-acre tract of land described in deed of record in Instrument Number 95212 of the Official Public Records of Atascosa County, Texas, for a north corner of this tract;

Thence N 89°19'05" E with the north boundary lines of said Tract 1 and 2, said M.T. Shaw Estate, the north boundary line of said 177.965-acre tract, a north boundary line of a 150.22-acre tract of land described in deed of record in Instrument Number 199295 of the Official Public Records of Atascosa County, Texas and the south boundary lines of said 37.86-acre tract and a 174.43-acre tract of land described in deed of record in Instrument Number 202074 of the Official Public Records of Atascosa County, Texas a distance of 1,723.02 feet to a metal fence post found set in the ground, a reentrant corner of said Tract 2, a reentrant corner of said 150.22-acre tract and a southeast corner of said 174.43-acre tract, for a reentrant corner of this tract;

Thence N 0° 13' 18" W with a west boundary line of said Tract 2, a west boundary line of said 150.22-acre tract and an east boundary line of said 174.43-acre tract a distance of 293.32 feet to a metal fence post found set in the ground, the northwest corner of said Tract 2, the northwest corner of said 150.22-acre tract and a reentrant corner of said 174.43-acre tract, for a northwest corner of this tract;

Thence N 89° 56' 16" E with the north boundary line said Tract 2, the north boundary line of said 150.22-acre tract, a south boundary line of said 174.43-acre tract a distance of 683.91 feet to a metal fence post found set in the ground, the northeast corner of said Tract 2, the northeast corner of said 150.22-acre tract and a reentrant corner of said 174.43-acre tract, for a northeast corner of this tract;

Thence S 0° 19' 14" E with an east boundary line of said Tract 2, an east boundary line of said 150.22-acre tract and a west boundary line of said 174.43-acre tract a distance of 278.89 feet to a metal fence post found set in the ground, a reentrant corner of said Tract 2, a reentrant corner of said 150.22-acre tract, for a reentrant corner of this tract;

Thence N 89° 02 '28" E with a north boundary line of said Tract 2, a north boundary line of said 150.22-acre tract and a south boundary line of said 174.43-acre tract a distance of 515.64 feet to an 1/2" iron bar with an

orange cap marked "JOHN HOWARD RPLS 4611" found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract, the southeast corner of said 174.43-acre tract and the southwest corner of an 18.33-acre tract of land described in deed of record in Instrument Number 162101 of the Official Public Records of Atascosa County, Texas, for an east corner of this tract;

Thence S 89° 49' 17" E with a north boundary line of said Tract 2, a north boundary line of said 150.22-acre tract and a south boundary line of said 18.33-acre tract a distance of 161.00 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 18.33-acre tract, for a corner of this tract;

Thence N 68° 52' 40" E with a northwest boundary line of said Tract 2, a northwest boundary line of said 150.22-acre tract and the southeast boundary line of said 18.33-acre tract a distance of 976.23 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground in the west right-of-way line of Stevens Road, for the northeast corner of this tract;

Thence S 1° 48' 40" W crossing said Tract 2, said 150.22-acre tract, Tract 3, said M.T. Shaw Estate and a 190.16-acre tract of land described in deed of record in Volume 320 at page 328 of the Official Public Records of Atascosa County, Texas with the west right-of-way line of Stevens Road, a distance of 2,960.07 feet to a cedar fence post found set in the ground in a south boundary line of said Tract 3 and said 190.16-acre tract, for a southeast corner of this tract;

Thence S 89° 58' 05" W with the north right-of-way line of Stevens Road, a south boundary line of said Tract 3 and a south boundary line of said 190.16-acre tract a distance of 52.36 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground, a reentrant corner of said Tract 3 and a reentrant corner of said 190.16-acre tract, for a reentrant corner of this tract;

Thence S 0° 01' 55" E with the west right-of-way line of Stevens Road, an east boundary line of said Tract 3 and an east boundary line of said 190.16-acre tract a distance of 1,671.21 feet to a cedar fence post found set in the ground, a reentrant corner of said Tract 3 and a reentrant corner of said 190.16-acre tract, for a reentrant corner of this tract;

Thence N 89° 09' 18" E with a south right-of-way line of Stevens Road, a south boundary line of said Tract 3 and a south boundary line of said 190.16-acre tract a distance of 11.20 feet to a ¼" iron bar found set in the ground, a northeast corner of said Tract 3, a northeast corner of said 190.16-acre tract and the northwest corner of a 10.013-acre tract of land described in deed of record in Instrument Number 116425 of the Official Public Records of Atascosa County, Texas, for a northeast corner of this tract;

Thence S 0° 10' 57" W with an east boundary line of said Tract 3, an east boundary line of said 190.16-acre tract and a west boundary line of said 10.013-acre tract a distance of 1,198.58 feet to an ½" iron bar found set in the ground, the southeast corner of said Tract 3, the southeast corner of said 190.16-acre tract, the southwest corner of said 10.013-acre tract and a corner of a 36.38-acre tract of land described in deed of record in Instrument Number 147898 of the Official Public Records of Atascosa County, Texas, for the southeast corner of this tract;

Thence S 89° 35' 59" W with the south boundary lines of said Tract 3, said 190.16-acre tract, said Tract 2 and said 150.22-acre tract and the north boundary line of said 36.38-acre tract, a distance of 2,615.18 feet to a 5/8" iron bar found set in the ground in a northeast boundary line of a 264.0-acre tract of land described in deed of record in Volume 308 at page 63 of the Official Public Records of Atascosa County, Texas, the southeast corner of said Tract 2, the southeast corner of said 150.22-acre tract and the northwest corner of said 36.38-acre tract, for the southwest corner of this tract;

Thence N 47° 09' 06" W generally following a barbed wire fence line with a southwest boundary lines of said

Tract 2 and said 150.22-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 31.38 feet to a metal T-Post found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 264.0-acre tract, for a corner of this tract;

Thence N 43° 19' 14" W with a southwest boundary line of said Tract 2, a south west boundary line of said 150.22-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 74.90 feet to a metal T-Post found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 264.0-acre tract, for a corner of this tract;

Thence N 41° 19' 34" W with a southwest boundary line of said Tract 2, a southwest boundary line of said 150.22-acre tract, a southwest boundary line of said Tract 1, a southwest boundary line of said 177.965-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 170.20 feet to metal T-Post found set in the ground, a corner of said Tract 1, said 177.965-acre tract and said 264.0-acre tract, for a corner of this tract;

Thence with a southwest boundary line of said Tract 1, a southwest boundary line of said 177.965-acre tract and a northeast boundary line of said 264.0-acre tract the following calls:

N 42° 11' 21" W a distance of 116.27 feet to a metal T-Post;

N 41° 47' 15" W a distance of 179.47 feet to a metal T-Post;

N 41° 47' 25" W a distance of 151.35 feet to a metal T-Post;

N 41° 36' 47" W a distance of 167.40 feet to a metal T-Post;

N 41° 34' 43" W a distance of 180.27 feet to a metal T-Post;

N 37° 33' 34" W a distance of 213.16 feet to a metal T-Post;

N 38° 55' 00" W a distance of 199.10 feet to a metal T-Post;

N 41° 46' 38" W a distance of 244.39 feet to a metal T-Post;

N 41° 52' 28" W a distance of 138.63 feet to a metal T-Post;

N 41° 55' 20" W a distance of 236.84 feet to a metal T-Post;

N 41° 53' 25" W a distance of 181.34 feet to a metal T-Post;

N 41° 52' 04" W a distance of 172.73 feet to a metal T-Post;

And N 44° 17' 24" W a distance of 187.37 feet to a metal T-Post, the southwest corner of said Tract 1, the southwest corner of said 177.965-acre tract, a corner of said 264.0-acre tract and the south corner of an 18.65-acre tract of land described in deed of record in Instrument Number 142308 of the Official Public Records of Atascosa County, Texas, for the southwest corner of this tract;

Thence N 0° 19' 04" E crossing said Tract 1, with a west boundary line of said 177.965-acre tract and the east boundary line of said 18.65-acre tract a distance of 1795.56 feet to a metal T-Post found set in the ground, a corner of said 177.965-acre tract, a reentrant corner of said Tract 1, the northeast corner of said 18.65-acre tract and the southeast corner of said 34.90-acre tract, for a corner of this tract;

Thence N 0° 04' 45" E with a west boundary line of said Tract 1, a west boundary line of said 177.965-acre tract and the east boundary line of said 34.90-acre tract a distance of 1,672.83 feet to the point of beginning.

Containing 520.34 acres of land, more or less.

RECORD'S MEMORANDUM: AT THIS TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION. ALL BLACKOUTS, ADDITIONS AND CHANGES WERE PRESENT AT THE TIME THE INSTRUMENT WAS FILED AND RECORDED.

NORTH
SCALE: 1" =

OVERALL LOT EXHIBIT
ATASCOSA COUNTY, TEXAS
PREPARED FOR: BROOKS KLUTTS



ADDRESS: STEVENS ROAD
DRAWN BY: WU CREW CHIEF: MO

Sinclair Land Surveying, Inc.

3411 Magic Dr.
San Antonio, Texas 78229
210-341-4518
TBPELS Firm No. 10089000

September 10, 2025

520.34 acres consisting of
All of Tracts 2 and 3 and
a portion of Tract 1
M.T. Shaw Estate

THE STATE OF TEXAS
COUNTY OF ATASCOSA

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

520.34 acres consisting of all of Tracts 2 and 3 and a portion of Tract 1, M.T. Shaw Estate as show by plat of record on NPC 39-A of the Official Public Records of Atascosa County, Texas and consisting of all of a 177.965-acre tract of land described in deed of record in Volume 339 at page 216 of the Official Public Records of Atascosa County, Texas, a 150.22-acre tract of land described in deed of record in Instrument Number 199295 of the Official Public Records of Atascosa County, Texas and a 190.16-acre tract of land described in deed of record in Volume 370 at page 328 of the Official Public Records of Atascosa County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a cedar fence post found set in the ground in the east boundary line of a 34.90-acre tract of land described in deed of record in Instrument Number 104843 of the Official Public Records of Atascosa County, Texas, the northwest corner of Tract 1, M.T. Shaw Estate as shown by plat of record on NPC 39-A of the Official Public Records of Atascosa County, Texas, the northwest corner of a 177.965-acre tract of land described in deed of record in Volume 339 at Page 216 of the Official Public Records of Atascosa County, Texas and the southwest corner of The Village Subdivision as shown by plat of record on NPC 79-A of the Official Public Records of Atascosa County, Texas at Northing 13614472.5' and Easting 2072332.7', for the northwest corner of this tract;

Thence N 89°40'57" E with the north boundary line of said Tract 1, the north boundary line of said 177.965-acre tract and the south boundary line of said The Village Subdivision a distance of 497.96 feet to a 5/8" iron bar found set in the ground, the southeast corner of said The Village Subdivision and a southwest corner of a 37.86-acre tract of land described in deed of record in Instrument Number 95212 of the Official Public Records of Atascosa County, Texas, for a north corner of this tract;

Thence N 89°19'05" E with the north boundary lines of said Tract 1 and 2, said M.T. Shaw Estate, the north boundary line of said 177.965-acre tract, a north boundary line of a 150.22-acre tract of land described in deed of record in Instrument Number 199295 of the Official Public Records of Atascosa County, Texas and the south boundary lines of said 37.86-acre tract and a 174.43-acre tract of land described in deed of record in Instrument Number 202074 of the Official Public Records of Atascosa County, Texas a distance of 1,723.02 feet to a metal fence post found set in the ground, a reentrant corner of said Tract 2, a reentrant corner of said 150.22-acre tract and a southeast corner of said 174.43-acre tract, for a reentrant corner of this tract;

Thence N 0°13'18" W with a west boundary line of said Tract 2, a west boundary line of said 150.22-acre tract and an east boundary line of said 174.43-acre tract a distance of 293.32 feet to a metal fence post found set in the ground, the northwest corner of said Tract 2, the northwest corner of said 150.22-acre tract and a reentrant corner of said 174.43-acre tract, for a northwest corner of this tract;

Thence N 89°56'16" E with the north boundary line said Tract 2, the north boundary line of said 150.22-acre tract, a south boundary line of said 174.43-acre tract a distance of 683.91 feet to a metal fence post found set in the ground, the northeast corner of said Tract 2, the northeast corner of said 150.22-acre tract and a reentrant corner of said 174.43-acre tract, for a northeast corner of this tract;

Thence S 0°19'14" E with an east boundary line of said Tract 2, an east boundary line of said 150.22-acre tract and a west boundary line of said 174.43-acre tract a distance of 278.89 feet to a metal fence post found set in the ground, a reentrant corner of said Tract 2, a reentrant corner of said 150.22-acre tract, for a reentrant corner of this tract

Thence N 89°02'28" E with a north boundary line of said Tract 2, a north boundary line of said 150.22-acre tract and a south boundary line of said 174.43-acre tract a distance of 515.64 feet to an ½" iron bar with an orange cap marked "JOHN HOWARD RPLS 4611" found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract, the southeast corner of said 174.43-acre tract and the southwest corner of an 18.33-acre tract of land described in deed of record in Instrument Number 162101 of the Official Public Records of Atascosa County, Texas, for an east corner of this tract;

Thence S 89°49'17" E with a north boundary line of said Tract 2, a north boundary line of said 150.22-acre tract and a south boundary line of said 18.33-acre tract a distance of 161.00 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 18.33-acre tract, for a corner of this tract;

Thence N 68°52'40" E with a northwest boundary line of said Tract 2, a northwest boundary line of said 150.22-acre tract and the southeast boundary line of said 18.33-acre tract a distance of 976.23 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground in the west right-of-way line of Stevens Road, for the northeast corner of this tract;

Thence S 1°48'40" W crossing said Tract 2, said 150.22-acre tract, Tract 3, said M.T. Shaw Estate and a 190.16-acre tract of land described in deed of record in Volume 320 at page 328 of the Official Public Records of Atascosa County, Texas with the west right-of-way line of Stevens Road, a distance of 2,960.07 feet to a cedar fence post found set in the ground in a south boundary line of said Tract 3 and said 190.16-acre tract, for a southeast corner of this tract;

Thence S 89°58'05" W with the north right-of-way line of Stevens Road, a south boundary line of said Tract 3 and a south boundary line of said 190.16-acre tract a distance of 52.36 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground, a reentrant corner of said Tract 3 and a reentrant corner of said 190.16-acre tract, for a reentrant corner of this tract;

Thence S 0°01'55" E with the west right-of-way line of Stevens Road, an east boundary line of said Tract 3 and an east boundary line of said 190.16-acre tract a distance of 1,671.21 feet to a cedar fence post found set in the ground, a reentrant corner of said Tract 3 and a reentrant corner of said 190.16-acre tract, for a reentrant corner of this tract;

Thence N 89°09'18" E with a south right-of-way line of Stevens Road, a south boundary line of said Tract 3 and a south boundary line of said 190.16-acre tract a distance of 11.20 feet to a ¼" iron bar found set in the ground, a northeast corner of said Tract 3, a northeast corner of said 190.16-acre tract and the northwest corner of a 10.013-acre tract of land described in deed of record in Instrument Number 116425 of the Official Public Records of Atascosa County, Texas, for a northeast corner of this tract;

Thence S 0°10'57" W with an east boundary line of said Tract 3, an east boundary line of said 190.16-acre tract and a west boundary line of said 10.013-acre tract a distance of 1,198.58 feet to an ½" iron bar found set in the ground, the southeast corner of said Tract 3, the southeast corner of said 190.16-acre tract, the southwest corner of said 10.013-acre tract and a corner of a 36.38-acre tract of land described in deed of record in Instrument Number 147898 of the Official Public Records of Atascosa County, Texas, for the southeast corner of this tract;

Thence S 89° 35'59" W with the south boundary lines of said Tract 3, said 190.16-acre tract, said Tract 2 and said 150.22-acre tract and the north boundary line of said 36.38-acre tract, a distance of 2,615.18 feet to a 5/8" iron bar found set in the ground in a northeast boundary line of a 264.0-acre tract of land described in deed of record in Volume 308 at page 63 of the Official Public Records of Atascosa County, Texas, the southeast corner of said Tract 2, the southeast corner of said 150.22-acre tract and the northwest corner of said 36.38-acre tract, for the southwest corner of this tract;

Thence N 47°09'06" W generally following a barbed wire fence line with a southwest boundary lines of said Tract 2 and said 150.22-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 31.38 feet to a metal T-Post found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 264.0-acre tract, for a corner of this tract;

Thence N 43°19'14" W with a southwest boundary line of said Tract 2, a south west boundary line of said 150.22-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 74.90 feet to a metal T-Post found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 264.0-acre tract, for a corner of this tract;

Thence N 41°19'34" W with a southwest boundary line of said Tract 2, a southwest boundary line of said 150.22-acre tract, a southwest boundary line of said Tract 1, a southwest boundary line of said 177.965-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 170.20 feet to metal T-Post found set in the ground, a corner of said Tract 1, said 177.965-acre tract and said 264.0-acre tract, for a corner of this tract;

Thence with a southwest boundary line of said Tract 1, a southwest boundary line of said 177.965-acre tract and a northeast boundary line of said 264.0-acre tract the following calls:

N 42°11'21" W a distance of 116.27 feet to a metal T-Post;

N 41°47'15" W a distance of 179.47 feet to a metal T-Post;

N 41°47'25" W a distance of 151.35 feet to a metal T-Post;

N 41°36'47" W a distance of 167.40 feet to a metal T-Post;

N 41°34'43" W a distance of 180.27 feet to a metal T-Post;

N 37°33'34" W a distance of 213.16 feet to a metal T-Post;

N 38°55'00" W a distance of 199.10 feet to a metal T-Post;

N 41°46'38" W a distance of 244.39 feet to a metal T-Post;

N 41°52'28" W a distance of 138.63 feet to a metal T-Post;

N 41°55'20" W a distance of 236.84 feet to a metal T-Post;

N 41°53'25" W a distance of 181.34 feet to a metal T-Post;

N 41°52'04" W a distance of 172.73 feet to a metal T-Post;

And N 44°17'24" W a distance of 187.37 feet to a metal T-Post, the southwest corner of said Tract 1, the southwest corner of said 177.965-acre tract, a corner of said 264.0-acre tract and the south corner of an 18.65-acre tract of land described in deed of record in Instrument Number 142308 of the Official Public Records of Atascosa County, Texas, for the southwest corner of this tract

Thence N 0°19'04" E crossing said Tract 1, with a west boundary line of said 177.965-acre tract and the east boundary line of said 18.65-acre tract a distance of 1795.56 feet to a metal T-Post found set in the ground, a corner of said 177.965-acre tract, a reentrant corner of said Tract 1, the northeast corner of said 18.65-acre tract and the southeast corner of said 34.90-acre tract, for a corner of this tract;

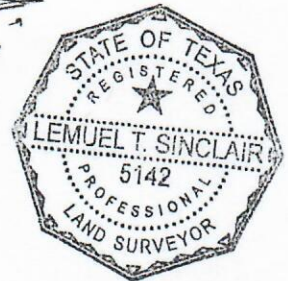
Thence N 0°04'45" E with a west boundary line of said Tract 1, a west boundary line of said 177.965-acre tract and the east boundary line of said 34.90-acre tract a distance of 1,672.83 feet to the point of beginning.

Containing 520.34 acres of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NA2011) epoch 2010.

SINCLAIR LAND SURVEYING, INC.


Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142



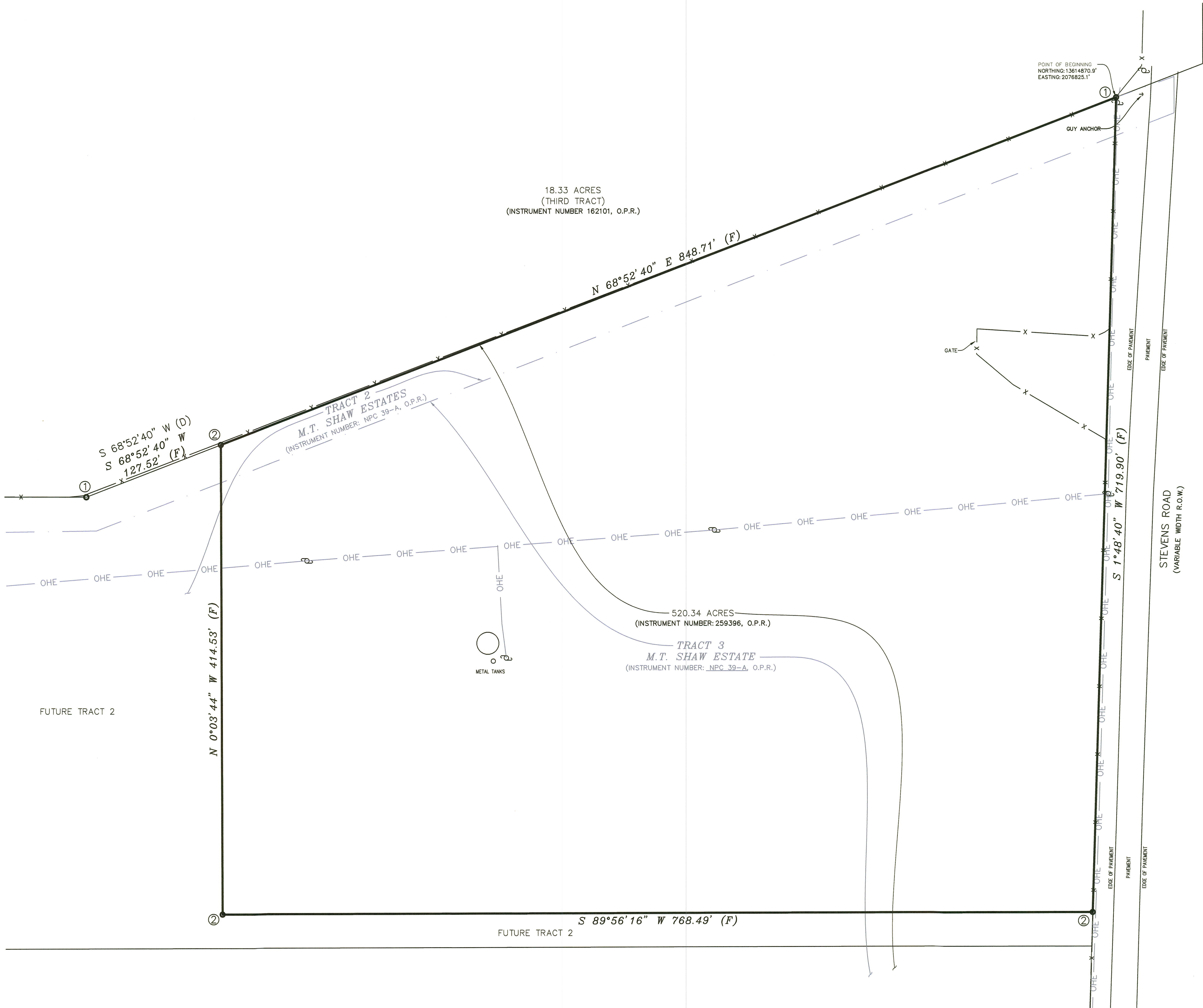
lts/wj

THE BEARINGS AND COORDINATES FOR
THIS SURVEY ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM (GRID),
SOUTH CENTRAL ZONE (4204),
NORTH AMERICAN DATUM 1983 (NA2011),
EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 50'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - ⊕ = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 1
AREA: 10.12 ACRES

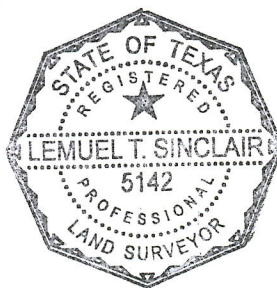
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS
PREPARED FROM A SURVEY MADE ON THE GROUND AND IS
GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4,
LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND
SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND
THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR
ENCROACHMENTS, EXCEPT AS SHOWN.

BY:
LEMUUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: JULY 27, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 1) 10.12 ACRES OUT OF
TRACTS 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



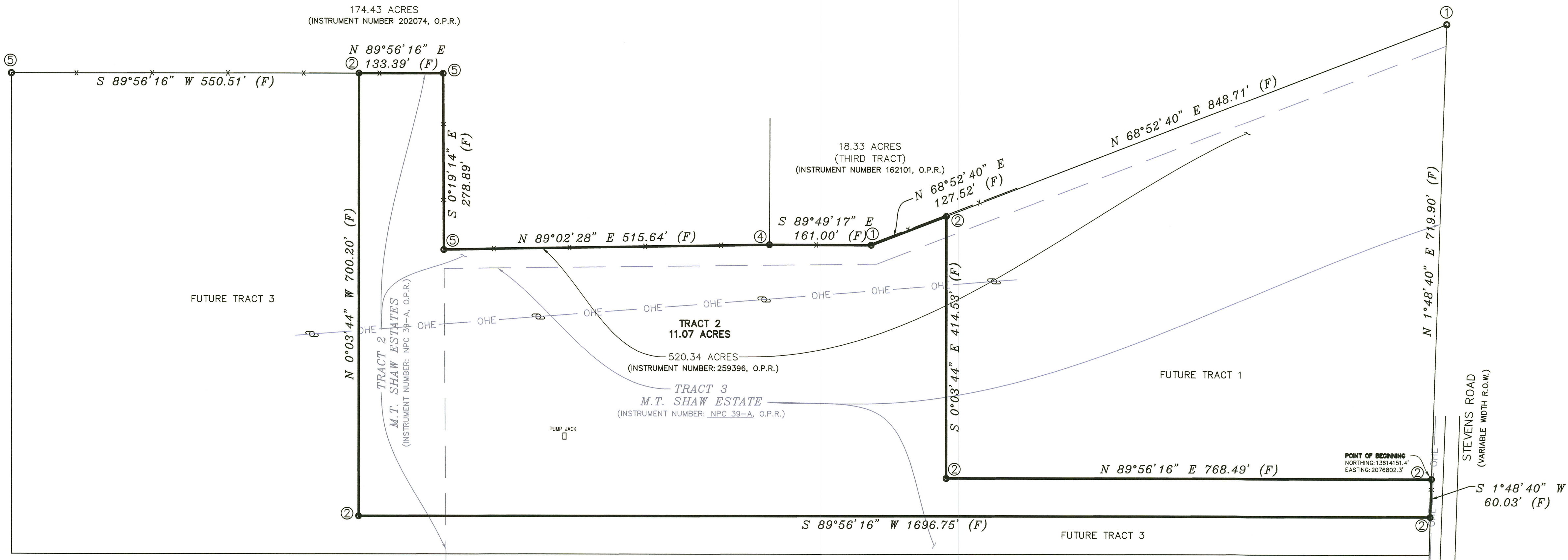
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TSPS FROM NO.10089000
JOB NUMBER: S-202583053-1

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "JOHN HOWARD RPLS 4611" FOUND SET IN THE GROUND
 - ⑤ = METAL FENCE POST FOUND SET IN THE GROUND
 - OHE— = OVERHEAD ELECTRIC
 - (E) = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 2
AREA: 11.07 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

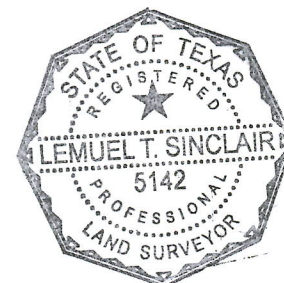
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: DECEMBER 3, 2025
REVISED: JULY 27, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 2) 11.07 ACRES OUT
OF TRACTS 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



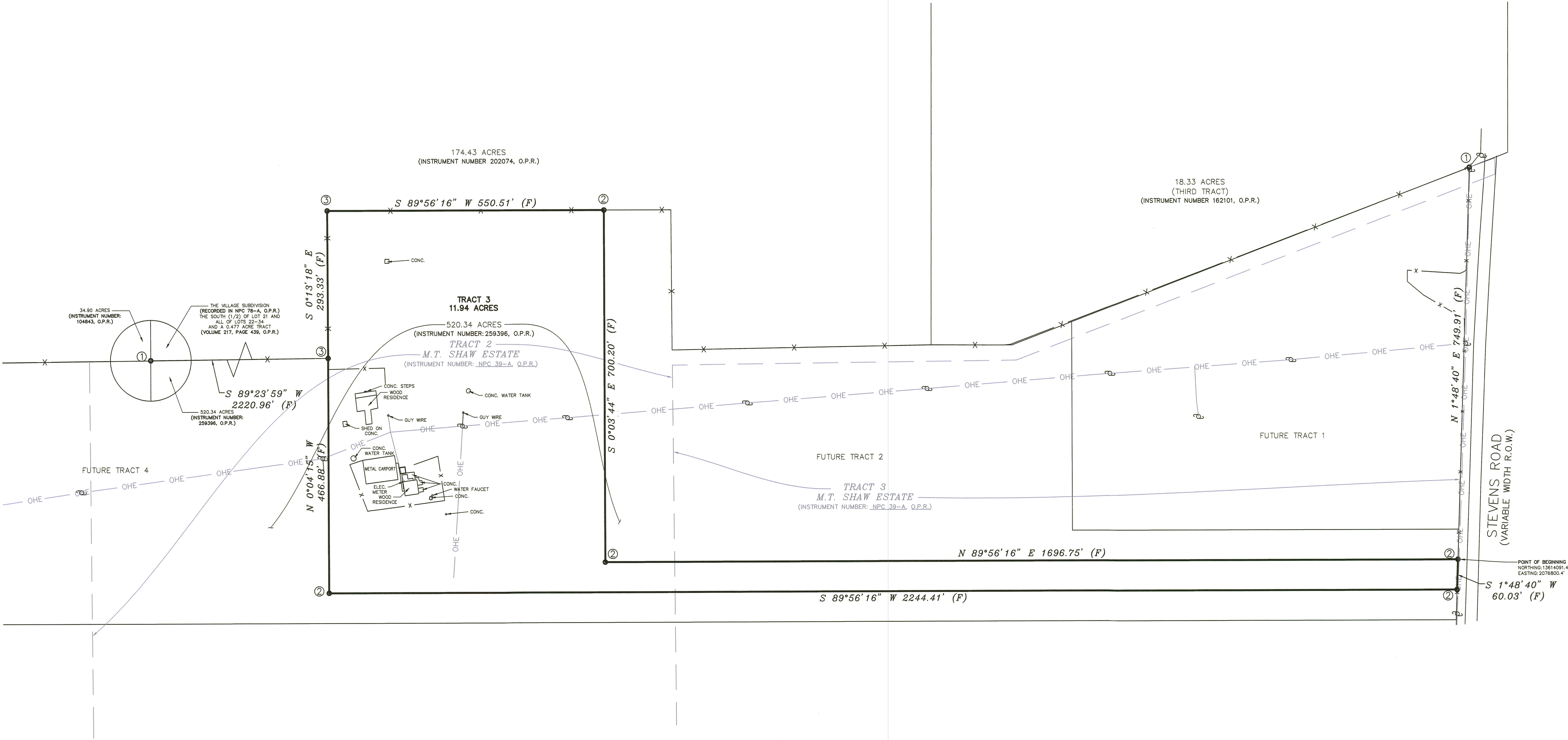
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4511
TSPSLS FIRM NO. 10089000
JOB NUMBER: S-202583053-2

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ③ = FOUND METAL FENCE POST
 - OHE— = OVERHEAD ELECTRIC
 - ⓔ = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 3
AREA: 11.94 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 3) 11.94 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NEC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

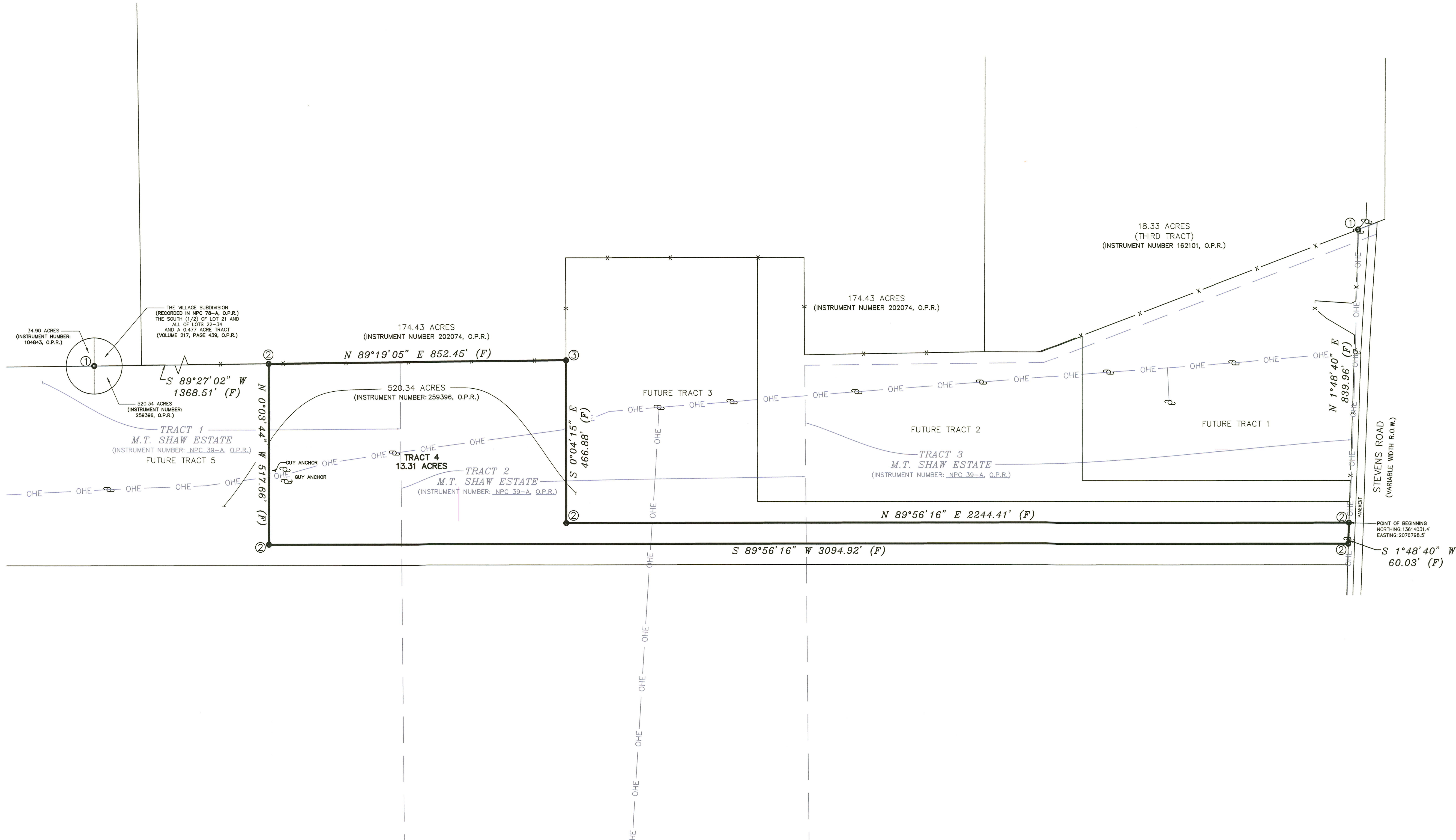
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPES FIRM NO.10089000
JOB NUMBER: S-202583053-3

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ③ = FOUND METAL FENCE POST
 - OHE— = OVERHEAD ELECTRIC
 - E— = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - O— = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 4
AREA: 13.31 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

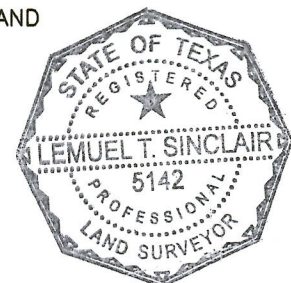
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 4) 13.31 ACRES OUT OF
TRACTS 1, 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO. 10089000
JOB NUMBER: S-202583053-4

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - ⊕ = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING

THE VILLAGE SUBDIVISION
(RECORDED IN NPC 78-A, O.P.R.)
THE SOUTH (1/2) OF LOT 21 AND ALL
OF LOTS 22-34 AND A 0.477 ACRE
TRACT
(VOLUME 217, PAGE 439, O.P.R.)

34.90 ACRES
(INSTRUMENT NUMBER:
104843, O.P.R.)

37.86 ACRES
(INSTRUMENT NUMBER 95212, O.P.R.)

174.43 ACRES
(INSTRUMENT NUMBER 202074, O.P.R.)

18.33 ACRES
(THIRD TRACT)
(INSTRUMENT NUMBER 162101, O.P.R.)

FUTURE TRACT 6

TRACT 1
M.T. SHAW ESTATE
(INSTRUMENT NUMBER: NPC 39-A, O.P.R.)

TRACT 5
14.66 ACRES
(INSTRUMENT NUMBER: 259396, O.P.R.)

FUTURE TRACT 4

TRACT 2
M.T. SHAW ESTATE
(INSTRUMENT NUMBER: NPC 39-A, O.P.R.)

FUTURE TRACT 3

FUTURE TRACT 2

TRACT 3
M.T. SHAW ESTATE
(INSTRUMENT NUMBER: NPC 39-A, O.P.R.)

FUTURE TRACT 1

STEVENS ROAD
(VARIABLE WIDTH R.O.W.)

POINT OF BEGINNING
NORTHING: 13613971.4'
EASTING: 2076796.6'

S 1°48'40" W
60.03' (F)

TRACT 5
AREA: 14.66 ACRES

ADDRESS: STEVENS ROAD

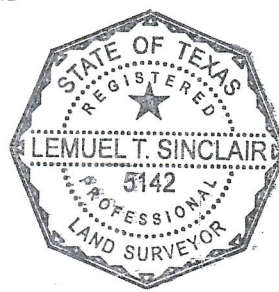
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026



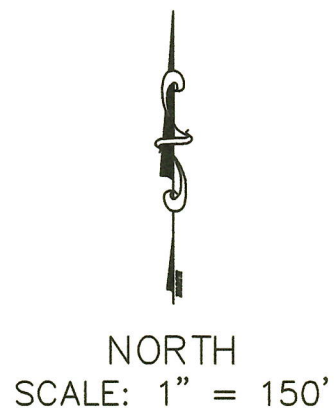
CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 5) 14.66 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



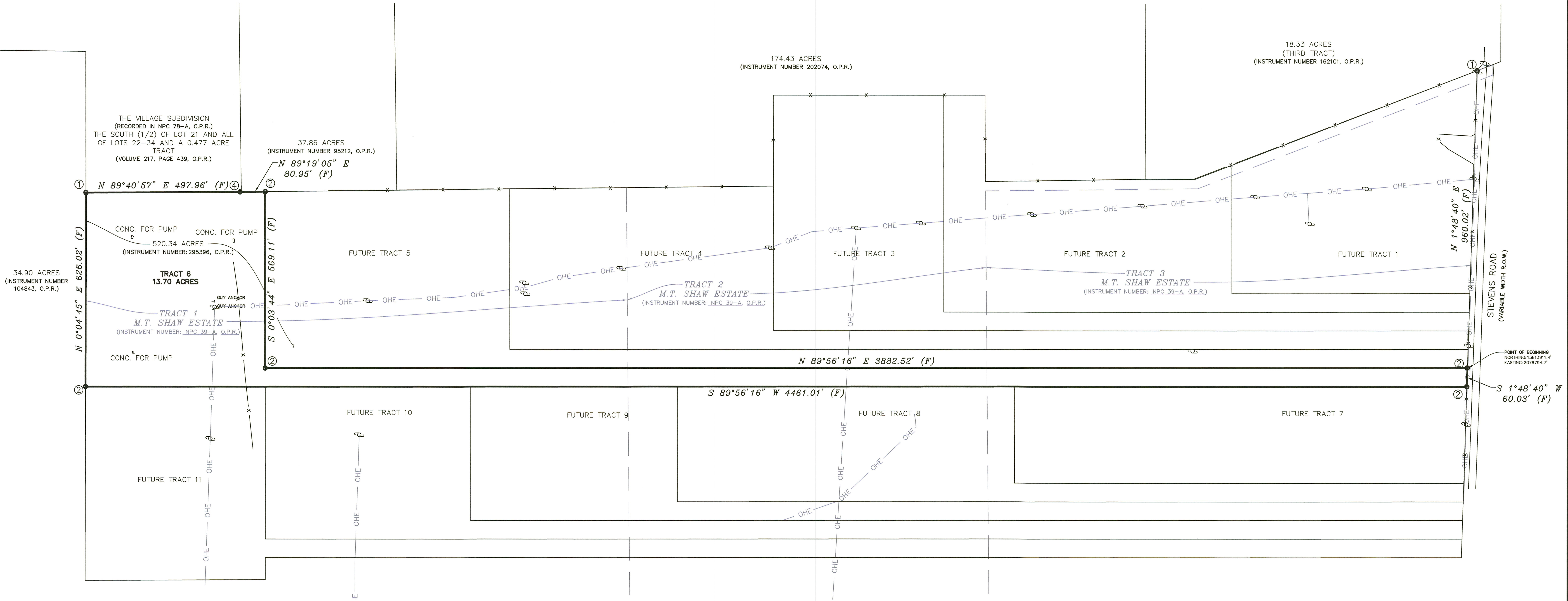
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-6518
TBPELS FIRM NO.10089000
JOB NUMBER: S-202583053-5

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND 5/8" IRON BAR SET IN THE GROUND
 - OHE— = OVERHEAD ELECTRIC
 - ⊞ = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⊞ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 6
AREA: 13.70 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

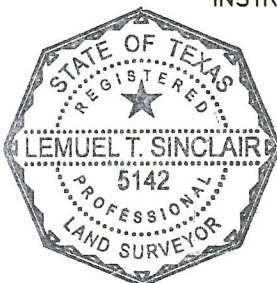
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 6) 13.70 ACRES OUT OF
TRACTS 1, 2 AND 3 M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



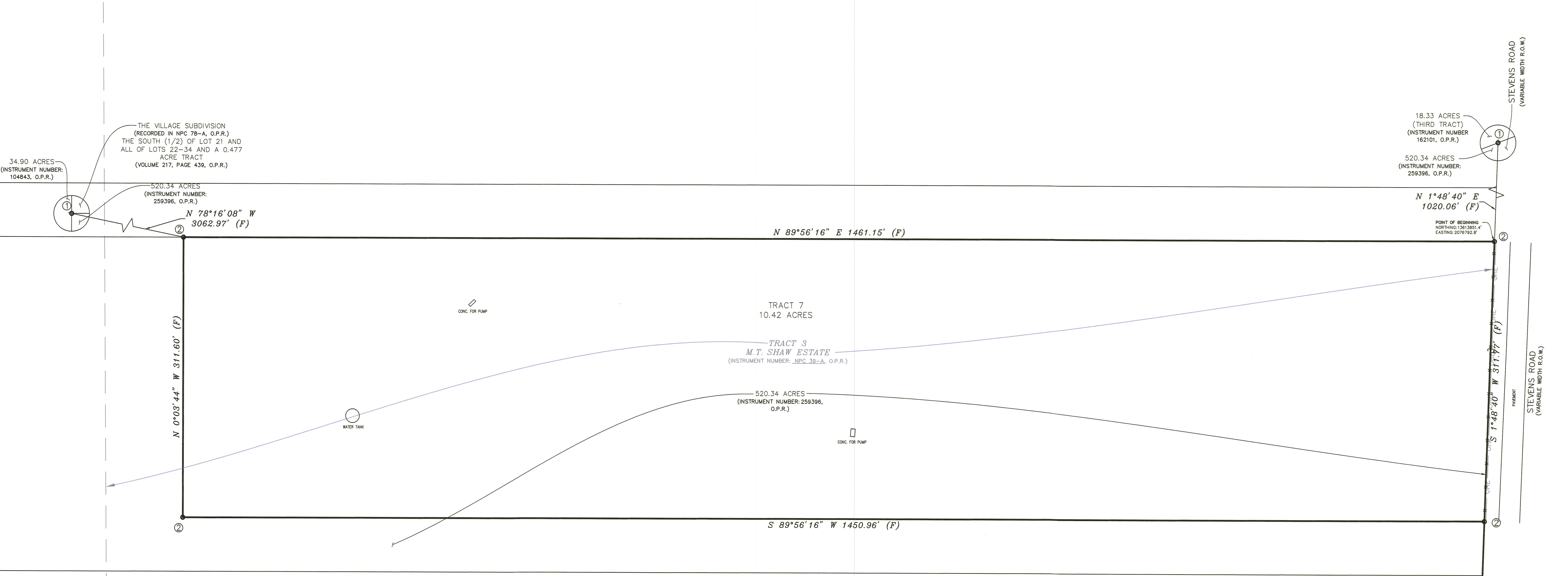
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
(210) 341-4518
TBP&L'S FIRM NO. 10089000
JOB NUMBER: S-202583053-6

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 50'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - P— = POWERPOLE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING



TRACT 7
AREA: 10.42 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

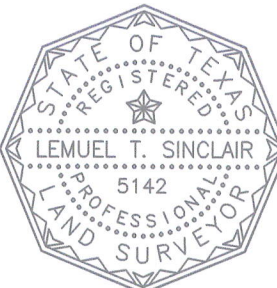
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 7) 10.42 ACRES OUT OF
TRACT 3

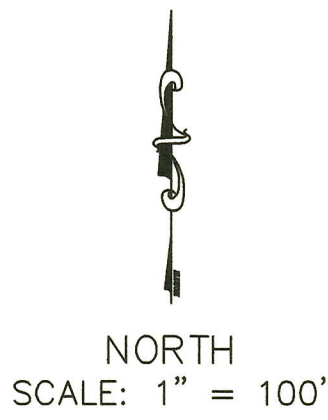
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NEC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



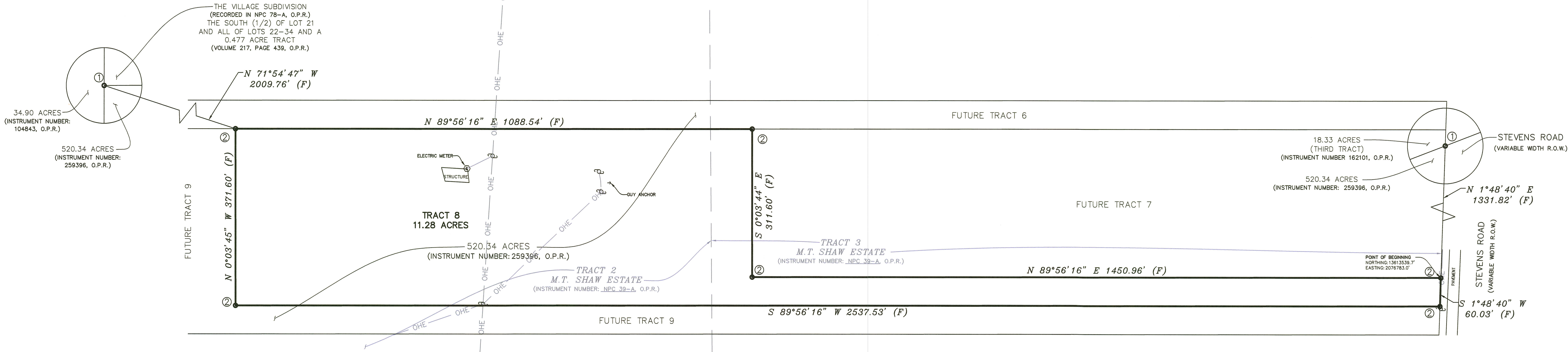
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TSPS FIRM NO. 10089000
JOB NUMBER: S-202583053-7

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



- LEGEND:
- ① = FOUND 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - (E) = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⌋ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - R.O.W. = RIGHT-OF WAY



TRACT 8
AREA: 11.28 ACRES

ADDRESS: STEVENS ROAD

DRAWN BY: P.S. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

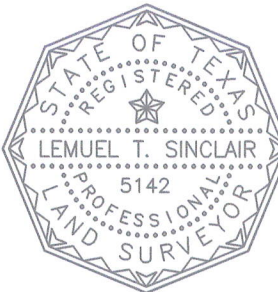
BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026

REVISED: AUGUST 11, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 8) 11.28 ACRES OUT OF
TRACTS 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



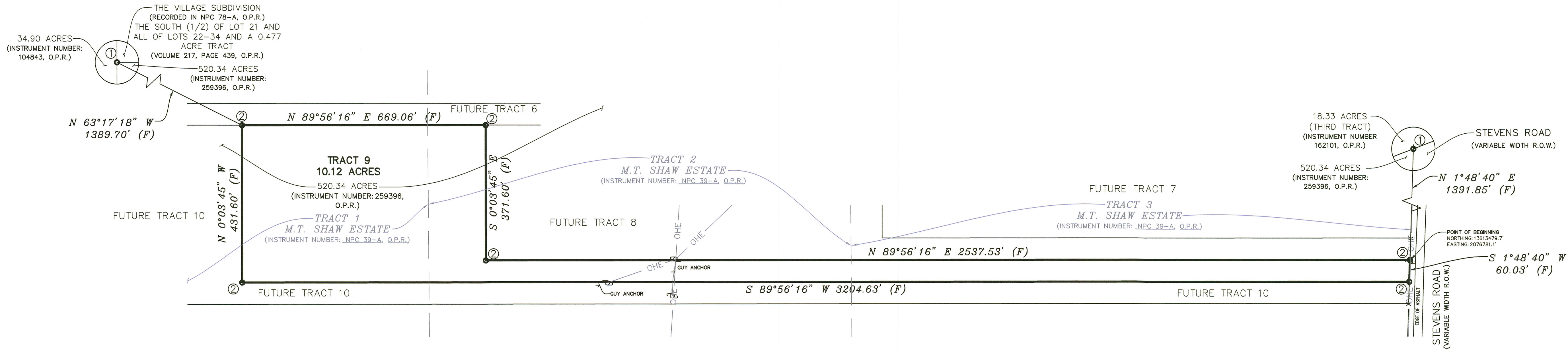
SINCLAIR LAND SURVEYING, INC.
3411 MAGO DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TPELS FIRM NO. 10089000
JOB NUMBER: S-202583053-B

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE = OVERHEAD ELECTRIC
 - E = ELECTRIC METER
 - X = BARBED WIRE FENCE
 - OP = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING



TRACT 9
AREA: 10.12 ACRES

ADDRESS: STEVENS ROAD

DRAWN BY: A.R. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

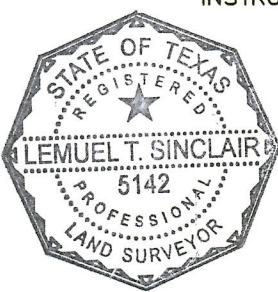
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 12, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 9) 10.12 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



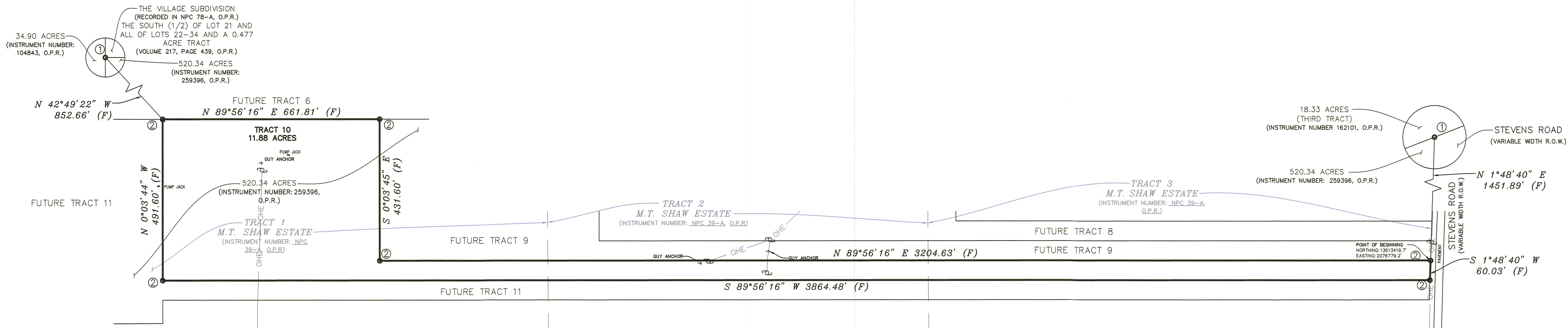
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO. 10089000
JOB NUMBER: S-202583053-9

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - (E) = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING

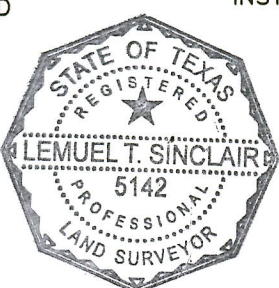


TRACT 10
AREA: 11.88 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: A.R. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4 LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 12, 2026



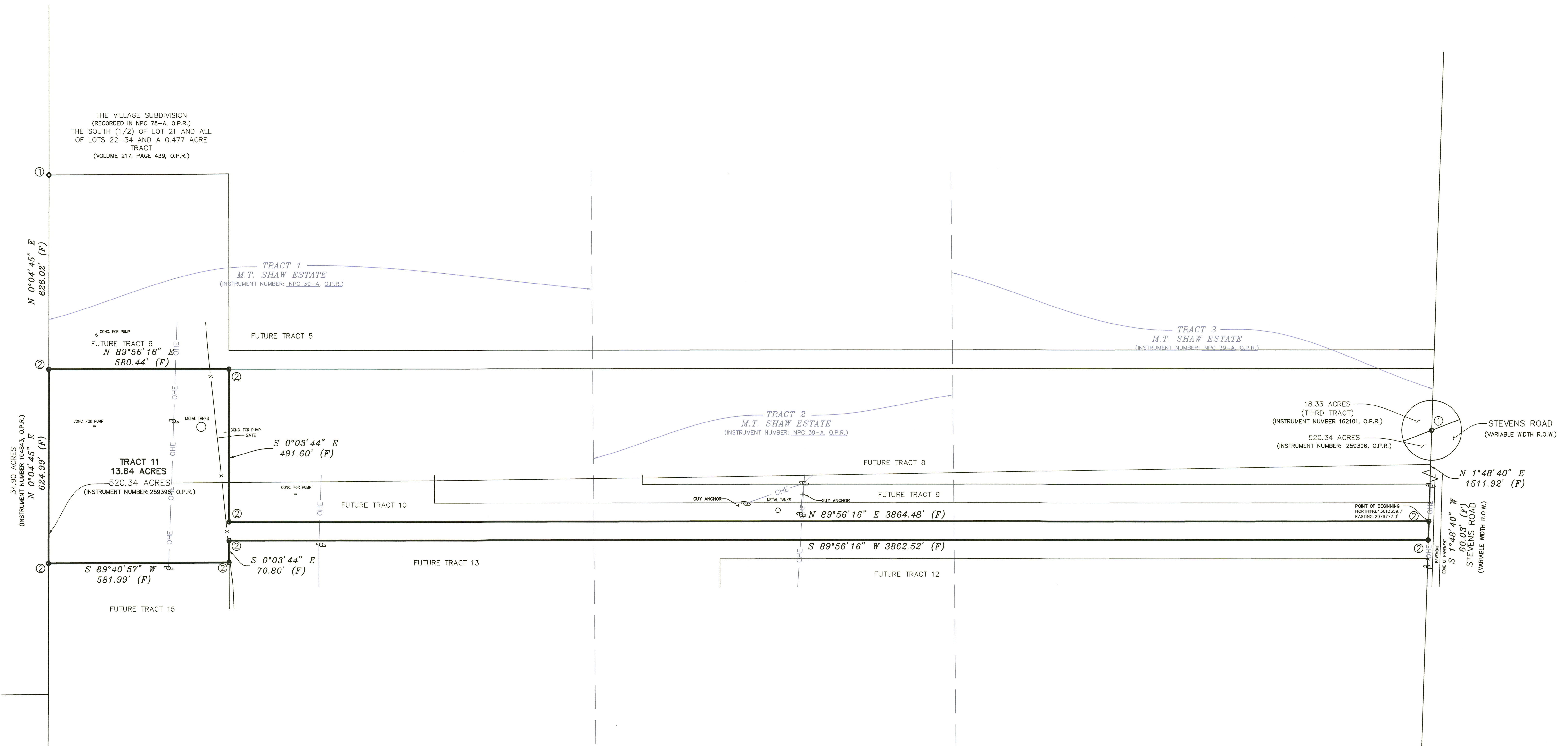
CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 10) 11.88 ACRES OUT
OF TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
- ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
- OH — = OVERHEAD ELECTRIC
- (E) = ELECTRIC METER
- X — = BARBED WIRE FENCE
- ⌚ = POWERPOLE
- CONC. = CONCRETE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
- (F) = FIELD BEARING
- (D) = DEED BEARING

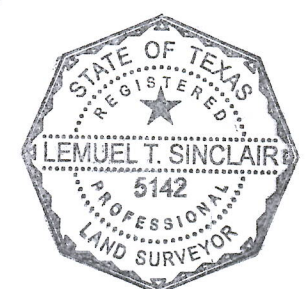


ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 11) 13.64 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



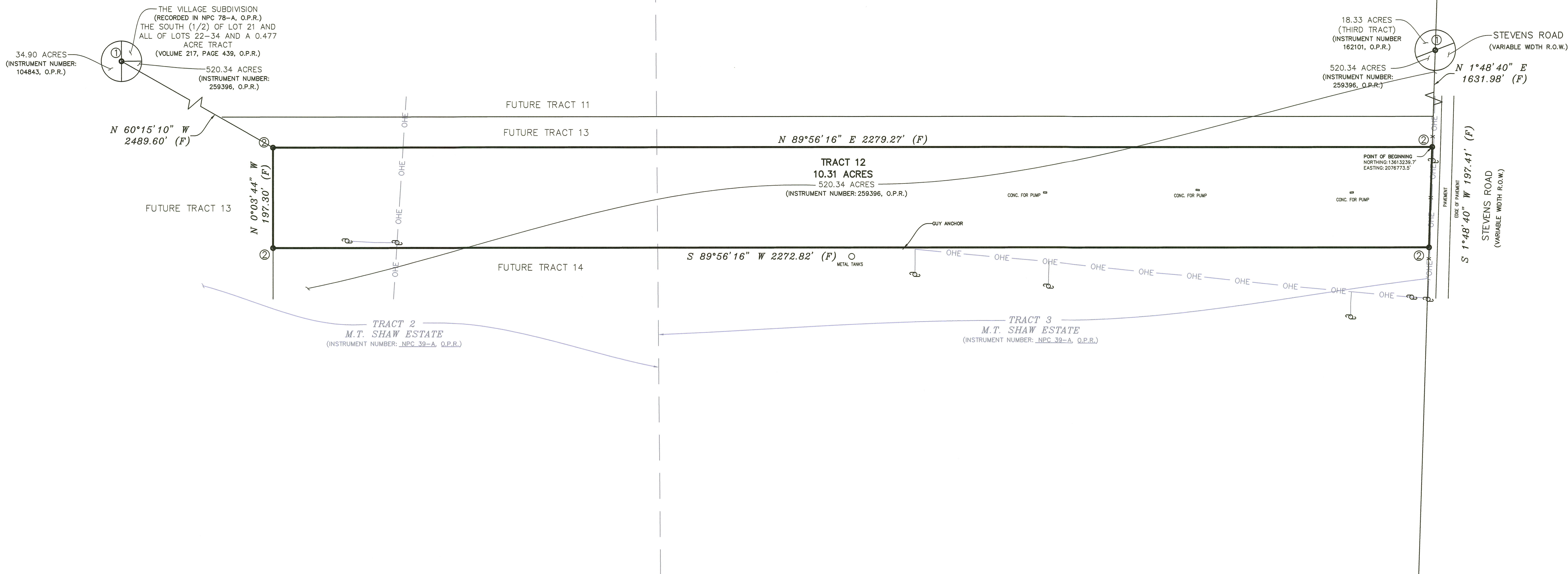
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPES FIRM NO.10089000
NUMBER: S-202583053-11

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - ⓔ = ELECTRIC METER
 - ✕ = BARBED WIRE FENCE
 - ⦶ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 12
AREA: 10.31 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: H.B. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

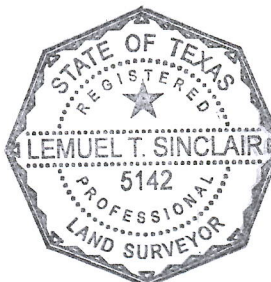
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 12) 10.31 ACRES
OF TRACTS 2 AND 3
M.T. SHAW ESTATE

ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



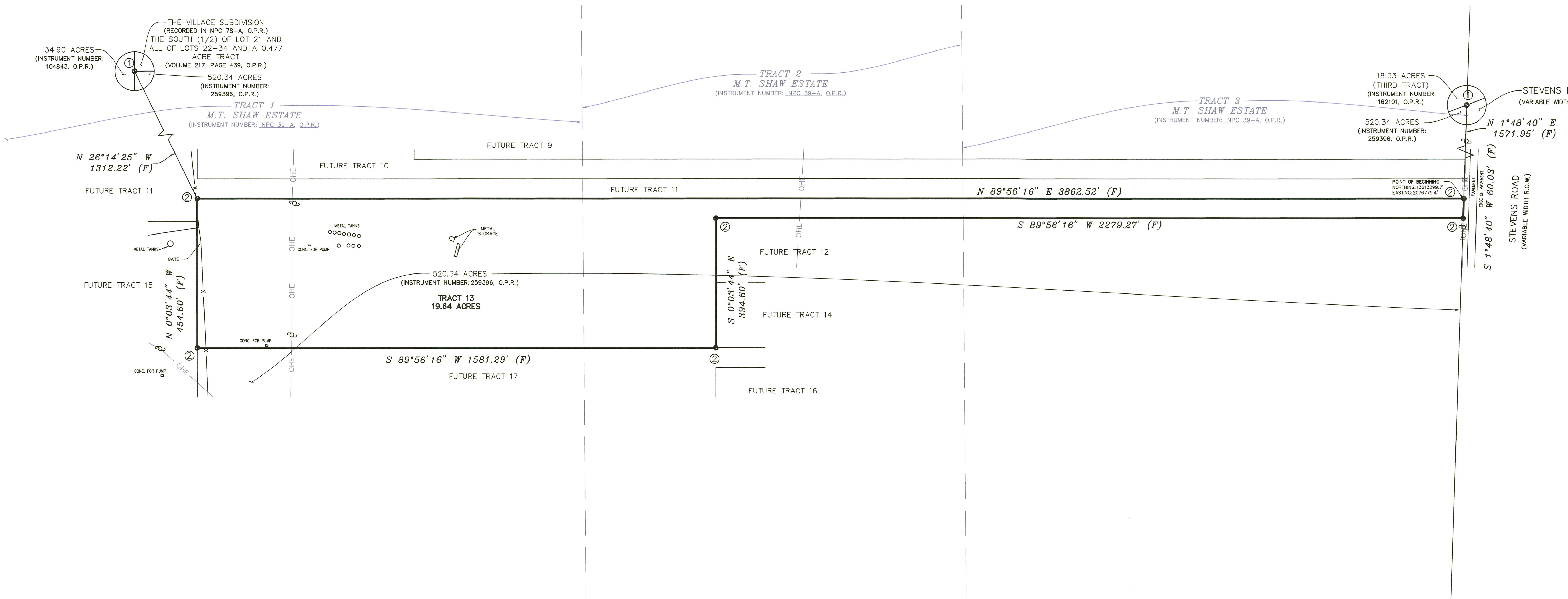
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPES FIRM NO.10089000
JOB NUMBER: S-202583053-12

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
ⓔ = ELECTRIC METER
—X— = BARBED WIRE FENCE
Ⓢ = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING

NORTH
SCALE: 1" = 150'



TRACT 13
AREA: 19.64 ACRES

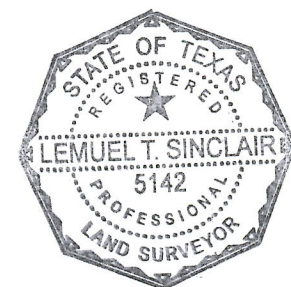
ADDRESS: STEVENS ROAD
DRAWN BY: H.B. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 13) 19.64 ACRES
OF TRACTS 1, 2 AND 3
M.T. SHAW ESTATE

ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 38-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBP&LS FIRM NO.10089000
JOB NUMBER: S-202583053-13

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

LEGEND: (1) = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SL 10089000" FOUND SET IN THE GROUND

(2) = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SL 10089000"

—OE= OVERHEAD ELECTRIC

(E) = ELECTRIC METER

X = BARBED WIRE FENCE

□ = POWERPOLE

CONC. = CONCRETE

O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS

(F) = FIELD BEARING

(D) = DEED BEARING



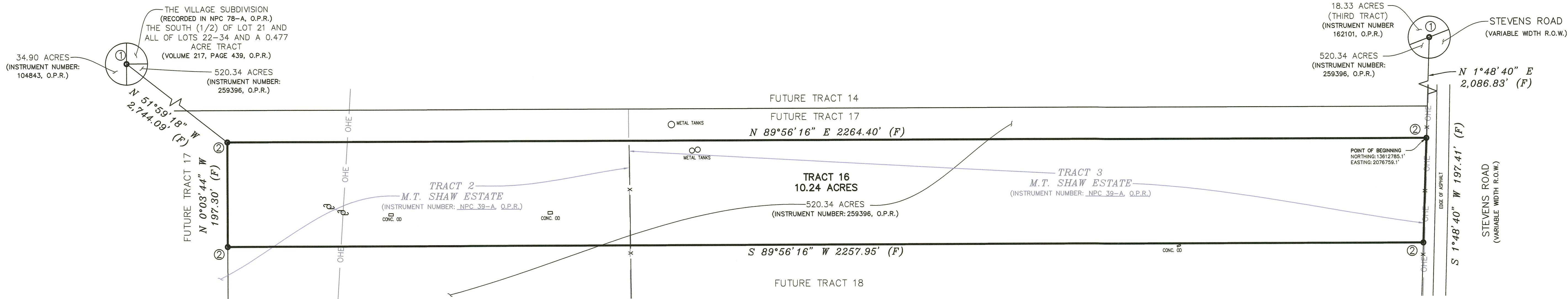
ADDRESS: STEVENS ROAD
DRAWN BY: H.B. CREW CHIEF: MO

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
—○— = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING

NORTH
SCALE: 1" = 100'



TRACT 16
AREA: 10.24 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

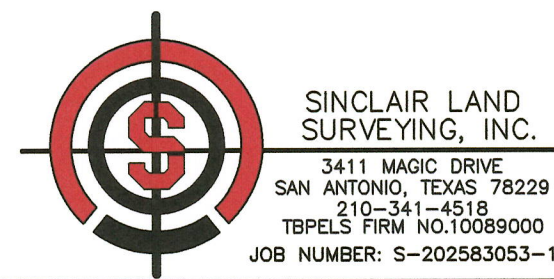
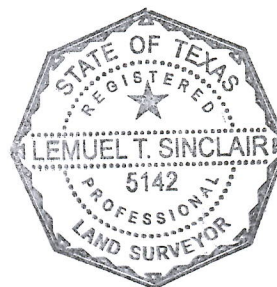
STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY:
LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 16) 10.24 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

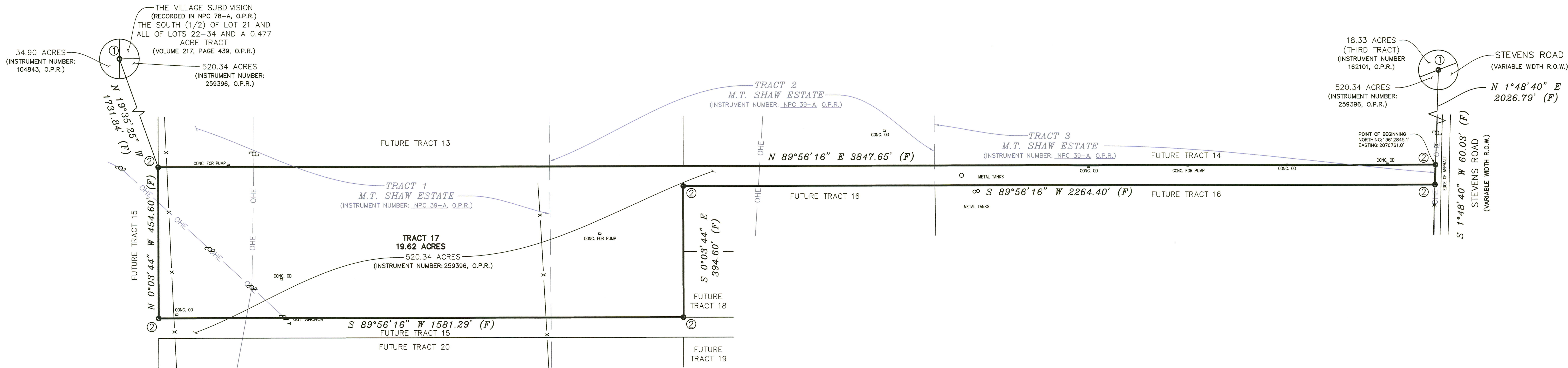


THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 17
AREA: 19.62 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 17) 19.62 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



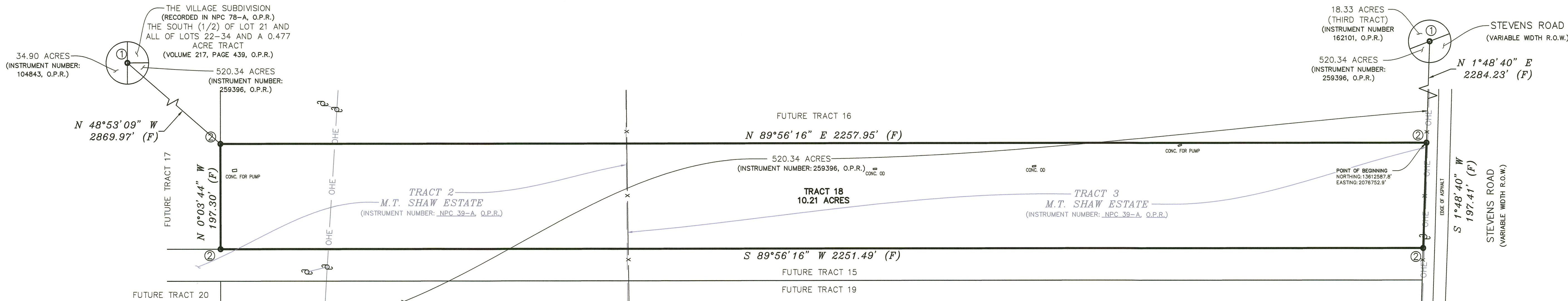
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TPELS FIRM NO. 10089000
JOB NUMBER: S-202383053-17

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 18
AREA: 10.21 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

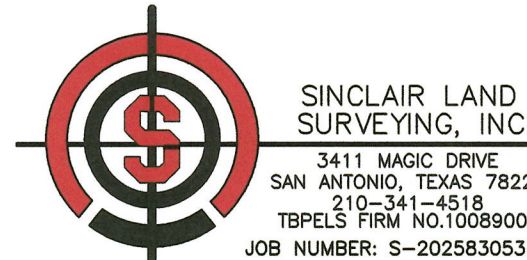
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT BASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 18) 10.21 ACRES OUT OF
TRACTS 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

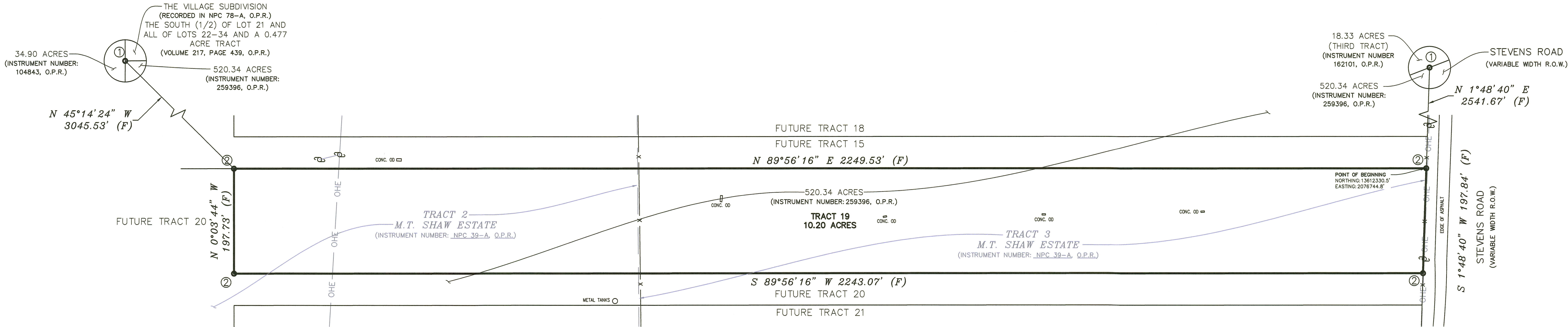


THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
—○— = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING



TRACT 19
AREA: 10.20 ACRES

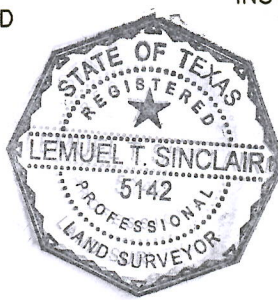
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4 LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 19) 10.20 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



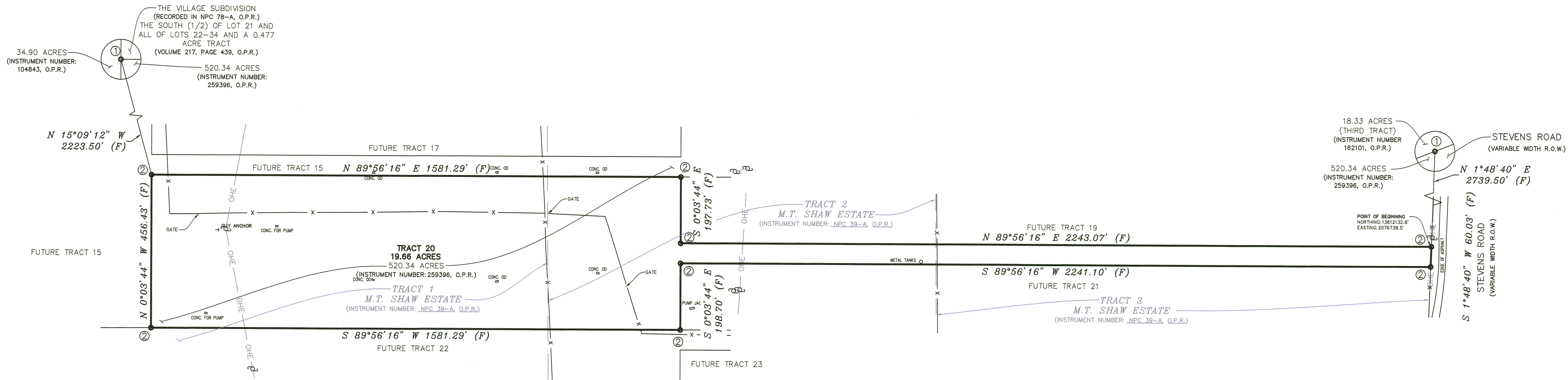
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
710-541-4519
TBPES FIRM NO. 10089000
JOB NUMBER: S-202583053-19

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 20
AREA: 19.66 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 20) 19.66 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



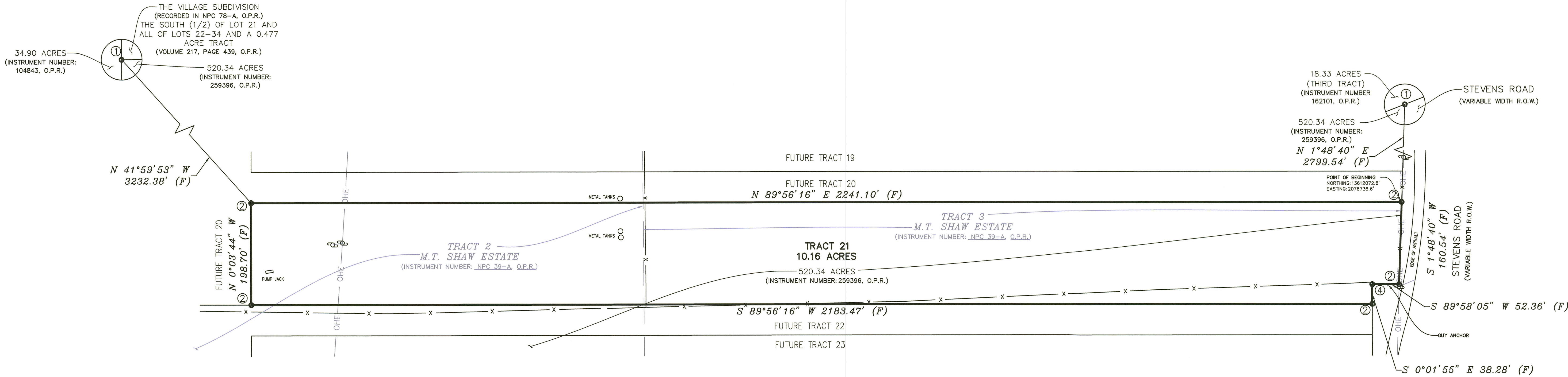
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPES FIRM NO.10089000
JOB NUMBER: S-202583053-20

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
④ = SET NAIL ON A FENCE POST
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
—P— = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING



STATE OF TEXAS
COUNTY OF ATASCOSA

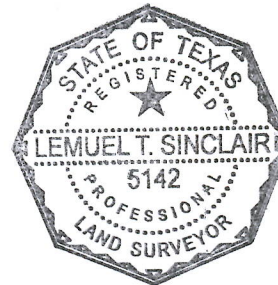
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY:
LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 21) 10.16 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPCL'S FIRM NO.10089000
JOB NUMBER: S-202583053-21

TRACT 21
AREA: 10.16 ACRES

ADDRESS: STEVENS ROAD

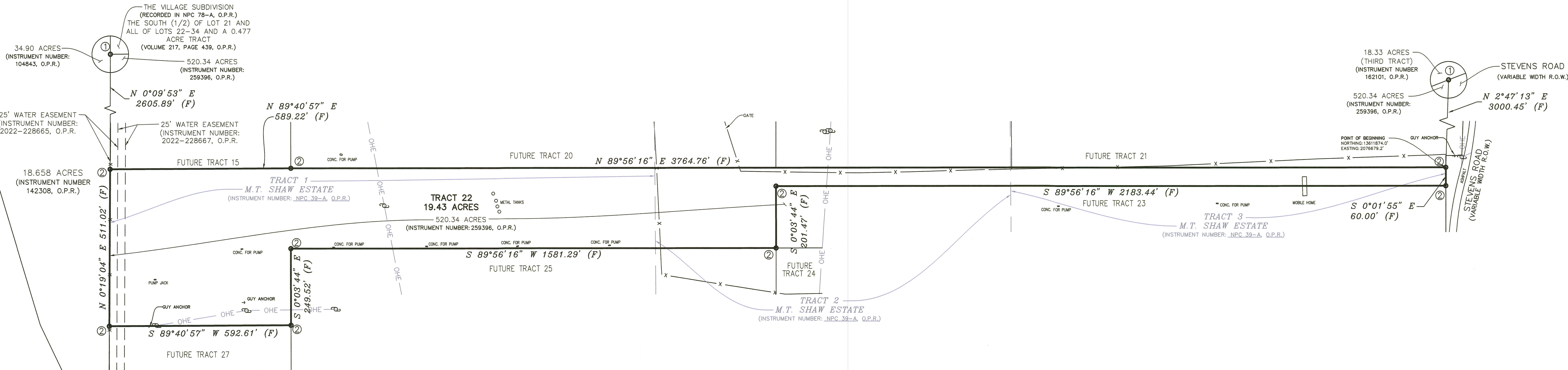
DRAWN BY: A.P. CREW CHIEF: MQ

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
—P— = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING



TRACT 22
AREA: 19.43 ACRES

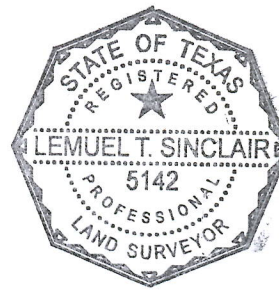
ADDRESS: STEVENS ROAD
DRAWN BY: A.P. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 22) 19.43 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

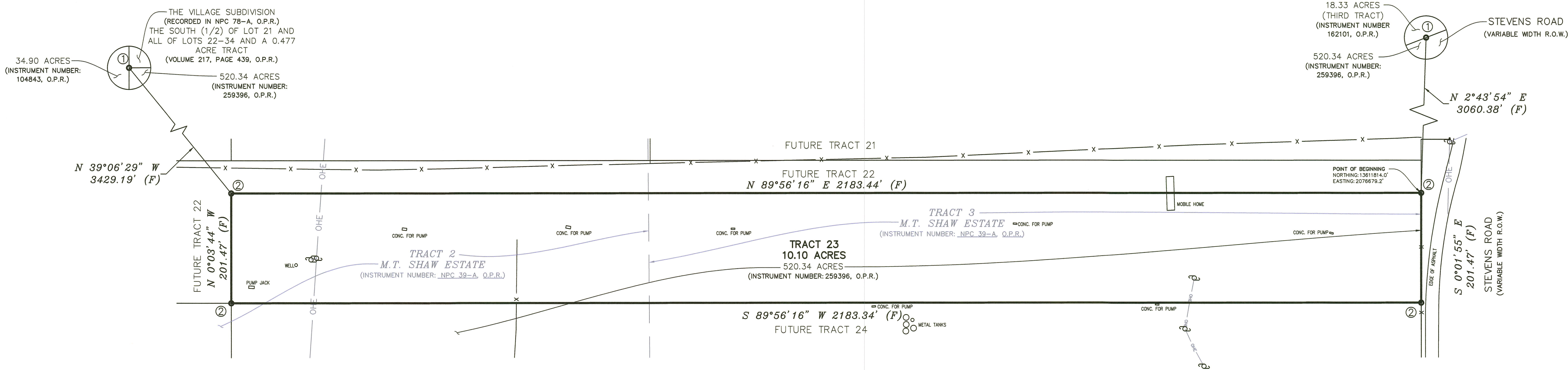
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPCL'S FIRM NO.10089000
JOB NUMBER: S-202583053-22

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
⊕ = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING

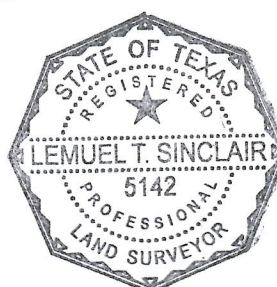


TRACT 23
AREA: 10.10 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: A.P. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 23) 10.10 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

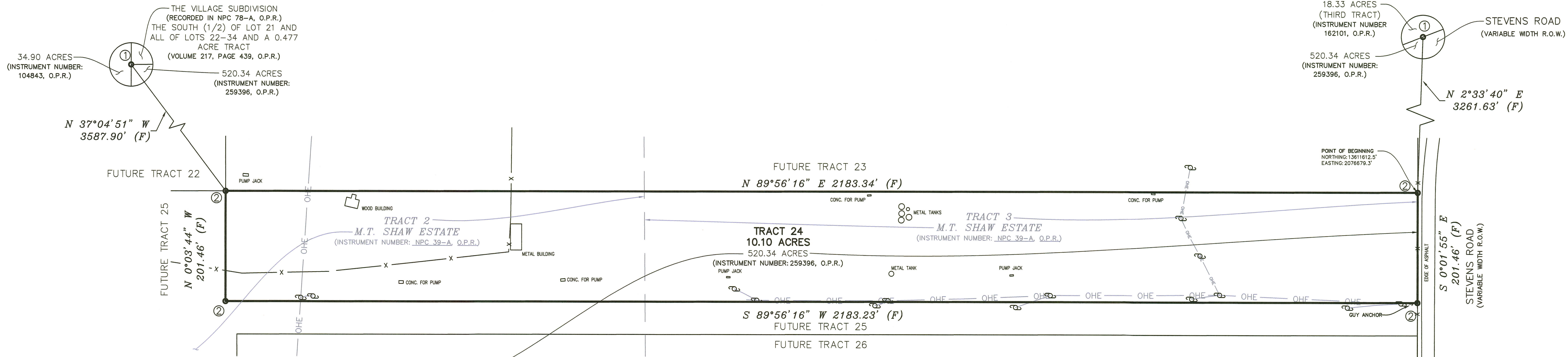


THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - O— = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 24
AREA: 10.10 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: A.P. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

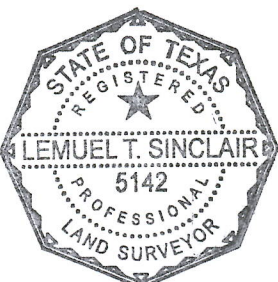
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 24) 10.10 ACRES OUT OF
TRACTS 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



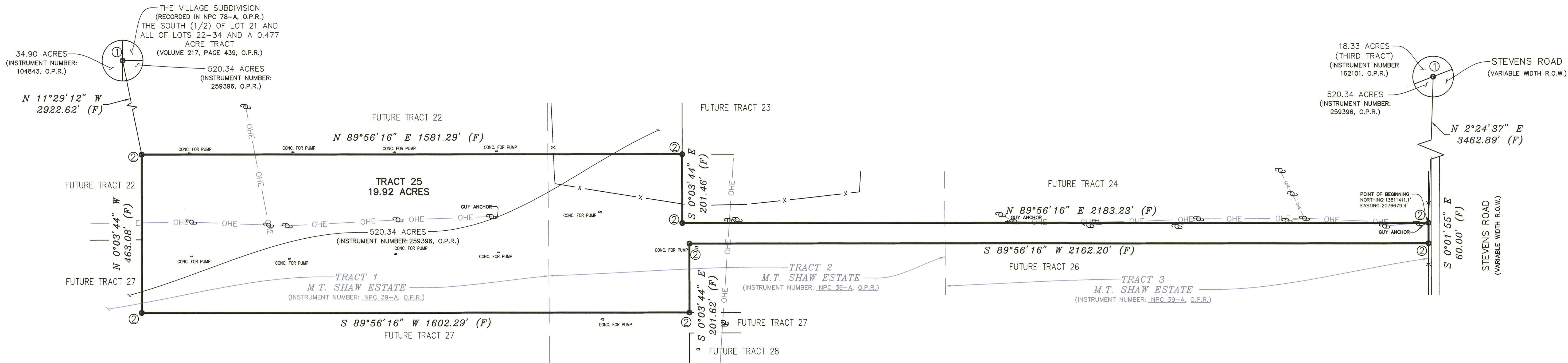
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBP&S FIRM NO. 10089000
JOB NUMBER: S-202583053-24

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
⊙ = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING

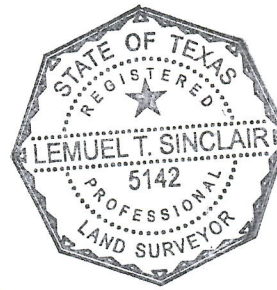


TRACT 25
AREA: 19.92 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: A.P. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021, AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 25) 19.92 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

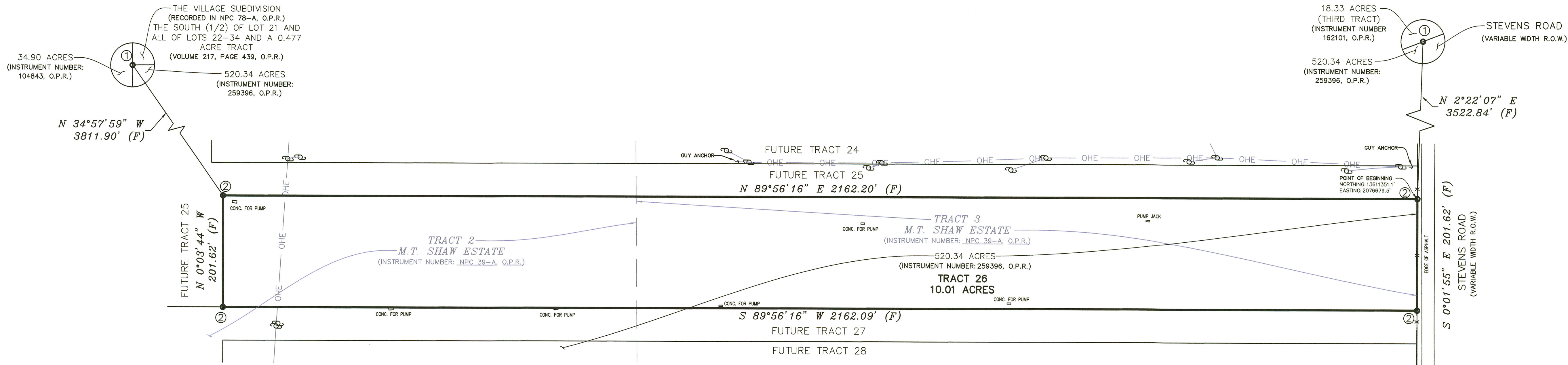


THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



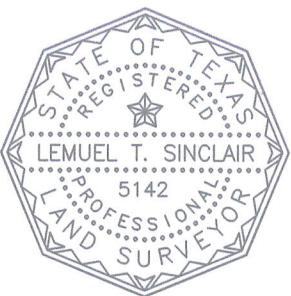
TRACT 26
AREA: 10.01 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: S.L. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

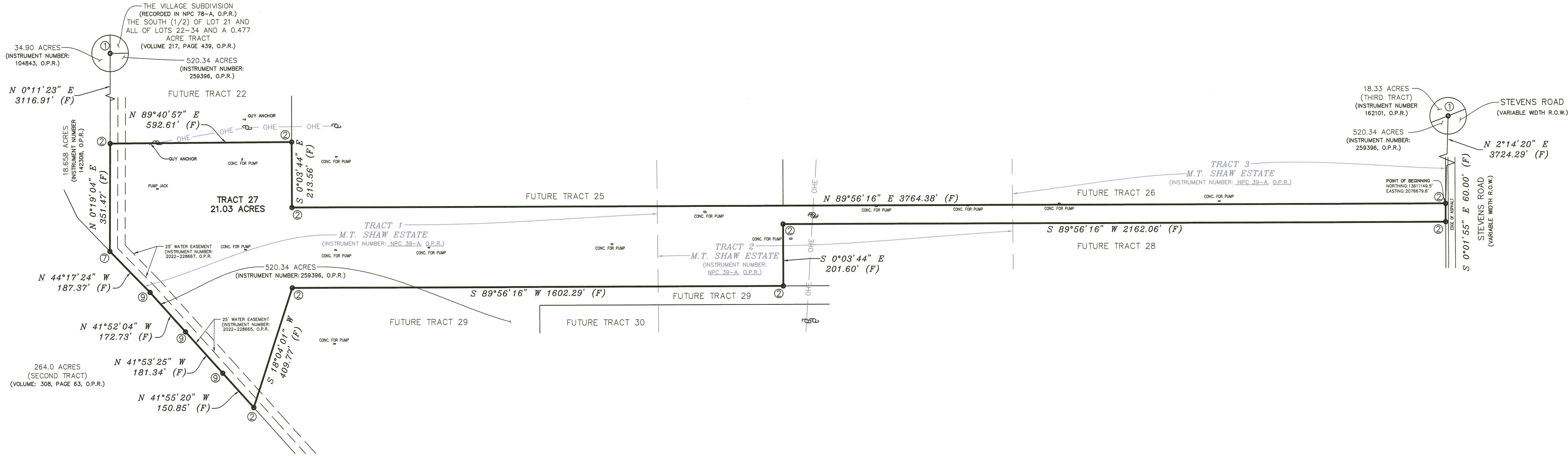
CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 26) 10.01 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ⑦ = FOUND CEDAR FENCE POST
 - ⑨ = FOUND FENCE POST
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - ⌋ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING
- NORTH
SCALE: 1" = 150'



TRACT 27
AREA: 21.03 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: S.L. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

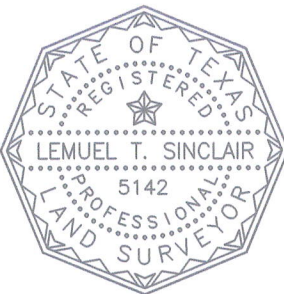
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 27) 21.03 ACRES OUT OF
TRACTS 1, 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 38-A, O.P.R.
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



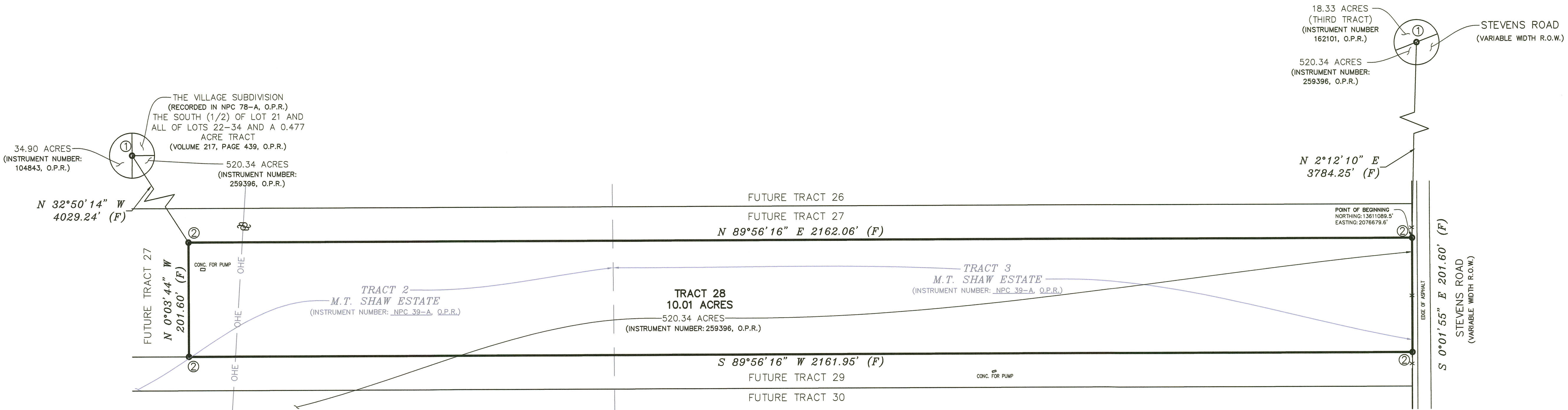
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4519
TSPSLS FIRM NO.10089000
JOB NUMBER: S-202583053-27

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - P— = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING

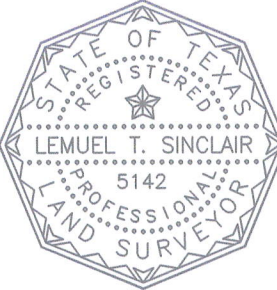


TRACT 28
AREA: 10.01 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: S.L. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

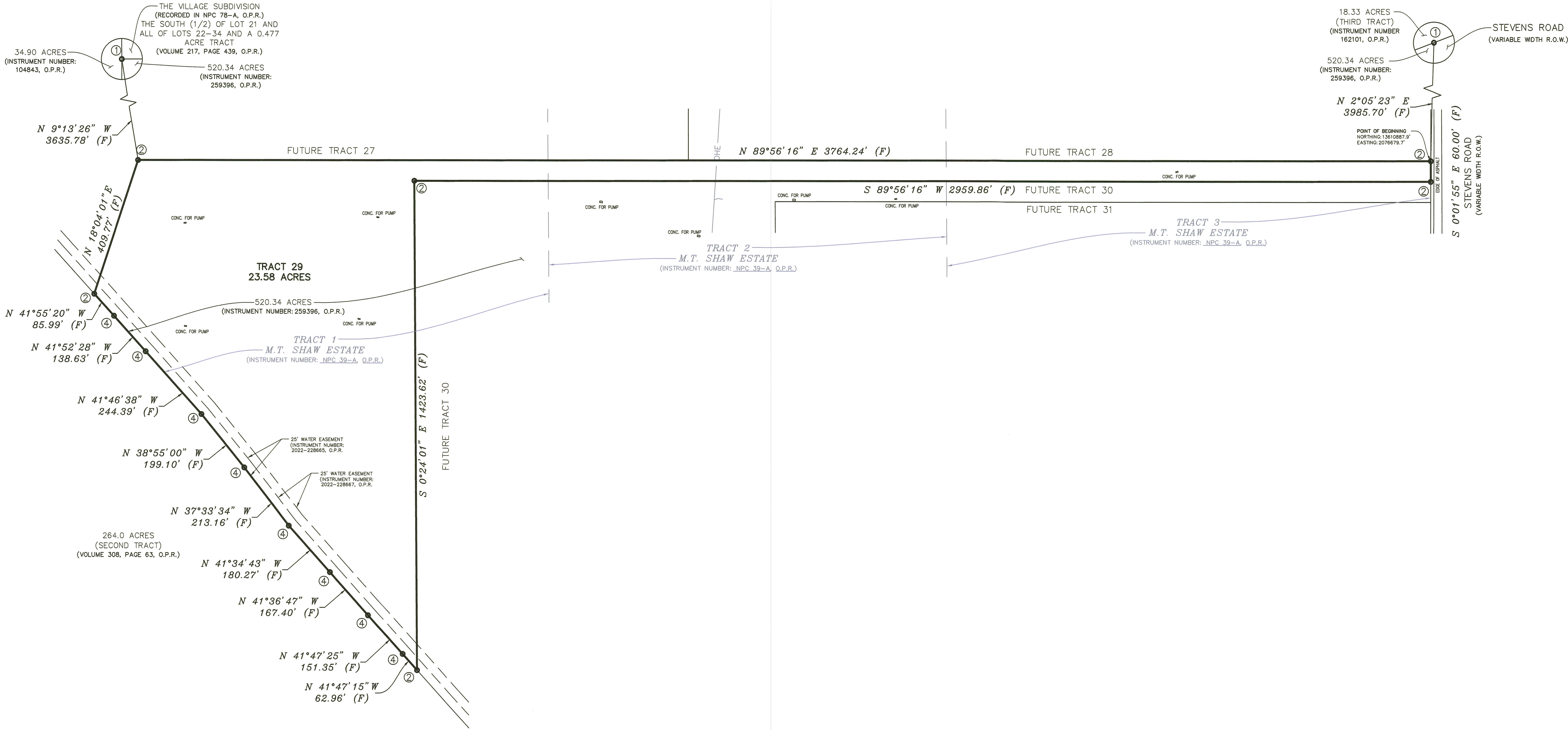


CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 28) 10.01 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

SINCLAIR LAND SURVEYING, INC.
34111 MAGG DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TSPELS FIRM NO10089000
JOB NUMBER: S-202583053-28

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND FENCE POST
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING

NORTH
SCALE: 1" = 150'

TRACT 29
AREA: 23.57 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: S.L. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

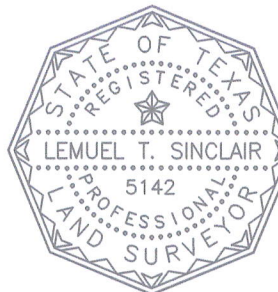
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 29) 23.57 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

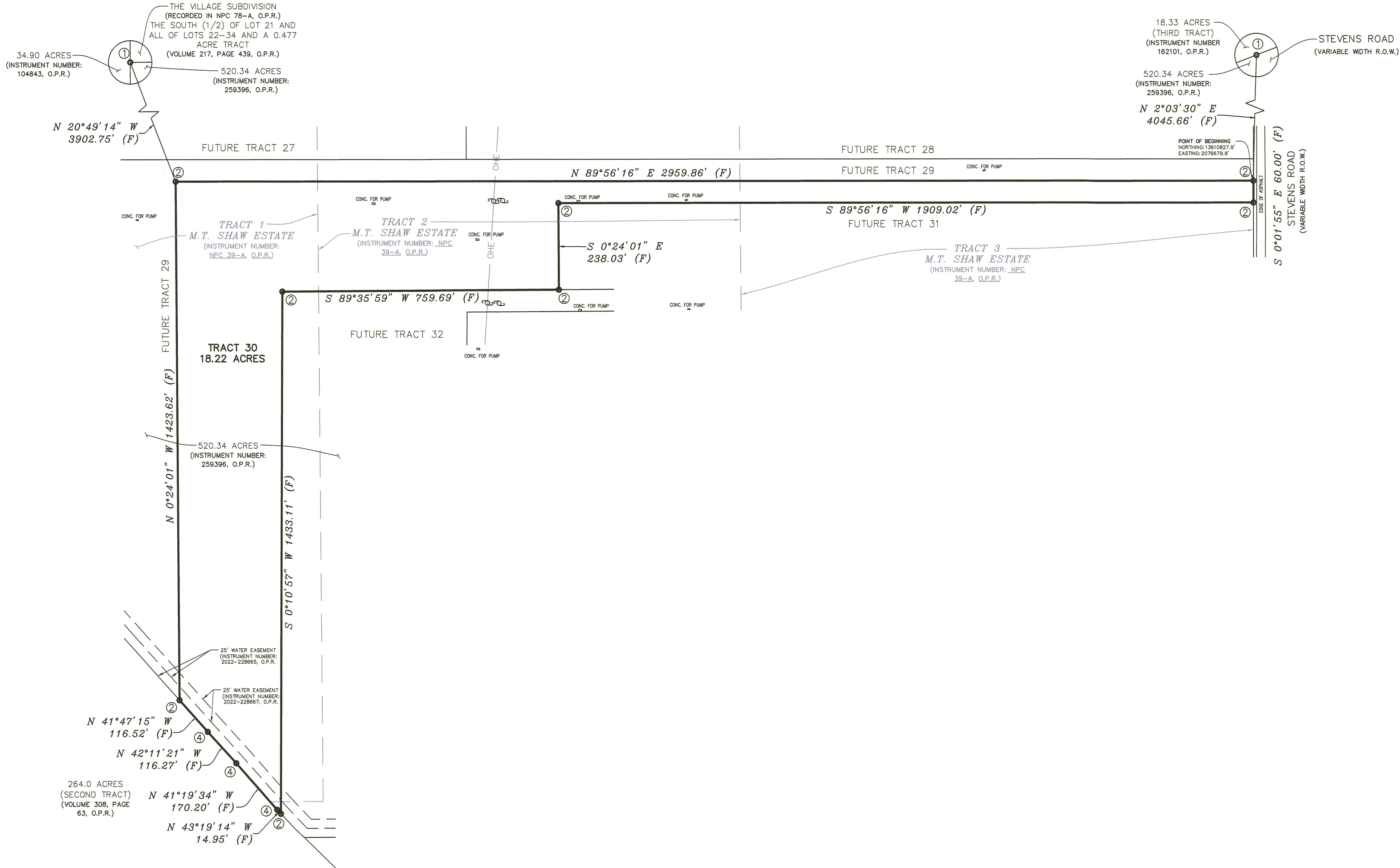
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SINCLAIR LAND SURVEYING, INC.
3411 MACC DRIVE
SAN ANTONIO, TEXAS 78229
TEL: 210-341-4618
FAX: 210-341-4619
JOB NUMBER: S-202583053-29

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND FENCE POST
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - P— = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING

TRACT 30
AREA: 18.22 ACRES

ADDRESS: STEVENS ROAD

DRAWN BY: S.L. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

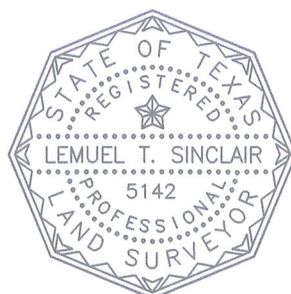
BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026

REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 30) 18.22 ACRES OUT OF
TRACTS 1, 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SINCLAIR LAND
SURVEYING, INC.

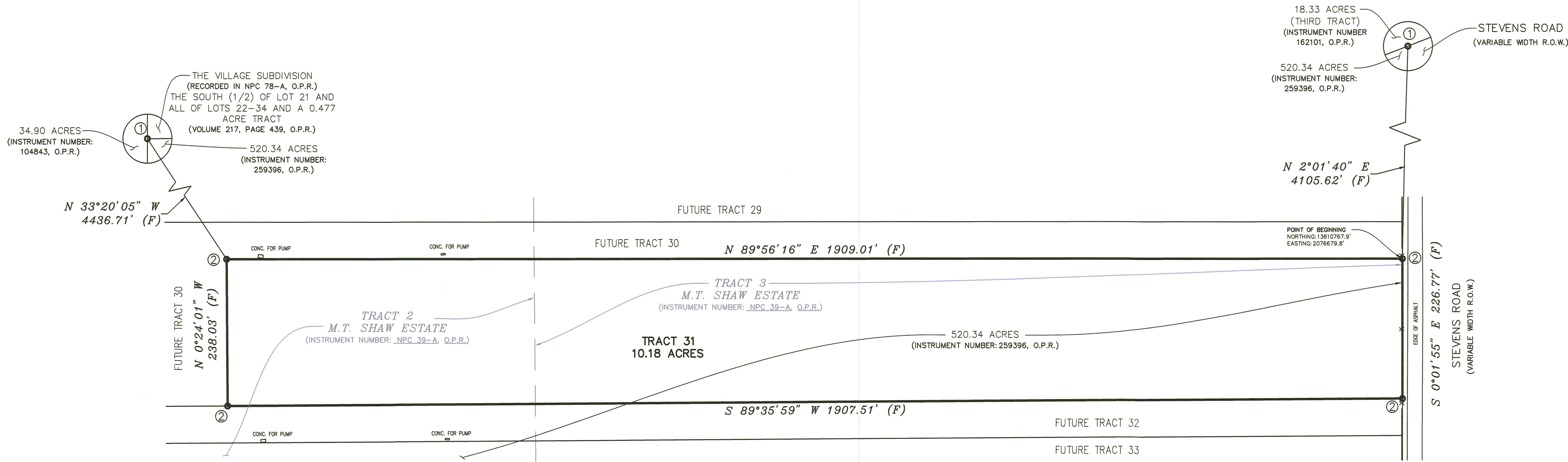
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO.10089000
JOB NUMBER: S-202583053-30

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - O— = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 31
AREA: 10.18 ACRES

ADDRESS: STEVEN'S ROAD

DRAWN BY: D.D. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

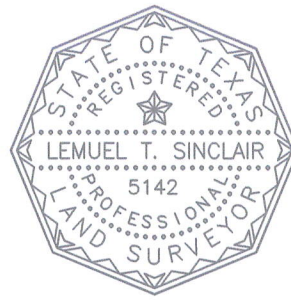
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 31) 10.18 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



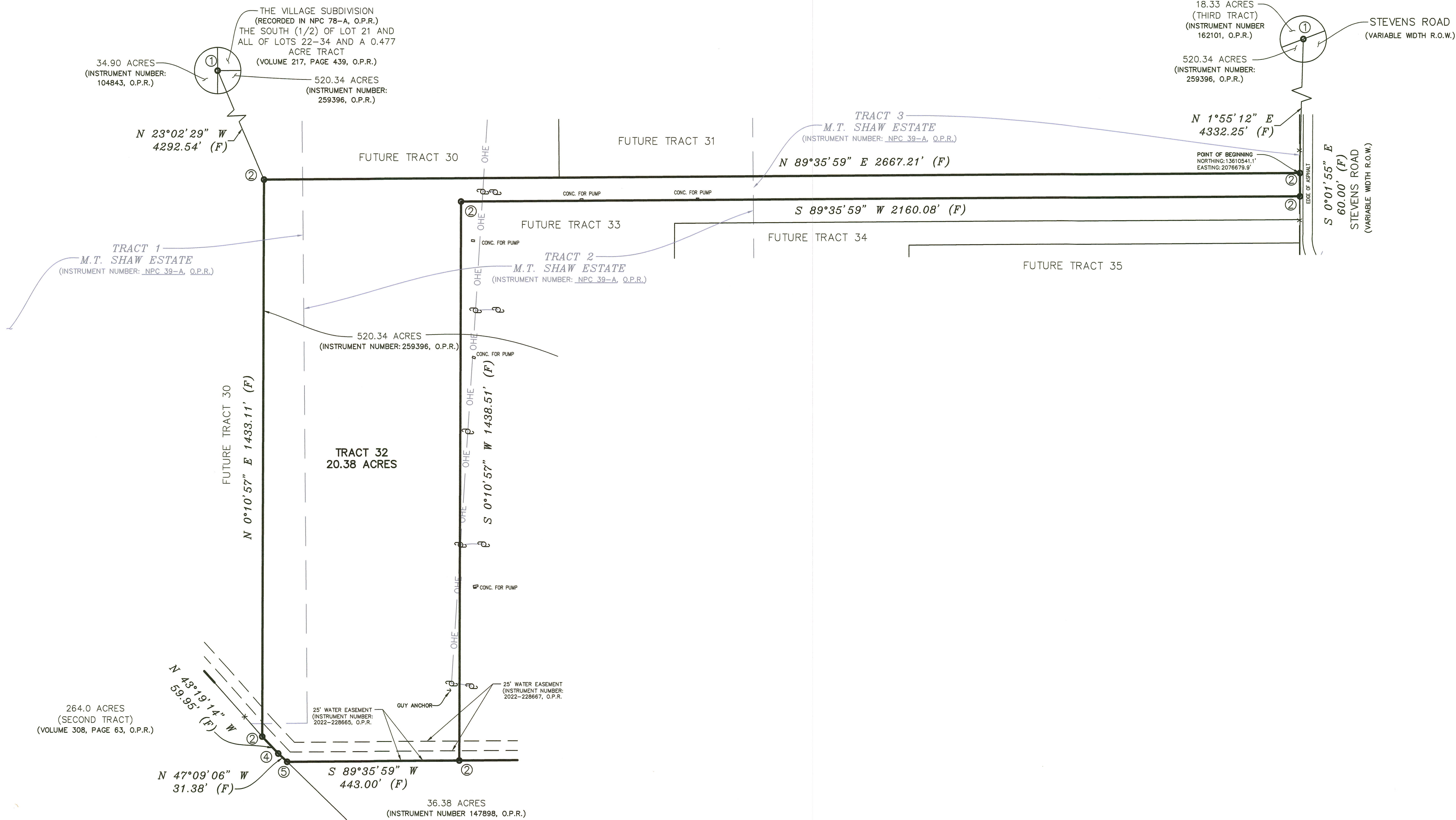
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TPELS FIRM NO.10089000
JOB NUMBER: S-202583053-31

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND FENCE POST
 - ⑤ = 5/8" IRON BAR FOUND SET IN THE GROUND
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 32
AREA: 20.38 ACRES

ADDRESS: STEVENS ROAD

DRAWN BY: D.D. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

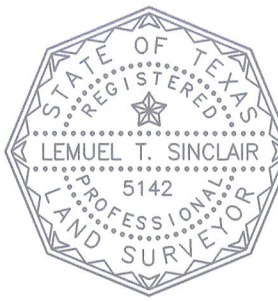
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 32) 20.38 ACRES OUT OF
TRACTS 1, 2 AND 3

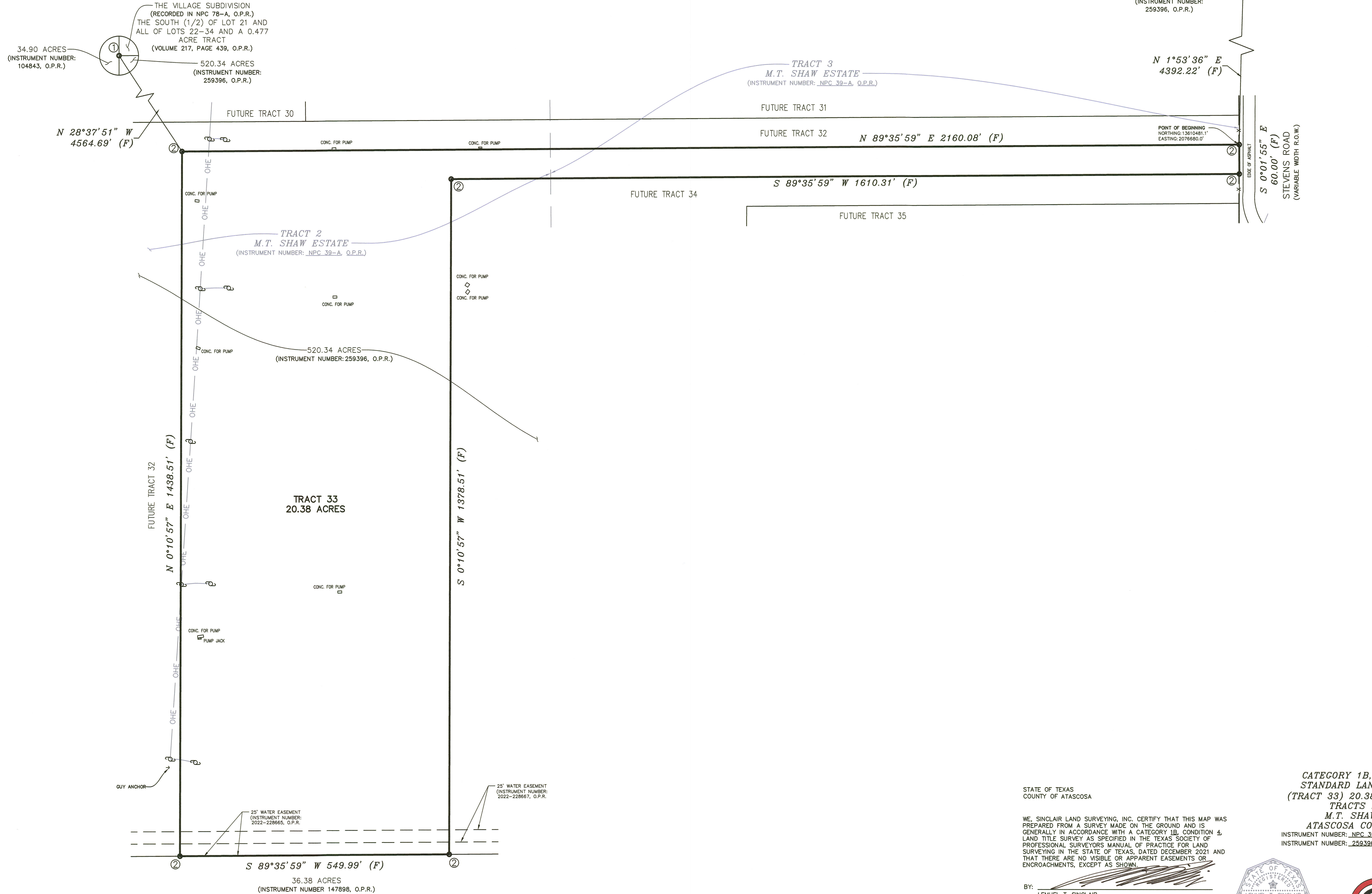
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4519
TPELS FIRM NO.10089000
JOB NUMBER: S-202583053-32

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



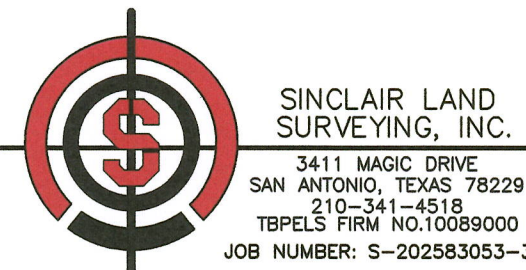
TRACT 33
AREA: 20.38 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: D.D. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 33) 20.38 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

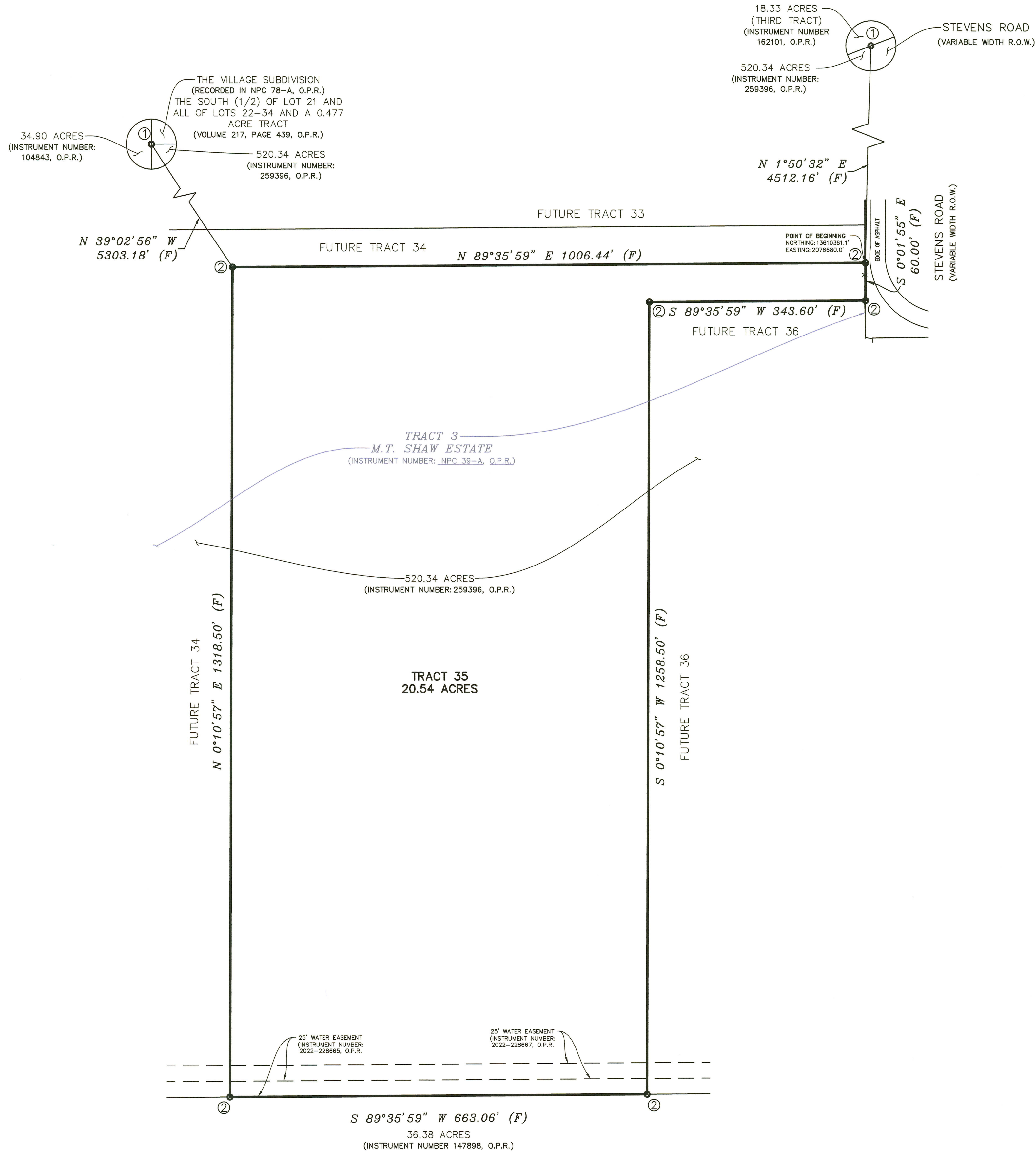
TRACT 34
AREA: 20.50 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: D.D. CREW CHIEF: MS

NORTH
SCALE: 1" = 100



THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
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NORTH
SCALE: 1" = 100'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
- ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
- OHE— = OVERHEAD ELECTRIC
- X— = BARBED WIRE FENCE
- = POWERPOLE
- CONC. = CONCRETE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
- (F) = FIELD BEARING
- (D) = DEED BEARING

TRACT 35
AREA: 20.54 ACRES

ADDRESS: STEVENS ROAD

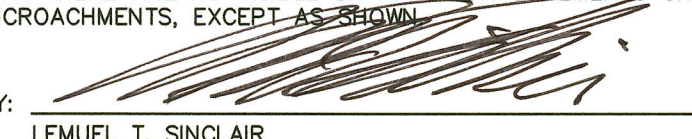
DRAWN BY: D.D. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

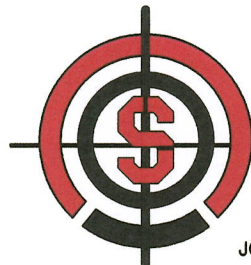
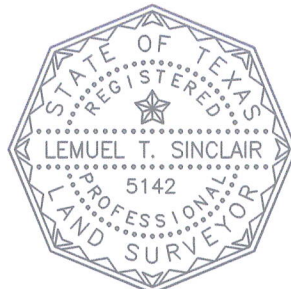
CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 35) 20.54 ACRES OUT OF
TRACT 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: 
LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

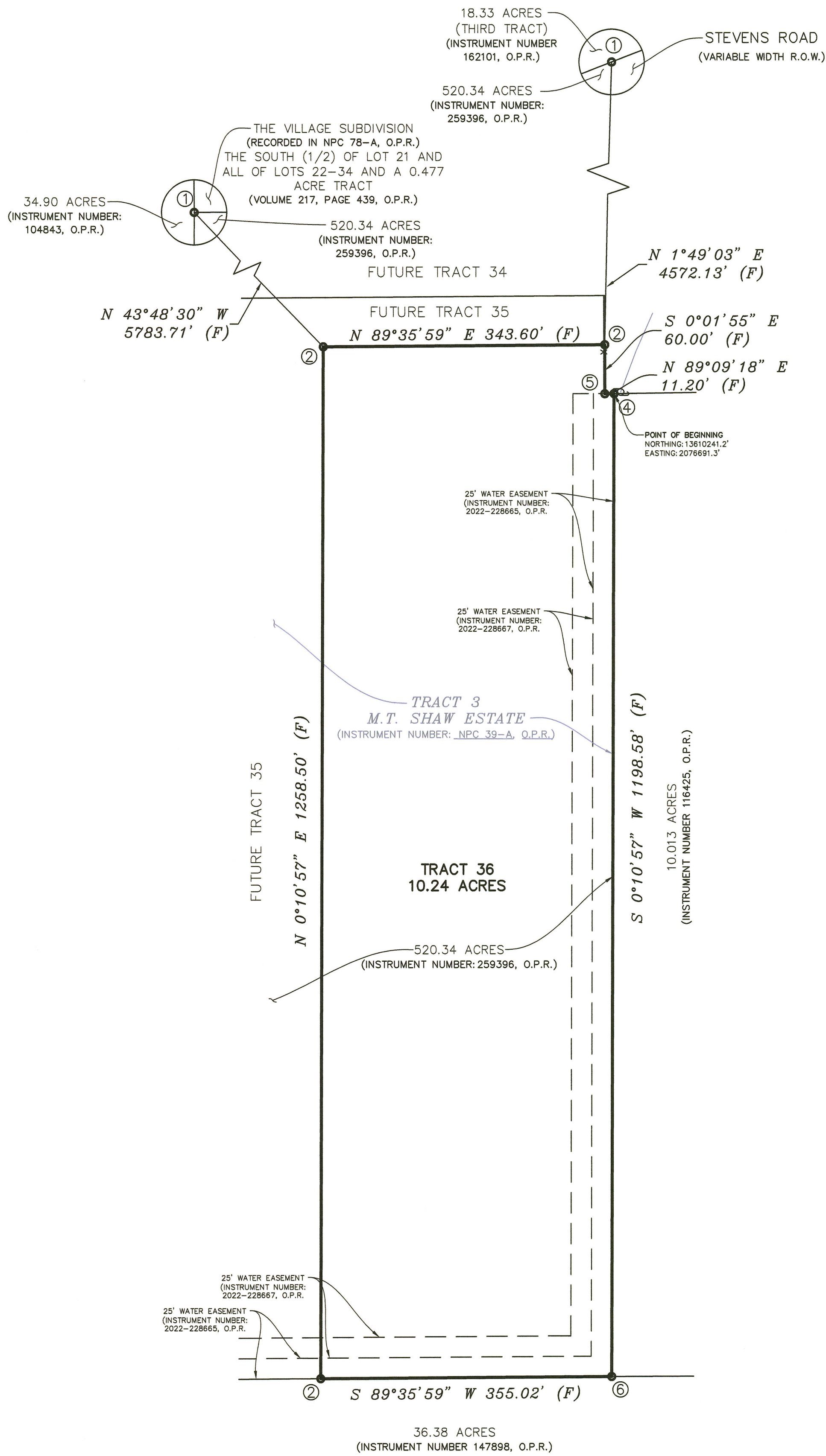
DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026



SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TSPS FIRM NO. 10089000
JOB NUMBER: S-202583053-35

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND 1/4" IRON BAR SET IN THE GROUND
 - ⑤ = CEDAR FENCE POST FOUND SET IN THE GROUND
 - ⑥ = FOUND 1/2" IRON BAR SET IN THE GROUND
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING

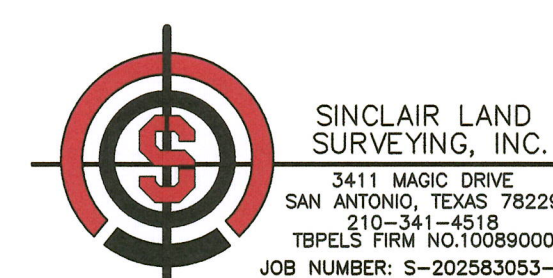
TRACT 36
AREA: 10.24 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: P.B. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 36) 10.24 ACRES OUT OF
TRACT 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 258396, OFFICIAL PUBLIC RECORDS



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 36 tracts of land out of an original 520.34 acres, more or less, described in a Deed, Instrument Number 259396, Official Public Records, Atascosa County, Texas, and being currently owned by Somerset Ranch Estates LLC, 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

AGENDA REQUEST (GENERAL)

Agenda Item 13.

Meeting Date: 09/14/2026
Item Title: Subdivision - Variance Replat River Oaks Lot 24
Submitted For: Britni Van Curan, Rural Development Director

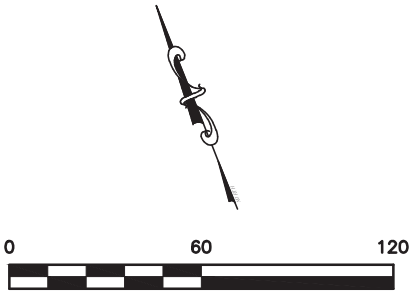
Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the
Rural variance request for Javier Castaneda on River Oaks Dr. in Precinct 2.
Development:

ATTACHMENTS

Variance exhibit
Variance Application

Date: Jul 30, 2026, 12:52pm User ID: CAD2025-1
File: N:\Projects\2026\26-3861 Javier Castenada - River Oaks Variance and Replat\CIVIL\26-3861A VARIANCE EXHIBIT.dwg



- SCALE OF FEET
1" = 60'
- LEGEND**
- EXISTING BUILDINGS
 - EXISTING DRIVEWAYS
 - EXISTING LOT 24 BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING ADJOINER

"THIS DOCUMENT IS
RELEASED FOR REVIEW
PURPOSES" UNDER THE
AUTHORIZATION OF
STEPHEN G. LASKOWSKI,
P.E. #133002.
NOT TO BE USED FOR
CONSTRUCTION.

REVISIONS		
DATE	NO.	DESCRIPTION
 RAKOWITZ Engineering & Surveying 830-281-4060 Texas Registered Engineering Firm F-9155 Texas Registered Surveying Firm 101812-00		
RIVER OAKS LOT 24 VARIANCE PRECINCT 2, ATASCOSA COUNTY, TX		
100 % SUBMITTAL	PROJECT NO.: 26-3861A	DATE: JULY 2026
DRWN. BY: SGL	DSGN. BY: SGL	CHKD. BY: BAK
SHEET NO.: 1 OF 1		



NON-STANDARD PLAT/VARIANCE APPLICATION CHECKLIST

The following checklist is for the use of the applicant in ascertaining initial compliance with the Non-Standard Plat/Variance Procedures of the Atascosa County Subdivision and Development Rules and Regulations and assisting the Atascosa County Rural Development Office in processing an application under the Rules. This completed list should be presented to the Atascosa County Rural Development Office with each Application for Non-Standard Plat/Variance consideration.

The following documents shall be submitted as part of the application.

******Incomplete applications WILL NOT be accepted.******

- ☒ Non-Standard Plat/Variance Application – must be filled out in its entirety.
- ☒ A complete copy of deed indicating applicant's ownership of the property.
- ☒ A survey plat indicating the parent tract and the tract being created by the proposed Non-Standard Plat/Variance.
- ☒ Letter from the appropriate electric utility supplier.
Name of Company: Karnes Electric Account #66694001
- ☒ Letter from the appropriate water utility supplier.
Name of Company: Benton City WSC Account #05294-1 CID #882
- N/A ☐ If the tract being created by the proposed Non-Standard Plat/Variance has frontage on a state-maintained road, a statement from TxDOT indicating availability of access to property.
- ☒ If the property is within a subdivision, a copy of the Subdivision Covenants, Conditions and Restrictions.
- N/A ☐ If the property is within a subdivision, but Subdivision Covenants, Conditions and Restrictions do not exist, a signed and dated statement from the applicant stating that they do not exist.
- N/A ☐ If the property is within a subdivision, a statement from the Home Owners Association indicating the division of the tract is not in violation of the Subdivision Covenants and Restrictions.
- ☒ If the property is within a subdivision, but a Home Owners Association (HOA) does not exist, a signed and dated statement from the applicant stating that an HOA does not exist.



NON-STANDARD PLAT/VARIANCE APPLICATION

Non-Standard Plat/Variance approval is to be obtained by the owner of the property to be subdivided prior to selling. Therefore, the applicant is the owner of the property to be subdivided.

Date Received: _____ Commissioner Precinct #: 2

Check #: _____

1. Name of Owner: JAVIER CASTENADA

2. Address of Property to be subdivided: 1520 RIVER OAKS DRIVE, POTEET, TX 78065

3. Mailing Address of Owner: 1522 RIVER OAKS DRIVE, POTEET, TX 78065

4. Phone Number of Owner: 210-260-3682

5. Name of Alternate Contact Person: ROSARIO CASTILLO / ARACELI GOMEZ

6. Address of Alternate Contact Person: 1520 RIVER OAKS DRIVE, POTEET, TX 78065

7. Phone Number of Alternate Contact Person: 210-323-6008 / 210-810-7739

8. Relief Requested (Reference the specific Section/Paragraph of the current Atascosa County Subdivision and Development Rules and Regulations):

Article VI. Section 6.2.3. "The number of feet of frontage of each lot onto a permitted street, which shall be not less than sixty (60) feet".

9. Reason for Requesting Relief

a. What special circumstances or conditions affect the land involved such that the strict interpretation of the provisions of these regulations would deprive you of the reasonable use of this land.

Buildings have been built on the property and these buildings would not allow for the 60-ft wide flag pole and frontage on either side of the property to River Oaks Drive. The buildings and separate families already exist and live on the property. If this variance is approved, we will move forward with replatting the property into two single-family residential lots.



b. Why is relief necessary for the preservation and enjoyment of a substantial property right of yours?

Buildings, including residential homes, already exist on the property. By approving the variance, then this allows for a simple replat to be completed which will add a separating lot line between the existing buildings and families on the property. No other properties would need to be aquired and no other development is proposed.

c. Will the granting of relief not be detrimental to the public's health, safety, and welfare? Please explain.

No, because this is for one new single-family lot within an existing single-family residential subdivision. If this variance is approved, we will move forward with replatting the existing property into two single-family residential lots. The replat will add a separating lot line and no other development is proposed.

d. Will the granting of relief not have the effect of preventing the orderly subdivisions of other land in the area? Please explain.

No, because this variance is just for one existing platted lot within an existing single-family residential subdivision. If this variance is approved, then we will move forward to replat the existing lot into two single-family residential lots. No other development is proposed and no other properties are affected.

Applicant Signature: _____

Date: 07/20/2026

AGENDA REQUEST (GENERAL)

Agenda Item 14.

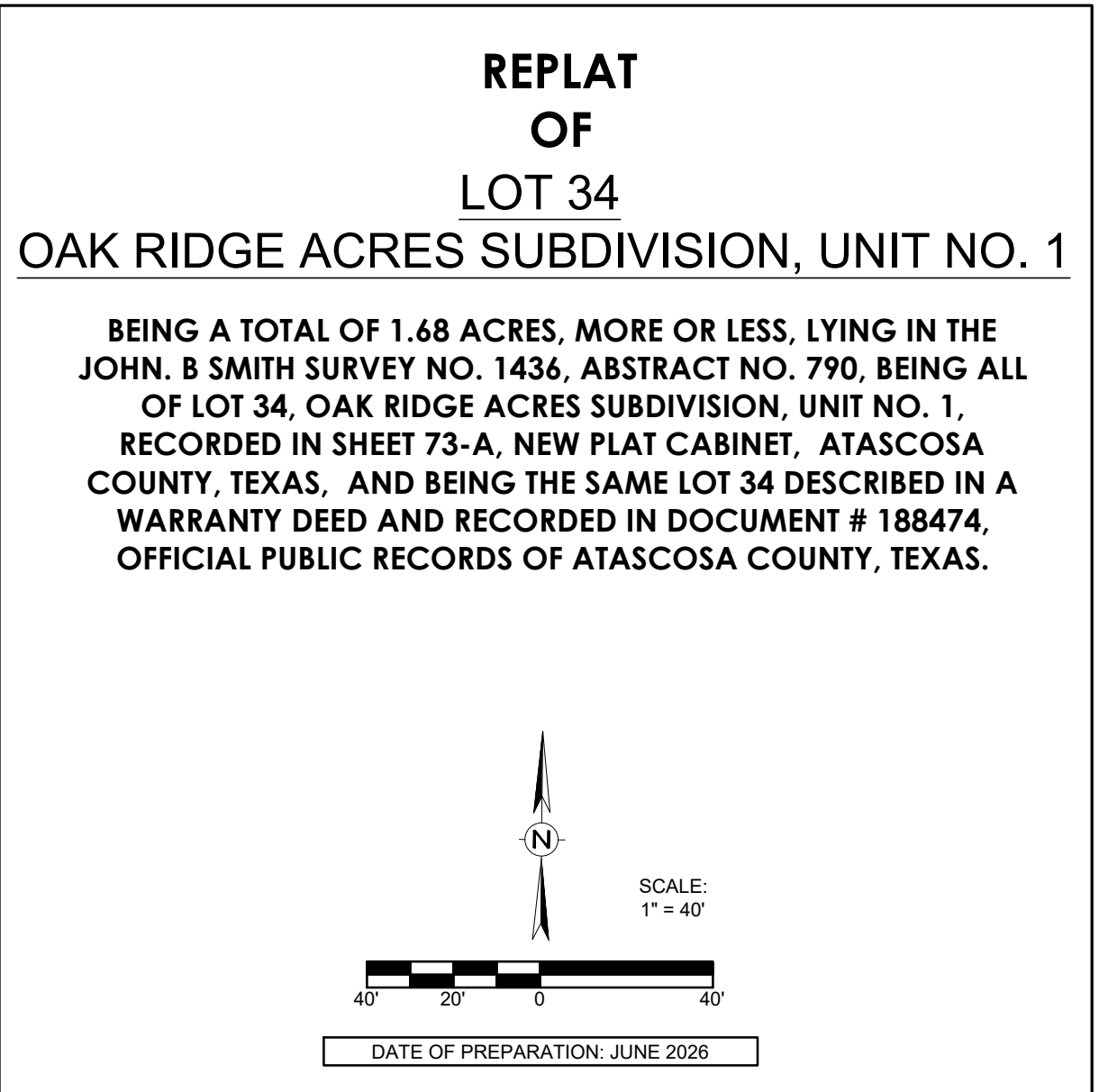
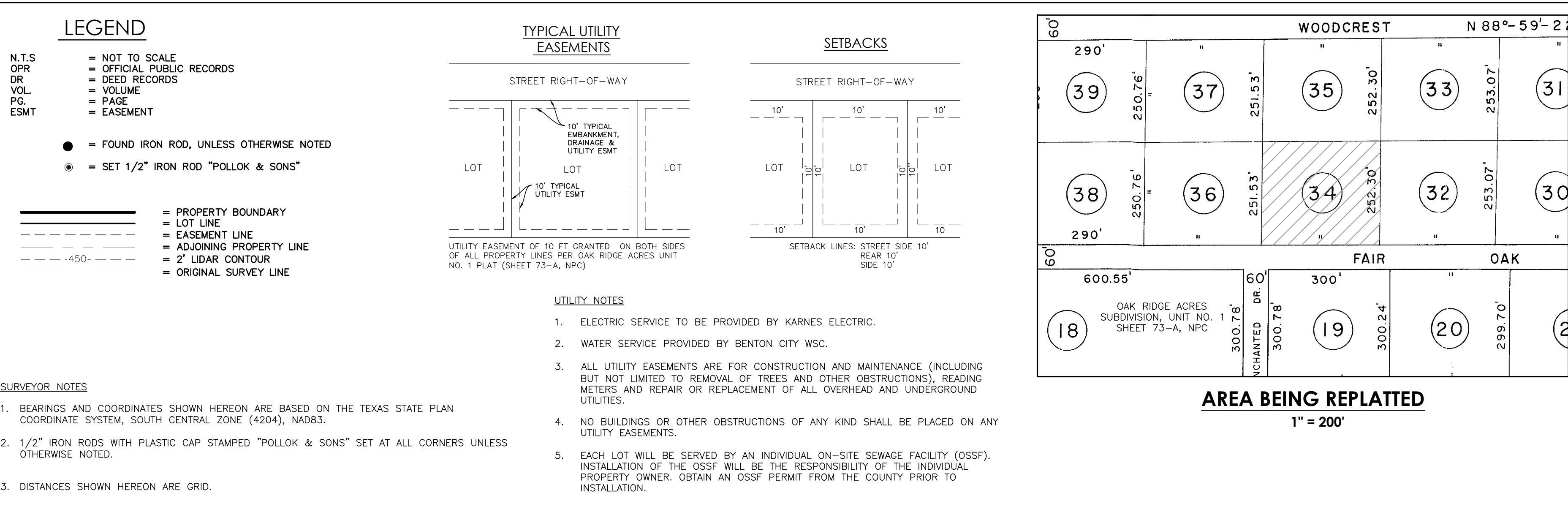
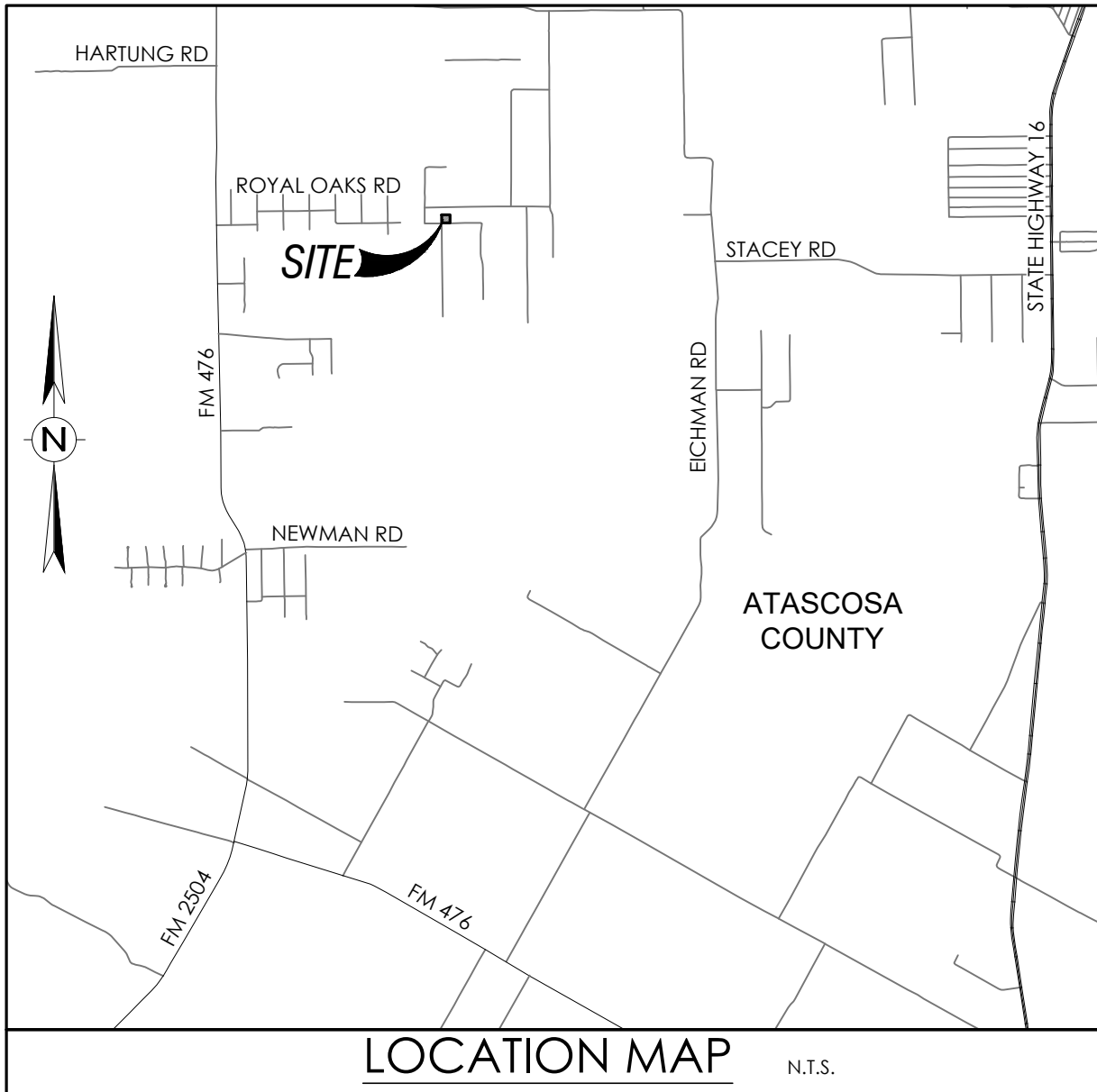
Meeting Date: 09/14/2026
Item Title: Subdivision - Replat Lot 34 Oak Ridge Acres
Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the
Rural Replat of Lot 34 in Oak Ridge Acres Subdivision on Fair Oak Rd. in Precinct 2.
Development:

ATTACHMENTS

Replat Lot 34 Oak Ridge Acres



ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE SUBDIVISION IS LOCATED IN THE SOMERSET JSD.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
- NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
- THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS, AS APPLICABLE.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- WATER SERVICE PROVIDED TO BY BENTON CITY WATER SUPPLY CORPORATION.
- THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 980 FM 3175, LITTLE ROCK, AR 72092. INFORMATION ON THE BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
- ELECTRIC SERVICE PROVIDED BY KARNES ELECTRIC.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS/HER DESIGNATED REPRESENTATIVE, OR TxDOT FOR DRIVEWAYS ENTERING ONTO STATES ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
- THE LIMITS OF THIS PLAT DO NOT CONTAIN PORTIONS OF FEMA FLOODPLAIN (ZONE A) AS SHOWN ON FIRM MAP NUMBER 48013C01000 EFFECTIVE NOVEMBER 4, 2010.
- NO LOTS IN THIS PLAT ARE LOCATED WITHIN THE FEMA SPECIAL FLOOD HAZARD AREA.
- ALL LOTS HAVE BEEN DESIGN IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- ALL LOTS WITHIN THIS SUBDIVISION ARE LARGER THAN 30,000 SF.
- TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE II OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS DEVELOPMENT.
- PUBLIC SEWER IS NOT AVAILABLE, THUS SEPTIC IS REQUIRED AND DESIGNED BY REGISTERED SANITARIAN.
- THE PROPERTY IS LOCATED WITHIN ATASCOSA COUNTY EMERGENCY SERVICES DISTRICT NO. 1.

LOT #	MINIMUM CULVERT
LOTS 34A, 34B	18"
NOTE: 60" DRIVEWAY MAY BE USED IN LIEU OF CULVERT	

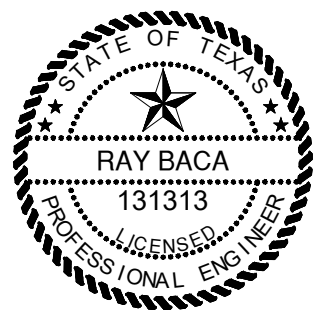
LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	2			X
2.5-10 AC	0			
> 10 AC	0			
TOTAL	2			

PROPERTY INFORMATION
PROPERTY ID: 55748
LEGAL ACRES: 1.68 AC
LEGAL DESC: OAK RIDGE ACRES UNIT 1, BLOCK 1, LOT 34

STATE OF TEXAS
COUNTY OF ATASCOSA

I, RAY L. BACA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE, ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

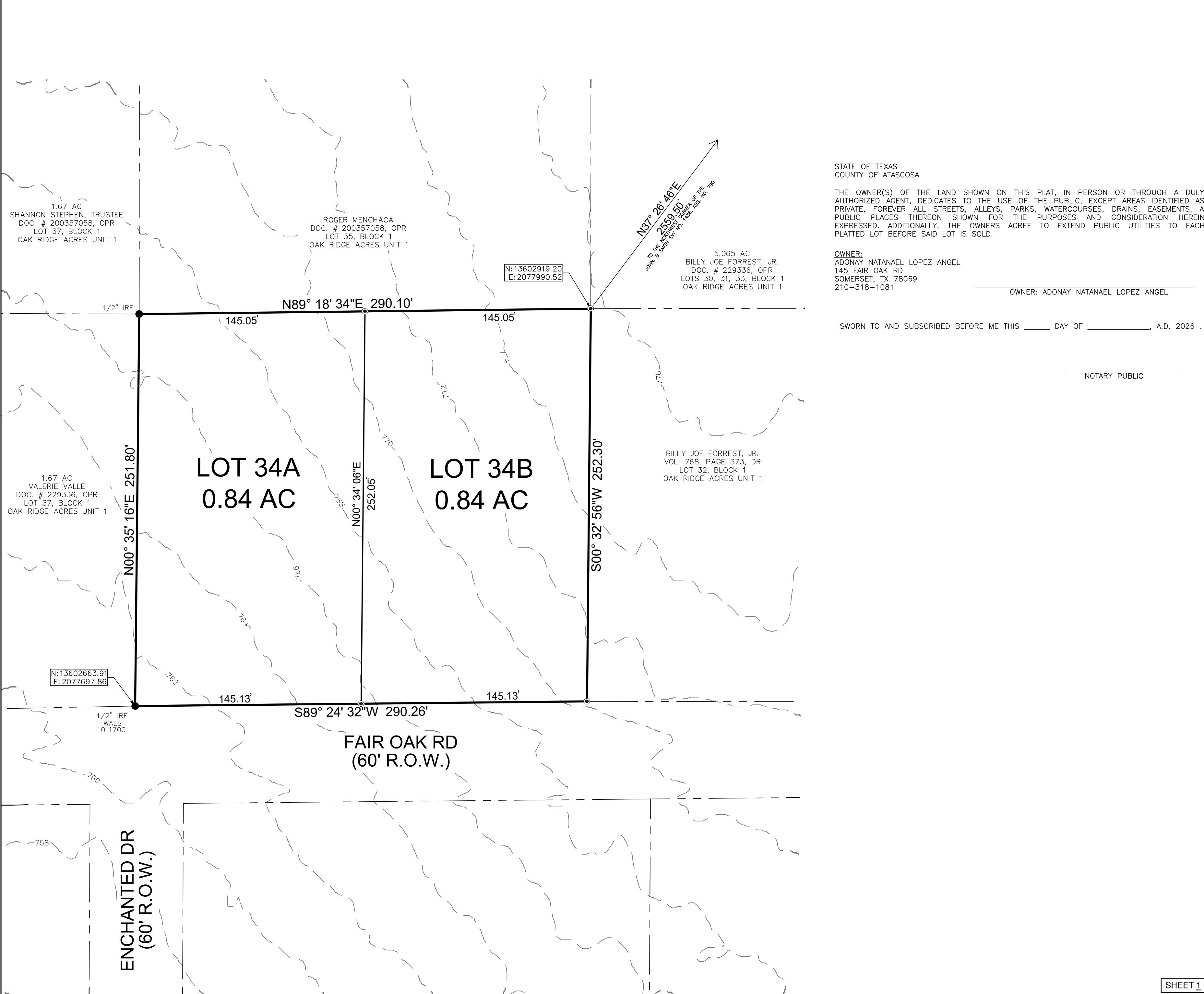
LICENSED PROFESSIONAL ENGINEER
RAY L. BACA, P.E., #131313
RL BACA ENGINEERING
P.O. BOX 587, PLEASANTON, TX 78064
(830) 570-2628



STATE OF TEXAS
COUNTY OF WILSON

I, LARRY POLLOK, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR
LARRY POLLOK, R.P.L.S., #5186
POLLOK & SONS SURVEYING, INC.
FIRM NO. 10052700
1008 B ST., FLORESVILLE, TX 78114
830-393-4770



SHEET 1 OF 1

RL BACA
ENGINEERING

TBPELS FIRM NO. F-23628 | P.O. BOX 587 | PLEASANTON, TEXAS 78064
830.570.2628 | RAY@RLBACA.COM

RL BACA PROJECT NO.: 26-121

STATE OF TEXAS
COUNTY OF ATASCOSA

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, A PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER:
GEMA KRISTAL ESPINO LIRA
145 FAIR OAK RD
SOMERSET, TX 78069
210-318-1081

OWNER: GEMA KRISTAL ESPINO LIRA

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____, A.D. 2026 .

NOTARY PUBLIC

CERTIFICATE OF COUNTY ATTORNEY

ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

COUNTY ATTORNEY

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID PLAT AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRECINCT 2 COMMISSIONER

COMMISSIONERS COURT APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS ____ DAY OF ____, 2026 A.D.

ATASCOSA COUNTY JUDGE

PRECINCT 1 COMMISSIONER

PRECINCT 2 COMMISSIONER

PRECINCT 3 COMMISSIONER

PRECINCT 4 COMMISSIONER

AGENDA REQUEST (GENERAL)

Agenda Item 15.

Meeting Date: 09/14/2026
Item Title: Exception - Finto Whitley Rd
Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the
Rural Certificate of Exception for the Finto Family on Whitley Rd in Precinct 3.
Development:

ATTACHMENTS

Finto - Certificate
Finto Registration Packet

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 1 tract of land out of an original 157.540 acres, more or less, described in a Deed, Book Number 24, Page Number 118, Official Public Records, Atascosa County, Texas, and being currently owned by David L. & Kimberly J. Finto, 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 Family tracts. Owners acknowledge and agree that all tracts 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 Kimberly Finto, am the owner of the attached filed division of land located at 2140 Whitley Rd ABS A01558 CW Hood SV 172 1/2 154.393 acres (legal description). I have had the division of Bigfoot, TX 78005 Property ID 18200 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: 8/27/2026

Signature:

Printed Name:

Kimberly J Finto

ACKNOWLEDGMENT

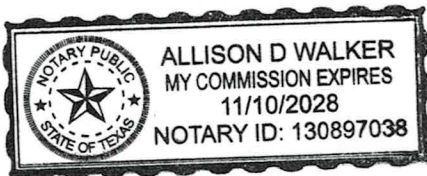
STATE OF TEXAS

COUNTY OF Medina

BEFORE ME, the undersigned Notary Public, on this day personally appeared Kimberly J Finto, 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 August 27, 2026.

Allison D Walker



Notary Public, in and for
State of Texas

5966

WD/VL TONY G. WAKIN, JR. AND AUDIE S. WAKIN TO
DAVID L. FINTO & KIMBERLY J. FINTO

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF ATASCOSA:

KNOW ALL MEN BY THESE PRESENTS:

THAT we, TONY G. WAKIN, JR. and AUDIE S. WAKIN, of Ellis County, Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of that one certain promissory vendor's lien note, dated of even date herewith, being in the principal sum of SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS, payable to the order of the FARM CREDIT BANK OF TEXAS, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fee clauses, the payment of which is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith, to ARNOLD R. HENSON, Trustee; have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto DAVID L. FINTO and KIMBERLY J. FINTO, whose address is P.O. Box 255, Devine, Medina County, Texas 78016, all of the following described real property located in Atascosa County, Texas, to-wit:

BEING 157.540 acres of land, more or less, situated about 19 miles N 54 deg. W of Jourdan, in Atascosa County, Texas, out of the West 1/2 of Survey No. 172, Abstract No. 1558, C.W. Hood, original Grantee, being the South 1/2 of that certain 320 acre tract of land described in a deed to Tony G. Wakin, Jr., et ux, from Joe E. Briscoe, et al, dated July 13, 1976, as recorded in Vol. 441, Page 393 of the Deed Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron pin set by an 8" diameter cedar corner post at the point-of-intersection of the West line of a certain County Road and the recognized South line of the West 1/2 of said Survey No. 172 for the Southeast corner of this survey from which the recognized Southeast corner of the West 1/2 of said Survey No. 172 bears S 89-48-36 E 40.00 feet;

THENCE along fence and the recognized South line of the West 1/2 of said Survey No. 172, N 89-48-36 W 1206.75 feet to a 5/8" iron pin set by an 8" diameter creosote corner post for the recognized Northwest corner of Survey No. 166, Abstract No. 537, James Lee, original Grantee, the recognized upper Northeast corner of Survey No. 166-1/2, Abstract No. 1246, Theodore Ragsdale, original Grantee, and an angle point of this survey;

THENCE along fence and the South line of this survey N 03-00-41 W 8.97 feet to a 5/8" iron pin set by an 8" diameter creosote corner post for an angle point, N 87-21-10 W 957.70 feet to a 4" diameter mesquite post for an angle point, and N 89-51-20 W 482.74 feet to a 5/8" iron pin set by an 8" diameter creosote corner post for the Southwest corner of this survey;

THENCE along fence, N 00-07-05 W 1914.04 feet to an 8" diameter creosote corner post for the recognized Northeast corner of Survey No. 1354 1/2, Abstract No. 1715, Dock Wilkins, original Grantee, and an angle point of this survey;

THENCE leaving fence and along the recognized West line of the West 1/2 of Survey No. 172, N 01-32-49 E. 644.42 feet to a 5/8" iron pin set 9.35 feet East of fence for the Southwest corner of a certain adjoining 157.222 acre tract of land, this day surveyed, and the Northwest corner of this survey;

THENCE along the South line of said adjoining 157.222 acre tract of land, N 89-48-38 E 2628.39 feet to a 5/8" iron pin set in fence on the West line of said County Road for the Southeast corner of said adjoining 157.222 acre tract of land, and the Northeast corner of this survey;

THENCE along fence and the West line of said County Road, S 00-06-19 W 1003.89 feet to a 4" diameter treated post for an angle point and S 00-14-06 E 1621.45 feet to the POINT OF BEGINNING.

This conveyance and the hereinafter warranty are made expressly subject to

BOOK 24 PAGE 118

the following:

a. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.

b. Reservation by Marion M. Hood of an undivided one-thirty-second (1/32nd) interest (same being one-fourth 1/4th) of the usual one-eighth (1/8th) royalty, in and to all the oil, gas and other minerals in, to and under or that may be produced from the above land on a non-participating basis wherein the said Marion M. Hood shall not participate in the bonus paid for a lease nor in the rentals paid to extend the time within which a well may be begun as described in Deed executed by Marion M. Hood to Joe E. Briscoe, et al, dated May 24, 1976, recorded in Vol. 434, Page 321, Deed Records of Atascosa County, Texas.

c. Reservation of an undivided one-half (1/2) of all the oil, gas and minerals in, on and under the premises described above and there is further reserved out of the 1/2 minerals reserved by Grantors, an undivided one-sixteenth (1/16th) interest (same being one-half (1/2) of the usual one-eighth (1/8th) royalty, in and to all the oil, gas and other minerals in, to and under or that may be produced from the above land as reserved in Warranty Deed executed by Joe E. Briscoe, et al, to Tony G. Wakin, Jr., et ux, dated July 13, 1976, recorded in Vol. 441, Page 393, Deed Records of Atascosa County, Texas.

d. Oil Lease dated March 25, 1921, executed by Georgia Moore, et al, to R.C. Reos, recorded in Vol. 86, Page 556, Deed Records of Atascosa County, Texas.

e. Oil Lease dated March 19, 1930, executed by Sharp Whitley, et ux, to W.R. McLaughlin, recorded in Vol. 117, Page 124, Deed Records of Atascosa County, Texas.

f. Oil Lease dated November 3, 1983, executed by Tony G. Wakin, Jr., et al, to Pecan Gap Oil & Gas, recorded in Vol. 649, Page 1, Deed Records of Atascosa County, Texas.

g. Fence encroachment on adjoining property along west property line as set out on survey dated January 20, 1995, prepared by Charles W. Rothe, RPLS # 2453.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said DAVID L. FINTO and KIMBERLY J. FINTO, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said DAVID L. FINTO and KIMBERLY J. FINTO, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as the superior title in and to the above described premises, is retained against the above described property, premises and improvements, until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

We, the undersigned Grantors, do hereby transfer, assign and convey the hereinabove retained Vendor's Lien together with the superior title in and to the property securing same, unto FARM CREDIT BANK OF TEXAS, its successors and/or assigns, and agree that the said FARM CREDIT BANK OF TEXAS, its successors and/or assigns may release said vendor's Lien whenever the note which it secures has been fully paid.

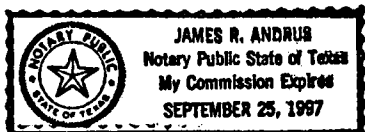
EXECUTED the 23rd day of February, 1995.

TONY G. WAKIN, JR.

AUDIE S. WAKIN

THE STATE OF TEXAS:
COUNTY OF ATASCOSA:

This instrument was acknowledged before me this 23rd day of February, 1995, by TONY G. WAKIN, JR. and AUDIE S. WAKIN.



NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
David L. Finto & Kimberly J. Finto
P.O. Box 255
Devine Texas 78016.

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

5966

FILED FOR RECORD

95 FEB 23 PM 1:25

LAQUITA HAYDEN
ATASCOSA COUNTY CLERK

By *[Signature]* DEPUTY
10.00Pd

Ret. Jo.

See Stat.

STATE OF TEXAS COUNTY OF ATASCOSA

I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly
recorded in the volume and page of the OPR
records of Atascosa County, Texas stamped hereon
by me.

RECORDING DATE

Feb 22 1995



LAQUITA HAYDEN

COUNTY CLERK Atascosa County, Texas

By *C. Gutierrez* Deputy

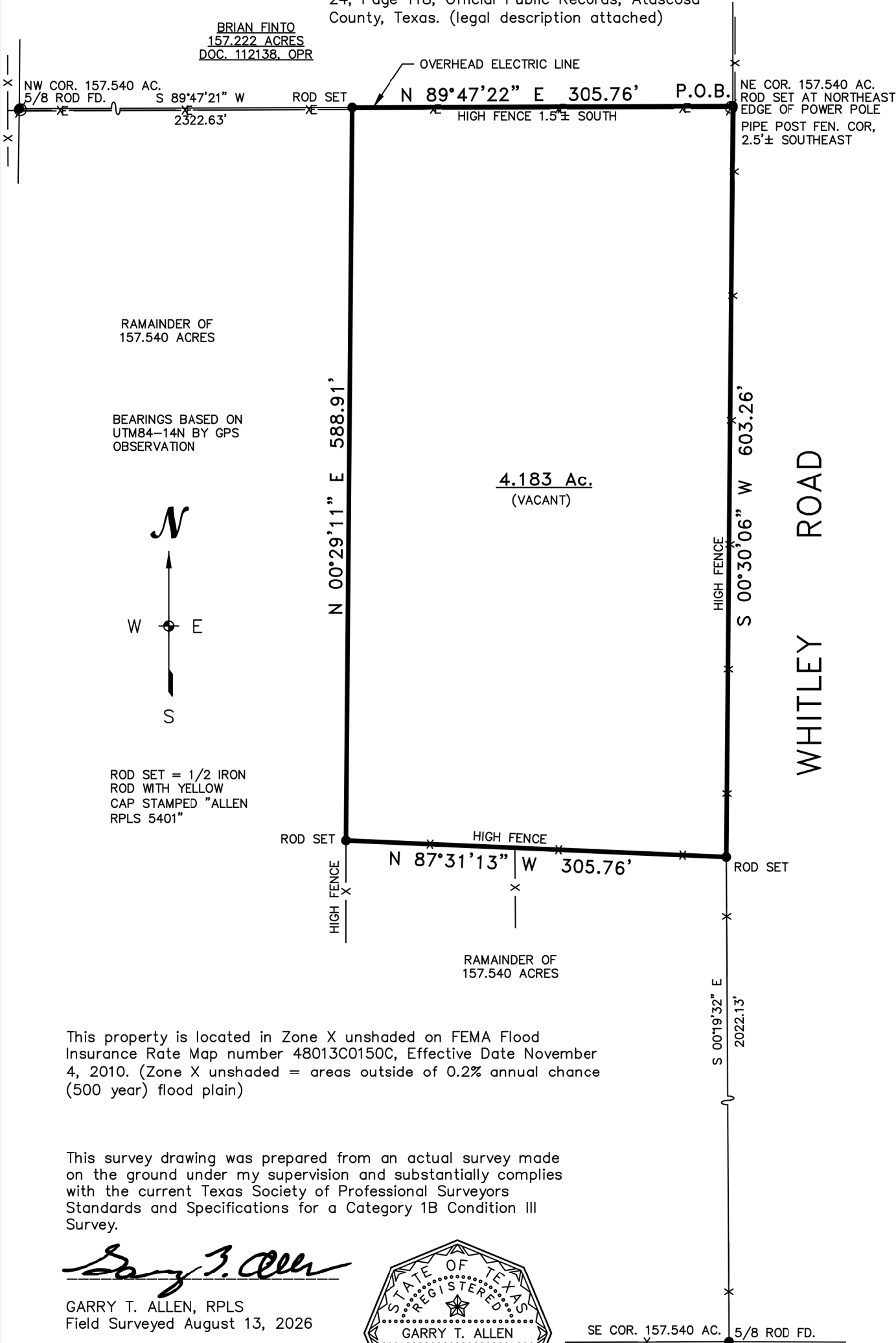
BOOK

24 PAGE 120

SCALE: 1" = 100'
STANDARD LAND SURVEY

Survey of 4.183 acres out of the C. W. Hood Survey No. 172, Abstract No. 1558, Atascosa County, Texas, and being out of that 157.540 acre tract conveyed to David L. Finto and Kimberly J. Finto by deed recorded in Volume 24, Page 118, Official Public Records, Atascosa County, Texas. (legal description attached)

BRIAN FINTO
157.222 ACRES
DOC. 112138, OPR



This property is located in Zone X unshaded on FEMA Flood Insurance Rate Map number 48013C0150C, Effective Date November 4, 2010. (Zone X unshaded = areas outside of 0.2% annual chance (500 year) flood plain)

This survey drawing was prepared from an actual survey made on the ground under my supervision and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition III Survey.

Garry T. Allen

GARRY T. ALLEN, RPLS
Field Surveyed August 13, 2026



SE COR. 157.540 AC. 5/8 ROD FD.

ALLEN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

P.O. Box 1148, Lytle, TX 78052
(830) 426-3725
DWG. NO.: 071-0826

**4.183 ACRES
OUT OF THE C. W. HOOD SURVEY NO. 172
ABSTRACT NO. 1558
ATASCOSA COUNTY, TEXAS**

LEGAL DESCRIPTION

4.183 acres out of the C. W. Hood Survey No. 172, Abstract No. 1558, Atascosa County, Texas, and being out of that 157.540 acre tract conveyed to David L. Finto and Kimberly J. Finto by deed recorded in Volume 24, Page 118, Official Public Records, Atascosa County, Texas, and said 4.183 acre tract being more particularly described by metes and bounds, with bearings based on UTM84 - Zone 14 North by GPS observation, as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "ALLEN RPLS 5401" set (iron rod set) at the northeast edge of a power pole, and being about 2.5 feet northwest of a pipe high fence corner post, on the west line of Whitley Road for the northeast corner of said 157.540 acre parent tract and of this tract, also being the southeast corner of that 157.222 acre tract conveyed to Brian Finto by deed recorded in Document No. 112138, Official Public Records;

THENCE S 00°30'06" W along the fenced and occupied west line of Whitley Road and east line of said parent tract, generally along a high fence, 603.26 feet to an iron rod set at a high fence corner for the southeast corner of this tract;

And from which, a 5/8 inch iron rod found at a fence corner for the southeast corner of said parent tract bears S 00°19'32" E 2022.13 feet;

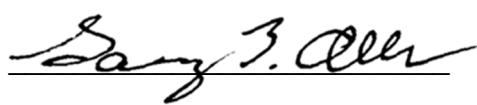
THENCE N 87°31'13" W and into said parent tract, generally along a high fence, 305.76 feet to an iron rod set at a high fence corner for the southwest corner of this tract;

THENCE N 00°29'11" E, without fence, 588.91 feet to an iron rod set about 1.5 feet north of a high fence on the north line of said parent tract for the northwest corner of this tract;

And from which, a 5/8 inch iron rod found, about 1.5 feet north of and 9.5 feet east of a high fence corner, for the northwest corner of said parent tract and southwest corner of said 157.222 acre tract, bears S 89°47'21" W 2322.63 feet;

THENCE N 89°47'22" E along the north line of said parent tract and south line of said 157.222 acre tract, generally about 1.5 feet north of a high fence, 305.76 feet to the **POINT OF BEGINNING**.

This metes and bounds legal description is based on the Standard Land Survey and survey plat made by Garry T. Allen, RPLS 5401 on August 13, 2026.



GARRY T. ALLEN, RPLS 5401
Garry T. Allen & Associates, Inc.
P.O. Box 1148
Lytle, TX 78052
830-426-3725





PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: New employee

Requested Action

Kayla Fournier:
H.R. Director: Discuss and/or take appropriate action concerning personnel:

New Employee:	Michelle Robbins
Position:	Payroll Clerk
Pay Rate:	\$21.35/hourly
Salary Budget Area:	012-453-402
Start Date:	September 14, 2026
Physical:	Pending
Drug Test:	Pending



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Comm. Bowen:	Discuss and/or take appropriate action concerning personnel:
	Existing Employee: Alejandro Salinas
	Position: Road and Bridge Crew Worker
	Pay Rate: \$24.23 hourly
	Salary Budget Area: 022-400-402
	Start Date: September 14, 2026
	Physical: n/a
	Drug Test: n/a

**AGENDA REQUEST
(GENERAL)**

Agenda Item 18.

Meeting Date: 09/14/2026

Item Title:

Submitted For: Tracy Barrera, County Auditor

Discuss and/or take appropriate action concerning:

Tracy Barrera: Discuss and/or take appropriate action to approve the resolution for the
County Auditor: Indigent Defense Grant Program FY 2026 through the Texas Indigent Defense
Commission and authorize the County Judge to sign.

AGENDA REQUEST (GENERAL)

Agenda Item 19.

Meeting Date: 09/14/2026
Item Title: TIDC 2027 Grant Award
Submitted For: Tracy Barrera, County Auditor

Discuss and/or take appropriate action concerning:

Tracy Barrera: Discuss and/or take appropriate action concerning the review, acceptance of
County Auditor: and certification of the following Grants awarded from the Texas Indigent
Defense Commission (TIDC) and authorize Judge Weldon P. Cude to sign.
FY 2026-27 Continued Improvement Grant in the amount of \$1,881,010.00 for
the Atascosa Rural Regional Public Defender. (Grant Renewal - Multi-County
match up to \$940,504.00)

ATTACHMENTS

TIDC - PDO GRANT



August 28, 2026

CHAIR:

Honorable Missy Medary
Corpus Christi, Presiding Judge,
5th Administrative
Judicial Region of Texas

EX OFFICIO MEMBERS:

Honorable Jimmy Blacklock
Honorable Brent Hagenbuch
Honorable Phil King
Honorable Emily Miskel
Honorable Joseph "Joe" Moody
Honorable David J. Schenck
Honorable John Smithee

MEMBERS APPOINTED BY GOVERNOR:

Mr. James D. "Jim" Bethke
Mr. Alex Bunin
Mr. Jay Cohen
Honorable Valerie Covey
Honorable Richard Evans
Honorable Missy Medary
Honorable James R. "J.R." Woolley, Jr.

EXECUTIVE DIRECTOR:

Scott Ehlers

The Honorable Weldon P. Cude
Atascosa County Judge
Via E-mail: wcude@co.atascosa.tx.us

RE: FY2027 Statement of Grant Award – Grant Number R-2026-07197

Dear Judge Cude:

I am pleased to inform you that the Texas Indigent Defense Commission has awarded Atascosa County a FY2027 Improvement Grant of **\$1,881,010** for the Atascosa Area Advocates Regional Public Defender's Office. Your Statement of Grant Award for FY2027 is attached. Please sign the last page to accept the award and become eligible for payments.

Congratulations to Atascosa County on taking the lead in Texas by developing and continuing this indigent defense program. If you have any questions or need clarification of the information contained in this letter or the Statement of Grant Award, please contact Edwin Colfax, TIDC's Director of Grant Funding, at (512) 463-2508 or email the Grants Department at grants@tidc.texas.gov.

Sincerely,

Missy Medary
Chair, Texas Indigent Defense Commission
Presiding Judge, 5th Administrative Judicial Region of Texas

Copy: tbarrera@co.atascosa.tx.us
sesparza@co.atascosa.tx.us



Statement of Grant Award

FY 2027 Improvement Grant

Grantee	Atascosa County
Grant #	R-2026-07197
Program Title	ATASCOSA AREA ADVOCATES PUBLIC DEFENDER'S OFFICE
Grant Period	10/1/2026 – 9/30/2027
Award Amount	\$1,881,010

The Texas Indigent Defense Commission (herein, TIDC) has awarded the above-referenced grant to Atascosa County (herein, the Grantee) for indigent defense services. The authorized official named on the grant application must sign this Statement of Grant Award and return it to the Commission to accept the award. The grantee will not receive any grant funds until this notice is executed and returned to the TIDC.



Approved Program Budget

Personnel	Salary	\$ 139,050
Personnel	Salary	\$ 380,070
Personnel	Salary	\$ 1,417,280
Personnel	Salary	\$ 8,500
Personnel	Fringe Benefits	\$ 174,069
Personnel	Fringe Benefits	\$ 303,660
Personnel	Fringe Benefits	\$ 148,785
Supplies & Direct Operating Expenses	Office Supplies - Ongoing	\$ 12,000
Contract Services	Other Contract Services	\$ 55,650
Contract Services	Other Contract Services	\$ 7,500
Training	Registration & Tuition	\$ 5,000
Supplies & Direct Operating Expenses	Professional Memberships & Dues	\$ 5,000
Supplies & Direct Operating Expenses	Other Supplies and Direct Operating Expenses	\$ 5,000
Supplies & Direct Operating Expenses	Legal Research Subscriptions	\$ 17,500
Supplies & Direct Operating Expenses	Other Supplies and Direct Operating Expenses	\$ 2,000
Travel and Transportation	Case Related Travel	\$ 50,000
Supplies & Direct Operating Expenses	Other Supplies and Direct Operating Expenses	\$ 30,000
Supplies & Direct Operating Expenses	Other Supplies and Direct Operating Expenses	\$ 1,000
Supplies & Direct Operating Expenses	Other Supplies and Direct Operating Expenses	\$ 5,000
Supplies & Direct Operating Expenses	Insurance	\$ 1,200
Supplies & Direct Operating Expenses	Software - Case Management	\$ 28,000
Supplies & Direct Operating Expenses	Other Supplies and Direct Operating Expenses	\$ 10,000
Supplies & Direct Operating Expenses	Other Supplies and Direct Operating Expenses	\$ 250
Contract Services	Legal	\$ 15,000

TOTAL BUDGET	\$2,821,514.00
FUNDS FROM OTHER SOURCES – COUNTY CONTRIBUTIONS	\$940,504.00
TIDC SUSTAINABILITY GRANT	\$1,881,010.00

Grant Terms and Conditions

General Terms and Conditions

- The authorized official for the grantee accepts the grant award.
- The authorized official, financial officer, and program director, referred to below as grant officials, must comply with the terms of the grant program as written in the TIDC Request for Applications issued in 2026, including the rules and documents adopted by reference in the Commission's Grant Rules in Title 1, Part 8, Chapter 173, Texas Administrative Code.
- The grant officials understand that a violation of any term of the grant may result in the Commission placing a temporary hold on grant funds, permanently de-obligating all or part of the grant funds, requiring reimbursement for funds already spent, or barring the organization from receiving future grants.
- The grant officials agree to implement the program as described in the final grant application.
- Any indigent defense plan documents submitted to the Commission must continue to meet all grant eligibility requirements.
- The judges hearing criminal and juvenile matters must amend the Indigent Defense Plan for their respective courts to include the program funded under this award as necessary and submit it to the Commission by November 1, 2026.
- Disbursement of funds is always subject to the availability of funds.
- This grant requires quarterly progress reports to provide information on the operation of the program. TIDC will create a progress report to document the work performed in this program. The Grantee may request modifications to the report. See the Timeline for Reporting and Fund Distribution at the end of this document for dates.
- The Grantee must submit expenditure reports to obtain reimbursement of expended funds based on actual expenditures on the program. Grant funds are disbursed on a reimbursement basis according to the funded percentage in the award and proportional to the Grantee's required match. See the Timeline for Reporting and Fund Distribution at the end of this document for dates.
- The Grantee must provide to TIDC the minimum job requirements and a full job description of the staff positions specified under this project for approval before positions are publicly posted.
- Requests to revise the scope, target, or staffing of the project, or substantively alter project activities require advance written approval from TIDC.
- Budget adjustments consisting of reallocations of funds among or within budget categories in excess of \$10,000 or ten percent of the original approved budget, whichever is less, are considered budget adjustments and are allowable only with prior approval of the executive director of TIDC.

- All grant modification requests must be submitted in writing and signed by the Authorized Official designated in the TIDC Improvement Grant Program Commissioners Court Resolution.
- This award covers one fiscal year of operation. If the program is eligible for renewal, the Grantee must submit a continuing grant application and Commissioners Court Resolution as described in the Improvement Grant Request for Applications for each subsequent year of funding.
- If the award is eligible for renewal, the equipment costs and other start-up costs in the first-year budget will not be carried forward into subsequent years of funding.
- Contracts with third parties for indigent defense services under this grant must be provided to TIDC and approved prior to execution.
- Grantees that use grant funds to contract for services must include in the contract provisions to monitor each contract that is for more than \$10,000 per year. These provisions must include specific actions to be taken if the grantee discovers that the contractor's performance does not meet the operational or performance terms of the contract.
- A county shall continue to operate or participate in a program funded by a TIDC Improvement or Sustainability Grant for the duration of the grant funding and 48 additional months following the end of grant funding, unless for good cause as determined by TIDC. Otherwise, TIDC may impose a remedy for noncompliance under Title 1 Texas Administrative Code 173.307.

Program Specific Terms and Conditions – Regional Public Defenders

- The Grantee will directly operate the Atascosa Area Advocates Regional Public Defender's Office as defined in Article 26.044 of the Texas Code of Criminal Procedure to provide indigent defense services to 4 counties, including Atascosa, Frio, Karnes, and Wilson. Participating counties will execute interlocal agreements with the Grantee reflecting the scope of services and each participating Grantee's contribution to the cost of the program not covered by this grant.
- The Grantee must provide to TIDC copies of all interlocal agreements with counties participating in the regional public defender program.
- The Grantee must develop and maintain a Regional Public Defender Oversight Board in accordance with Texas Code of Criminal Procedure Article 26.045 to oversee the operation of this regional program and that incorporates stakeholders from the expansion counties funded under this grant. The Grantee must submit a draft policy detailing how the members are selected and the duties and procedures of the board to TIDC for feedback and approval prior to finalization. The Oversight Board must meet at least quarterly.

- The program's Oversight Board is responsible for recommending to the Commissioners Court the selection of the Chief Public Defender. The Chief Public Defender will be responsible for the implementation of this program and will hire staff sufficient to operate the department.
- The Grantee must provide to TIDC a Leadership Selection Plan for review and approval prior to posting the Chief Defender position. See "Texas Chief Defender Sample Hiring Rubric" and "Sample Chief Public Defender Job Description," available at <http://www.tidc.texas.gov/improvement/system-building>.
- The Grantee must develop a written policy that includes caseload standards for the public defender office as required in Texas Code of Criminal Procedure Articles 26.044 and that is consistent with research-based weighted caseload guidelines published by TIDC. The caseload policy must require the Chief Public Defender to review caseloads at least quarterly. The Chief Public Defender must notify TIDC and the program's Oversight Board in writing if caseloads exceed the adopted standards.
- Staffing with attorneys and support personnel must be supported by sufficient caseloads.
- The Commissioners Court must adopt a public defender plan of operation or proposal that addresses the elements enumerated in Article 26.044 (c-1), Code of Criminal Procedure.
- The judges must submit a copy of the public defender plan of operation or proposal approved by the applicable commissioners court as part of each indigent defense plan applicable to cases in which the public defender's office will provide representation, as required by Section 79.036(a)(2), Government Code.
- A Public Defender Office Case Representation Policies and Procedures Manual must be developed and provided to the Commission with the second quarterly progress report. The Public Defender Office should consider relevant professional standards of representation such as the Texas State Bar Performance Guidelines for Non-Capital Criminal Defense Representation when developing the manual. Any revised versions of the Policies and Procedures Manual must be submitted with regular quarterly progress reports.
- The Grantee must track public defender employee data necessary and submit the public defender salary section of the annual Indigent Defense Expenditure Report detailing hire dates, separation dates, vacancies, and actual salaries for each grant-funded position.
- The Public Defender's Office must record attorney and support staff work time in a manner that allows for accurate completion of the Indigent Defense Expenditure Report and Public Defender Addendum. Records must contain sufficient detail to allocate time and salary across categories of offenses (capital, non-capital felony, misdemeanor, juvenile, felony appeals, misdemeanor appeals, and juvenile appeals) and to document the number of cases disposed by attorney for each court.

Timeline for Reporting and Fund Distribution

Reports will be submitted on-line at <https://txcourts-tide.fluxx.io>

Reporting Period	Type Report Due	Date Report Due	Fund Distribution Date
October 2026 through December 2026	Grant Expenditure Report Report Progress Report	January 15, 2027	February 2027
January 2027 through March 2027	Grant Expenditure Report Report Progress Report	April 15, 2027	May 2027
April 2027 through June 2027	Grant Expenditure Report Report Progress Report	July 15, 2027	August 2027
July 2027 through September 2027	Grant Expenditure Report Report Progress Report	October 15, 2027	December 2027

Grant Acceptance and Agreement

The authorized official for this grant program has read the preceding conditions and indicates acceptance of the grant and agreement to the terms and conditions by signing this Statement of Grant Award included below.

Signature of Authorized Official

Judge Weldon P. Cude

Name & Title

Monday September 14, 2026

Date

AGENDA REQUEST (GENERAL)

Agenda Item 20.

Meeting Date: 09/14/2026
Item Title: Taxpayer Impact Statement
Submitted For: Tracy Barrera, County Auditor

Discuss and/or take appropriate action concerning:

**NOTICE: Taxpayer Impact Statement
Atascosa County, Texas
Median-Valued Homestead Property
Texas Government Code, Section 551.043**

Texas Government Code 551.043(a) was amended by House Bill 1522 in 2025. This changes the notice period for government meetings from 72 hours to 3 (three) business days. This amendment also requires that any meeting at which a governmental body will discuss or adopt a budget for the governmental body must include a taxpayer impact statement for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year. These changes took effect on September 1, 2025.

The following comparison is provided for the Median-Valued Homestead Property:

**Value of Median-Valued Homestead Property in Atascosa County:
\$206,980**

Current Fiscal Year Taxes (\$0.482888): \$999

Estimated Taxes under Proposal Budget (\$0.565516): \$1,171

Estimated Taxes under No-New-Revenue Rate (\$0.515555): \$1,067

AGENDA REQUEST (GENERAL)

Agenda Item 21.

Meeting Date: 09/14/2026
Item Title: Public Hearing on Elected Officials 2027 Proposed Salaries
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Hold a public hearing on salaries, expenses, or allowances that are proposed to be increased for Elected County or Precinct Officers of Atascosa County for the 2027 Atascosa County Budget. The notice was published in the local newspaper for two (2) weeks: September 02, 2026, and September 09, 2026. (Pursuant to Local Government Code, Section 152.013(b))

Open Public Hearing
Close Public Hearing

Discuss and/or take appropriate action to set the salaries, expenses, and allowances for Elected County or Precinct Officers of Atascosa County for the budget year beginning January 1, 2027, and ending on December 31, 2027. (Pursuant to Texas Local Government Code, Section 152.013(a))

**AGENDA REQUEST
(GENERAL)**

Agenda Item 22.

Meeting Date: 09/14/2026
Item Title: Public Hearing on 2027 Proposed Budget
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Hold public hearing on the Atascosa County 2027 Proposed Budget, Pursuant to Texas Local Government Code, Section 111.007(a):

Open public hearing
Close public hearing

Discuss and/or take appropriate action on any necessary changes to the Atascosa County 2027 Proposed Budget. (Pursuant to Texas Local Government Code, Section 111.008b)

Discuss and/or take appropriate action on adopting the Atascosa County 2027 Budget by record roll call vote. Pursuant to Texas Local Government Code, Section 111.008(a).

AGENDA REQUEST (GENERAL)

Agenda Item 23.

Meeting Date: 09/14/2026
Item Title: Ratify the property tax increase reflected in adopted proposed budget
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action to ratify the property tax increase reflected in the Atascosa County 2027 Budget, which will raise more revenue in total property taxes than last year's budget, by \$3,541,872.26 which is a 10.509049% increase from last year's budget, and \$804,627.46 is tax revenue to be raised from new property added to the tax roll this year."
Pursuant to TX Local Government Code, Section 111.008(c)

Recommendation/Action Requested and Justification

Motion to approve and ratify the proposed tax rate increase reflected in the 2027 Atascosa County budget will raise more revenue in total property taxes than last year's budget by \$3,541,872.26 which is a 10.509049% increase from last year's budget, and \$804,627.46 is tax revenue to be raised from new property added to the tax roll this year."

AGENDA REQUEST (GENERAL)

Agenda Item 24.

Meeting Date: 09/14/2026
Item Title: Public Hearing on 2026 Proposed Tax Rate
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Hold public hearing on the Atascosa County 2026 Proposed Tax Rate of is \$0.565516, which exceeds the No New Revenue Tax Rate of \$0.515555 but does not exceed the Voter Approval Tax Rate of \$0.565516:
Notice of the proposed tax rate was published in the local newspaper of general circulation on September 02, 2026, and September 09, 2026, and on the Atascosa County Website.

Open public hearing
Close public hearing

Discuss and/or take appropriate action on adopting the proposed \$0.458807 2026 Tax Rate for Atascosa County General by record vote.

Discuss and/or take appropriate action on adopting the proposed \$0.081987 2026 Tax Rate for Atascosa County Lateral Road by record vote.

Discuss and/or take appropriate action on adopting the proposed \$0.024722 2026 Tax Rate for Atascosa County General Debt Rate by record vote.

Discuss and/or take appropriate action on adopting the proposed \$0.565516 2026 Total Tax Rate for Atascosa County by record vote.

**AGENDA REQUEST
(GENERAL)**

Agenda Item 25.

Meeting Date: 09/14/2026

Item Title:

Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action to approve the County Infrastructure

Curtis Vickers: Project Monthly Report.