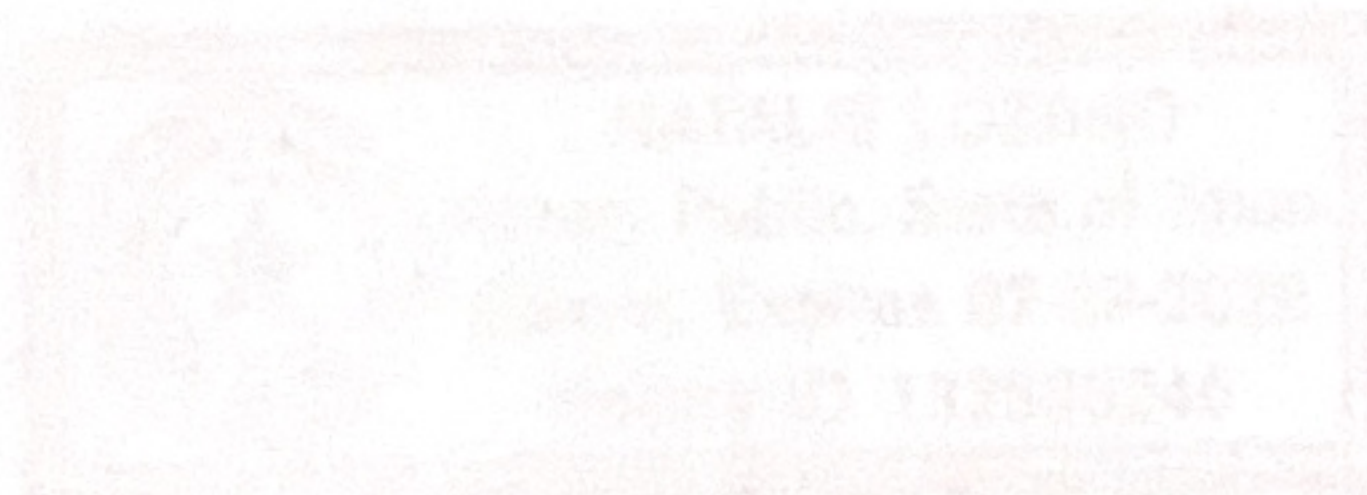




Registration for Division of Land in Atascosa County

I Severo Martinez Jr., am the owner of the attached filed division of land located at 205 Price Rd. Poteet, TX 78065 (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.



Notary Public, State of Texas

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: 6/9/2026

Signature:

Severo Martinez Jr.

Printed Name:

Severo Martinez Jr.

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

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

GIVEN under my hand and seal of office this June 9th, 2026.

Natalie Lozano

Notary Public, in and for
State of Texas

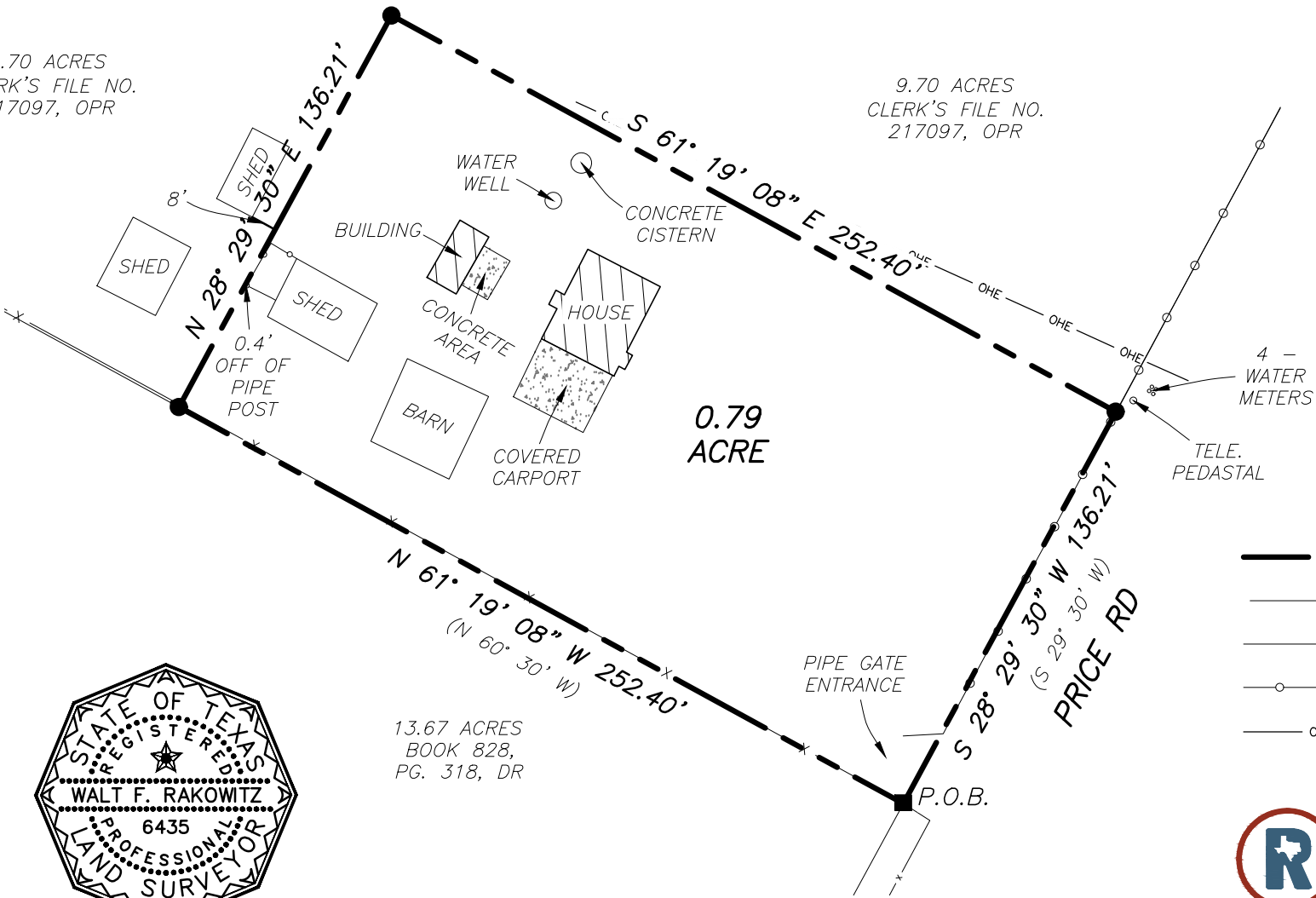


EXHIBIT OF SURVEY

OF
0.79 ACRE, OUT OF A 9.70 ACRE TRACT OF LAND, LYING IN THE RAFAEL HERRERA
SURVEY NO. 44, ABSTRACT NO. 347, ATASCOSA COUNTY, TEXAS

9.70 ACRES
CLERK'S FILE NO.
217097, OPR

9.70 ACRES
CLERK'S FILE NO.
217097, OPR



1" = 50'

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

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Fence corner post
- Boundary line
- Adjoiner
- X — Barbed wire fence
- O — Pipe fence
- OHE — Overhead electric
- (S 29° 30' W) Record bearings

Prepared for:
Catarina Martinez

REFERENCES:

DEED: Clerk's File No. 217097, OPR

THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT,
VISIBLE ENCROACHMENTS ARE SHOWN

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.



Walt F Rakowitz

13.67 ACRES
BOOK 828,
PG. 318, DR

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

Date of survey: May 21, 2026
Job No. 26-3865

State of Texas
County of Atascosa

Field notes for a tract of land containing 0.79 acres, being out of a 9.70 acre tract of land, lying in the Rafael Herrera Survey No. 44, Abstract No. 347, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey, prepared for Catarina Martinez, on May 21, 2026, and under Job No. 26-3865.

A tract of land containing 0.79 acres, being out of a 9.70 acre tract of land, described in an instrument, recorded in Clerk's File No. 217097, Official Public Records, Atascosa County, Texas, and lying in the Rafael Herrera Survey No. 44, Abstract No. 347, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a fence corner post, found for the South corner of said 9.70 acre tract of land, being the East corner of a 13.67 acre tract of land, described in an instrument, recorded in Book 828, Page 318, Deed Records, Atascosa County, Texas, and lying on the Northwest line of Price Road, said point of beginning being the South corner of this tract of land;

Thence North $61^{\circ} 19' 08''$ West, 252.40 feet, along the Southwest line of said 9.70 acre tract of land, being the Northeast line of said 13.67 acre tract of land, to a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, said point being the West corner of this tract of land;

Thence across said 9.70 acre tract of land the following bearings and distances;

North $28^{\circ} 29' 30''$ East, 136.21 feet, to a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, said point being the North corner of this tract of land;

South $61^{\circ} 19' 08''$ East, 252.40 feet, to a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, lying on the Southeast line of said 9.70 acre tract of land, being the Northwest line of Price Road, said point being the East corner of this tract of land;

Thence South $28^{\circ} 29' 30''$ West, 136.21 feet, along the Southeast line of said 9.70 acre tract of land, being the Northwest line of Price Road, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 0.79 acres, as shown on the accompanying Exhibit of Survey prepared for Catarina Martinez, dated May 21, 2026, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

Walt F. Rakowitz

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



STATE OF TEXAS §
COUNTY OF ATASCOSA §

6143

GIFT DEED

In consideration of love and affection borne by us for SERVERO E. MARTINEZ, JR., the undersigned, SERVERO MARTINEZ AND WIFE, LUCIA MARTINEZ, of the County of Atascosa, State of Texas, hereby give, assign, and transfer to SERVERO E. MARTINEZ, JR., as his sole and separate property, of Star Route Box 43AC, Poteet, Atascosa County, Texas 78065, all their right, title, and interest in and to the following described property owned by the undersigned, to-wit:

Being 9.70 acres out of the Rafael Herrera Survey No. 44, Abstract No. 347, Atascosa County, Texas; beginning at 1/2" steel pin in the NW ROW at a county road, from whence the SW corner of the Rafael Herrera Survey, above cited, bears S. 29° 30' W, 980'; THENCE, N 60° 30' W, 1,385' to a 1/2" steel pin in the NW fence line; THENCE, N 29° 30' E, 305' to a 1/2" steel pin; THENCE, S 60° 30' E, 1,385' to a 1/2" steel pin in the NW ROW of a county road; THENCE, S 29° 30' W, with road ROW, 305' to the point of beginning, and being part of the land recorded in Deed Records, Atascosa County, Texas in Volume 287, Page 588.

Grantors, SERVERO MARTINEZ AND WIFE, LUCIA MARTINEZ, hereby reserve a life estate for the life of each of them in the house and yard only, located on the Southeast corner of the above-described property.

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, his 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 grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

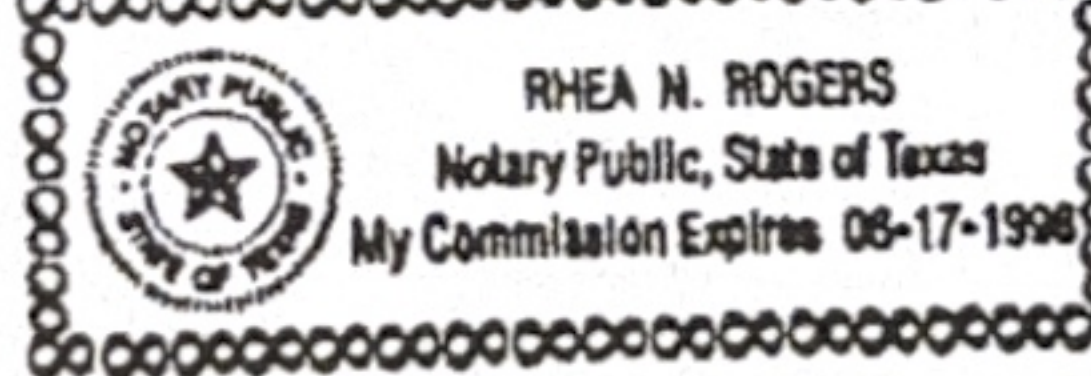
EXECUTED this 2 day of March, 1995.

Servero E. Martinez
SERVERO MARTINEZ

Lucia Martinez
LUCIA MARTINEZ

STATE OF TEXAS §
COUNTY OF ATASCOSA §

This instrument was acknowledged before me on this 2 day of March, 1995 by SERVERO MARTINEZ and LUCIA MARTINEZ.



Rhea N. Rogers
Notary Public in and for
the State of Texas

ACCEPTANCE

I hereby accept the above described Gift dated this 2 day of March, 1995.

After recording, please return to
Servero E. Martinez Jr.
Star Rt Box 43 AC
Poteet TX 78065

Servero E. Martinez Jr.
SERVERO E. MARTINEZ, JR.

6143
FILED FOR RECORD
95 MAR -6 PM 4:21
LAQUITA HAYDEN
ATASCOSA COUNTY CLERK
DEPUTY
pd 8.

Ret to:
See Inst

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
March 7, 1995
LAQUITA HAYDEN
COUNTY CLERK Atascosa County, Texas
By J. B. Baxton Deputy

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BOOK
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