



Registration for Division of Land in Atascosa County

I Clay Teixeira + Samantha Teixeira am the owner of the attached filed division of land located at James Dougherty Survey No 84, Abstract No. 1525 (legal description). I have had the division of + Wright Williams Survey No 80, Abstract No. 912 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: Oct 2 2026

Signature: *Samantha Teixeira*

Printed Name: Samantha Teixeira

ACKNOWLEDGMENT

STATE OF TEXAS

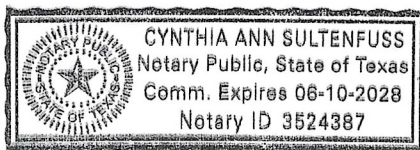
COUNTY OF Madona

BEFORE ME, the undersigned Notary Public, on this day personally appeared Samantha Mates Teixeira 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 2nd October, 202026

Cynthia Ann Sultenfuss

Notary Public, in and for
State of Texas





Date: Oct 2 2026

Signature:

Clay Teixeira

Printed Name:

Clay Teixeira

ACKNOWLEDGMENT

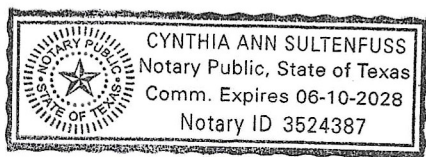
STATE OF TEXAS

COUNTY OF Medina

BEFORE ME, the undersigned Notary Public, on this day personally appeared Clay Matthew Teixeira, 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 2nd October, 2026

Cynthia A. Sultenfuss



Notary Public, in and for
State of Texas

GF# 15479MAC

4 pgs
D

207704

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: September 18, 2020

Grantor(s): NICHOLAS ANDREW PILCHER, a single man

Grantor's Mailing Address: 2605 Schuettig Rd.
Poteet, Atascosa County, Texas 78065

Grantee: CLAY TEIXEIRA, a single man

Grantee's Mailing Address: 1175 Bruce Rd.
Poteet, Atascosa County, Texas 78065

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration.

Property (together with all improvements):

BEING 34.93 acres of land, more or less, out of the James Daughtery Survey No. 84, Abstract No. 1525, and the Wright Williams Survey No. 80, Abstract No. 912, Atascosa County, Texas, and also being that certain 34.94 acre tract described in Instrument No. 178214, Official Public Records, Atascosa County, Texas; said 34.93 acre tract being more particularly described by metes and bounds on Exhibit A, attached hereto and incorporated herein for all purposes.

Reservations from Conveyance: None.

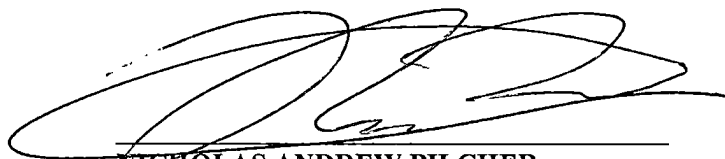
Exceptions to Conveyance and Warranty:

- Any visible or apparent roadway or easement over or across the subject property, the existence of which does not appear of record.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records of Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Warranty Deed dated April 3, 2017, executed by Randy Mangum and wife, Sharon Mangum, to Nicholas Andrew Pilcher, filed for record under Clerk's File No. 178214, Official Public Records, Atascosa County, Texas.
- Any claim based on the following, as set out on survey dated August 28, 2020, prepared by Intrepid Surveying & Engineering, RPLS #6433: overhead electric lines.

Grantor, owner of the Property, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS, SELLS, AND CONVEYS to Grantees the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

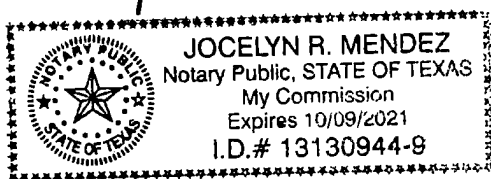
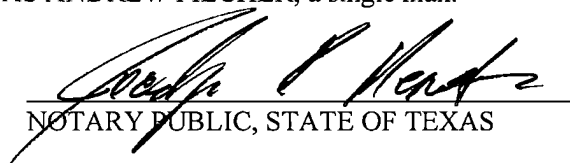
When the context requires, singular nouns and pronouns include the plural.



NICHOLAS ANDREW PILCHER,
a single man

STATE OF TEXAS §
 §
COUNTY OF ATASCOSA §

This instrument was acknowledged before me on this the 22 day of September, 2020, by NICHOLAS ANDREW PILCHER, a single man.

NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN:

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

AFTER RECORDING RETURN TO:

Clay Teixeira
1175 Bruce Rd.
Poteet, TX 78065

EXHIBIT A



LEGAL DESCRIPTION: Being 34.93 acres of land out of the James Daugherty Survey No. 84, Abstract no. 1525 and the Wright Williams Survey No. 80, Abstract No. 912, Atascosa County, Texas and also being that certain 34.94 acre tract described in Instrument No. 178214 of the Official Public Records of Atascosa County, Texas; Said 34.93 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in August, 2020:

BEGINNING at a 5/8 inch iron rod found in the east line of Schuettig Road for the northwest corner of that certain 14.98 acre tract described in Instrument No. 201006 of said Official Public Records and the southwest corner hereof;

THENCE North 00°38'28" West a distance of 1530.00 feet along the east line Schuettig Road to a 5/8 inch iron rod found for the southwest corner of that certain 0.500843 acre tract (Tract Two) described in Volume 147, Page 147 of said Official Public Records and the northwest corner hereof;

THENCE North 89°39'07" East a distance of 733.28 feet along the south line of said 0.500843 acre tract (Tract Two) to a 5/8 inch iron rod found in the west line of the residual of that certain 50 acre tract (Tract One) described in said Volume 147, Page 147 for the southeast corner of said 0.500843 acre tract (Tract Two) and the northeast corner hereof;

THENCE South 19°43'48" East a distance of 1611.67 feet along the west line of the residual of said 50 acre tract (Tract One) to a 1/2 inch iron rod set for the northeast corner of said 14.98 acre tract and the southeast corner hereof;

THENCE South 89°12'48" West a distance of 1260.35 feet along the north line of said 14.98 acre tract to the **POINT OF BEGINNING** containing 34.93 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;


Sherman L. Posey, R.P.L.S.
Job# 20-0783.

August 28, 2020

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

A handwritten signature in black ink, appearing to read "Diane Gonzales". The signature is fluid and cursive, with the first name "Diane" and last name "Gonzales" clearly distinguishable.

Diane Gonzales, County Clerk

Atascosa County Texas

September 22, 2020 01:48:56 PM

FEE: \$34.00

JSANCHEZ

207704

D

Atascosa County, Texas

Sur. 73 1/2

Herman Willman
abst. 1327

0.500843 Acres — Tract Two
Donnie Frank Fancki, et ux
to
Harold A. Lynch, Jr., et al
Vol. 147, Pg. 147
June 20, 2000

Sur. 84

50 Acres — Tract Two
Wilma O. Lynch
to
Scott M. Lynch
Inst. No. 209499
November 19, 2020

Scale: 1"=200'

LEGEND:
METER POLE — M.P.
TRANS. POLE — T.P.

Sur. 80

20.00 Acres
Scott M. Lynch
to
Hal Edward Lynch, et ux
Inst. No. 231938
February 17, 2023

J. Daugherty
abst. 1525

Wright Williams
abst. 912

Utility Easement and Right of Way — Clay Teixeira to Karnes
Electric Cooperative, Inc. — Inst. No. 223999 — February 7, 2022

Utility Easement and Right of Way — Clay Teixeira to Karnes
Electric Cooperative, Inc. — Inst. No. 224000 — February 21, 2022

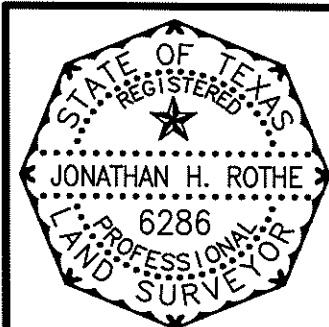
A Plat of 34.945 Acres of
land situated about 13.6
miles N 05° W of Jourdanton,
in Atascosa County, Texas.

Prepared For: Clay Teixeira

The bearings are relative to Geodetic North WGS 84 as taken from GPS
Observations.

I certify that the foregoing plat was prepared from an actual survey made under
my supervision on the ground and that same is true and correct. Witness my
hand and seal this the 18th day of November, 2025.

Jonathan H. Rothe
Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
Firm No. 10122200



LEGEND	
EASEMENT LINE	---
BOUNDARY FENCE	---x---
BOUNDARY LINE	---
FENCE	---x---
ELECTRIC LINE	---E---
SURVEY LINE	---



Rothe & Associates, PLLC
Land Surveying
1705 Ave. K, P.O. Box 426
Hondo, TX 78861
Ph: (830)426-3005
e-mail: office@rothe-inc.com
www.rothelandsurveyor.com

THE STATE OF TEXAS
COUNTY OF ATASCOSA

PREPARED FOR: Clay Teixeira

FIELD NOTES TO DESCRIBE

A survey of 34.945 acres of land situated about 13.6 miles N 05° W of Jourdanton, in Atascosa County, Texas, being 0.530 acre out of Survey No. 80, Abstract No. 912, Wright Williams, original Grantee, being 34.415 acres out of Survey No. 84, Abstract No. 1525, J. Daugherty, original Grantee, being that same property described in a Deed to Clay Teixeira from Nicholas Andrew Pilcher, dated September 18, 2020, as recorded in Instrument No. 207704 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin found by a 12" diameter creosote corner post on the East line of Schuettig Road for the Southwest corner of that certain 0.500843 acre of land described as Tract Two in a Deed to Harold A. Lynch, Jr., et al from Donnie Frank Fancki, et ux, dated June 20, 2000, as recorded in Volume 147 on Page 147 of the aforementioned Official Public Records, and the Northwest corner of this survey;

THENCE: Generally along fence and the South line of said 0.500843 acre of land, N 89-51-43 E 733.18 feet to a 5/8" iron pin found 3.20 feet Southeast of a 10" diameter creosote corner post on the West line of that certain 50 acres of land described as Tract Two in a Deed to Scott M. Lynch from Wilma O. Lynch, dated November 19, 2020, as recorded in Instrument No. 209499 of the said Official Public Records, for the Southeast corner of said 0.500843 acre of land, and the Northeast corner of this survey;

THENCE: Generally along fence and the Southwest line of said 50 acres of land, S 19-32-23 E 1388.25 feet to a 1/2" iron pin found for the Southwest corner of said 50 acres of land, the Northwest corner of that certain 20.00 acres of land described in a Deed to Hal Edward Lynch, et ux from Scott M. Lynch, dated February 17, 2023, as recorded in Instrument No. 231938 of the said Official Public Records, and an angle point of this survey;

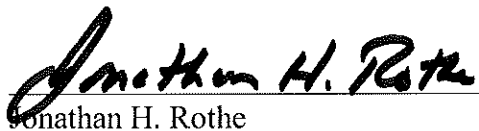
THENCE: Generally along fence and the Southwest line of said 20.00 acres of land, S 19-31-23 E 223.97 feet to a 5/8" iron pin found 2.22 feet Northeast of a 2" diameter pipe corner post for the Northeast corner of that certain 14.98 acres of land described in a Deed to Kenneth Albert Knox, et ux from Michael G. Feuerlein, Sr., et ux, dated December 13, 2019, as recorded in Instrument No. 201006 of the said Official Public Records, and the Southeast corner of this survey;

THENCE: Generally along fence and the North line of said 14.98 acres of land, S 89-25-58 W 1260.94 feet to a 5/8" iron pin found by an 8" diameter creosote post 0.78 feet Northwest of a 5" diameter pipe corner post on the East line of said Schuettig Road for the Northwest corner of said 14.98 acres of land, and the Southwest corner of this survey;

THENCE: Generally along fence and the East line of said Schuettig Road, N 00-25-45 W 1530.15 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 18th day of November, 2025.



Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
1705 Avenue K, P.O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005

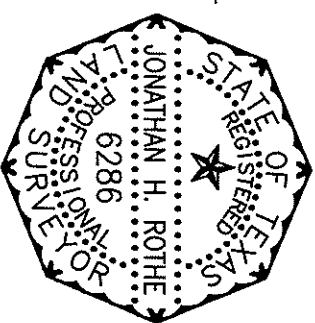


Sur. 84

Prepared For: Clay Teixeira

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

Jonathan H. Rothe
Jonathan H. Rothe
Registered Professional Land Surveyor No. 62866
Firm No. 10122200

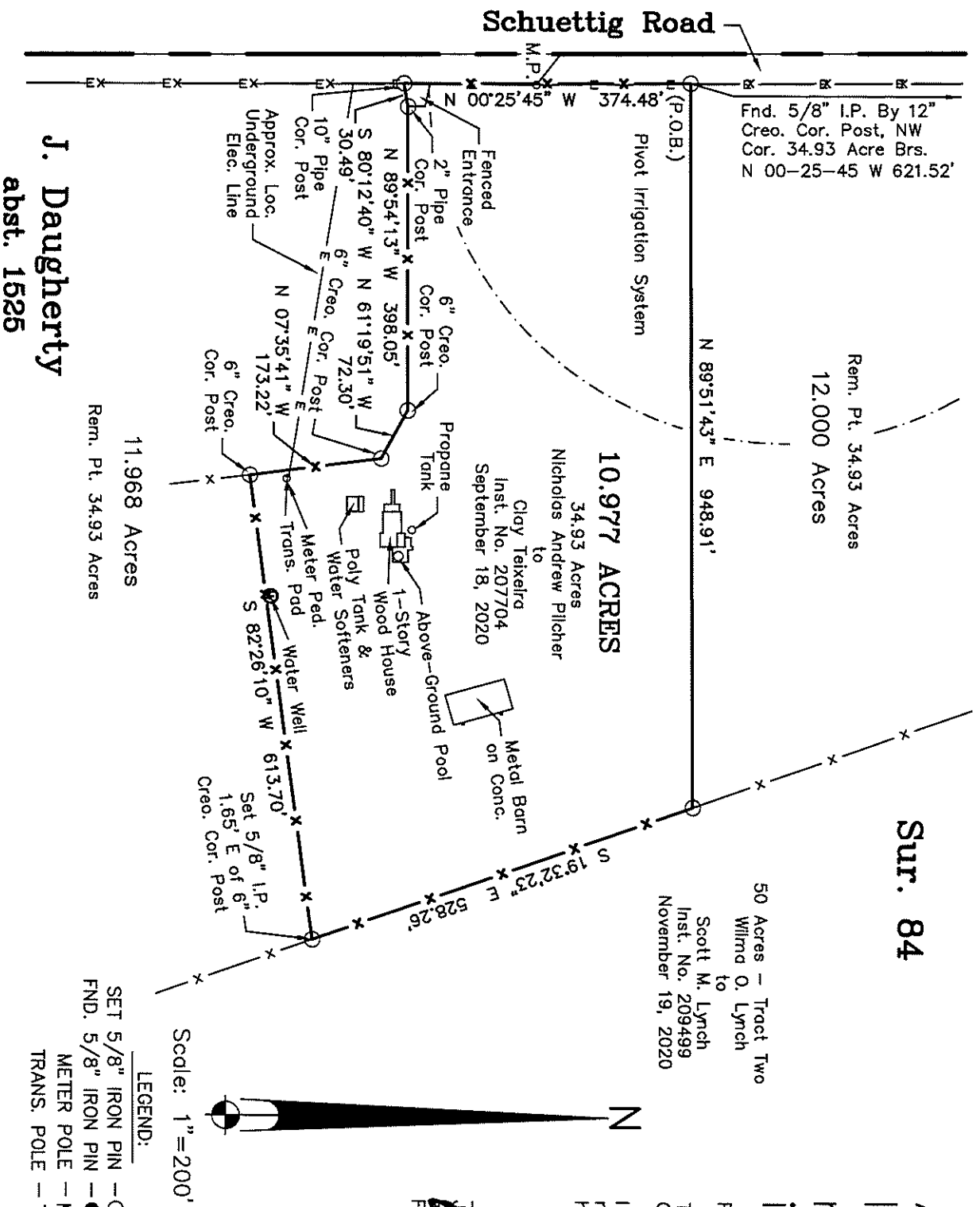


LEGEND

EASEMENT LINE	_____	_____	_____
BOUNDARY FENCE	_____ X _____	X _____	_____
BOUNDARY LINE	_____	_____	_____
FENCE	_____ X _____	X _____	_____
ELECTRIC LINE	_____ E _____	E _____	_____
SURVEY LINE	=====	=====	=====



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J. Daugherty
abst. 1525

Utility Easement and Right of Way – Clay Teixeira to Karnes Electric Cooperative, Inc. – Inst. No. 223999 – February 7, 2022

Utility Easement and Right of Way – Clay Teixeira to Karnes Electric Cooperative, Inc. – Inst. No. 224000 – February 21, 2022

THE STATE OF TEXAS
COUNTY OF ATASCOSA

PREPARED FOR: Clay Teixeira

FIELD NOTES TO DESCRIBE

A survey of 10.977 acres of land situated about 13.6 miles N 05° W of Jourdanton, in Atascosa County, Texas, out of Survey No. 84, Abstract No. 1525, J. Daugherty, original Grantee, being a portion of that certain 34.93 acres of land described in a Deed to Clay Teixeira from Nicholas Andrew Pilcher, dated September 18, 2020, as recorded in Instrument No. 207704 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set on the East line of Schuettig Road and the West line of said 34.93 acres of land, for the Southwest corner of a certain 12.000 acres of land, this day surveyed, and the Northwest corner of this survey from which a 5/8" iron pin found by a 12" diameter creosote corner post for the Northwest corner of said 34.93 acres of land bears N 00-25-45 W 621.52 feet;

THENCE: Across said 34.93 acres of land and along the South line of said 12.000 acres of land, N 89-51-43 E 948.91 feet to a 5/8" iron pin set on the Northeast line of said 34.93 acres of land and the Southwest line of that certain 50 acres of land described as Tract Two in a Deed to Scott M. Lynch from Wilma O. Lynch, dated November 19, 2020, as recorded in Instrument No. 209499 of the aforementioned Official Public Records, for the Southeast corner of said 12.000 acres of land, and the Northeast corner of this survey;

THENCE: Generally along fence, the Northeast line of said 34.93 acres of land, and the Southwest line of said 50 acres of land, S 19-32-23 E 528.26 feet to a 5/8" iron pin set 1.65 feet East of a 6" diameter creosote corner post for the lower Northeast corner of a certain 11.968 acres of land, this day surveyed, and the Southeast corner of this survey;

THENCE: Generally along fence, across said 34.93 acres of land, and along the lower North line of said 11.968 acres of land, S 82-26-10 W 613.70 feet to a 6" diameter creosote corner post for an interior corner of said 11.968 acres of land, and the lower Southwest corner of this survey;

THENCE: Generally along fence and the East line of said 11.968 acres of land, N 07-35-41 W 173.22 feet to a 6" diameter creosote corner post for the middle Northeast corner of said 11.968 acres of land, and an interior corner of this survey;

THENCE: Generally along fence and the upper Northeast line of said 11.968 acres of land,

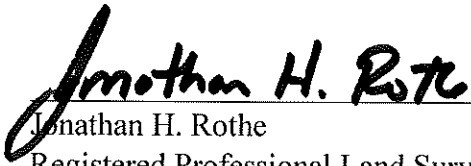
N 61-19-51 W 72.30 feet to a 6" diameter creosote corner post for the upper Northeast corner of said 11.968 acres of land, and an interior corner of this survey;

THENCE: Generally along fence and the upper North line of said 11.968 acres of land, N 89-54-13 W 398.05 feet to a 2" diameter pipe corner post for an angle point, leaving fence, S 80-12-40 W 30.49 feet to a 10" diameter pipe corner post at the Southwest end of an entrance gate on the East line of said Scheuttig Road and the West line of said 34.93 acres of land, for the Northwest corner of said 11.968 acres of land, and the upper Southwest corner of this survey;

THENCE: Generally along fence, the East line of said Schuettig Road, and the West line of said 34.93 acres of land, N 00-25-45 W 374.48 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 14th day of October, 2026.


Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
1705 Avenue K, P.O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005



Atascosa County, Texas

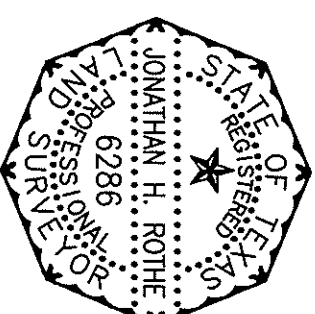
Sur. 84

Rem. Pt. 34.93 Acres
10.977 Acres

Prepared For: Clay Teixeira
The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 14th day of October, 2026.

Jonathan H. Rothe
Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
Firm No. 101222200



Sur. 80

11.968 ACRES

(11.438 Ac. in Sur. 84)

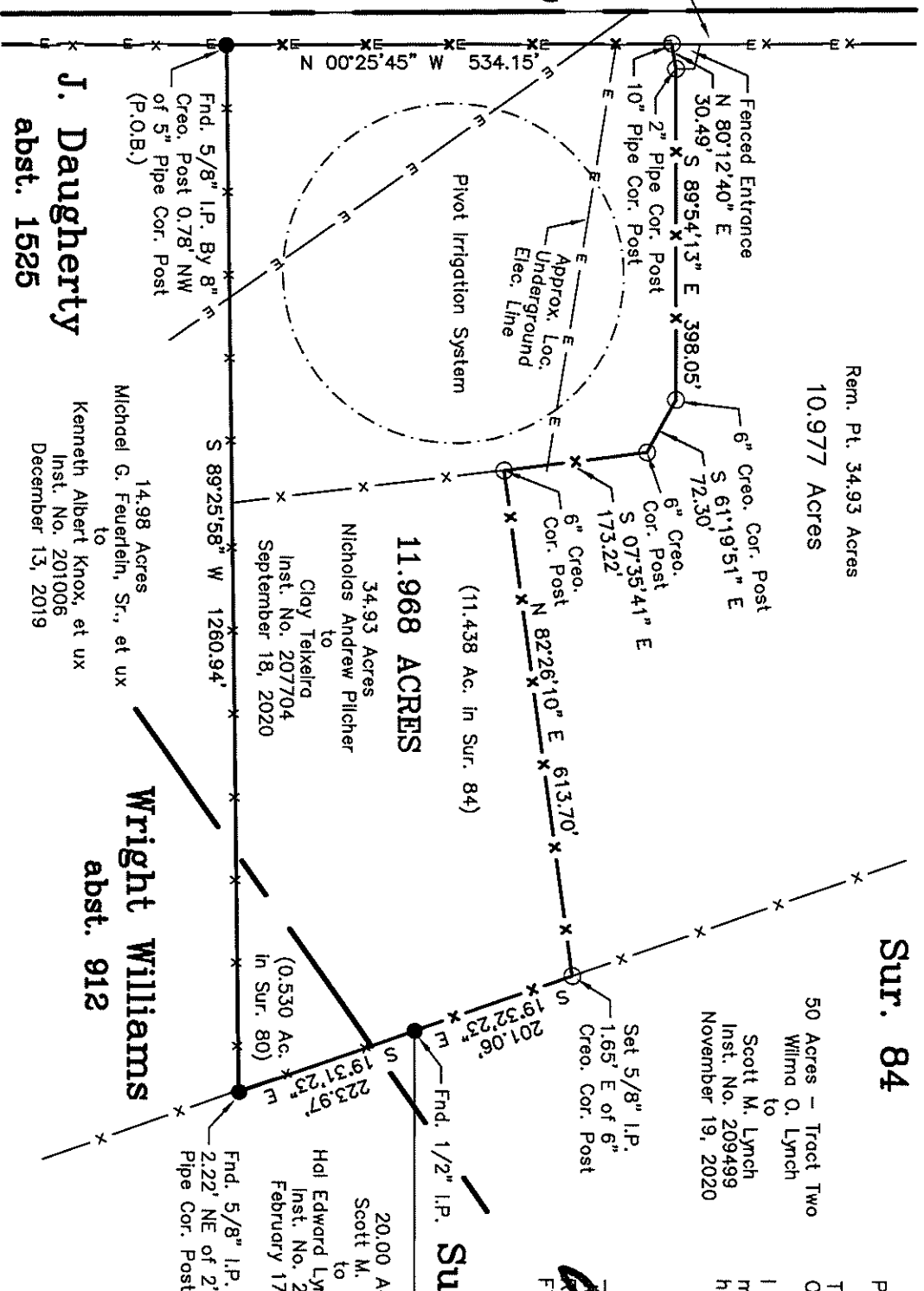
34.93 Acres
Nicholas Andrew Pilcher
to
Clay Teixeira
Inst. No. 207704
September 18, 2020

20.00 Acres
Scott M. Lynch
to
Hal Edward Lynch, et ux
Inst. No. 231938
February 17, 2023

14.98 Acres
Michael G. Feuerlein, Sr., et ux
to
Kenneth Albert Knox, et ux
Inst. No. 201006
December 13, 2019

Wright Williams
abst. 912

J. Daugherty
abst. 1525



Scale: 1"=200'

LEGEND:

SET 5/8" IRON PIN —○
FND. 5/8" IRON PIN —●
METER POLE — M.P.
TRANS. POLE — T.P.

LEGEND

EASEMENT LINE ————x———
BOUNDARY FENCE ————x———
BOUNDARY LINE ————x———
FENCE ————x———
ELECTRIC LINE ————E———
SURVEY LINE ————E———



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A Plat of 11.968 Acres of
land situated about 13.6
miles N 05° W of Jourdanton,
in Atascosa County, Texas.

FIELD NOTES TO DESCRIBE

A survey of 11.968 acres of land situated about 13.6 miles N 05° W of Jourdanton, in Atascosa County, Texas, being 0.530 acre out of Survey No. 80, Abstract No. 912, Wright Williams, original Grantee, being 11.438 acres out of Survey No. 84, Abstract No. 1525, J. Daugherty, original Grantee, being a portion of that certain 34.93 acres of land described in a Deed to Clay Teixeira from Nicholas Andrew Pilcher, dated September 18, 2020, as recorded in Instrument No. 207704 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING: At a 5/8" iron pin found by an 8" diameter creosote corner post 0.78 feet Northwest of a 5" diameter pipe corner post on the East line of Schuettig Road for the Southwest corner of said 34.93 acres of land, the Northwest corner of that certain 14.98 acres of land described in a Deed to Kenneth Albert Knox, et ux from Michael G. Feuerlein, Sr., et ux, dated December 13, 2019, as recorded in Instrument No. 201006 of the aforementioned Official Public Records, and the Southwest corner of this survey;
- THENCE: Generally along fence, the East line of said Schuettig Road, and the West line of said 34.93 acres of land, N 00-25-45 W 534.15 feet to a 10" diameter pipe corner post at the Southwest end of an entrance gate for the upper Southwest corner of a certain 10.977 acres of land, and the Northwest corner of this survey;
- THENCE: Across said 34.93 acres of land and along the upper South line of said 10.977 acres of land, N 80-12-40 E 30.49 feet to a 2" diameter pipe corner post for an angle point, generally along fence, S 89-54-13 E 398.05 feet to a 6" diameter creosote corner post for an interior corner of said 10.977 acres of land, and the upper Northeast corner of this survey;
- THENCE: Generally along fence and the Southwest line of said 10.977 acres of land, S 61-19-51 E 72.30 feet to a 6" diameter creosote corner post for an interior corner of said 10.977 acres of land, and the middle Northeast corner of this survey;
- THENCE: Generally along fence and the lower West line of said 10.977 acres of land, S 07-35-41 E 173.22 feet to a 6" diameter creosote corner post for the lower Southwest corner of said 10.977 acres of land, and an interior corner of this survey;
- THENCE: Generally along fence and the lower South line of said 10.977 acres of land, N 82-26-10 E 613.70 feet to a 5/8" iron pin set 1.65 feet East of a 6" diameter creosote

corner post on the Northeast line of said 34.93 acres of land and the Southwest line of that certain 50 acres of land described as Tract Two in a Deed to Scott M. Lynch from Wilma O. Lynch, dated November 19, 2020, as recorded in Instrument No. 209499 of the aforementioned Official Public Records, for the Southeast corner of said 10.977 acres of land, and the lower Northeast corner of this survey;

THENCE: Generally along fence, the Northeast line of said 34.93 acres of land, and the Southwest line of said 50 acres of land, S 19-32-23 E 201.06 feet to a 5/8" iron pin found for the Southwest corner of said 50 acres of land, the Northwest corner of that certain 20.00 acres of land described in a Deed to Hal Edward Lynch, et ux from Scott M. Lynch, dated February 17, 2023, as recorded in Instrument No. 231938 of the said Official Public Records, and an angle point of this survey;

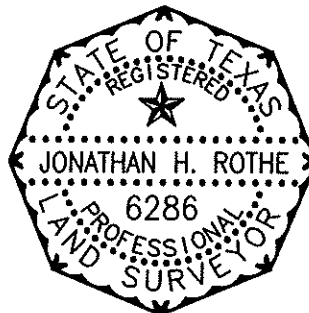
THENCE: Generally along fence, the Northeast line of said 34.93 acres of land, and the Southwest line of said 20.00 acres of land, S 19-31-23 E 223.97 feet to a 1/2" iron pin found 2.22 feet Northeast of a 2" diameter pipe corner post for the Southeast corner of said 34.93 acres of land, the Northeast corner of said 14.98 acres of land, and the Southeast corner of this survey;

THENCE: Generally along fence, the South line of said 34.93 acres of land, and the North line of said 14.98 acres of land, S 89-25-58 W 1260.94 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 14th day of October, 2026.


Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
1705 Avenue K, P.O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005



Atascosa County, Texas

Sur. 73 1/2

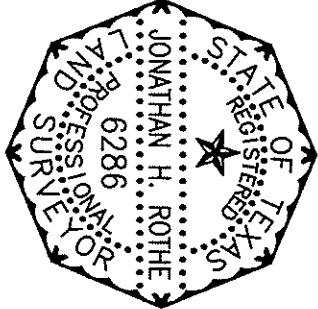
A Plat of 12.000 Acres of land situated about 13.6 miles N 05° W of Jourdanton, in Atascosa County, Texas.

Prepared For: Clay Teixeira

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 19th day of October, 2026.

Jonathan H. Rothe
Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
Firm No. 10122200



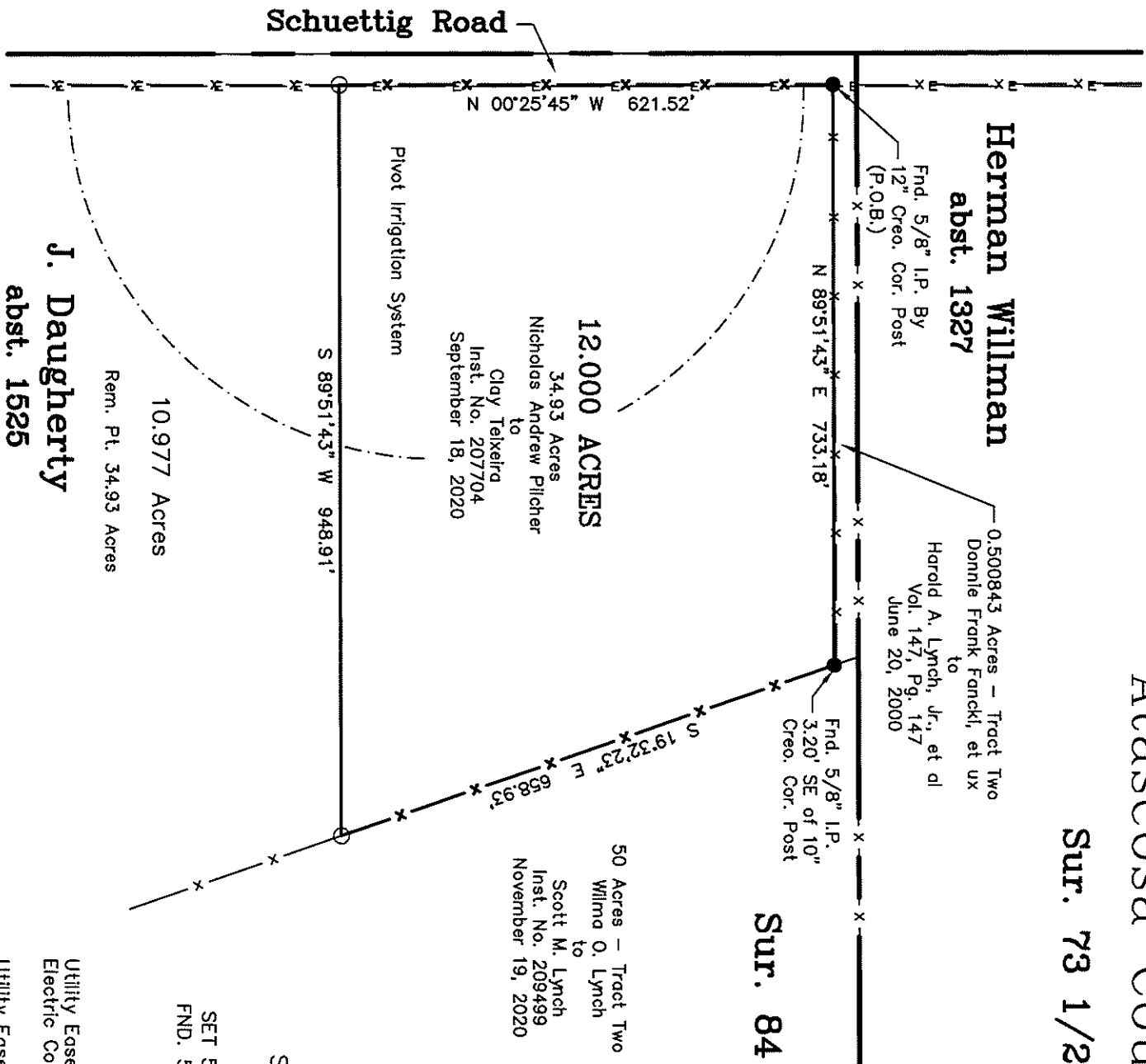
LEGEND

EASEMENT LINE	---
BOUNDARY FENCE	— x —
BOUNDARY LINE	—
FENCE	— x — x —
ELECTRIC LINE	— E — E —
SURVEY LINE	—

Utility Easement and Right of Way — Clay Teixeira to Karnes Electric Cooperative, Inc. — Inst. No. 2235999 — February 7, 2022
Utility Easement and Right of Way — Clay Teixeira to Karnes Electric Cooperative, Inc. — Inst. No. 224000 — February 21, 2022



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Scale: 1"=200'

LEGEND:

- SET 5/8" IRON PIN — ○
- FND. 5/8" IRON PIN — ●
- METER POLE — M.P.
- TRANS. POLE — T.P.

THE STATE OF TEXAS
COUNTY OF ATASCOSA

PREPARED FOR: Clay Teixeira

FIELD NOTES TO DESCRIBE

A survey of 12.000 acres of land situated about 13.6 miles N 05° W of Jourdanton, in Atascosa County, Texas, out of Survey No. 84, Abstract No. 1525, J. Daugherty, original Grantee, being a portion of that certain 34.93 acres of land described in a Deed to Clay Teixeira from Nicholas Andrew Pilcher, dated September 18, 2020, as recorded in Instrument No. 207704 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin found by a 12" diameter creosote corner post on the East line of Schuettig Road for the Northwest corner of said 34.93 acres of land, the Southwest corner of that certain 0.500843 acre of land described as Tract Two in a Deed to Harold A. Lynch, Jr., et al from Donnie Frank Fancki, et ux, dated June 20, 2000, as recorded in Volume 147 on Page 147 of the aforementioned Official Public Records, and the Northwest corner of this survey;

THENCE: Generally along fence, the North line of said 34.93 acres of land, and the South line of said 0.500843 acre of land, N 89-51-43 E 733.18 feet to a 5/8" iron pin found 3.20 feet Southeast of a 10" diameter creosote corner post on the West line of that certain 50 acres of land described as Tract Two in a Deed to Scott M. Lynch from Wilma O. Lynch, dated November 19, 2020, as recorded in Instrument No. 209499 of the said Official Public Records, for the Northeast corner of said 34.93 acres of land, the Southeast corner of said 0.500843 acre of land, and the Northeast corner of this survey;

THENCE: Generally along fence, the Northeast line of said 34.93 acres of land, and the Southwest line of said 50 acres of land, S 19-32-23 E 658.93 feet to a 5/8" iron pin set for the Northeast corner of a certain 10.977 acres of land, this day surveyed, and the Southeast corner of this survey;

THENCE: Across said 34.93 acres of land and along the North line of said 10.977 acres of land, S 89-51-43 W 948.91 feet to a 5/8" iron pin set on the East line of said Schuettig Road and the West line of said 34.93 acres of land, for the Northwest corner of said 10.977 acres of land, and the Southwest corner of this survey;

THENCE: Generally along fence, the East line of said Schuettig Road, and the West line of said 34.93 acres of land, N 00-25-45 W 621.52 feet to the POINT OF BEGINNING.

Clay Teixeira (12.000 Acres) – Page 2

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 14th day of October, 2026.


Jonathan H. Rothe

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