

**THE UVALDE COUNTY COMMISSIONERS COURT WILL MEET AT 10 AM ON MONDAY, DECEMBER 12<sup>TH</sup>, 2022 IN THE COMMISSIONERS COURTROOM OF THE UVALDE COUNTY COURTHOUSE**

**AMENDED AGENDA**

1. Consider and act upon call to order, invocation and pledge of allegiance
2. Consider and act upon approval of minutes
3. Executive Session (As permitted by Section 551.071 Texas Government Code)
  - a. Consultation with attorney of review of Sheriff Office policy and procedures
4. Convene in regular session and take action, if any
5. Consider and act upon award of Hotel/Motel Operator contract
6. Consider and act upon board of commissioners appointments for Emergency Service District #2
7. Consider and act upon preliminary and final plat approval of Legend Hills subdivision
8. Consider and act upon resolution of award of professional engineering service contract for 2023 CDBG Colonia Fund Construction
9. Consider and act upon resolution of award of professional administration services contract for 2023 CDBG Colonia Fund Construction
10. Consider and act upon resolution of award of professional administration services contract for 2023-2024 Community Development Fund
11. Consider and act upon check presentation for \$1,000,000 TDA Colonia Fund Construction Award for Knippa Water Supply Corporation improvements
12. Consider and act upon check presentation for \$97,500 for Uvalde County radio communications project
13. Consider and act upon 2022-2023 Uvalde County Investment policy
14. Consider and act upon Road Administrators report
15. Consider and act upon line-item budget amendments
16. Consider and act upon payment of bills
17. Consider and act upon payroll approval
18. Consider and act upon approval of monthly reports
19. Consider and act upon resolutions/proclamations

**CERTIFICATE:** I certify the above and foregoing was posted in compliance with Section 551.043, Texas Government Code at 3:00 PM on December 7<sup>th</sup>, 2022. Persons with disabilities who plan on attending this meeting and who may require auxiliary aids are requested to contact Administrative Assistant Helly Moncada in the office of the Uvalde County Judge no later than 4 PM on Thursday prior to the meeting.



**WILLIAM R. MITCHELL  
UVALDE COUNTY JUDGE**



**THE UVALDE COUNTY COMMISSIONERS COURT WILL MEET AT 10 AM ON MONDAY, DECEMBER 12<sup>TH</sup>, 2022 IN THE COMMISSIONERS COURTROOM OF THE UVALDE COUNTY COURTHOUSE**

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**WILLIAM R. MITCHELL  
UVALDE COUNTY JUDGE**



**1. CONSIDER AND ACT UPON CALL TO ORDER, INVOCATION  
AND PLEDGE OF ALLEGIANCE**

**2. CONSIDER AND ACT UPON APPROVAL OF MINUTES**

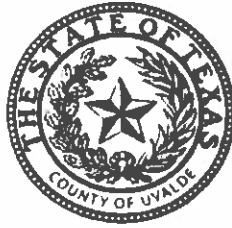
**November 16, 2022**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Gaza**



## MINUTES

BE IT REMEMBERED that on the 16<sup>th</sup> day of November, 2022, the Honorable Commissioners Court of Uvalde County, Texas convened in regular session in the Commissioners Courtroom of the Uvalde County Courthouse. The following members were in attendance:

William R. Mitchell, *County Judge*  
John Yeackle, *Commissioner Pct. #1*  
Jerry W. Bates, *Commissioner Pct. #3*  
Ronnie Garza, *Commissioner Pct. #4*  
Valerie Del Toro Romero, *County Clerk and Ex-Officio Clerk of  
the Commissioner's Court*

Also present were *County Treasurer* Joni Deorsam, *Elections Administrator* Melissa Jones, *Sheriff* Ruben Nolasco and *Road Administrator* Dee Kirkpatrick.

Absent: John Dodson, *County Attorney* and Mariano Pargas, *Commissioner Pct. #2*

### **1. Consider and act upon call to order, invocation and pledge of allegiance:**

The Honorable William R. Mitchell Uvalde County Judge called the meeting of November 16, 2022 to order at 10:00 AM followed with the invocation, led the Pledge of Allegiance to the United States flag and Texas Pledge of Allegiance.

### **2. Consider and act upon approval of minutes:**

Motion by Commissioner Garza to approve the minutes of October 24, 2022.  
Seconded by Commissioner Bates.  
Motion carried (3-0).

### **3. Consider and act upon canvass of November 8 election results:**

Elections Administrator Melissa Jones provided to the Court the Cumulative Results Report and the Official Canvass Results Report and certified to canvass that the results were true and correct for the Uvalde County General Election held on October 8, 2022. Public participation forms received from individuals who spoke against this agenda item include; Diana Olvedo Karau, Aide Escamilla, Berlinda Arreola, Jesse Rizo, Gladys Gonzalez and Michele Prouty. Motion by Commissioner Bates to approve the canvass results of the General Election held on October 8, 2022.  
Seconded by Commissioner Yeackle.  
Motion carried (3-0).

**4. Consider and act upon casting votes for UCAD Board of Directors:**

Nominations were considered by the Court for two Directorships due to expire on December 31, 2022 to serve a two year term to the Uvalde County Appraisal District Board of Directors. The County of Uvalde is entitled to cast 662 votes for the appointment of two members to serve for fiscal years 2023 and 2024. The Court nominated Vicente Gonzales, III and Javier Flores by written resolution and ordered the 662 votes be divided equally among Vicente Gonzales, III and Javier Flores. A public participation form was submitted by Vicente Gonzales, III who spoke on this agenda item.

Motion by Commissioner Garza to nominate Vicente Gonzales, III and Javier Flores to the Uvalde County Appraisal Board of Directors.

Seconded by Commissioner Yeackle.

Motion carried (3-0).

**5. Consider and act upon final approval of Elm Creek South subdivision:**

The Court considered final plat approval of Elm Creek South subdivision by Upper 1 Development, LLC Jay W. Southerland for 48.8200 acres located at 1047 Magers Road/Bent River Road in Precinct 3, Uvalde County, Texas.

Motion by Commissioner Bates to grant final plat approval of the Elm Creek South subdivision.

Seconded by Commissioner Garza.

Motion carried (3-0).

**6. Consider and act upon re-plat of Lot 60 and 61 of Canyon Oaks Subdivision #1:**

The Court considered and approved the plat amendment of Lot 60 and 61 of the Canyon Oaks Subdivision, Unit One.

Motion by Commissioner Bates to approve the plat amendment of Lot 60 and 61 of the Canyon Oaks Subdivision, Unit One as presented to the Court.

Seconded by Commissioner Yeackle.

Motion carried (3-0).

**7. Consider and act upon order creating Emergency Services District #2:**

The Court considered the Order Canvassing the Returns and Declaring the Results of November 8, 2022 General Election to create the Uvalde County Emergency Services District No. 2 in Concan, Uvalde County, Texas which helps fund the Concan Volunteer Fire Department and Concan EMS.

Motion by Commissioner Bates to approve the resolution and order creating the Uvalde County Emergency Services District No. 2.

Seconded by Commissioner Yeackle.

Motion carried (3-0).

**8. Consider and act upon bids for remodeling of interior of building at 2104 East Main:**

Architect Davis Powell outlined the six bids submitted by; Belco in the amount of \$248,000.00, Superior in the amount of \$225,000.00, Waterman in the amount of \$417,569.00, Wells in the amount of \$276,856.00 and Ramos Group in the amount of \$349,000.00 and RTC in the amount of \$380,000.00 for the interior remodeling of the building located at 2104 East Main Street. Mr. Powell recommended the negotiated and most advantageous bid be awarded to Superior Construction in the amount of \$231,750.00 to be completed in 120 days.

Motion by Commissioner Bates to award the interior remodeling bid of 2104 East Main to Superior Construction in the amount of \$231,750.00.

Seconded by Commissioner Yeackle.

Motion carried (3-0).

**9. Consider and act upon appointments to Uvalde County Historical Commission:**

As permitted by Chapter 318 of the Texas Local Government Code, every odd numbered year, a list recommending individuals who desire to serve on the local board was provided by the Uvalde County Historical Commission for consideration by the Court.

Motion by Commissioner Bates to approve the 2023-2024 Uvalde County Historical Commission list, as presented.

Seconded by Commissioner Garza.

Motion carried (3-0).

**10. Consider and act upon ratification of contract with Southern Software for computer software usage at the Uvalde County Sheriff's office:**

Chief Deputy Brandon McCutchen requested consideration from the Court for the ratification of a contract by and between Southern Software, Inc. and the Uvalde County Sheriff's Office to include and reflect in the contract mobile laptop computers for a total cost in the amount of \$47,113.00 to be paid from Operation Lone Star (OLS) funding as previously approved by the Court.

Motion by Commissioner Yeackle to approve the ratification of contract with Southern Software, Inc.

Seconded by Commissioner Bates.

Motion carried (3-0).

**11. Consider and act upon Road Administrators Report:**

Road Administrator Dee Kirkpatrick informed the Court that the Road Department bladed and patched roads throughout the county, cut brush, mowed right of ways, stockpiled material, fixed bump gates and milled and worked on Windmill North.

No action taken.

**12. Consider and act upon line-item budget amendments:**

No amendments were presented to the court for consideration at this time.  
No action taken.

**13. Consider and act upon approval of monthly reports:**

Monthly reports on file for review in the office of the Uvalde County Clerk were presented to the Court for consideration and approval.

Motion by Commissioner Bates to approve monthly reports.

Seconded by Commissioner Yeackle.

Motion carried (3-0).

**14. Consider and act upon payment of bills:**

Motion by Commissioner Bates to approve payment of bills and payroll.

Seconded by Commissioner Garza.

Motion carried (3-0).

**15. Consider and act upon payroll approval:**

Motion by Commissioner Bates to approve payroll.

Seconded by Commissioner Garza.

Motion carried (3-0).

**16. Consider and act upon resolutions/proclamations:**

The Court approved resolutions in honor of the memory of the following individuals:

Jesus Alejandro †  
Reynaldo Chapa, Jr. †  
James D. Kramer †  
Wanna Lou Lloyd †  
Armandina Medina †  
Mary C. Perez †  
Adolfo Polanco †  
Rosa Rendon †  
Clifford Joe Scott †

With no further business, the meeting of November 16, 2022 was adjourned. Exhibits identified under a specific agenda item are included as supporting documentation of the action taken by the Uvalde County Commissioners Court and are placed after the minutes and before the last page titled Commissioners Court Order.



**COMMISSIONERS COURT ORDER**

On this the 12<sup>th</sup> day of December, 2022, came to be heard the Uvalde County Commissioners Court Minutes of November 16, 2022 as prepared by the Clerk of the Court.

IT IS THEREFORE ORDERED the foregoing be recorded and entered for record in the UVALDE COUNTY COMMISSIONERS COURT MINUTES, as required by law. (ORDER 03-12-12)

**APPROVED BY:**

\_\_\_\_\_  
William R. Mitchell, County Judge

\_\_\_\_\_  
John Yeackle, Commissioner Pct. #1

\_\_\_\_\_  
Mariano Pargas, Jr., Commissioner Pct. #2

\_\_\_\_\_  
Jerry W. Bates, Commissioner Pct. #3

\_\_\_\_\_  
Ronnie Garza, Commissioner Pct. #4

(SEAL)

**ATTEST:**

\_\_\_\_\_  
Valerie Del Toro Romero, County Clerk and  
Ex-Officio Clerk of the Commissioners Court  
of Uvalde County, Texas

**3. EXECUTIVE SESSION (As permitted by Section 551.071, Texas Government Code)**

- a. Consultation with attorney of review of Sheriff Office policy and procedure**

\_\_\_\_\_ **Time Started**

\_\_\_\_\_ **Time Adjourned**

**4. CONVENE IN REGULAR SESSION AND TAKE ACTION, IF ANY**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

**5. CONSIDER AND ACT UPON HOTEL/MOTEL OPERATOR  
CONTRCTOR**

**One proposal was received from Texas Hill Country River Region**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

**6. CONSIDER AND ACT UPON BOARD OF COMMISSIONERS  
APOOINTMENTS FOR EMERGENCY SERVICES DISTRICT 2**

**The following individuals have been selected to serve as Commissioners of the Board of Commissioners for Uvalde County Emergency Services District #2 which was recently approved by voters in the Concan area.**

**Wendi Hightower**

**Christina Taylor**

**James Jeffery Santleben**

**Terry Carson**

**Leonard Mikeska**

**If approved by the Commissioners Court, they will be sworn in following this meeting**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

**7. CONSIDER AND ACT UPON PRELIMINARY AND FINAL PLAT  
APPROVAL OF LEGEND HILLS SUBDIVISION**

**Surveyor Ken Dirksen will be present to outline this subdivision**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

APPLICATION FOR SUBDIVISION PLAT CONSIDERATION

NAME OF OWNER: Fry Homes, INC

ADDRESS OF OWNER: 1601 E FM 2369, UVALDE, TX 78801

PHONE NUMBER OF OWNER: 830 591 6945

NAME OF DEVELOPER: Fry Homes, INC

ADDRESS OF DEVELOPER: 1601 E FM 2369, UVALDE, TX 78801

PHONE NUMBER OF DEVELOPER: 830 591 6945

NAME OF PROPOSED SUBDIVISION: LEGEND HILLS SUBDIVISION UNIT ONE

SIZE AND LOCATION OF ORIGINAL TRACT: 254.35 AC

NAME OF NEAREST PUBLIC ROAD/STREET TO SUBDIVISION: CR 400, STANDING ROCK

REQUESTED ACTION: SUBDIVISION

PRECINCT NO: 2 SCHOOL DISTRICT: UVALDE

ENGINEER

Name: DIRKSEN ENGINEERING

Address: P.O. Box 5310

UVALDE, TX 78802

Phone: 830 278 2100

Date: DEC. 2 2022

SURVEYOR

Name: DIRKSEN ENGINEERING

Address: P.O. Box 5310

UVALDE, TX 78802

Phone: 830 278 2100

Date: DEC 2, 2022

Uvalde County, Texas  
Valerie Del Toro Romero, County Clerk



Uvalde, Texas 78801  
(830)278-6614

DATE: 12/05/2022

TIME: 09:33am

REGISTER NO: LG

RECEIVED FROM: LEGEND HILLS SUBDIVISION PHASE ONE/ FRY HOMES, INC CASHIER: LGARZA

ITEM DESCRIPTION	CLERK/CAUSE #	QTY	FEES PAID
PLAT APPLICATION - WITH ROADS		1	\$1,000.00

TOTAL FEES PAID \$1,000.00

AMOUNT TENDERED

CHECK \$1,000.00

TOTAL RECEIVED \$1,000.00

TRANSACTION SUMMARY

TOTAL RECEIVED \$1,000.00  
TOTAL FEES PAID \$1,000.00

CHANGE DUE BACK \$0.00

CHECKS, MONEY ORDERS, or DIRECT DEPOSITS

1 Checks, Money Orders, or Direct Deposits Received

CK# 3666 \$1,000.00

Thank You,  
*Valerie Del Toro Romero*  
County Clerk



## PRELIMINARY CHECK LIST

The following checklist is for the use of a Developer in ascertaining initial compliance with the Uvalde County Subdivision Rules and assisting the Commissioners' Court in processing an application under the Rules. **This list does not supercede or replace the Subdivision Rules and each applicant must comply with the Subdivision Rules, as they are amended from time to time.** The General Criteria established throughout this document establish minimum criteria. If the requested subdivision deviates in any substantive way from these criteria established herein, a variance is required. This completed list should be presented to the Uvalde County Commissioners' Court with each preliminary plat. Each blank should be filled with a "yes" or "no" or "not applicable" response.

- YES Have you included ten (10) copies of the preliminary plat with your application?
- YES Have you included a current tax certificate showing that all taxes currently due with respect to the original tract have been paid?
- NO Is any part of the proposed subdivision in the extraterritorial jurisdiction of an incorporated municipality?
- NO If any part of the proposed subdivision is in the extraterritorial jurisdiction of an incorporated municipality, have you presented the plat to that municipality for approval?
- YES Will you be seeking any variances from the requirements of the Uvalde County Subdivision Ordinance? - *PRELIMINARY AND FINAL APPROVAL AT SAME MEETING.  
18 ft ASPHALT SURFACE PAVEMENT ON ROADWAYS*
- YES If you will be seeking such variances, are they attached?
- NO Is any portion of the proposed subdivision within the 100-year Floodplain? Floodway?
- N/A If so, is the Floodplain / Floodway indicated on the plat?
- NO Will the roads, streets and alleys of the subdivision be dedicated to the public?
- YES Will the roads, streets and alleys remain private?
- YES If the roads, streets and alleys, and other common elements are to remain private, will title to them be transferred to a corporation or other entity with the responsibility to maintain them?
- YES Will a gate or other device to control access barricade the entrance to the subdivision?
- YES If the subdivision is to be a controlled access (gated) community, have you provided for a Lock Box and Emergency Response Key, and letters from EMS, Law Enforcement, and Fire

Departments?

YES Copy of Home Owners Association Covenants and Deed Restrictions, ten (10) copies.

YES Have you received approval of the proposed street names via the Uvalde County Appraisal District?

NO Will the proposed subdivision be served by a municipal or quasi-municipal (public) water system?

YES Will the proposed subdivision be served by private water wells?

YES If the proposed subdivision is to be served by private water wells, have you obtained the necessary evidence that potable water is available for each tract?

NO Will the proposed subdivision be served by a municipal or quasi-municipal sewage disposal system?

YES Will the proposed subdivision be served by On-Site Sewage Facilities (OSSF)?

YES If each lot is to be served by a private water well and OSSF, does each lot meet minimum applicable size requirements?

YES Evidence of the properties location within or outside of the Edwards Aquifer & Recharge Zone provided by a qualified expert acceptable to the Commissioners Court?

YES If any lot is to be served by an OSSF have you obtained the required site evaluations?

YES Have you obtained the approval of all utility companies to serve the subdivision as to the location of the utility easements?

YES Have you included a signed statement of service from all utility suppliers?

NO Is any portion of the proposed subdivision within the clear zone or noise abatement of an airfield?

YES Have you addressed the requirement from the Postmaster for location of centralized mailboxes or special requirements? If so, how?

YES Have you provided letters from the Postmaster approving the location of centralized mailboxes or approving design of individual mailboxes on non-curbed or curbed and guttered roads as applicable serving the subdivision?

Issued By:  
UVALDE COUNTY APPRAISAL DISTRICT  
209 NORTH HIGH STREET  
www.uvaldecad.org PH:830-278-1106  
UVALDE, TX 78801-5207

Property Information	
Property ID: 19575	Geo ID: A0290-0002-00
Legal Acres: 261.5800	
Legal Desc: A0290 ABSTRACT 0290 SURVEY 99 261.58	
Situs: H83N,	
DBA:	
Exemptions:	

Owner ID: 24448                      100.00%  
WATKINS BEAUMONT W  
PO BOX 1196  
UVALDE, TX 78802-1196

For Entities	Value Information
Appraisal District	Improvement HS: 0
COUNTY OF UVALDE	Improvement NHS: 0
SWTJC	Land HS: 0
UVALDE CISD	Land NHS: 0
UVALDE CO UNDGR WATER CONS	Productivity Market: 911,193
UVALDE CO. ROAD/FLD	Productivity Use: 28,461
	Assessed Value: 28,461

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
11/30/2022	TAX CERTIFICATE	10.00
	Total Fees Due:	10.00
Effective Date: 11/30/2022	Total Due if paid by: 11/30/2022	10.00

Tax Certificate Issued for:	Taxes Paid in 2022
COUNTY OF UVALDE	158.38
UVALDE CISD	296.62
UVALDE CO UNDGR WATER CONS	2.99
UVALDE CO. ROAD/FLD	38.42
SWTJC	38.11

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].


Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 11/30/2022  
Requested By: FRY HOMES  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

Issued By:

UVALDE COUNTY APPRAISAL DISTRICT  
209 NORTH HIGH STREET  
www.uvaldecad.org PH:830-278-1106  
UVALDE, TX 78801-5207

Property Information

Property ID: 19560 Geo ID: A0289-0003-00  
Legal Acres: 67.3900  
Legal Desc: A0289 ABSTRACT 0289 SURVEY 98 67.39  
Situs: H83N,C400, TX 78801  
DBA:  
Exemptions:

Owner ID: 24448 100.00%  
WATKINS BEAUMONT W  
PO BOX 1196  
UVALDE, TX 78802-1196

For Entities

Value Information

Appraisal District	Improvement HS:	0
COUNTY OF UVALDE	Improvement NHS:	0
SWTJC	Land HS:	0
UVALDE CISD	Land NHS:	0
UVALDE CO UNDGR WATER CONS	Productivity Market:	234,748
UVALDE CO ROAD/FLD	Productivity Use:	6,010
	Assessed Value	6,010

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
11/30/2022	TAX CERTIFICATE	10.00
	Total Fees Due:	10.00
Effective Date: 11/30/2022	Total Due if paid by: 11/30/2022	10.00

Tax Certificate Issued for:	Taxes Paid in 2022
COUNTY OF UVALDE	33.45
UVALDE CISD	62.63
UVALDE CO UNDGR WATER CONS	0.63
UVALDE CO. ROAD/FLD	8.11
SWTJC	8.05

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

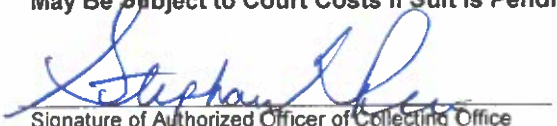
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A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 11/30/2022  
Requested By: FRY HOMES  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office



UVALDE POST OFFICE  
103 S. GETTY ST  
UVALDE, TX 78801-9998

TO: Mark Fry  
Fry Homes

Ref: Legend Hills Subdivision Phase One

FROM: Martina Ramirez  
OIC Uvalde Post Office

The Legend Hills Subdivision Phase One being build in Uvalde, Tx. 78801 is recognized by the Uvalde Post Office as a new address and good delivery for the Subdivision . Also, the Uvalde Post Office did receive the letter from 911 Regional Planning Services that was sent of the new address that was given to the new Legend Hills Subdivision Phase One. If any questions may come up here is the phone number to Uvalde Post Office (830) 278-3911.

Uvalde Post Office  
Martina Ramirez



# Middle Rio Grande Development Council

9-1-1 Regional Planning Services  
307 West Nopal Street – PO Box 199, Carrizo Springs, TX 78834  
(830) 876-3533 Ext. 1235 Fax: (830) 876-1333  
Toll Free: 1-888-945-3940

November 28, 2022

To Whom It May Concern:

Please find below your E9-1-1 address assignment for the location listed below. This address may be used for the purpose of utility connection, parcel pose deliveries, emergency services, and other services and agencies. These changes are aimed to provide you with greater service in the event of an emergency.

LEGEND HILLS SUBDIVISION PHASE ONE  
DRAFT COPY OF PLAT, PENDING FINAL REVIEW AND  
RECORDED PLAT AT COUNTY CLERK'S OFFICE

**NOTE: ADDRESSES ARE SUBJECT TO CHANGE PENDING THE OUTCOME OF FINAL REVIEW.**

Lot #	911 Physical Address	Lot #	911 Physical Address
LOT 1	21 Legend Hills Road	LOT D1	598 Legend Hills Road or 29 Rocky Hills Circle
LOT 3	59 Legend Hills Road	LOT D3	73 Rocky Hills Circle
LOT 5	87 Legend Hills Road	LOT D5	89 Rocky Hills Circle
LOT 7	105 Legend Hills Road	LOT D4	72 Rocky Hills Circle
LOT 9	153 Legend Hills Road	LOT D2	30 Rocky Hills Circle or 536 Legend Hills Road
LOT 11	195 Legend Hills Road	LOT 24	504 Legend Hills Road
LOT 13	227 Legend Hills Road	LOT B1	438 Legend Hills Road or 25 Friendship Hills Circle
LOT 15	249 Legend Hills Road	LOT B3	61 Friendship Hills Circle
LOT 17	281 Legend Hills Road	LOT B5	73 Friendship Hills Circle
LOT 19	309 Legend Hills Road	LOT B6	72 Friendship Hills Circle
LOT 21	343 Legend Hills Road	LOT B4	60 Friendship Hills Circle
LOT C1	391 Legend Hills Road or 41 Palomino Hills Circle	LOT B2	24 Friendship Hills Circle or 342 Legend Hills Road
LOT C3	87 Palomino Hills Circle	LOT 16	264 Legend Hills Road
LOT C5	91 Palomino Hills Circle	LOT A1	190 Legend Hills Road or 23 Greystone Hills Circle
LOT C6	92 Palomino Hills Circle	LOT A3	59 Greystone Hills Circle
LOT C4	86 Palomino Hills Circle	LOT A5	71 Greystone Hills Circle
LOT C2	30 Palomino Hills Circle or 489 Legend Hills Road	LOT A6	70 Greystone Hills Circle
LOT 27	583 Legend Hills Road	LOT A4	58 Greystone Hills Circle
LOT 30	644 Legend Hills Road	LOT A2	22 Greystone Hills Circle or 126 Legend Hills Road
		LOT 2	60 Legend Hills Road

**NOTE:**

**PLEASE NOTIFY YOUR LOCAL POST OFFICE OF YOUR NEW 9-1-1 PHYSICAL ADDRESS**

**IMPORTANT:**

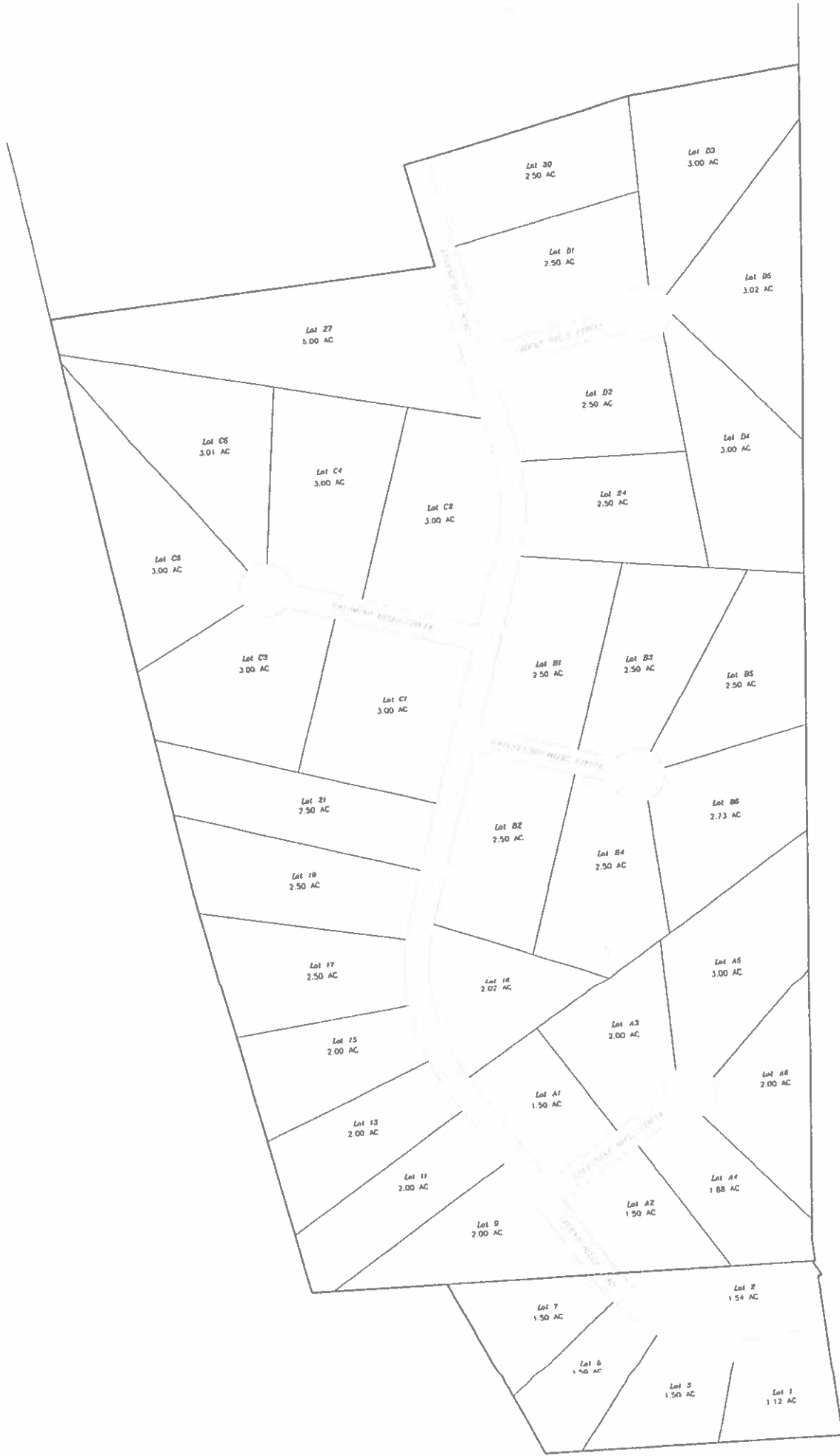
The 9-1-1 address is not based on lot numbers or box numbers. It's based on a set of standards set up by 9-1-1 Regional Planning Services and your county government. An address is calculated by a distance measurement that allows for an address to be assigned every 5.28 feet. It is a physical address that is used for 9-1-1 emergency purposes, but it can also be used as a physical location address for parcel delivery, utilities, cable etc.

It is URGENTLY IMPORTANT that you post your E9-1-1 address and that it is visible from the road!

Thank you for your cooperation and feel free to contact me if I can be of any assistance.

Sincerely,

**MRG911 Regional Planning Services**  
Middle Rio Grande Development Council  
307 West Nopal, Carrizo Springs, TX 78834





Your Touchstone Energy® Cooperative 

November 21, 2022

Fry Homes  
1601 FM 2369  
Uvalde, TX 78801

Email: markhalfry@yahoo.com

RE: Access to power for:  
*Applicant - Fry Homes*  
*Location- Legend Hills, Uvalde County, 1293 CR 400*  
*Active Work Order - 855416*

To whom it may concern,

This letter is to inform you that we have been approached by developers, Fry Homes, for the Legend Hills subdivision to provide power and are actively working on applications for them. Legend Hills is located in Uvalde County in Texas in the area of County Road 400.

This development is located in Medina Electric Cooperative's Singly Certificated Service Area.

Medina EC will be able to provide electric service to the proposed development as long as the developer meets all Medina EC guidelines and requirements.

If you have any other questions, please let me know.

Sincerely,

Katie K. Haby  
Business Development  
Medina EC



# Dirksen Engineering

107 W South St  
Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

[kendirksen@sbcglobal.net](mailto:kendirksen@sbcglobal.net)

November 30, 2022

Fire Marshall Juan Hernandez  
City of Uvalde  
P.O. box 799  
Uvalde, Tx 78802

Re: Legend Hills Subdivision, Unit One

To Whom It May Concern:

## **Introduction:**

Legend Hills Subdivision Unit One is 102.05 acres located in Abstracts 289 and 290 north of Uvalde. The subdivision is part of a 254 acre tract being purchased by Fry Homes, LLC. The subdivision is located along CR 400 west of the Standing Rock Subdivision.



**Development**

The subdivision will create 39 lots for 2.61 acres/lot. There are 5,349 lf of private roads. The remaining land will be plated in a future development.

The subdivision will have gated access operated by an electric gate opener. Emergency access to the subdivision will be provided by gate combination given to fire and sheriff departments.

If you have questions or would like to discuss this project, please contact me at your convenience.

Sincerely,

Kenneth R. Dirksen, P. E.

A handwritten signature in blue ink that reads "Kenneth R. Dirksen". The signature is written in a cursive style with a prominent initial 'K'.

Dirksen Engineering

CC: Mark Fry, Fry Homes, LLC

# Dirksen Engineering

107 W South St  
Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

[kendirksen@sbcglobal.net](mailto:kendirksen@sbcglobal.net)

November 30, 2022

Sheriff Ruben Nolasco  
Uvalde County  
339 King Fisher Ln #1  
Uvalde, TX 78801-4762

Re: Legend Hills Subdivision, Unit One

To Whom It May Concern:

## **Introduction:**

Legend Hills Subdivision Unit One is 102.05 acres located in Abstracts 289 and 290 north of Uvalde. The subdivision is part of a 254 acre tract being purchased by Fry Homes, LLC. The subdivision is located along CR 400 west of the Standing Rock Subdivision.



**Development**

The subdivision will create 39 lots for 2.61 acres/lot. There are 5,349 lf of private roads. The remaining land will be plated in a future development.

The subdivision will have gated access operated by an electric gate opener. Emergency access to the subdivision will be provided by gate combination given to fire and sheriff departments.

If you have questions or would like to discuss this project, please contact me at your convenience.

Sincerely,

Kenneth R. Dirksen, P. E.

A handwritten signature in blue ink that reads "Kenneth R. Dirksen". The signature is written in a cursive style with a prominent initial 'K'.

Dirksen Engineering

Att: Legend Hills Subdivision Unit 1, Sheet 1 of 4.

CC: Mark Fry, Fry Homes, LLC

# DIRKSEN ENGINEERING

107 W. South St.  
Uvalde, Texas 78801

**TBPE FIRM # F-8848**      **TBPLS FIRM # 10193741**  
**Office Tel. (830) 278-2100**      **Fax (830) 278-2102**

## FIELD NOTES FOR A 102.05 ACRE SUBDIVISION SURVEY COMPLETED ON NOVEMBER 29, 2022

Being 102.05 acres located in I.&G.N.R.R.Co. Survey 98, Abstract 289 and I.&G.N.R.R.Co., Survey 99, Abstract 290, Uvalde County, Texas and composed of 8.10 acres tract surveyed February 20, 2017 and a portion of 254.27 acres severed out of an 856.741-acre tract described in conveyance document recorded in Volume 218, Page 225 of the Uvalde County Deed Records and 2.96 acres recorded in Document Number 2022016377 of the Uvalde County Official Public Records, Uvalde County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone, Grid.) (All corners called for as being set are marked on the ground with ½" steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

**BEGINNING** at a steel stake set (SPC: N: 13649461.99, E: 1718814.92) in the east margin of Uvalde County Road 400 at the southeast corner of said 8.10 acres parent tract and a reentrant corner of said 856.741 acres tract for the southeast corner of the herein described subdivision;

**THENCE** With the remainder of said 856.741 acres for the following five (5) calls:

1. N 89°28'56" W, 711.42 feet to a steel stake found at the southwest corner of said 8.10 acres for the southwest corner of the herein described subdivision;
2. N 24°37'10" W, 488.83 feet a steel stake found with plastic cap marked Howard in the ostensible south line of Abstract 290 and the south line of said 254.27 acres severance at the northwest corner of said 8.10 acres for a reentrant corner of the herein described subdivision;
3. N 89°34'15" W, 325.57 feet to a steel stake found at a 3 way fence corner post for a southwest corner of said 254.27 acres and a southwest corner of the herein described subdivision;
4. N 12°04'24" W, 1026.61 feet, crossing in to Abstract 290 to a fence angle post;
5. N 09°49'17" W, 1443.06 feet to a steel stake set for a northwest and west most corner of the herein described subdivision

**THENCE** Crossing said 254.27 acres severance for the following four (4) calls:

1. N 85°55'25" E, 930.58 feet to a steel stake set in the west line of a 60 feet wide right of way called Legend Hills Road for a reentrant corner of the herein described subdivision;
2. N 12°59'42" W, 259.43 feet to a steel stake set at the northwest corner of said Legend Hills Road for a northwest corner of the herein described subdivision;
3. N 77°00'18" E, 563.10 feet to a steel stake set for an angle point;
4. N 84°06'59" E, 414.23 feet to a steel stake set in the west line of the Standing Rock Subdivision recorded in Envelope 216, Side B of the Uvalde County Plat Records for the northeast corner of the herein described tract;



# DIRKSEN ENGINEERING

TBPE FIRM # F-8848 TBPLS FIRM # 10193741

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**THENCE** With the west line of said Standing Rock Subdivision for the following five (5) calls:

1. S 03°15'38" W, 480.86 feet to a steel stake found for an angle point;
2. S 02°42'56" W, 85.70 feet to a steel stake found for an angle point;
3. S 03°33'55" W, 669.09 feet to a steel stake found for an angle point;
4. S 02°28'41" W, 145.65 feet to a steel stake found for an angle point;
5. S 03°34'14" W, 408.27 feet to a steel stake found for an angle point;
6. S 02°24'45" W, 72.36 feet to a steel stake found for an angle point;
7. S 03°21'38" W, 477.73 feet to a steel stake found for an angle point;
8. S 02°11'39" W, 44.04 feet to a steel stake found for an angle point;
9. S 03°24'56" W, 495.23 feet, crossing into Abstract 289 to a steel stake found at the southwest corner of said Standing Rock Subdivision and the northwest margin of County Road 400 for an angle point in the east line of the herein described subdivision;

**THENCE** Continuing with the east and south line of said 254.27 acres severance for the following two (2) calls:

1. S 04°12'56" E, 49.92 feet to southeast corner of said 254.27 acres severance for a southeast corner of the herein described subdivision;
2. N 89°48'46" W, 6.41 feet to a 2 ½ inch steel pipe 3-way fence corner post found at the northeast corner of said 8.10 acres severance for a reentrant corner of the herein described subdivision;

**THENCE** With the west line of Uvalde County Road 400 and the east line of said 8.10 acres for the following three (3) calls:

1. S 29°50'46" E, 41.11 feet to a 2 ½ inch steel pipe post found for an angle point;
2. S 83°34'32" W, 9.39 feet to a 2 ½ inch steel pipe post found for an angle point;
3. S 04°08'35" E, 407.68 feet to the **POINT OF BEGINNING** containing a total of 102.08 acres of land composed of 13.31 acres in Abstract 289 and 88.74 acres in Abstract 290 as surveyed by Dirksen Engineering on November 29, 2022.

THE STATE OF TEXAS:  
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and attached plat were prepared from an actual on the ground survey made by personnel working under my direct supervision and that same are true and correct according to same said survey.



---

Kenneth R. Dirksen, P.E., R.P.L.S.  
Registered Professional Land Surveyor No. 6260

**JOB NO. 22-2720**



95607  
PARTITION DEED

THE STATE OF TEXAS :

COUNTY OF UVALDE :

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, under the terms of the Last Will and Testament of Martha Weightman Watkins dated September 14, 1956, certain property, including real estate situated in Uvalde County, Texas, was devised and bequeathed to Frost National Bank of San Antonio and Harry O'Neal Watkins, as Co-Trustees for the benefit of the five children of said Testatrix, namely, Martha Watkins (now Martha Watkins Hardesty), Harry O'Neal Watkins, Beaumont W. Watkins, Roger Watkins and Phoebe B. Watkins, said testamentary trust providing for termination of the trust estate as to each beneficiary as each of said five children attained the age of thirty (30) years; and,

WHEREAS, Martha Watkins Hardesty, Harry O'Neal Watkins, Beaumont W. Watkins and Roger Watkins have attained the age of thirty (30) years; and,

WHEREAS, Phoebe B. Watkins married Jack Franklin, and to such marriage was born a child on September 9, 1968, said child being named Jack Pink Franklin, Jr., so that said child is now nine (9) years of age; and,

WHEREAS, Phoebe B. Watkins Franklin died November 1, 1968, leaving surviving her as her only issue said minor child, Jack Pink Franklin, Jr.; and,

WHEREAS, under the terms of the Last Will and Testament of Martha Weightman Watkins, upon the death of said Phoebe B. Watkins Franklin, her share of the trust estate continues until said Jack Pink Franklin, Jr. attains the age of twenty-one (21) years, at which time the trust terminates and at such time the Trustees are directed to deliver unto said child of Phoebe B. Watkins Franklin, namely, Jack Pink Franklin, Jr., his proportionate part of the share of said trust; and,

WHEREAS, the principal portion of the trust estate now consists of ranch and farm land situated in Uvalde County, Texas, and the four children of Martha Weightman Watkins, namely, Martha Watkins Hardesty, Harry O'Neal Watkins, Beaumont W. Watkins, and Roger Watkins, who have attained the age of thirty (30) years, desire that said property be partitioned as to the surface estate; and,

WHEREAS, said Last Will and Testament of Martha Weightman Watkins expressly empowers the Trustees to partition any trust property held by said Trustees for a beneficiary; and,

WHEREAS, the one-fifth (1/5th) share of said ranch land to which Roger Watkins is entitled has heretofore by deed of date May 25, 1977, (and since said Roger Watkins attained the age of thirty (30) years) been conveyed by said Roger Watkins to Beaumont W. Watkins, so that Beaumont W. Watkins is presently the owner of a two-fifths (2/5ths) interest in and to said ranch land; Harry O'Neal Watkins is the owner of a one-fifth (1/5th) interest; Martha Watkins Hardesty is the owner of a one-fifth (1/5th) interest; and Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees for Jack Pink Franklin, Jr., are the owners of a one-fifth (1/5th) interest in and to said ranch land; and,

WHEREAS, qualified real estate appraisers have been requested to appraise said land so that a fair and equitable partition of the surface estate may be accomplished to the end that each of the owners above described may receive by partition his or her respective share of the value of the surface estate in and to said land; and,

WHEREAS, said Watkins Ranch has been surveyed by J. E. Mortensen, Civil Engineer, into four (4) bodies of land, and an equitable agreement has been reached for partition:

NOW, THEREFORE, we, MARTHA WATKINS HARDESTY, Individually; HARRY O'NEAL WATKINS, Individually; BEAUMONT W. WATKINS, Individually; and FROST NATIONAL BANK of San Antonio and HARRY O'NEAL WATKINS, as Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, for and in consideration of the sum of ONE and No/100 DOLLARS (\$1.00) and other good and valuable consideration, each to the other cash in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, and in order to carry out, consummate, make and effect a partition of the hereinafter described lands unto the parties hereto, in the manner and to the extent hereinafter provided, have each COVENANTED, GRANTED, CONCLUDED and AGREED, and by these presents do each hereby COVENANT, GRANT,



CONCLUDE and AGREE for herself, himself or itself, her or his heirs, executors and administrators, and their successors and assigns, that a partition of said lands be and the same is hereby made and effected as follows:

Said MARTHA WATKINS HARDESTY shall, from and after the effective date hereof, have, own, hold, possess, and enjoy, separately and severally, by herself and unto her heirs, executors and administrators, and for her part, share and proportion of said lands and premises, free and clear of and from any and all claims of Harry O'Neal Watkins, Beaumont W. Watkins, and Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, their heirs, executors, administrators, successors and assigns; and,

Said Harry O'Neal Watkins, Beaumont W. Watkins, and Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, have GRANTED and CONVEYED, and by these presents do hereby GRANT and CONVEY unto MARTHA WATKINS HARDESTY, in fee forever, all that certain parcel of land lying and being situated in Uvalde County, Texas, and being described as follows:

Field notes of a survey made 2 September, 1977.

LOCATION:

Being 418.006 acres of land lying wholly within Survey No. 72, Carlos Hulzar, Original Grantee, Abstract 241, Uvalde County, Texas, the westerly part of that certain 556.7 acres described in conveyance from J. W. Vanham et al to Clyde O. Watkins and recorded in Vol. 100, p. 595 of the Deed Records of Uvalde County, Texas, bounded on the north by the NW line of Survey No. 72 and of said 556.1 acres, on the west and south by the boundary of said 556.7 acres, and being more particularly described by metes and bounds as follows (the bearings shown are true bearings from North meridian observed at a 1/2-inch iron pipe in concrete walk at Anglin and Getty Streets in the City of Uvalde lying West 166.21 feet and South 14194.88 feet from this Point of Beginning):

DESCRIPTION:

Beginning at a 3/4-inch steel stake set in the NW line of Survey No. 72 at the SE and eastmost corner of Survey No. 582, N.L. Stratton, Original Grantee, Abstract 1026, Uvalde County, Texas, the NE and northmost corner of this described land, and an interior corner in the W line of an 811.508 acres tract surveyed this date, from which the NE fence corner post of Survey No. 72 bears N 65° 30' 37" E 2656.30 feet (whence a 5/8-inch steel stake found by 3-inch iron pipe up 3 feet marking the SE corner of said Survey No. 72 bears S 24° 31' 49" E 14247.20 feet), and a 3/4-inch steel stake marking the interior corner of said Survey No. 582 bears N 77° 00' 00" W 1020.27 feet:

THENCE across said 556.7 acres as follows:

S 24° 26' 23" E 1424.45 feet to a 3/4-inch steel stake set in N slope of hill for anglepoint;

And S 28° 45' 51" E, at 980.54 feet passing 200 feet right of existing antenna tower, passing a 3/4-inch steel stake set in S rim of hill to mark this line, and continuing a total of 1418.02 feet to a 3/4-inch steel stake set in curve of W right-of-way of U.S. Highway 83 for eastmost corner of this described land, and southmost corner of said adjacent 811.508 acres, from which the north end of said curve bears with long chord N 44° 57' 37" E 956.94 feet;

THENCE generally with fence along said W R.O.W. of U.S. Highway 83, parallel to and 60.00 feet from its centerline, as follows:

Along the arc of a curve to the right, having a radius of 2804.79 feet and turning 1° 21' 47", 66.72 feet (long chord bears S 55° 27' 50" W 66.72 feet) to a Point of Tangent; And S 56° 08' 44" W 566.76 feet to a point of intersection with the W R.O.W. of old Highway 4;

THENCE generally with fence along the W R.O.W. of old Highway 4 (now a county road), parallel to and 50.00 feet from its original centerline, as follows:

S 74° 15' 56" W 968.07 feet to a Point of Curve;

And along the arc of a curve to the left, having a radius of 1482.39 feet and turning 61° 10' 40", 1582.84 feet (long chord bears S 43° 40' 36" W 1508.71 feet) to a point in existing access road at the upper S line of said 556.7 acres, from which the fence corner post in S fence of access road bears S 4° 18' 21" E 11.13 feet, the fence corner post in N fence

of access road bears N 22° 24' 17" E 25.74 feet, and the Point of Tangent bears S 11° 35' 43" W 77.22 feet (whence the 4-inch concrete R.O.W. marker in the N line of State Highway 55 bears S 10° 06' 10" W 3015.80 feet);

THENCE with said upper S line of 556.7 acres N 79° 51' 56" W, at 1133.69 feet passing 11.66 feet right of fence post in S fence of said access road at top of hill, at 1511.61 feet passing 13.18 feet right of fence corner post in said S fence, and continuing a total of 2581.21 feet to a 3/4-inch steel stake set at intersection of road tracks in open field, its interior corner;

THENCE with lower E line of said 556.7 acres S 10° 06' 10" W, passing under an electric distribution line which crosses and encumbers this described land, at 1028.65 feet passing 1.54 feet left of the 2-way fence corner post marking the NW corner of the former Dismukes 40 acres, continuing generally along existing fence at 1601.92 feet passing 1.70 feet left of fence corner post at gate, and continuing a total of 1973.00 feet to a 3-way fence corner post in the N line of Rio Grande Street in the Vanham Addition, the SW corner of said Dismukes 40 acres and the southmost corner of this described land, from which the NW corner of Block 0 of Vanham Addition bears S 10° 09' 18" W 40.00 feet;

THENCE with said N line of Rio Grande Street of the Vanham Addition (in accord with plat recorded in Vol. 1, p. 14 of the Plat Records of Uvalde County, Texas), parallel to and 1120.00 feet from the N line of State Highway 55 (Antonio Street), N 79° 51' 56" W 40.00 feet to the NW corner of Vanham Addition;

THENCE generally with fence N 10° 06' 10" E, at 371.17 feet passing 13.68 feet right of a fence post in S fence of this described land, and continuing a total of 374.00 feet to corner;

THENCE with the lower S line of said 556.7 acres N 79° 51' 56" W, crossing Boone Slough, 1426.04 feet to a point in E fence of Boone Slough road, also termed Thompson road, a county road the SW and westmost corner of this described land, from which the 3-way SW fence corner post of this described land bears S 9° 58' 05" W 14.55 feet;

THENCE with said E fence of county road as follows:  
N 9° 58' 05" E 500.66 feet to a fence post at anglepoint;  
N 0° 11' 23" W, passing said electric distribution line which crosses this described land, 2063.46 feet to a 30-inch mesquite for 3-way fence corner post at the SW corner of that certain 115 acres described in conveyance from E.P. Barber et ux to G.R. Stitts and recorded in Vol. 100, pp. 79-72 of said Deed Records;

And N 31° 31' 58" W 79.98 feet to a point in the NW line of Survey No. 72, the NW corner of this described land, from which a wood stake by NW fence corner post of Survey No. 72 bears S 65° 30' 37" W 5691.26 feet, and a 3/4-inch steel stake under said E fence of county road bears N 31° 31' 58" W 323.19 feet;

THENCE with NW line of Survey No. 72 N 65° 30' 37" E, at 303.19 feet passing the SW corner of Survey No. 582, at 5138.24 feet passing a 3/4-inch steel stake set under the E fence of said 115 acres, and continuing a total of 5993.40 feet to the Point of Beginning, constituting 418.006 acres of land within the described boundary.

I certify that the foregoing description and attached plat were prepared from an actual survey made on the ground, under my supervision, and that the same are true and correct.

  
J.E. Mortensen  
Civil Engineer

TO HAVE AND TO HOLD in severalty the 418.006 acres of land described above, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said MARTHA WATKINS HARDESTY, as Grantee, and unto her heirs, executors and administrators forever; and the said Harry O'Neal Watkins, Beaumont W. Watkins, and Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, do hereby bind themselves, their heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises unto the said MARTHA WATKINS HARDESTY, her heirs, executors and administrators, against every person whomsoever lawfully claiming or to claim the same or any part thereof, in fee simple title forever.

AND IN ACCORDANCE THEREWITH, the said HARRY O'NEAL WATKINS shall, from and after the effective date hereof, have, own, hold, possess, and enjoy, separately and severally, by himself and unto his heirs, executors and administrators, and for his part, share and proportion of said lands and premises, free and clear of and from any and all claims of Beaumont W. Watkins, Martha Watkins Hardesty, and Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, their heirs, executors, administrators, successors and assigns; and.

Said Beaumont W. Watkins, Martha Watkins Hardesty, and Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, have GRANTED and CONVEYED, and by these presents do hereby GRANT and CONVEY unto HARRY O'NEAL WATKINS, in fee forever, all that certain parcel of land lying and being situated in Uvalde County, Texas, and being described as follows:

Field notes of a survey made 2 September, 1977.

LOCATION:

Being 811.508 acres of land in Uvalde County, Texas, in accord with the following schedule:

<u>Survey</u>	<u>Abstract</u>	<u>Original Grantee</u>	<u>Acres</u>
72	241	Carlos Hufzar	138.243
75	216	Juan Jose Guerra	8.121
97	288	I. & G.N.R.R. Co.	542.025
98	289	I. & G.N.R.R. Co.	123.119 (2 parts)
TOTAL			811.508

the southerly and westerly part of that certain 1259.4 acres described in conveyance from Dolph Briscoe et al to Clyde O. Watkins and recorded in Vol. 85, p. 397 of the Deed Records of Uvalde County, Texas, the easterly part of that certain 556.7 acres described in conveyance from J. W. Vanham et al to Clyde O. Watkins and recorded in Vol. 100, p. 595 of said Deed Records, and all of that certain 2.9 acres described in conveyance from Stanley Smith to Clyde Watkins and records in Vol. 89, p. 595 of said Deed Records, bounded on the west by the W line of Survey No. 97, on the southeast by U.S. Highway 83, and more particularly described by metes and bounds as follows (the bearings shown are true bearings from North meridian observed at a 1/2-inch iron pipe in concrete walk at Anglin and Getty Streets in the City of Uvalde lying West 166.21 feet and South 14194.88 feet from this Point of Beginning):

DESCRIPTION:

Beginning at a 3/4-inch steel stake set in the NW line of Survey No. 72 at the SE and eastmost corner of Survey No. 582, N.L. Stratton, Original Grantee, Abstract 1026, Uvalde County, Texas, an interior corner of this described land, and an exterior corner in the E line of a 418.006 acres tract surveyed this date, from which the NE fence corner post of Survey No. 72 bears N 65° 30' 37" E 2656.50 feet (whence a 5/8-inch steel stake found by 3-inch iron pipe up 3 feet marking the SE corner of said Survey No. 72 bears S 24° 31' 49" E 14247.20 feet), and a wood stake by NW fence corner post of said Survey No. 72 bears S 65° 30' 37" W feet: THENCE with the W line of said 1259.4 acres, and the common line of Survey Nos. 97 and 582, as follows: N 77° 00' 00" W, at 1000.79 feet passing the the E fence of that certain 115 acres described in conveyance from E.P. Barber et ux to G.R. Stitts and recorded in Vol. 100, p. 70 of said Deed Records, and

continuing a total of 1020.27 feet to a 3/4-inch steel stake set at their common corner;

And N 17° 54' 40" W, approaching existing E fence of said 115 acres at 1113.49 feet passing its NE and northmost fence corner post, continuing generally with existing fence at 2994.34 feet passing 3-way fence corner post at gate for interior fence, at 5350.66 feet passing 1.26 feet right of the NE fence corner post of Survey No. 582, continuing now with the common line of Survey No. 660, C.H. Shook, Original Grantee, Abstract 1274, Uvalde County, Texas, at 5911.41 feet passing a point lying S 72° 05' 20" W 1710.57 feet from a 3/4-inch steel rod in rock peak of hill, at 6352.33 feet passing electric distribution line which crosses and encumbers this described land, and continuing a total of 3130.56 feet to a 3-way fence corner post at the NW and westmost corner of Survey No. 97, the NW and westmost corner of this described land and of said 1259.4 acres, being also the SW corner of a 733.771 acres tract surveyed this date;

THENCE with existing fence into Survey No. 97 S 89° 53' 22" E at 287.36 feet passing 26.50 feet left of a 14-inch mesquite, and continuing a total of 1984.88 feet to a 3-way fence corner post for upper NE corner of this described land, from which a 3/4-inch steel stake at anglepoint in fence bears N 89° 53' 41" E 642.86 feet;

THENCE with existing fence as follows:

S 15° 09' 46" W 23.05 feet to a fencepost at anglepoint;

And S 28° 08' 38" W 323.67 feet to a 3/4-inch steel stake set for corner, from which the fence corner post bears S 28° 08' 38" W 85.43 feet;

THENCE with the SW line of an 856.741 acres tract surveyed this date S 43° 12' 19" E, at 906.03 feet passing a 3/4-inch steel stake set under electric distribution line which crosses and encumbers this described land, at 1389.81 feet passing another electric distribution line crossing this described land, at 2066.40 feet passing the upper E line of Survey No. 97 at a point lying S 0° 22' 28" W 1821.83 from its upper NE corner, now in Survey No. 98 at 3237.32 feet passing another 3/4-inch steel stake set in this line, and continuing a total of 5568.61 feet to a 3/4-inch steel stake set by fence corner post at pens;

THENCE with fence of existing pens and southmost boundary of said 856.741 acres as follows:

S 26° 29' 33" W 91.29 feet to a fencepost;

S 76° 01' 54" E 57.36 feet to a fencepost at existing concrete tank;

S 81° 58' 07" E 8.94 feet to a fencepost at existing concrete tank by existing well;

S 87° 30' 32" E 7.59 feet to a fencepost at existing concrete tank;

S 76° 11' 01" E, at 19.70 feet passing the NW and westmost corner of a 30 foot road access easment which crosses and encumbers this described land, at 51.22 feet passing its NE corner, and continuing a total of 55.17 feet to a corral fence post;

And S 86° 15' 45" E 86.63 feet to the 3/4-inch steel stake set at anglepoint in the W line of a 319.506 acres tract surveyed this date, the southmost corner of said 856.741 acres;

THENCE with existing fence and boundary of said 319.506 acres as follows:

S 5° 25' 39" E, at 659.88 feet passing the S line of Survey No. 98 at a point lying S 89° 53' 15" W 2630.55 feet from its SE corner, now again in Survey No. 97 and continuing a total of 1136.71 feet to a fencepost;

S 43° 48' 26" E 1034.38 feet to a fencepost;

N 72° 22' 15" E 665.85 feet to a fencepost;

N 49° 00' 47" E 861.62 feet to a fencepost;

And N 5° 56' 38" E, at 460.98 feet passing the lower N line of Survey No. 97 at a point lying S 89° 53' 15" W 536.69 feet from its lower NE corner, now again in Survey No. 98 and continuing a total of 1002.32 feet to a 3/4-inch steel stake set under fence set for corner, from which the existing 2-way fence corner post bears N 5° 56' 38" E 68.22 feet;

THENCE S 89° 37' 32" E, crossing Leona River, at 474.93 feet passing existing fence and continuing a total of 484.13 feet to a 3/4-inch steel stake set in the E line of Survey No. 98 and of said 1259.4 acres, being also a point in the W line of Survey No. 96, I. & G.N.R.R. Co., Original Grantee, Abstract 287, Uvalde County, Texas, from which a 7/8-inch steel stake at the NE corner of Survey No. 98 and of 1259.4 acres bears N 0° 22' 28" E 4743.56 feet;

THENCE generally with fence and the E line of said 1259.4 acres, along the W line of Survey No. 96, S 0° 22' 28" W, at 534.22 feet passing the aforesaid SE corner of Survey No. 98, and continuing a total of 1530.63 feet to a point in the NW right-of-way of U.S. Highway 83, the SE corner of this described land, from which 7/8-inch steel stake found marking this corner bears S 0° 22' 28" W 1.66 feet and the fence corner post bears S 40° 30' W 1.34 feet;

THENCE generally with fence along the NW R.O.W. of U.S. Highway 83, 50.00 feet from and parallel to its existing centerline, as follows:

S 41° 09' 04" W, at 1526.92 feet passing the S line of Survey No. 97 at a point lying S 65° 00' 00" W 1103.73 feet from its SE corner, now in Survey No. 75 and again crossing the Leona River, at 2523.48 feet passing the SE corner of said 30 foot road access easement which crosses and encumbers this described land, at 2556.71 feet passing its SW corner, at 2912.64 feet passing the W line of Survey No. 75 at a point lying S 24° 31' 49" E 560.30 feet from its NW corner, now in Survey No. 72 and continuing a total of 3144.31 feet to a Point of Curve;

Along the arc of a curve to the left, having a radius of 5779.58 feet and turning 6° 00' 48", 606.57 feet (long chord bears S 38° 08' 41" W 606.29 feet) to a Point of Tangent;

And S 35° 08' 17" W 1046.19 feet to a Point of Curve;

THENCE with said R.O.W. N 54° 51' 43" W 10.00 feet to a Point of Curve;

THENCE with said R.O.W., 60.00 feet and concentric to its existing centerline, along the arc of a curve to the right, having a radius of 2804.79 feet and turning 21° 00' 27", at 98.08 feet passing N fence of existing 0.572 acre fuel tank enclosure, at 258.45 feet passing its S fence, and continuing a total of 961.65 feet (long chord bears S 44° 57' 37" W 956.94 feet) to

a 3/4-inch steel stake set for SW and southmost corner of this described land and the eastmost corner of a 418.006 acres tract surveyed this date, from which the Point of Tangent bears with long chord S 55° 27' 50" W 66.72 feet;

THENCE with E line of said adjacent 418.006 acres as follows:

N 28° 45' 51" W, ascending hill at 271.13 feet passing 3/4-inch steel stake set in this line, at 437.48 feet passing 200 feet left of existing antenna tower, at 678.16 feet passing another 3/4-inch steel stake set in this line, and continuing over hill a total of 1418.92 feet to a 3/4-inch steel stake set by tank for anglepoint;

And N 26° 26' 23" W 1424.45 feet to the Point of Beginning, constituting 811.508 acres of land within the described boundary.

Said 811.508 acres of land, HOWEVER, is burdened with road access easement providing access to the hereinafter described 856.741 acres Tract of land partitioned to Beaumont W. Watkins and also to provide access to the 319.506 acre Tract of land partitioned to Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., said road access easement being described by metes and bounds as follows:

#### ROAD ACCESS EASEMENT:

Being a 30 foot road access easement lying entirely within and across an 811.508 acres tract surveyed this date, adjoining tracts of 856.741 acres and 319.506 acres surveyed this date to the NW right-of-way of U.S. Highway 83 in Uvalde County, and more particularly described by metes and bounds as follows (the bearing shown are true bearings from North meridian observed at a 1/2-inch iron pipe at Anglin and Getty Streets in the City of Uvalde lying West 2391.28 feet and South 17681.08 feet from this Point of Beginning):

Beginning at a point in the southmost line of said 856.741 acres, from which the fencepost by existing concrete tank bears N 76° 11' 01" W 51.22 feet, and the 3/4-inch steel stake at its southmost corner bears S 76° 11' 01" E 3.95 feet and S 86° 15' 45" E 86.63 feet:

THENCE parallel to and 15.00 feet from the center of existing road as follows:

S 4° 02' 27" E 82.71 feet to a point;

And S 9° 08' 11" E 138.05 feet to a point;

THENCE N 80° 51' 49" E 82.49 feet to a point in the W line of said 319.506 acres, from which the aforementioned 3/4-inch steel stake at the southmost corner of 856.741 acres bears N 5° 25' 39" W 200.00 feet;

THENCE with W line of 319.506 acres S 5° 25' 39" E 30.06 feet to a point;

THENCE S 80° 51' 09" W 30.55 feet to a point;

THENCE again parallel to and 15.00 feet from the centerline of existing gravel road as follows:

S 9° 08' 11" E 851.56 feet to an anglepoint;

S 27° 59' 59" E 114.84 feet to an anglepoint;

S 43° 22' 54" E 893.91 feet to an anglepoint;

S 19° 29' 05" E 180.98 feet to an anglepoint;

S 4° 34' 29" E 727.89 feet to an anglepoint;

S 11° 01' 20" E 487.92 feet to an anglepoint;

S 4° 55' 32" E 225.88 feet to an anglepoint;

And S 23° 21' 44" E 125.64 feet to the SE corner of

this described easement in the NW right-of-way of U.S. Highway 83, from which the corner in E line of Survey No. 97 bears with R.O.W. N 41° 09' 04" E 2523.48 feet;



THENCE with said NW R.O.W. of U.S. Highway 83, parallel to and 50.00 feet from its centerline, S 41° 09' 04" W 33.23 feet to the SW corner of this easement;

THENCE across said 811.508 acres, parallel to and 15.00 feet from the centerline of said gravel road, as follows:

N 23° 21' 44" W 143.81 feet to an anglepoint;

N 4° 55' 32" W 229.15 feet to an anglepoint;

N 11° 01' 20" W 448.02 feet to an anglepoint;

N 4° 34' 29" W 725.66 feet to an anglepoint;

N 19° 29' 05" W 170.71 feet to an anglepoint;

N 43° 22' 54" W 891.61 feet to an anglepoint;

N 27° 59' 59" W 123.88 feet to an anglepoint;

N 9° 08' 11" W 1025.93 feet to an anglepoint;

And N 4° 02' 27" W 93.72 feet to the NW corner of this described easement in the southmost line of said 856.741 acres;

THENCE with said southmost line of 856.741 acres S 76° 11' 01" E 31.52 feet to the Point of Beginning and occupying 2.7250 acres.

The field notes to the foregoing 811.508 acres of land and the road access easement were prepared by J. E. Mortensen, Civil Engineer, on September 2, 1977.

TO HAVE AND TO HOLD in severalty the 811.508 acres of land described above, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said HARRY O'NEAL WATKINS, as Grantee, and unto his heirs, executors and administrators forever; and the said Beaumont W. Watkins, Martha Watkins Hardesty, and Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, do hereby bind themselves, their heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises unto the said HARRY O'NEAL WATKINS, his heirs, executors and administrators, against every person whomsoever lawfully claiming or to claim the same or any part thereof, in fee simple title forever.

AND IN ACCORDANCE THEREWITH, the said BEAUMONT W. WATKINS shall, from and after the effective date hereof, have, own, hold, possess, and enjoy, separately and severally, by himself and unto his heirs, executors and administrators, and for his part, share and proportion of said lands and premises, free and clear of and from any and all claims of Harry O'Neal Watkins, Martha Watkins Hardesty, and Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, their heirs, executors, administrators, successors and assigns; and,

Said Harry O'Neal Watkins, Martha Watkins Hardesty, and Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, have GRANTED and CONVEYED, and by these presents do hereby GRANT and CONVEY unto BEAUMONT W. WATKINS, in fee forever, all that certain parcel of land lying and being situated in Uvalde County, Texas, and being described as follows:

1,590.512 acres of land described in two tracts by metes and bounds as follows:

TRACT NO. ONE:

Field notes of a survey made 14 October, 1977.

LOCATION:

Being 733.771 acres of land in Uvalde County, Texas, in accord with the following schedule:

<u>Survey</u>	<u>Abstract</u>	<u>Original Grantee</u>	<u>Acres</u>
97	288	I. & G.N. R.R. Co.	0.241
98	289	I. & G.N. R.R. Co.	0.350
99	290	I. & G.N. R.R. Co.	78.146
100	291	I. & G.N. R.R. Co.	12.184
101	282	I. & G.N. R.R. Co.	<u>642.850</u>
		Total	733.771

the westerly part of that certain 1292 acres described in conveyance from Fannie M. Brown to Clyde Watkins, and recorded in Vol. 88, p. 74 of the Deed Records of Uvalde County, Texas, and a strip of the northerly edge of that certain 1259.4 acres described in conveyance from Dolph Briscoe et al to Clyde O. Watkins and recorded in Vol. 85, p. 397 of said Deed Records, bounded on the west and north by the W and N lines of said 1292 acres, and being more particularly described by metes and bounds as follows (the bearings shown are true bearings from North meridian observed at a 1/2-inch iron pipe in concrete at the NW intersection corner of Anglin and Getty Streets in the City of Uvalde lying East 3328.36 feet and South 22160.91 feet from this Point of Beginning):

DESCRIPTION:

Beginning at the SW corner of Survey No. 101, the NW and westmost corner of Survey No. 97, a 3-way fence corner post in the E line of Survey No. 600, C.H. Shook, Original Grantee, Abstract 1274, Uvalde County, Texas (being also the NW corner of said 1259.4 acres and the SW corner of said 1292 acres), from which the SE and eastmost corner of Survey No. 600 and the NE and northmost corner of Survey No. 582, N.L. Stratton, Original Grantee, Abstract 1026, Uvalde County, Texas, bears S 17° 54' 40" E, with W line of Survey No. 97, 2739.89 feet, and a 14-inch mesquite bears S 84° 37' 12" E 288.57 feet:

THENCE with the common line of Survey No. 600 and of Survey No. 101 as follows:

N 17° 54' 40" W, generally with fence, at 264.70 feet passing a 3/4-inch steel stake set in this line, at 3157.59 feet passing 2.09 feet left of 4-inch fencepost at top of hill, at 3991.88 feet passing 2.48 feet left of a 6-inch 3-way fence corner post for interior fence, at 4107.31 feet passing 2.10 feet left of fencepost, at 4738.01 feet passing 4.33 feet left of a 4-inch cedar fencepost at anglepoint in fence, and continuing a total of 4837.53 feet to its anglepoint, from which a 3/4-inch steel rod bears N 30° 01' 58" W 45.85 feet, and the 7-inch fence corner post bears S 50° 53' 00" E 5.20 feet;

And N 50° 35' 56" W, at 262.98 feet passing 4.66 feet left of post in fenceline on hill, descending hill at 482.91 feet passing 6.59 feet left of a 4-inch cedar 3-way fence corner post, at 1690.31 feet passing 20.02 feet left of fencepost at creek below dam, at 2406.87 feet crossing fenceline, at 2925.29 feet passing 14.49 feet right of post in fenceline, at 3255.03 feet passing 16.04 feet right of post in fence line, at 3839 feet again crossing fenceline, at 3890.17 feet passing 1.40 feet left of post in fenceline, at 3977.27 feet passing 2.25 feet left of 3-way NW fence corner post of this described land, and continuing a total of 3983.20 feet to the NW and westmost corner of Survey No. 101, a point in the S line of Survey No. 102, I. & G.N. R.R. Co., Original Grantee, Abstract 283, Uvalde County, Texas, the NW and westmost corner of this described land;

THENCE with the common line of Survey No. 101 and of Survey No. 102 N 88° 25' 53" E, at 106.21 feet passing fencepost in this line at W rim of hill and continuing with existing fence, at 1389.32 feet passing fencepost at E rim of hill, and continuing with fence a total of 3627.78 feet to a 5-inch cedar 3-way fence corner post, the upper NE corner of Survey No. 101 and the SE corner of Survey No. 102;

THENCE with existing fence along the W line of Survey No. 100 S 1° 12' 34" W 1583.64 feet to a 3/4-inch steel stake set at the NW corner of that certain 12 acres described in conveyance from A.R. Bowman et ux to W.J. Allen, termed Third Tract and recorded in Vol. 44, p. 555 of said Deed Records, this being also an interior corner in the N line of said 1292 acres, from which the 2-way fence corner post bears S 1° 12' 34" W 15.88 feet, and the SW corner of Survey No. 100 bears S 1° 12' 34" W 98.89 feet;

THENCE N 89° 42' 10" E with the N line of said 12 acres, at 1706.25 feet crossing existing fence, at 1960.53 feet passing 2.37 feet right of fencepost at NW corner of open field, and continuing a total of 5366.99 feet to a 3/4-inch steel stake set under fence to mark the northmost corner of this described land, the NE corner of said 12 acres and a point in the E line of Survey No. 100, from which the fence corner post bears N 0° 07' 14" E 52.98 feet;

THENCE with fence and the common line of Survey No. 100 and of Survey No. 1009, James St. John Original Grantee, Abstract 475, (the E line of said 12 acres) S 0° 07' 14" W 98.89 feet to their common S corner, a point in the N line of Survey No. 99 lying N 89° 42' 11" E 1071.69 feet from its NW corner in open field, from which the 2-way fence corner post at edge of field bears S 0° 07' 14" W 80.04 feet;

THENCE with the N line of Survey No. 99 N 89° 42' 11" E 112.17 feet to a 3/4-inch steel stake set for NW corner of an 856.741 acres tract surveyed this date and the NE and eastmost corner of this described land, from which the 8-inch cedar 2-way fence corner post at its NE corner (and the NE corner of said 1292 acres) bears N 89° 42' 11" E 4102.32 feet;

THENCE with the W boundary of said 856.741 acres as follows:

S 3° 29' 50" W, at 82.83 feet passing a 3-way fence corner post, from which the aforesaid 2-way fence corner post at edge of field bears N 88° 54' 01" W 107.30 feet, and continuing with existing fence a total of 893.23 feet to a fencepost at anglepoint;

S 40° 58' 10" W 807.18 feet to a fencepost at anglepoint;

S 18° 17' 20" W 1347.97 feet to a fencepost at anglepoint;

S 21° 03' 59" W 22.03 feet to a fencepost at anglepoint;

S 17° 51' 00" E 7.99 feet to a fencepost at anglepoint;

S 27° 27' 55" W 37.93 feet to a fencepost at anglepoint;

S 37° 15' 49" W 148.55 feet to a railroad tie fencepost at anglepoint;

S 8° 58' 45" E 109.41 feet to a fencepost at anglepoint;

S 80° 08' 28" E 16.71 feet to a fencepost at anglepoint;  
 S 53° 41' 29" E 82.37 feet to a 6-inch cedar fencepost  
 at anglepoint;  
 S 12° 47' 56" E 72.26 feet to a 6-inch cedar fencepost  
 at anglepoint;  
 S 1° 56' 43" E 123.35 feet to a 3/4-inch steel stake  
 set by 6-inch treated pine fence corner post;  
 S 1° 50' 16" W, leaving existing fence, 336.03 feet to  
 a 3/4-inch steel stake set by 6-inch treated pine gate post for  
 corner;  
 S 22° 22' 33" E 12.59 feet to a fencepost at anglepoint;  
 S 28° 30' 25" E 909.85 feet to a fencepost at anglepoint;  
 S 12° 31' 32" E, at 1007.63 feet passing the S line  
 of Survey No. 99 at a point lying S 89° 53' 15" W 4383.66  
 feet from a 7/8-inch steel stake found by 3-way fence corner  
 post at its SE corner, now in Survey No. 98 and continuing  
 a total of 1020.37 feet to a 3/4-inch steel stake set by  
 3-way fence corner post, the SE corner of this described land;  
 S 89° 43' 14" W, crossing existing gravel road at gate  
 (which adjoins this described land to U.S. Highway 83 across  
 said 856.741 acres), 744.16 feet to a fencepost at anglepoint;  
 S 77° 08' 13" W, at 163.76 feet passing the W line of  
 Survey No. 98 at a point lying S 0° 04' 20" E 50.75 feet from  
 its NW corner, and lying N 0° 04' 20" W 74.25 feet from the  
 SE corner of Survey No. 101, now in Survey No. 101 and continuing  
 a total of 404.97 feet to a fencepost at anglepoint;  
 S 85° 59' 34" W, at 260.38 feet passing under an electric  
 distribution line which serves this described land, at 303.79  
 feet passing the S line of Survey No. 101 at a point lying  
 S 89° 55' 40" W 538.31 feet from its aforesaid SE corner,  
 now in Survey No. 97 and continuing a total of 390.74 feet  
 to a 3/4-inch steel stake by fencepost at anglepoint;  
 And S 89° 53' 41" W 642.86 feet to a 3-way fence corner  
 post, the southmost corner of this described land and the  
 upper NE corner of an 811.508 acres tract surveyed this date;  
 THENCE with fence along the N boundary of said 811.508  
 acres N 89° 53' 22" W, at 1697.52 feet passing 26.50 feet  
 right of the aforementioned 14-inch mesquite, and continuing  
 a total of 1984.88 feet to the Point of Beginning.

I certify that the foregoing description and attached plat  
 were prepared from an actual survey made on the ground, under  
 my supervision, and that the same are true and correct.

  
 J. E. Mortensen  
 Civil Engineer

TRACT NO. TWO:

Field Notes of a Survey made 14 October, 1977.

## LOCATION:

Being 856.741 acres of land in Uvalde County, Texas, in accord with the following schedule:

<u>Survey</u>	<u>Abstract</u>	<u>Original Grantee</u>	<u>Acres</u>
97	288	I.&G.N.R.R. Co.	34.228
98	289	I.&G.N.R.R. Co.	239.048
99	290	I.&G.N.R.R. Co.	583.136
101	282	I.&G.N.R.R. Co.	0.329
TOTAL			856.741

out of the northerly part of that certain 1259.4 acres described in conveyance from Dolph Briscoe et al to Clyde O. Watkins and recorded in Vol. 85, p. 397 of the Deed Records of Uvalde County, Texas, and the easterly part of that certain 1292 acres described in conveyance from Fannie M. Brown to Clyde Watkins, and recorded in Vol. 88, p. 74 of said Deed Records, bounded on the north and east by the N and E line of Survey No. 99, on the west by existing fences, and being more particularly described by metes and bounds as follows (the bearings shown are true bearings from North meridian observed at a 1/2-inch iron pipe in concrete at the NW intersection corner of Anglin and Getty Streets in the City of Uvalde lying West 5209.12 feet and South 22300.40 feet from this Point of Beginning):

## DESCRIPTION:

Beginning at a 7/8-inch steel stake found by 3-way fence corner post at the NE corner of Survey No. 98, a common corner of Survey No. 82, J. Navarro, Original Grantee, Abstract 357, of Survey No. 99, and of Survey No. 1011, Miller Francis, Original Grantee, Abstract 200, Uvalde County, Texas from which a 4-inch concrete monument found marking the NE corner of Survey No. 82 bears S 89° 44' 14" E 2858.25 feet, a 7/8-inch steel stake found in right-of-way of U.S. Highway 83 bears S 0° 22' 28" W 6275.85 feet, and a 3-way fence corner post bears S 5° 47' 02" W 22.39 feet:

THENCE with the N boundary of a 319.506 acres tract surveyed this date S 88° 55' 09" W 1490.43 feet to a 3/4-inch steel stake set under existing fence at its NW corner;

THENCE with W boundary of said 319.506 acres, along edge of existing field, as follows:

S 20° 28' 27" W 709.70 feet to a 3/4-inch steel stake set for anglepoint;

S 22° 39' 16" W, at 126.26 feet passing under an electric distribution line which crosses and encumbers this described land, and continuing a total of 356.26 feet to a 3/4-inch steel stake set for anglepoint;

S 42° 34' 47" W 124.81 feet to a 3/4-inch steel stake set for anglepoint;

And S 64° 09' 35" W 243.62 feet to a 3/4-inch steel stake set under fence for corner;

THENCE continuing with existing fence along the W boundary of said 319.506 acres as follows:

S 10° 50' 16" W 744.31 feet to a fencepost;  
S 20° 54' 39" W 798.74 feet to a fencepost;  
S 0° 22' 52" E 80.06 feet to a fencepost;  
S 10° 21' 44" E 172.93 feet to a fencepost;  
S 2° 05' 24" W 591.19 feet to a fencepost;  
S 16° 41' 52" W 754.58 feet to a fence corner post by

existing gravel road;

N 86° 48' 01" E 54.23 feet to a fencepost;

And S 4° 32' 51" E 369.83 feet to a 3/4-inch steel stake set by fencepost at an anglepoint in W line of 319.506 acres, the southmost corner of this described land;

THENCE with the NE line of an 811.508 acres tract surveyed this date as follows:

N 86° 15' 45" W 86.63 feet to a corral fencepost;

N 76° 11' 01" W, at 3.95 feet passing NE corner of a 30 foot road access easement which adjoins this described land to the NW R.O.W. of U.S. Highway 83, at 35.47 feet passing its NW corner, and continuing a total of 55.17 feet to a fencepost at existing concrete tank;

N 87° 30' 32" W 7.59 feet to fencepost at concrete tank by existing well;

N 81° 58' 07" W 8.94 feet to fencepost at concrete tank;

N 76° 01' 54" W 57.36 feet to a fence corner post;

N 26° 29' 33" E 91.29 feet to a 3/4-inch steel stake

set by fence corner post at pens;

And N 43° 12' 19" W, at 2331.29 feet passing a 3/4-inch steel stake set in this line, at 3502.21 feet passing the W line of Survey No. 98 at a point lying N 0° 22' 28" E 3330.94 feet from its SW corner, now in Survey No. 97 at 4178.80 feet again passing said electric distribution line, at 4662.58 feet passing a 3/4-inch steel stake set under another electric distribution line which crosses and encumbers this described land, and continuing a total of 5568.61 feet to a 3/4-inch steel stake set under fence for westmost corner of this described land from which the fence corner post bears S 28° 08' 38" W 85.43 feet;

With existing fence N 28° 08' 38" E 323.67 feet to a fencepost at anglepoint;

And N 15° 09' 46" E 23.05 feet to a 3-way fence corner post at its upper NE corner, from which a 3-way fence corner post at the NW and westmost corner of Survey No. 97 bears N 89° 53' 22" W 1984.88 feet, this being southmost corner of a 733.771 acres tract surveyed this date;

THENCE with existing fence and the boundary of said 733.771 acres as follows:

N 89° 53' 41" E 642.86 feet to a 3/4-inch steel stake by fencepost at anglepoint;

N 85° 59' 34" E, at 86.95 feet passing the N line of Survey No. 97 at a point lying S 89° 55' 40" W 538.31 feet from its NE corner, now in Survey No. 101 at 130.36 feet passing the second aforesaid electric distribution line which crosses and encumbers this described land, and continuing a total of 390.74 feet to a fencepost at anglepoint;

N 77° 08' 13" E, at 241.21 feet passing the E line of Survey No. 101 at a point lying N 0° 04' 20" W 74.25 feet from its said SE corner, and lying S 0° 04' 20" E 50.75 feet from the NW corner of Survey No. 98, now in Survey No. 98 and continuing a total of 404.97 feet to a fencepost at anglepoint;

N 89° 43' 14" E, crossing existing gravel road at gate which crosses and encumbers this described land, 744.16 feet to a 3/4-inch steel stake by 3-way fence corner post, its SE corner;

N 12° 31' 32" W, at 12.74 feet passing the N line of Survey No. 98 at a point lying S 89° 53' 15" W 4383.66 feet from its aforesaid NE corner, now in Survey No. 99 and continuing a total of 1021.37 feet to a fencepost at anglepoint;

N 28° 30' 25" W 909.85 feet to a fencepost at anglepoint;  
 N 22° 22' 33" W 12.59 feet to a 3/4-inch steel stake set  
 by 6-inch treated pine gate post for corner;  
 N 1° 50' 16" E, leaving existing fence, 336.03 feet  
 to a 3/4-inch steel stake set by 6-inch treated pine fence  
 corner post;  
 N 1° 56' 43" W 123.35 feet to a 6-inch cedar fencepost  
 at anglepoint;  
 N 12° 47' 56" W 72.26 feet to a 6-inch cedar fencepost  
 at anglepoint;  
 N 53° 41' 20" W 82.37 feet to a fencepost at anglepoint;  
 N 80° 08' 27" W 16.71 feet to a fencepost at anglepoint;  
 N 8° 58' 45" W 109.41 feet to a railroad tie fencepost  
 at anglepoint;  
 N 37° 15' 49" E 148.55 feet to a fencepost at anglepoint;  
 N 27° 27' 55" E 37.93 feet to a fencepost at anglepoint;  
 N 17° 51' 00" W 7.99 feet to a fencepost at anglepoint;  
 N 21° 03' 59" E 22.03 feet to a fencepost at anglepoint;  
 N 18° 17' 20" E 1347.97 feet to a fencepost at anglepoint;  
 N 40° 58' 10" E 807.18 feet to a fencepost at anglepoint;  
 And N 3° 29' 50" E, at 810.40 feet passing a 3-way fence  
 corner post, from which the 2-way fence corner post bears  
 N 88° 54' 01" W 107.30 feet, and continuing apart from  
 existing fence a total of 893.23 feet to a 3/4-inch steel stake,  
 its NE and eastmost corner in the N line of Survey No. 99  
 and the S line of Survey No. 1009, James St. John, Original  
 Grantee, Abstract 475, Uvalde County, Texas, from which a  
 3/4-inch steel stake under existing fence at its SW corner  
 (and the SE corner of Survey No. 100, I. & G.M. R.R. Co.,  
 Original Grantee, Abstract 291, Uvalde County, Texas), bears  
 S 89° 42' 11" W 112.17 feet, this corner being the upper  
 NW corner of this described land in the N line of said 1292 acres;  
 THENCE N 89° 42' 11" E with the N line of Survey No. 99  
 and of said 1292 acres, the S line of Survey No. 1009 and  
 Survey No. 1008, James St. John, Original Grantee, Abstract  
 476, Uvalde County, Texas, a total of 4102.32 feet to an  
 8-inch cedar fence corner post found marking the NW corner of  
 Survey No. 1011, the NE corner of Survey No. 99, of said  
 1292 acres, and of this described land, from which a 4-inch  
 by 4-inch concrete monument found marking the SE corner of  
 Survey No. 92, I. & G.M. R.R. Co., Original Grantee, Abstract  
 281, Uvalde County, Texas, bears N 89° 41' 11" E 16820.98 feet;  
 THENCE with the common line of Survey No. 99 and Survey  
 No. 1011, the E line of said 1292 acres, S 0° 44' 48" W,  
 generally with fence, at 143.13 feet passing existing 3-way  
 fence corner post for interior fence, and continuing a total  
 of 5459.19 feet to the Point of Beginning.

I certify that the foregoing description and attached  
 plat were prepared from an actual survey made on the ground,  
 under my supervision, and that the same are true and correct.

  
 J. E. Mortensen  
 Civil Engineer



TOGETHER with the following described Road Access Easement:

**ROAD ACCESS EASEMENT:**

Being a 30 foot road access easement lying entirely within and across an 811.508 acres tract surveyed this date, adjoining tracts of 856.741 acres and 319.506 acres surveyed this date to the NW right-of-way of U.S. Highway 83 in Uvalde County, and more particularly described by metes and bounds as follows (the bearing shown are true bearings from North meridian observed at a 1/2-inch iron pipe at Anglin and Getty Streets in the City of Uvalde lying West 2391.28 feet and South 17681.08 feet from this Point of Beginning):

Beginning at a point in the southmost line of said 856.741 acres, from which the fencepost by existing concrete tank bears N 76° 11' 01" W 51.22 feet, and the 3/4-inch steel stake at its southmost corner bears S 76° 11' 01" E 3.95 feet and S 86° 15' 45" E 86.63 feet:

THENCE parallel to and 15.00 feet from the center of existing road as follows:

S 4° 02' 27" E 82.71 feet to a point;

And S 9° 08' 11" E 138.05 feet to a point;

THENCE N 80° 51' 49" E 82.49 feet to a point in the W line of said 319.506 acres, from which the aforementioned 3/4-inch steel stake at the southmost corner of 856.741 acres bears N 5° 25' 39" W 200.00 feet;

THENCE with W line of 319.506 acres S 5° 25' 39" E 30.06 feet to a point;

THENCE S 80° 51' 09" W 30.55 feet to a point;

THENCE again parallel to and 15.00 feet from the centerline of existing gravel road as follows:

S 9° 08' 11" E 851.56 feet to an anglepoint;

S 27° 59' 59" E 114.84 feet to an anglepoint;

S 43° 22' 54" E 893.91 feet to an anglepoint;

S 19° 29' 05" E 180.98 feet to an anglepoint;

S 4° 34' 29" E 727.89 feet to an anglepoint;

S 11° 01' 20" E 487.92 feet to an anglepoint;

S 4° 55' 32" E 225.88 feet to an anglepoint;

And S 23° 21' 44" E 125.64 feet to the SE corner of this described easement in the NW right-of-way of U.S. Highway 83, from which the corner in E line of Survey No. 97 bears with R.O.W. N 41° 09' 04" E 2523.48 feet;

THENCE with said NW R.O.W. of U.S. Highway 83, parallel to and 50.00 feet from its centerline,

S 41° 09' 04" W 33.23 feet to the SW corner of this easement;

THENCE across said 811.508 acres, parallel to and 15.00 feet from the centerline of said gravel road, as follows:

N 23° 21' 44" W 143.81 feet to an anglepoint;

N 4° 55' 32" W 229.15 feet to an anglepoint;

N 11° 01' 20" W 448.02 feet to an anglepoint;

N 4° 34' 29" W 725.66 feet to an anglepoint;

N 19° 29' 05" W 170.71 feet to an anglepoint;

N 43° 22' 54" W 891.61 feet to an anglepoint;

N 27° 59' 59" W 123.88 feet to an anglepoint;

N 9° 08' 11" W 1025.93 feet to an anglepoint;

And N 4° 02' 27" W 93.72 feet to the NW corner of this described easement in the southmost line of said 856.741 acres;

THENCE with said southmost line of 856.741 acres S 76° 11' 01" E 31.52 feet to the Point of Beginning and occupying 2,7250 acres.

The foregoing field notes were prepared by J. E. Mortensen, Civil Engineer.

TO HAVE AND TO HOLD in severalty the 1,590.512 acres of land described above, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said BEAUMONT W. WATKINS, as Grantee, and unto his heirs, executors and administrators forever; and the said Harry O'Neal Watkins, Martha Watkins Hardesty, and Frost National Bank of San Antonio and Harry O'Neal Watkins, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, do hereby bind themselves, their heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises unto the said BEAUMONT W. WATKINS, his heirs, executors and administrators, against every person whomsoever lawfully claiming or to claim the same or any part thereof, in fee simple title forever.

AND IN ACCORDANCE THEREWITH, the said FROST NATIONAL BANK OF SAN ANTONIO and HARRY O'NEAL WATKINS, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, shall, from and after the effective date hereof, have, own, hold, possess, and enjoy, separately and severally, by themselves and unto their successors and assigns, and for their part, share and proportion of said lands and premises, free and clear of and from any and all claims of Martha Watkins Hardesty, Harry O'Neal Watkins, and Beaumont W. Watkins, their heirs, executors and administrators; and,

Said Martha Watkins Hardesty, Harry O'Neal Watkins and Beaumont W. Watkins have GRANTED and CONVEYED, and by these presents do hereby GRANT and CONVEY unto FROST NATIONAL BANK OF SAN ANTONIO and HARRY O'NEAL WATKINS, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, in fee forever, all that certain parcel of land lying and being situated in Uvalde County, Texas, and being described as follows:

Field notes of a survey made 14 October 1977.

LOCATION:

Being 319.506 acres of land lying partly in Survey No. 97, I.&G.N.R.R. Co., Original Grantee, Abstract 288 and partly in Survey No. 98, I.&G.N.R.R. Co., Abstract 289, Uvalde County, Texas, the easterly part of that certain 1259.4 acres described in conveyance from Dolph Briscoe et al to Clyde O. Watkins and recorded in Vol. 85, p. 397 of the Deed Records of Uvalde County, Texas, bounded on the north and east by the N and E line of said 1259.4 acres and of Survey No. 98, and being more particularly described by metes and bounds as follows (the bearings shown are true bearings from North meridian observed at a 1/2-inch iron pipe at Getty and Anglin Streets in the City of Uvalde lying West 5209.12 feet and South 22300.40 feet from this Point of Beginning):

DESCRIPTION:

Beginning at a 7/8-inch steel stake found by 3-way fence corner post at the NE corner of Survey No. 98, being a common corner of Survey No. 82, J. Navarro, Original Grantee, Abstract 357, Survey No. 99, I.&G.N.R.R. Co., Original Grantee, Abstract 290, and of Survey No. 1011, Miller Francis, Original Grantee, Abstract 200, Uvalde County, Texas, from which a 4-inch concrete monument found at the NE corner of Survey No. 82 bears S 89° 44' 14" E 2858.25 feet, the 3-way fence corner post at the NW corner of Survey No. 1011 bears N 0° 44' 48" E 5459.19 feet, and a 3-way fence corner post bears S 5° 47' 02" W 22.39 feet:

THENCE along the E line of Survey No. 98 S 0° 22' 28" W, with existing fence generally following this line, at 515.65 feet passing under an electric distribution line which crosses and encumbers this described land, at 1822.43 feet crossing existing boundary fence line, at 2168.34 feet passing 6.75 feet right of an old steel stake found for exterior corner, at 2964.21 feet again crossing existing boundary fence line, at 4337.78 feet passing 11.65 feet left of a 3-way fence cornerpost in fence line, crossing Leona River, and continuing a total of 4743.56 feet to a 3/4-inch steel stake set for lower NE corner of an 811.508 acres tract surveyed this date, from which a 7/8-inch steel stake found in right-of-way of U.S. Highway 83 bears S 0° 22' 28" W 1532.29 feet;

THENCE into Survey No. 98 N 89° 37' 37" W, at 9.20 feet passing existing fence along E bank of Leona River, crossing Leona River a total of 484.13 feet to a 3/4-inch steel stake set under existing fence for corner, from which the 2-way interior fence corner post bears along W bank of Leona River N 5° 56' 38" E 68.22 feet;

THENCE with existing fence along the lower NE boundary of said 811.508 acres as follows:

S 5° 56' 38" W, at 541.34 feet passing the S line of Survey No. 98 at a point lying S 89° 53' 15" W from its SE corner, now in Survey No. 97 and continuing a total of 1002.32 feet to a fencepost;

S 49° 00' 47" W 861.62 feet to a fencepost;

S 72° 22' 15" W 665.85 feet to a fencepost;

N 43° 48' 26" W 1034.38 feet to a fencepost;

And N 5° 25' 39" W, at 476.83 feet passing the lower N line of Survey No. 97 at a point lying S 89° 53' 15" W from its lower NE corner, now again in Survey No. 98 at 906.65

feet passing a corner of 30 foot road access easement adjoining this described land to U.S. Highway 83, at 936.71 feet passing the other access easement corner, and continuing a total of 1136.71 feet to a 3/4-inch steel stake set by fence post at anglepoint, the southmost corner of an 856.741 acres tract surveyed this date;

THENCE with existing fence along the E boundary of said adjacent 856.741 acres as follows:

N 4° 32' 51" W 369.83 feet to a fence post;

S 86° 48' 01" W 54.23 feet to a fence cornerpost by

existing gravel road;

N 16° 41' 52" E 754.58 feet to a fence post;

N 2° 05' 24" E 591.19 feet to a fence post;

N 10° 21' 44" W 172.93 feet to a fence post;

N 0° 22' 52" W 80.06 feet to a fence post;

N 20° 54' 39" E 798.24 feet to a fence post;

And N 10° 50' 16" E 744.31 feet to a 3/4-inch steel

stake set under fence for corner;

THENCE continuing with E boundary of said 856.741 acres along edge of existing field as follows:

N 64° 09' 35" E 243.62 feet to a 3/4-inch steel stake

set for anglepoint;

N 42° 34' 47" E 124.81 feet to a 3/4-inch steel stake

set for anglepoint;

N 22° 39' 16" E, at 230.00 feet passing under said electric distribution line which crosses this described land, and continuing a total of 356.26 feet to a 3/4-inch steel stake set for anglepoint;

N 20° 28' 27" E 709.70 feet to a 3/4-inch steel stake set under existing fence for NW corner of this described land;

And N 88° 55' 09" E 1490.43 feet

to the Point of Beginning, constituting 319.506 acres of land.

TOGETHER WITH the following described road access easement:

#### ROAD ACCESS EASEMENT:

Being a 30 foot road access easement lying entirely within and across an 811.508 acres tract surveyed this date, adjoining tracts of 856.741 acres and 319.506 acres surveyed this date to the NW right-of-way of U.S. Highway 83 in Uvalde County, and more particularly described by metes and bounds as follows (the bearing shown are true bearings from North meridian observed at a 1/2-inch iron pipe at Anglin and Getty Streets in the City of Uvalde lying West 2391.28 feet and South 17681.08 feet from this Point of Beginning):

Beginning at a point in the southmost line of said 856.741 acres, from which the fencepost by existing concrete tank bears N 76° 11' 01" W 51.22 feet, and the 3/4-inch steel stake at its southmost corner bears S 76° 11' 01" E 3.95 feet and S 86° 15' 45" E 86.63 feet;

THENCE parallel to and 15.00 feet from the center of existing road as follows:

S 4° 02' 27" E 82.71 feet to a point;

And S 9° 08' 11" E 138.05 feet to a point;

THENCE N 80° 51' 49" E 82.49 feet to a point in the W line of said 319.506 acres, from which the aforementioned 3/4-inch steel stake at the southmost corner of 856.741 acres bears N 5° 25' 39" W 200.00 feet;

THENCE with W line of 319.506 acres S 5° 25' 39" E 30.06 feet to a point;

THENCE S 80° 51' 09" W 80.55 feet to a point;

THENCE again parallel to and 15.00 feet from the centerline of existing gravel road as follows:

S 9° 08' 11" E 851.56 feet to an anglepoint;  
S 27° 59' 59" E 114.84 feet to an anglepoint;  
S 43° 22' 54" E 893.91 feet to an anglepoint;  
S 19° 29' 05" E 180.98 feet to an anglepoint;  
S 4° 34' 29" E 727.89 feet to an anglepoint;  
S 11° 01' 20" E 487.92 feet to an anglepoint;  
S 4° 55' 32" E 225.88 feet to an anglepoint;

And S 23° 21' 44" E 125.64 feet to the SE corner of this described easement in the NW right-of-way of U.S. Highway 83, from which the corner in E line of Survey No. 97 bears with R.O.W. N 41° 09' 04" E 2523.48 feet;

THENCE with said NW R.O.W. of U.S. Highway 83, parallel to and 50.00 feet from its centerline, S 41° 09' 04" W 33.23 feet to the SW corner of this easement;

THENCE across said 811.508 acres, parallel to and 15.00 feet from the centerline of said gravel road, as follows:

N 23° 21' 44" W 143.81 feet to an anglepoint;  
N 4° 55' 32" W 229.15 feet to an anglepoint;  
N 11° 01' 20" W 448.02 feet to an anglepoint;  
N 4° 34' 29" W 725.66 feet to an anglepoint;  
N 19° 29' 05" W 170.71 feet to an anglepoint;  
N 43° 22' 54" W 891.61 feet to an anglepoint;  
N 27° 59' 59" W 123.88 feet to an anglepoint;  
N 9° 08' 11" W 1025.93 feet to an anglepoint;

And N 4° 02' 27" W 93.72 feet to the NW corner of this described easement in the southmost line of said 856.741 acres;

THENCE with said southmost line of 856.741 acres S 76° 11' 01" E 31.52 feet to the Point of Beginning and occupying 2.7250 acres.

The field notes to the foregoing 319.506 acres and road access easement were prepared by J. E. Mortensen, Civil Engineer, from an actual survey made on the ground on October 14, 1977.

TO HAVE AND TO HOLD in severalty the 319.506 acres of land described above, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said FROST NATIONAL BANK OF SAN ANTONIO and HARRY O'NEAL WATKINS, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, as Grantee, and unto their successors and assigns forever; and the said Martha Watkins Hardesty, Harry O'Neal Watkins and Beaumont W. Watkins, do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said FROST NATIONAL BANK OF SAN ANTONIO and HARRY O'NEAL WATKINS, Co-Trustees under the Martha Weightman Watkins Testamentary Trust for Jack Pink Franklin, Jr., only child of Phoebe B. Watkins Franklin, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, in fee simple title forever.

It is expressly stipulated and agreed by and between the parties hereto that excluded and reserved from this partition is the mineral estate in and to the hereinabove described tracts of land, it being the intention of the parties hereto that the mineral estate remain undivided and in accordance with the ownership existing as of the date of this partition deed.

No lien, either express or implied, is retained or asserted by any of the parties hereto as against any other party hereto, and any and all liens of every nature whatsoever existing, or which may be created by operation of law on account of the consideration of the conveyances herein provided for, are hereby expressly waived, renounced, and forever disclaimed by each party hereto, jointly and severally. Further, each party hereto, respectively, expressly releases each other party hereto, jointly and severally, of and from any claims and liens which might result by reason of failure of title, error in location, shortage in area, or decline in the value of

the properties exchanged and conveyed hereby; EXCEPT, HOWEVER,  
that nothing in this paragraph contained shall be deemed or construed to be a release  
of the warranties herein contained.

EXECUTED this 31st day of May, 1978.

Martha Watkins Hardesty  
Martha Watkins Hardesty

Harry O'Neal Watkins  
Harry O'Neal Watkins

Beaumont W. Watkins  
Beaumont W. Watkins

FROST NATIONAL BANK OF SAN ANTONIO

By: Jimmy V. Allen

Harry O'Neal Watkins  
Harry O'Neal Watkins

Co-Trustees under the Martha Weightman  
Watkins Testamentary Trust for  
Jack Pink Franklin, Jr.

THE STATE OF TEXAS

COUNTY OF UVALDES

BEFORE ME, the undersigned, a Notary Public in and for said County  
and State, on this day personally appeared MARTHA WATKINS HARDESTY,  
known to me to be the person whose name is subscribed to the foregoing  
instrument, and acknowledged to me that she executed the same for the purposes  
and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12 day of June.

My commission expires:

Doris J. McFatter (Doris J. McFatter)  
Notary Public in and for Uvalde  
County, Texas.



THE STATE OF TEXAS

COUNTY OF UVALDE

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared HARRY O'NEAL WATKINS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration herein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2<sup>nd</sup> day of JUNE.

My commission expires: 5/31/79

Benne Kay White (BENNE KAY WHITE)  
Notary Public in and for Uvalde County, Texas.

THE STATE OF TEXAS

COUNTY OF UVALDE

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BEAUMONT W. WATKINS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5<sup>th</sup> day of June.

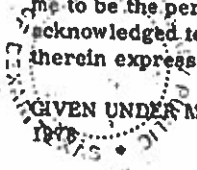
My commission expires: 12-31-78

Doris J. McFadden (DORIS J. McFADDEN)  
Notary Public in and for Uvalde County, Texas.

THE STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jerry L. Allen, Branch President of Frost National Bank of San Antonio, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31<sup>st</sup> day of May.

My commission expires: 10-31-78

Kathryn Harris  
Notary Public in and for Bexar County, Texas.

KATHRYN HARRIS  
Notary Public, Bexar County, Texas



THE STATE OF TEXAS

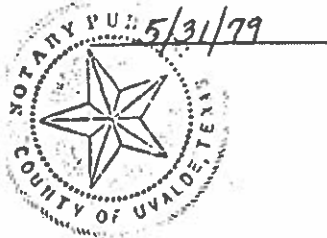
COUNTY OF UVALDE

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared HARRY O'NEAL WATKINS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2<sup>nd</sup> day of JUNE, 1978.

My commission expires:

Benne Kay White (BENNE KAY WHITE)  
Notary Public in and for Uvalde  
County, Texas.



-27-

Filed for record this 13 day of June A.D., 1978 at 2:10 o'clock P.M.  
and duly recorded the 15 day of June A.D., 1978 at 2:16 o'clock P.M.

Eileen Carlisle  
Eileen Carlisle  
County Clerk, Uvalde County, Texas

**8. CONSIDER AND ACT UPON RESOLUTION OF AWARD OF PROFESSIONAL ENGINEERING SERVICES CONTRACT FOR 2023 CDBG COLONIA FUND CONSTRUCTION**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

## RESOLUTION – UVALDE COUNTY

A RESOLUTION OF THE UVALDE COUNTY COMMISSIONERS COURT, UVALDE COUNTY TEXAS, AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACT FOR 2023 CDBG COLONIA FUND CONSTRUCTION PROGRAM

WHEREAS, CDBG project implementation requires professionals experienced and certified in the implementation of federal funds from the Texas Department of Agriculture;

WHEREAS, in order to identify the most qualified provider for these services a Request for Qualifications (RFQ) Traditional Method for Professional Engineering Services has been completed in accordance with 2 CFR 200 and Texas Community Development Block Grant requirements;

WHEREAS, the proposals received by the due date of 10:00 am December 5, 2022 have been reviewed and evaluated resulting in the identification of the most qualified, responsive provider for this service;

### **NOW, THEREFORE, BE IT RESOLVED:**

Section 1. That TRC ENGINEERS be awarded a contract to provide Colonia Fund Construction project-related Engineering Services for the 2023 Colonia Fund Construction Program;

Section 2. That any and all contracts or commitments made with the above-named service provider are dependent on the successful negotiation of a contract with the service provider, and contingent upon the availability of funding from the Texas Department of Agriculture.

**READ, PASSED, AND APPROVED** on this the 12<sup>th</sup> day of December 2022.

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William R. Mitchell  
Uvalde County Judge

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Valerie Del Toro Romero  
Uvalde County Clerk

**9. CONSIDER AND ACT UPON RESOLUTION OF AWARD OF PROFESSIONAL ADMINISTRATION SERVICES CONTRACT FOR 2023 CDBG FUND CONSTRUCTION**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

## RESOLUTION – UVALDE COUNTY

A RESOLUTION OF THE UVALDE COUNTY COMMISSIONERS COURT, UVALDE COUNTY TEXAS, AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACT FOR 2023 CDBG COLONIA FUND CONSTRUCTION PROGRAM

WHEREAS, CDBG project implementation requires professionals experienced and certified in the implementation of federal funds from the Texas Department of Agriculture;

WHEREAS, in order to identify the most qualified provider for these services a Request for Proposals (RFP) Traditional Method for Grant Writing/Administrative Services has been completed in accordance with 2 CFR 200 and Texas Community Development Block Grant requirements;

WHEREAS, the proposals received by the due date of 10:00 am December 5, 2022 have been reviewed and evaluated resulting in the identification of the most qualified, responsive provider for this service;

### **NOW, THEREFORE, BE IT RESOLVED:**

Section 1. That Esser & Company Consulting LLC be awarded a contract to provide Colonia Fund Construction project-related **grant writing, grant administration/management services** for the 2023 Colonia Fund Construction Program;

Section 2. That any and all contracts or commitments made with the above-named service provider are dependent on the successful negotiation of a contract with the service provider, and contingent upon the availability of funding from the Texas Department of Agriculture.

**READ, PASSED, AND APPROVED** on this the 12<sup>th</sup> day of December 2022.

---

William R. Mitchell  
Uvalde County Judge

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Valerie Del Toro Romero  
Uvalde County Clerk

**10. CONSIDER AND ACT UPON RESOLUTION OF AWARD OF PROFESSIONAL ADMINISTRATION SERVICES CONTRACT FOR 2023-2024 COMMUNITY DEVELOPMENT FUND**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

## RESOLUTION – UVALDE COUNTY

A RESOLUTION OF THE UVALDE COUNTY COMMISSIONERS COURT, UVALDE COUNTY TEXAS, AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACT FOR 2023 2024 CDBG COMMUNITY DEVELOPMENT FUND PROGRAM

WHEREAS, CDBG project implementation requires professionals experienced and certified in the implementation of federal funds from the Texas Department of Agriculture;

WHEREAS, in order to identify the most qualified provider for these services a Request for Proposals (RFP) Traditional Method for Grant Writing/Administrative Services has been completed in accordance with 2 CFR 200 and Texas Community Development Block Grant requirements;

WHEREAS, the proposals received by the due date of 10:00 am December 5, 2022 have been reviewed and evaluated resulting in the identification of the most qualified, responsive provider for this service;

### **NOW, THEREFORE, BE IT RESOLVED:**

- Section 1. That Esser & Company Consulting LLC be awarded a contract to provide Community Development Fund project-related **grant writing, grant administration/management services** for the 2023 2024 Community Development Fund Program;
- Section 2. That any and all contracts or commitments made with the above-named service provider are dependent on the successful negotiation of a contract with the service provider, and contingent upon the availability of funding from the Texas Department of Agriculture.

**READ, PASSED, AND APPROVED** on this the 12<sup>th</sup> day of December 2022.

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William R. Mitchell  
Uvalde County Judge

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Valerie Del Toro Romero  
Uvalde County Clerk

**11. CONSIDER AND AT UPON CHECK PRESENTATION FOR \$1,000,000 TEXAS DEPARTMENT OF AGRICULTURE COLONIA FUND CONSTRUCTION AWARD FOR KNIPPA WATER SUPPLY CORPORATION IMPROVEMENTS**

**The county applied for and was awarded a \$1,000,000 grant from Texas Department of Agriculture to improve the water system in Knippa. The County Judge met with TDA officials in Knippa last week to review the project and the responsibilities of TDA, the County and the Knippa WSC. Carl Esser will have “big” check presentation.**



**12. CONSIDER AND ACT UPON CHECK PRESENTATION FOR \$97,500 FOR UVALDE COUNTY RADIO COMMUNICATION PROJECT**

**Uvalde County was awarded \$97,500 for the construction of a radio communication tower from the Texas Development Water Board. Carl Esser will have a “big” check presentation.**

**13. CONSIDER AND ACT UPON 2022-2023 UVALDE COUNTY INVESTMENT POLICY**

**Attached is a copy of the current County Investment Policy. Unless there are recommended changes, the dates will be updated for 2022-2023**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**



## UVALDE COUNTY, TEXAS

### INVESTMENT POLICY

2021-2022

#### I. INTRODUCTION:

The following document represents the investment scope, prudence, objective, delegation of authority, ethics and conflicts of interest, authorized financial dealers and institutions, authorized and suitable investments, collateralization, safekeeping and custody, diversification, maximum maturities, internal control, performance standards, reporting and investment policy adoption guidelines for Uvalde County, Texas. The purpose for the document is:

- A. To establish and promote an understanding of the constraints that govern the conduct of the investment program of Uvalde County, Texas.
- B. To establish objectives/goals and policies for the program.

It is the policy of Uvalde County, Texas to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds.

#### II. INVESTMENT SCOPE:

This investment policy applies to all financial assets of Uvalde County, Texas. These funds are accounted for in the County's Comprehensive Annual Financial Report and includes the following funds:

- A. General Fund
- B. Special Revenue Funds
- C. Capital Project Fund
- D. Enterprise Funds
- E. Internal Service Funds
- F. Trust and Agency Funds
- G. "Any new fund created by the Commissioners, unless specifically exempted."

All deposits, to the extent possible, will be concentrated with one central depository. This maximizes the County's ability to pool cash for investment purposes and keeps banking relationships manageable.

III. INVESTMENT PRUDENCE:

Investments shall be made with judgement and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by investment officials shall be the "Prudent Person" standards and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility of an individual security's credit risk or market changes, provided deviations from expectation are reported in a timely fashion and appropriate action is taken to control adverse developments.

IV. INVESTMENT OBJECTIVES:

The primary objectives, in priority order, of Uvalde County, Texas investment activities shall be:

- A. Safety: Safety of principal is the foremost objective of the investment program. Investments of Uvalde County, Texas shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required in order that potential losses on individual security do not exceed the income generated from the remainder of the portfolio.
- B. Liquidity: Uvalde County, Texas investment portfolio will remain sufficiently liquid to enable Uvalde County, Texas to meet all operating requirements which might be reasonable anticipated.
- C. Return of Investments: Uvalde County, Texas investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with the County's investment risk constraints and the cash flow characteristics of the portfolio.

V. DELEGATION OF AUTHORITY:

Uvalde County, Texas designates the County Treasurer to be responsible for the investment of the County's funds. Management responsibility for the investment program is hereby delegated to the County Treasurer, who shall establish written procedures for the operation of the investment program consistent with this investment policy. Procedures should include reference to: safekeeping receipt, repurchase agreements (following the guideline under the House Bill No. 2459, Chapter 2256 of the Government Code-Public Funds Investment Act), wire transfer agreements, banking service contracts, collateral/deposit and investment training. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the County Treasurer. The County Treasurer shall be responsible for all transactions undertaken and shall establish a system of control to regulate the activities of subordinate officials.

VI. ETHICS AND CONFLICTS OF INTEREST:

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and officials shall disclose to the Texas Ethics Commission and City Council any material financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial/investment positions that could be related to the performance of Uvalde County, Texas, particularly with regard to the time of purchases and sales.

VII. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS:

The Finance Department will maintain a list of financial institutions authorized to provide investment services. In addition, a list will also be maintained of approved security broker/dealers selected by credit worthiness who are authorized to provide investment services in the State of Texas. These may include "primary" dealers of regional dealers that qualify under Securities and Exchange Commission Rule 15C3-1. No public deposit shall be made except in a qualified public depository as established by the state and local laws.

All financial institutions and broker/dealers who desire to become a qualified bidder for investment transaction must supply the County Treasurer with a signed "Broker/Dealer Certification Form" confirming that they have read Uvalde County, Texas, Investment Policy.

Each financial institution and broker/dealer handling investments transactions for Uvalde County, Texas is required to submit an audited financial statement which will be reviewed by the Uvalde County Treasurer.

#### VIII. AUTHORIZED AND SUITABLE INVESTMENTS;

Uvalde County, Texas is empowered by statute to invest in the following types of securities:

- A. Obligations of the United States or its agencies and instrumentalities (under the guidelines of H.B. 2459, Chapter 2256).
- B. Repurchase Agreements (under the guidelines of H.B. 2459, Chapter 2256).
- C. Certificates of Deposit (under the guidelines of H.B. 2459, Chapter 2256).
- D. Investment Pools (under the guidelines of H.B. 2459, Chapter 2256).

The following are not authorized investment under the investment policy:

- A. Interest-Only Strips (IO's): Obligations whose payments represent the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- B. Principal-Only Strips (IO's): Obligations whose payments represent the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
- C. Collateralized Mortgage Obligations (CMO's): Obligations that have a stated final maturity date of greater than 10 days.
- D. Collateralized Mortgage Obligations (CMO's): The interest rate of which is determined by an index that adjusts opposite to the change in a market index.

IX. COLLATERALIZATION:

Collateralization will be required on two types of investments: (1) certificates of deposits (over and above the FDIC coverage) and (2) repurchase agreements. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest. Uvalde County, Texas chooses to limit collateral to the following: 1) United States Treasury Bills, bonds and notes, 2) Federal National Mortgage Association (FNMA), 3) Federal Home Loan Bank (FHLB). The right of collateral substitution is granted.

Collateral will always be held by an independent third party with whom Uvalde County, Texas has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to Uvalde County, Texas, County Treasurer.

X. SAFEKEEPING AND CUSTODY:

All security transactions, including collateral for repurchase agreements, entered into by Uvalde County, Texas shall be conducted on a delivery-versus-payment basis. Securities will be held by a third party custodian designated by the County Treasurer and evidenced by safekeeping receipts.

XII. INVESTMENT MAXIMUM MATURITIES:

Uvalde County, Texas will diversify its investments by security type and institution, with the exception of U.S. Treasury securities, authorized pool and repurchase agreements.

XIII. INVESTMENT INTERNAL CONTROLS:

The County Treasurer shall establish annual review process on its internal controls assuring compliance with investment policies and procedures.

XIV. INVESTMENT PERFORMANCE STANDARDS:

The investment portfolio shall be designed with objective of obtaining a rate of return throughout budgetary and economics cycles, commensurate with the investment risk constraints and cash flow needs.

XV. INVESTMENT MARKET YIELD:

Uvalde County, Texas investment strategy in passive. Given this strategy, the basis used by the County Treasurer to determine whether marked yield are being achieved shall be the six-month U.S. Treasury Bill.

XVI. INVESTMENT REPORTING:

The County Treasurer is charged with the responsibility of including a quarterly market investment portfolio report in Uvalde County, Texas, quarterly financial report. The investment portfolio reports will include a detail market sector breakdown.

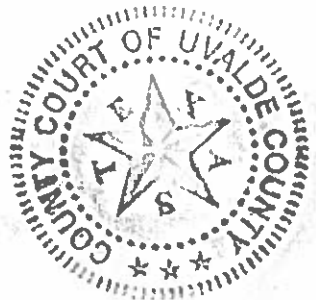
XVII. INVESTMENT POLICY ADOPTION:

Uvalde County, Texas investment policy shall be adopted by resolution of Uvalde County, Texas legislative authority. The policy shall be reviewed annually by the County Treasurer and any modifications made thereto must be approved by the commissioners.

Adopted this 13<sup>th</sup> day of March, 2021.



**William R. Mitchell**  
Uvalde County Judge



Attest:

  
**Valerie Del Toro Romero**  
Uvalde County Clerk



**14. CONSIDER AND ACT UPON ROAD ADMINISTRATORS REPORT**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

**15. CONSIDER AND ACT UPON LINE ITEM BUDGET AMENDMENTS**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

**16. CONSIDER AND ACT UPON PAYMENT OF BILLS**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

**17. CONSIDER AND ACT UPON PAYROLL APPROVAL**

\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

**18. CONSIDER AND ACT UPON APPROVAL OF MONTHLY  
REPORTS**

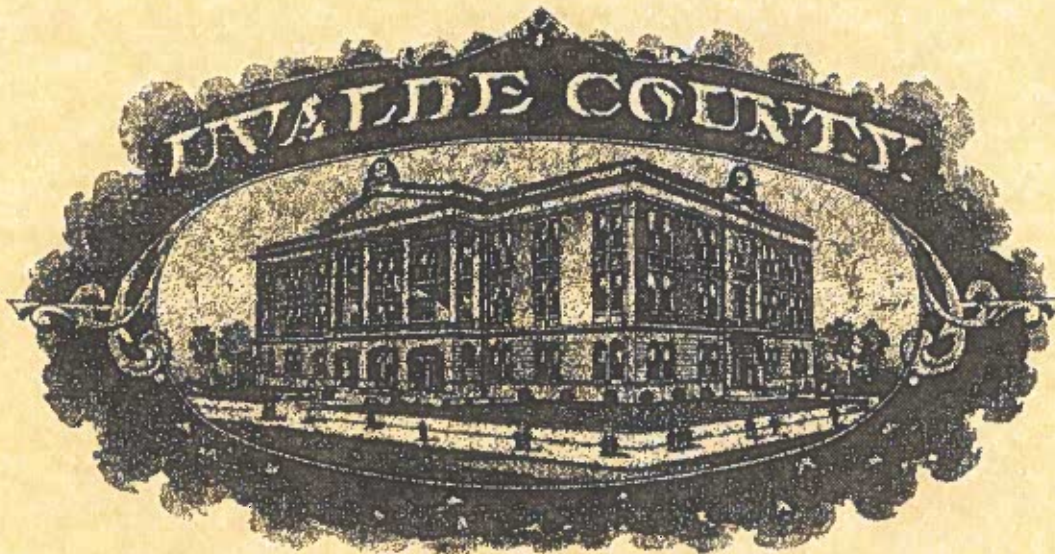
\_\_\_\_\_ **Commissioner Yeackle**

\_\_\_\_\_ **Commissioner Pargas**

\_\_\_\_\_ **Commissioner Bates**

\_\_\_\_\_ **Commissioner Garza**

**19. CONSIDER AND ACT UPON RESOLUTIONS/PROCLAMATIONS**



UVALDE, TEXAS

RESOLUTION

**WHEREAS,** The family and many friends of *BELIA URIAS* an esteemed citizen of Uvalde County, were profoundly saddened by her death; and

**WHEREAS,** Throughout her life, this outstanding individual contributed in countless ways to the betterment of Uvalde County; and although her warmth, intelligence and energy will be greatly missed, her memory will live on in the hearts of all who knew her; now therefore, be it

**RESOLVED** That the Uvalde County Commissioners Court hereby honor the memory of *BELIA URIAS* and extend sympathy to the members of the family; and be it further

**RESOLVED** That official copies of the resolution be prepared for the members of her family and when the Uvalde County Commissioners Court adjourns this day, it do so in the memory of *BELIA URIAS*.

**APPROVED** on this the 12<sup>th</sup> day of *DECEMBER, 2022*.

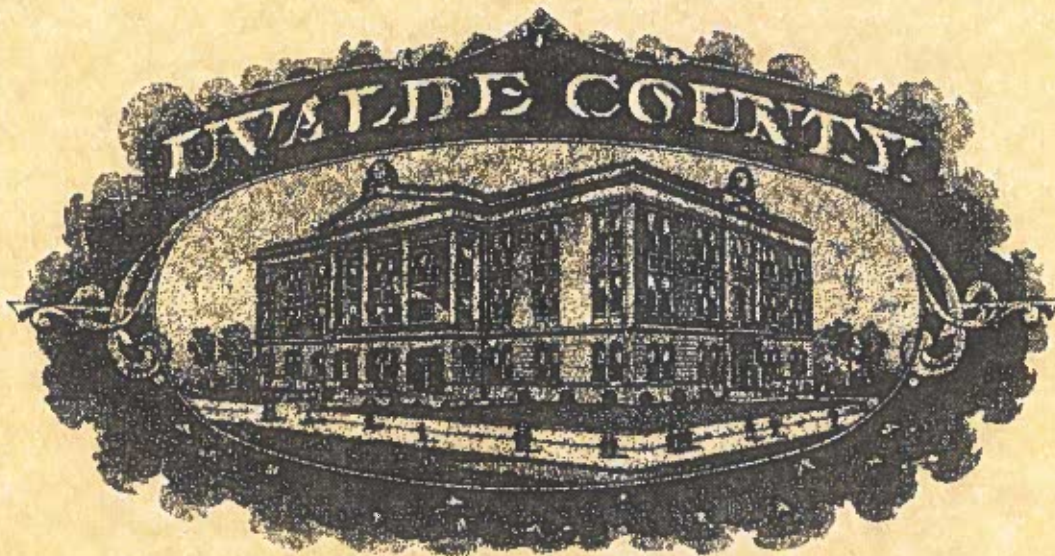


*William R. Mitchell*

WILLIAM R. MITCHELL  
UVALDE COUNTY JUDGE

*Valerie Del Toro Romero*

VALERIE DEL TORO ROMERO  
UVALDE COUNTY CLERK



UVALDE, TEXAS

**RESOLUTION**

**WHEREAS,** The family and many friends of *ADELMIRA DELEON* an esteemed citizen of Uvalde County, were profoundly saddened by her death; and

**WHEREAS,** Throughout her life, this outstanding individual contributed in countless ways to the betterment of Uvalde County; and although her warmth, intelligence and energy will be greatly missed, her memory will live on in the hearts of all who knew her; now therefore, be it

**RESOLVED** That the Uvalde County Commissioners Court hereby honor the memory of *ADELMIRA DELEON* and extend sympathy to the members of the family; and be it further

**RESOLVED** That official copies of the resolution be prepared for the members of her family and when the Uvalde County Commissioners Court adjourns this day, it do so in the memory of *ADELMIRA DELEON*.

**APPROVED** on this the 12<sup>th</sup> day of *DECEMBER, 2022*.



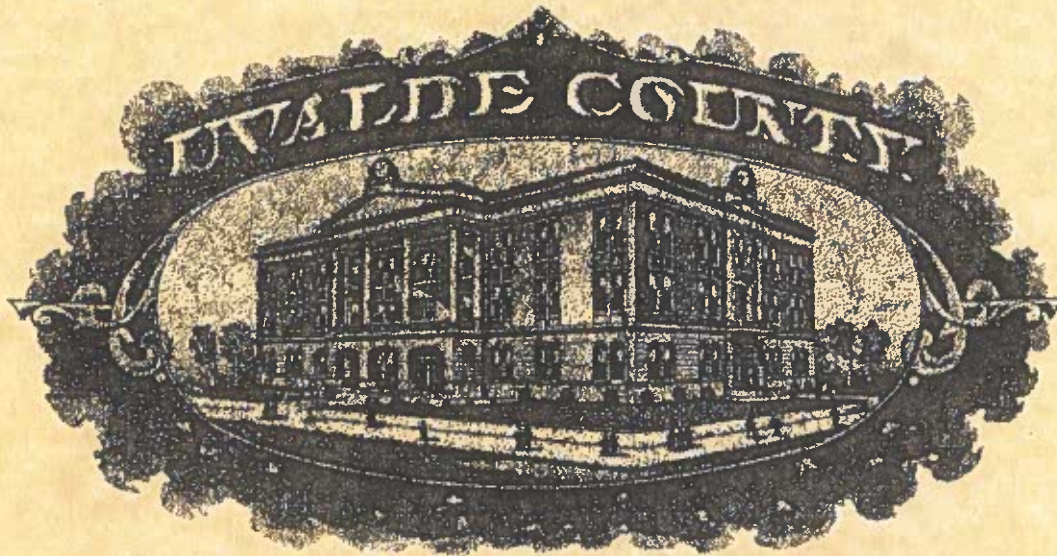
*William R. Mitchell*

WILLIAM R. MITCHELL  
UVALDE COUNTY JUDGE

*Valerie Del Toro Romero*

VALERIE DEL TORO ROMERO  
UVALDE COUNTY CLERK





UVALDE, TEXAS

RESOLUTION

**WHEREAS,** The family and many friends of *PETRA LUGO* an esteemed citizen of Uvalde County, were profoundly saddened by her death; and

**WHEREAS,** Throughout her life, this outstanding individual contributed in countless ways to the betterment of Uvalde County; and although her warmth, intelligence and energy will be greatly missed, her memory will live on in the hearts of all who knew her; now therefore, be it

**RESOLVED** That the Uvalde County Commissioners Court hereby honor the memory of *PETRA LUGO* and extend sympathy to the members of the family; and be it further

**RESOLVED** That official copies of the resolution be prepared for the members of her family and when the Uvalde County Commissioners Court adjourns this day, it do so in the memory of *PETRA LUGO*.

**APPROVED** on this the 12<sup>th</sup> day of *DECEMBER*, 2022.

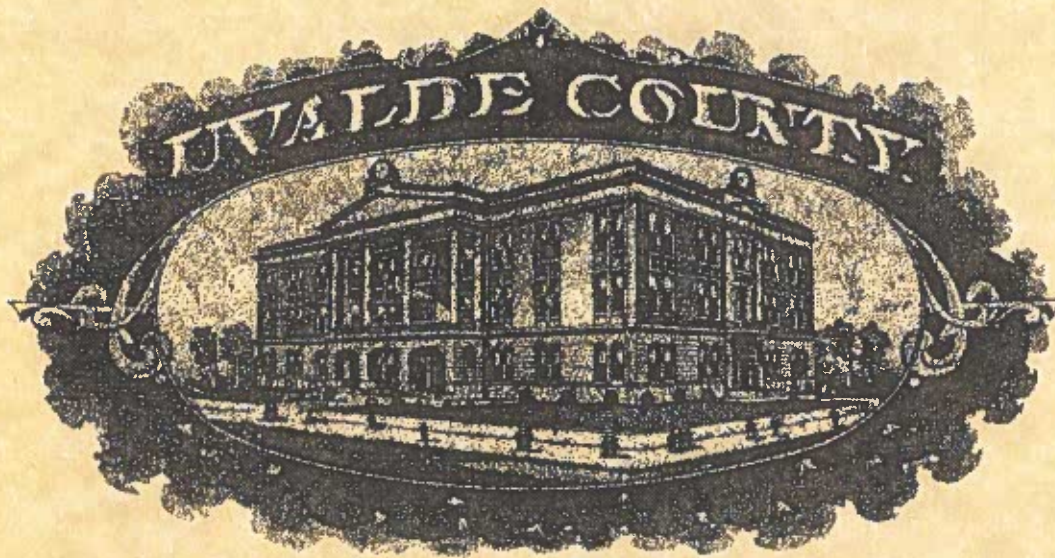


*William R. Mitchell*

WILLIAM R. MITCHELL  
UVALDE COUNTY JUDGE

*Valerie Del Toro Romero*

VALERIE DEL TORO ROMERO  
UVALDE COUNTY CLERK



UVALDE, TEXAS

RESOLUTION

**WHEREAS** The family and many friends of *MAYBELLE PARADEAUX* were profoundly saddened by her death; and

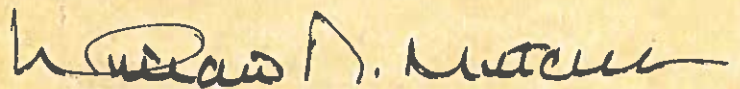
**WHEREAS** Throughout her life, this outstanding individual contributed in countless ways to the betterment of her community; and although her warmth, intelligence and energy will be greatly missed, her memory will live on in the hearts of all who knew her, now therefore, be it

**RESOLVED** That the Uvalde County Commissioners Court hereby honor the memory of *MAYBELLE PARADEAUX* and extend sympathy to the members of the family; and be it further

**RESOLVED** That official copies of this resolution be prepared for the members of her family and when the Uvalde County Commissioners Court adjourns this day, it do so in honor and in memory of *MAYBELLE PARADEAUX*.

**APPROVED** on this the 12<sup>th</sup> day of DECEMBER, 2022.

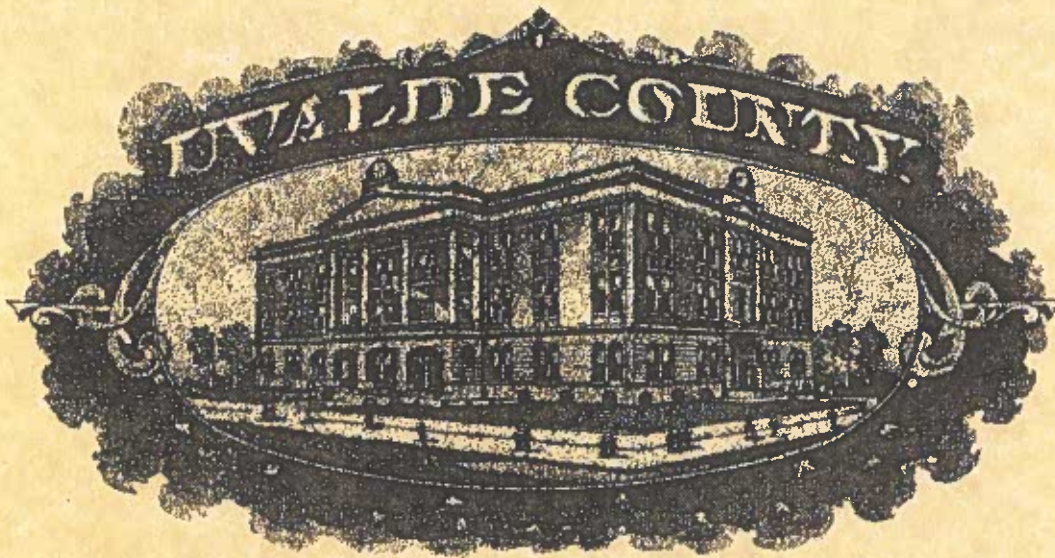




WILLIAM R. MITCHELL  
UVALDE COUNTY JUDGE



VALERIE DEL TORO ROMERO  
UVALDE COUNTY CLERK



UVALDE, TEXAS

RESOLUTION

**WHEREAS,** The family and many friends of **ALICIA E. CORONADO** an esteemed citizen of Uvalde County, were profoundly saddened by her death; and

**WHEREAS,** Throughout her life, this outstanding individual contributed in countless ways to the betterment of Uvalde County; and although her warmth, intelligence and energy will be greatly missed, her memory will live on in the hearts of all who knew her; now therefore, be it

**RESOLVED** That the Uvalde County Commissioners Court hereby honor the memory of **ALICIA E. CORONADO** and extend sympathy to the members of the family; and be it further

**RESOLVED** That official copies of the resolution be prepared for the members of her family and when the Uvalde County Commissioners Court adjourns this day, it do so in the memory of **ALICIA E. CORONADO**.

**APPROVED** on this the 12<sup>th</sup> day of **DECEMBER, 2022**.

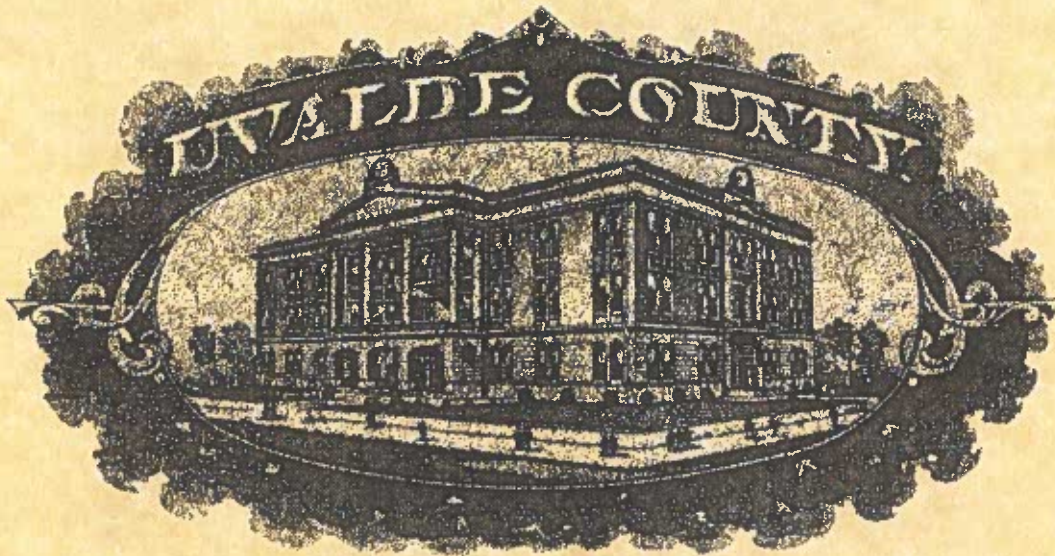


*William R. Mitchell*

WILLIAM R. MITCHELL  
UVALDE COUNTY JUDGE

*Valerie Del Toro Romero*

VALERIE DEL TORO ROMERO  
UVALDE COUNTY CLERK



UVALDE, TEXAS

RESOLUTION

**WHEREAS,** The family and many friends of *HENRY B. HAMMER, III* an esteemed citizen of Uvalde County, were profoundly saddened by his death; and

**WHEREAS,** Throughout his life, this outstanding individual contributed in countless ways to the betterment of Uvalde County; and although his warmth, intelligence and energy will be greatly missed, his memory will live on in the hearts of all who knew him; now therefore, be it

**RESOLVED** That the Uvalde County Commissioners Court hereby honor the memory of *HENRY B. HAMMER, III* and extend sympathy to the members of the family; and be it further

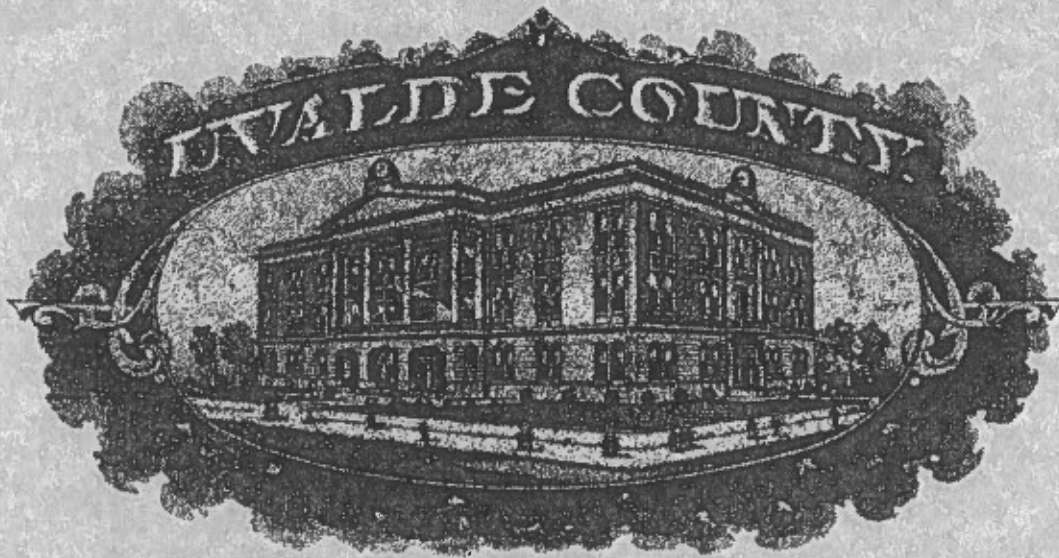
**RESOLVED** That official copies of the resolution be prepared for the members of his family and as the Uvalde County Commissioners Court adjourns this day, it do so in the memory of *HENRY B. HAMMER, III*.

**APPROVED** on this the 12<sup>th</sup> day of DECEMBER, 2022.



WILLIAM R. MITCHELL  
UVALDE COUNTY JUDGE

VALERIE DEL TORO ROMERO  
UVALDE COUNTY CLERK



UVALDE, TEXAS

RESOLUTION

**WHEREAS,** The family and many friends of *DOROTEO FLORES* an esteemed citizen of Uvalde County, were profoundly saddened by his death; and

**WHEREAS,** Throughout his life, this outstanding individual contributed in countless ways to the betterment of Uvalde County; and although his warmth, intelligence and energy will be greatly missed, his memory will live on in the hearts of all who knew him; now therefore, be it

**RESOLVED** That the Uvalde County Commissioners Court hereby honor the memory of *DOROTEO FLORES* and extend sympathy to the members of the family; and be it further

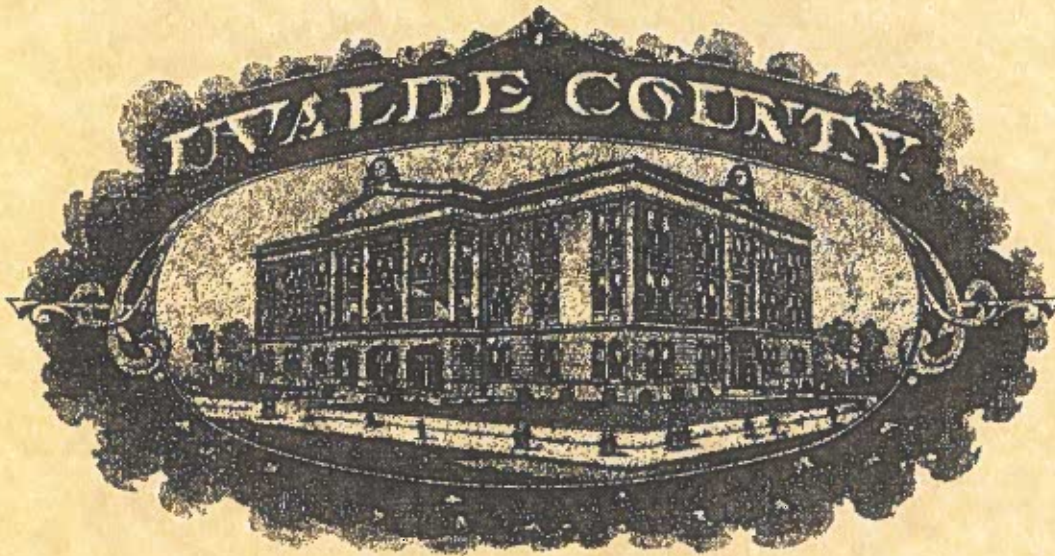
**RESOLVED** That official copies of the resolution be prepared for the members of his family and as the Uvalde County Commissioners Court adjourns this day, it do so in the memory of *DOROTEO FLORES*.

**APPROVED** on this the 12<sup>th</sup> day of DECEMBER, 2022.

WILLIAM R. MITCHELL  
UVALDE COUNTY JUDGE



VALERIE DEL TORO ROMERO  
UVALDE COUNTY CLERK



UVALDE, TEXAS

RESOLUTION

**WHEREAS,** The family and many friends of *LUIS GRACIA, JR.* an esteemed citizen of Uvalde County, were profoundly saddened by his death; and

**WHEREAS,** Throughout his life, this outstanding individual contributed in countless ways to the betterment of Uvalde County; and although his warmth, intelligence and energy will be greatly missed, his memory will live on in the hearts of all who knew him; now therefore, be it

**RESOLVED** That the Uvalde County Commissioners Court hereby honor the memory of *LUIS GRACIA, JR.* and extend sympathy to the members of the family; and be it further

**RESOLVED** That official copies of the resolution be prepared for the members of his family and as the Uvalde County Commissioners Court adjourns this day, it do so in the memory of *LUIS GRACIA, JR.*

**APPROVED** on this the 12<sup>th</sup> day of DECEMBER, 2022.



WILLIAM R. MITCHELL  
UVALDE COUNTY JUDGE

VALERIE DEL TORO ROMERO  
UVALDE COUNTY CLERK