A G E N D A

PLANNING & ZONING COMMISSION SPECIAL MEETING
THURSDAY, JANUARY 28, 2021, AT 5:30 P. M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

PURSUANT TO SECTION 551.125(b);551.127(b)(g); 551.007 OF THE TEXAS GOVERNMENT CODE AND THE DECLARATION BY GOVERNOR GREG ABBOTT ON MARCH 16, 2020, THIS MEETING OF THE PLANNING AND ZONING OF THE CITY OF EAGLE PASS, TEXAS SHALL BE OPEN AND ACCESSIBLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGEVIDEOCONFERENCELINK: https://www.facebook.com/OfficialCityEaglePassTexas AN ELECTRONIC COPY OF THE AGENDA PACKET FOR THE REGULAR MEETING OF THE PLANNING AND ZONING IS ALREADY AVAILABLE TO THE PUBLIC AT THE FOLLOWING URL: https://www.eaglepasstx.us/AgendaCenter. IN LIGHT OF THE ONGOING NATIONAL EMERGENCY AND URGENT THREAT TO PUBLIC HEALTH CAUSED BY THE COVID-19 PANDEMIC, MEMBERS OF THE PUBLIC ARE ENCOURAGED TO FOLLOW THE RECOMMENDATIONS OF GOVERNMENT LEADERS AND THE CDC REGARDING SOCIAL DISTANCING AND SELF-QUARANTINE.

If you are a citizen wishing to participate in Citizens Communications, please call on Thursday, January 28, 2021 from 9:00 am to 11:00 am at 830-773-1111 or send email to irodriguez@eaglepasstx.us.

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATION

MINUTES

1. Approval of the minutes of the December 10, 2020 meeting and the January 7, 2021 meeting.

PUBLIC HEARING(S)

2. Public hearing for the establishment of permanent zoning classification and master plan designation of approximately 11.07 acres of land lying and situated in Maverick, County, Texas known as the proposed, Terra Verde Estates Subdivision, Unit 2; closing of public hearing and possible action.

ADJOURNMENT

NOTE: The Commission reserves the right to consider business out of the posted agenda order and reserves the right to adjourn into executive session to discuss an item(s) not listed as an executive session on the posted agenda but which qualifies to be discussed in closed session pursuant to Texas Government Code Chapter 551.

C E R T I F I C A T I O N

I, THE UNDERSIGNED PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on January 25, 2021 at 2:45 p.m.

_____
Placido C. Madera
Planning Director

THE STATE OF TEXAS)(
COUNTY OF MAVERICK)(
CITY OF EAGLE PASS)(

The Planning and Zoning Commission of the City of Eagle Pass conducted a Regular Meeting on Thursday, December 10, 2020 at 5:30 p.m. in the Via Videoconference, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

Present: Chairperson Enrique Montalvo, Vice-Chairperson Rolando Jasso, and Commission Members, Doris Salinas-Sanchez, and Mario Escobar.

Absent: Commission Member, Rosa Villalpando, Ex-Officio, Mayor Luis Sifuentes and City Manager, George Antuna.

Staff present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; and Assistant City Secretary, Erika A. Rodriguez.

With a quorum being present, Chairperson Montalvo called the meeting to order and the Planning & Zoning Commission considered the items as follows.

CITIZENS COMMUNICATIONS

Chairperson Montalvo asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. No one responded.

MINUTES

1. Approval of the minutes of the November 12, 2020 meeting and the November 19, 2020 meeting.

Motion:	To approve minutes as presented.
Moved:	Jasso
Second:	Salinas-Sanchez
Ayes:	4
Nays:	0
Absent:	Villalpando

NEW BUSINESS

2. Consideration and possible action on the final plat of MMDLS Subdivision.

DRAFT

Assistant Planning, Director, Mariebelle Rodriguez informed the Commission on the final replat to subdivide an approximately 0.815- acre tract into two (2) lots and a variance to proceed to final plat directly without first having obtained preliminary replat approval.

Planning Director, Placido Madera made a notation that the original plat shows a 10-foot easement, however there is unique lot dimensions and lesser depth, and the utility setback needs to be corrected if necessary, after further review with utilities and the engineer.

Motion:	To approve the final plat of MMDLS Subdivision with any corrections on the setback for the utilities if necessary.
Moved:	Salinas-Sanchez
Second:	Escobar
Ayes:	4
Nays:	0
Absent:	Villalpando

3. Consideration and possible action on the preliminary plat of *Stone Ridge Subdivision Unit 4*.

Assistant Planning Director Rodriguez informed the Commission on the preliminary plat of approximately 0.68- acre tract into five (5) residential lots, including a variance to plat a property less than 5-acre in size that had been conveyed prior to 1984, and (b) a variance to reduce the required average width of 55- feet to 54-feet.

Motion:	To approve the preliminary plat of Stone Ridge Subdivision Unit 4.
Moved:	Jasso
Second:	Salinas -Sanchez
Ayes:	4
Nays:	0
Absent:	Villalpando

OLD BUSINESS

4. Consideration and possible action on the final plat of Rio Grande Estates Subdivision Unit 1.

Planning Director Madera presented the Commission with the final plat approval to subdivide an approximately 8.09- acre tract into 29 residential lots, including a variance for the reduction of the rear yard building setback area from 25-feet to 15-feet and (b) s variance to allow for the subsequent construction of a detention pond and 15 lineal feet of finished street portion of Veterans Boulevard with the City of Eagle Pass, Texas.

Motion:	To approve the final plat of Rio Grande Estates Subdivision Unit 1.
Moved:	Escobar
Second:	Salinas- Sanchez
Ayes:	4
Nays:	0
Absent:	Villalpando

EXECUTIVE SESSION

5. Executive Session pursuant to Section 551.071, Chapter 551, Texas Government Code - Consultation with legal counsel regarding Commission responsibilities, Ethics Ordinance, and Standards of Conduct; possible action in open session regarding same.

Motion: To table item.
Moved: Escobar
Second: Salinas -Sanchez
Ayes: 4
Nays: 0
Absent: Villalpando

ADJOURNMENT

Motion: To adjourn at 6:11 p.m.
Moved: Salinas-Sanchez
Second: Escobar
Ayes: 4
Nays: 0
Absent: Villalpando

ATTEST:

Enrique Montalvo
Chairperson

Erika Rodriguez
Assistant City Secretary

THE STATE OF TEXAS)(
COUNTY OF MAVERICK)(
CITY OF EAGLE PASS)(

The Planning and Zoning Commission of the City of Eagle Pass conducted their Regular Meeting on Thursday, January 7, 2021 at 5:30 p.m. in the Via Videoconference, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

Present: Chairperson Enrique Montalvo, Vice Chairperson, Rolando Jasso, and Commission Member, Mario Escobar.

Absent: Commission Members Doris Salinas- Sanchez and Rosa Villalpando, Ex-Officio, Mayor Luis Sifuentes and City Manager George Antuna.

Staff present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; Assistant City Secretary, Erika A. Rodriguez.

With a quorum being present, Chairperson Montalvo called the meeting to order and the Planning & Zoning Commission considered the items as follows.

CITIZENS COMMUNICATIONS

Chairperson Montalvo asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. No one responded.

OTHER BUSINESS

1. Consideration and possible action regarding the request submitted by Terra Tech Engineering & Construction Services on behalf of Libco Enterprises, LLC for the annexation of proposed Terra Verde Estates Subdivision Unit 2, which consists of approximately 11.07 acres of land lying and situated in Maverick County, Texas

Planning Director, Placido Madera presented the request to the Commission Members, of the voluntary annexation of 11.07 acres of the proposed Terra Verde Estates Subdivision, Unit 2 as required by the annexation process.

Motion:	To approve the request submitted by Terra Tech Engineering & Construction Services on behalf of Libco Enterprises, LLC.
Moved:	Escobar
Second:	Jasso
Ayes:	3
Nays:	0
Absent:	Villalpando, Salinas-Sanchez

DRAFT

ADJOURNMENT

Motion:	To adjourn meeting at 12:13 p.m.
Moved:	Escobar
Second:	Jasso
Ayes:	3
Nays:	0
Absent:	Villalpando, Salinas-Sanchez

ATTEST:

Enrique Montalvo
Chairperson

Erika Rodriguez
Assistant City Secretary

Planning Department Executive Summary

REPORT TO THE PLANNING & ZONING COMMISSION

Permanent Zoning of the Terra Verde Estates Subdivision Unit 2

I. BACKGROUND

A. General Information

Applicant: TEC Services
3292 El Indio Hwy
Eagle Pass, Texas 78852

Property Owner(s) Libco Enterprises, LLC
2962 Texcoco Drive
Eagle Pass, Texas 78852

Location: Fletcher Boulevard adjacent to Terra Verde Estates Subdivision Unit 1 and Perfecto Mancha Elementary.

Legal Description: Being an 11.07 acres tract of land lying and situated in Maverick County Texas, being a portion of the Libco Enterprises, LLC, 472.12 acres, described by metes and bounds in Deed Record Book 1747, Page 327 of the Maverick County Official Public Records, and a portion of the Libco Enterprises, LLC, 22.82 acres, described by metes and bounds in Deed Record Book 1693, Page 92 of the Maverick County Official Public Records.

Property ID Number: 3987

Request: Establishment of the permanent zoning for the approximately 11.07-acre tract proposed as part of the *Terra Verde Estates Subdivision Unit 2* and proposed for voluntary annexation as *R-2 Second One-Family Dwelling District*.

B. Vicinity Data

The site is located within an area that features vacant land to the north and residential development to the west and south and Perfecto Mancha Elementary to the east.

C. Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, and garbage service.

Access to the site is provided by Fletcher Boulevard.

II. PUBLIC NOTICE

Public notification of the subdivision with variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for establishment of the permanent zoning of the *Terra Verde Estates Subdivision Unit 2* as proposed in the voluntary annexation petition. Please refer to Attachment 1 for a copy of the voluntary annexation petition.

2. The subdivision design is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District*.

3. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:

    - ✓ *Section 23-62* governing utility easements
    - ✓ *Section 23-64* governing sidewalks
    - ✓ Section 23-66 governing sanitary sewage disposal
    - ✓ *Section 23-67* governing potable water supply and fire flow
    - ✓ *Section 23-68* governing storm drainage
    - ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
    - ✓ *Section 23-71* governing the installation and inspection of utility lines

4. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23.*

5. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*. The applicant will be required to provide a parkland fee payment prior to final plat approval by the City Council and the one-time building permit parkland fee assessment.

6. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:

    - Protect private rights while considering public health, safety and welfare.
    - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
    - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
    - Encourage a diversified economic base, and encourage public and private investments in land and improvements.
    - Prevent and eliminate blight and slums, making the City attractive to people,

commerce, and industry.

- Create the desire for a more pleasing appearance of the City, and incorporate into its physical development the basic principles of good design.

- Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.

- Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.

- Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.

- Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.

7. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* for the following reasons:

   A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.

   B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-2 Second One-Family Dwelling District*.

   C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.

   D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District.*

   E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.

   F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

   Please refer to Attachment 2 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

8. The establishment of permanent zoning for the approximately 11.07-acre tract proposed as part of *Terra Verde Estates Subdivision Unit 2* as proposed for voluntary annexation as *R-2 Second One-Family Dwelling District* is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted on Conclusion 1 through and including Conclusion 7 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend the establishment of the permanent zoning for the approximately 11.07-acre tract proposed as *Terra Verde Estates Subdivision Unit 2* and proposed for voluntary annexation as *R-2 Second One-Family Dwelling District*.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated January 25, 2021

Attachment 1
Voluntary Annexation Petition

PLANNING DEPARTMENT
3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

APPLICATION FOR VOLUNTARY ANNEXATION

Applicant Information

Applicant (If not owner): TerraTech Engineering and Construction Services
Address: 3292 El Indio Hwy, Eagle Pass, TX 78852
Phone: 830-773-0579 E-mail: ajlibson@terratechengineering.com
Owner: Libco. Enterprises, LLC
Address: 2962 Texcoco Dr., Eagle Pass, TX 78852
Phone: 830-968-0292 E-mail: jalibson@sbcglobal.net

Property Information

Site Address: Off of Fletcher Blvd. MCAD Property ID No. 3987
Legal Description (from deed): "Being a 22.82 acres severance tract, located in James W. Tinsley Survey 27, Abst. 840 & a 47.12 acre tract... being out of and part of James W. Tinsley Survey 27, Abst. 840"
Acreage: 11.07 acres
Existing Land Use: Vacant
Proposed Land Use: Residential
Existing Zoning: None
Proposed Zoning: Residential (Proposed as R-6: Third One Family Dwelling, as per Plat submitted)

Required Application Attachments

The following documentation is required to be attached to this application:

____ Letter signed by the property owner, requesting annexation.
____ A warranty deed or other legal document demonstrating current ownership.
____ A $100 check made out to the "City of Eagle Pass".
____ Twelve (12) signed and sealed surveyor's drawings (1' to 100")
a) Drawings must be full size (24" x 36") prints, showing the current city limits and labeled within one year of the application submittal date.
____ One reduced copy (8.5" x 11") of the sealed surveyor's drawing.
____ Signed and sealed metes and bounds from surveyor.

STATEMENT OF OWNER / APPLICANT

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for annexation; (2) I authorize TerraTech Engineering and Construction Services to act as my agent for all documents pertaining to this annexation application; (3) the information contained in this annexation application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the annexation application or accompanying information; and (5) the City will be advised in writing of any change in ownership of the property that is the subject of this annexation application provided the change of ownership occurs prior to the recording of the final approved annexation plan, if any.

Owner / Applicant Signature

Dec. 1-2020
Date

STATE OF TEXAS §

COUNTY OF MAVERICK §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Javier Libsun and Morris Libsun (Name), Owners (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 1st day of December, 2020.

Notary Public, State of Texas

ASHLEY TORRES
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/04/23
NOTARY ID 13223771-0

TerraTech Engineering and Construction Services
PO Box 556
Eagle Pass, Texas 78853-0556
TBPE Firm # 14118
"Developing Communities and Enhancing People's Lives through Experience and Integrity"

This document serves as written legal notice by Libco Enterprises, LLC, property owners of an 11.07 acre tract of land situated along Fletcher Blvd. in Eagle Pass, TX, and future acreage of Terra Verde Estates Subdivision Unit 2, that they intend to proceed to voluntarily annex and incorporate this tract of land into the Eagle Pass City Limits, as described by metes and bounds in the accompanying surveyor's drawing.

Date: 12/1/20

Javier Libson

Managing Member of Valorem Enterprises, LLC, as Managing Member of Libco Enterprises, LLC, a Texas Limited Liability Company

Date: Dec 1-2020

Morris Libson

Managing Member of MVN Enterprises, LLC, as Managing Member of Libco Enterprises, LLC, a Texas Limited Liability Company

830-773-0579 – Phone email: jalibson@terratechengineering.com 830-773-7312 – Fax
www.terratechengineering.com

DOC #206146
BOOK 1745 PAGE 327

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

CHICAGO TITLE GF#

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
COUNTY OF MAVERICK §

KNOW ALL MEN BY THESE PRESENTS:

That **ARGENT TRUST COMPANY (formerly THE TRUST COMPANY), AS CO-TRUSTEE OF THE PETE LEWIS REVOCABLE TRUST NUMBER ONE and JPMORGAN CHASE BANK, N.A., AS TRUSTEE OF THE DOROTHY LEWIS MARITAL TRUST** ("Grantors"), of the Counties of Bexar and Dallas in the State of Texas, for and in consideration of the sum of Ten Dollars ($10.00) and the further consideration of the execution and delivery by Grantee of that one certain promissory note in the original principal sum of $797,771.70 payable to the order of Falcon International Bank, as therein provided, and bearing interest at the rate therein specified and providing for acceleration of maturity in the event of default and for attorney's fees, the payment of which note is secured by a vendor's lien herein retained, and is additionally secured by a deed of trust to Ray A. Gonzales, Trustee, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, HAVE GRANTED, SOLD, AND CONVEYED, and by these presents DO GRANT, SELL, AND CONVEY, unto **LIBCO ENTERPRISES, LLC** ("Grantee"), of the County of Maverick and State of Texas, all of the following-described real property in Maverick County, Texas, to-wit:

> Being a 474.12 acre tract of land, lying in Maverick County, Texas, being out of and part of James W. Tinley Survey 27, Abstract No. 840, the Samuel S. Sanders Survey 26, Abstract 826, the Mrs. L.H. Townsend Survey 513, Abstract 1139 and Survey 30 1/3 Abstract 1238, said 474.12 acres being more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

For Grantors and Grantors' successors and assigns forever, Grantors reserve all oil, gas and other minerals in and under and that may be produced from the Property as well as reserve and retain the implied right of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.

THIS CONVEYANCE IS MADE SUBJECT TO all matters set out on Exhibit "B" attached hereto and made a part hereof.

Grantors have executed this Special Warranty Deed and granted, bargained, sold, set over, assigned, transferred, delivered and conveyed the Property, and Grantee has accepted this Special Warranty Deed and the Property AS IS, WHERE IS, WITH ALL FAULTS and without any warranties of whatsoever nature, whether statutory, express or implied, it being the intention of the Grantors and Grantee to expressly negate and exclude all warranties (except the special warranty of title set forth herein with respect to the Property) including, without limitation, warranties of merchantability for any particular purpose or use or habitability. Grantors have made no, and hereby disclaim all, representations, and warranties, express or implied, in respect to the condition

of the Property or the use which may be made thereof, including, without limitation, (a) the physical condition of the Property, (b) the soil conditions existing at the Property for any particular purpose or development potential, (c) the nature or quality of the construction, structural design and/or engineering of the Improvements, (d) the quality of labor and materials included in the Improvements, (e) the presence or absence of any hazardous substance or matter in or on the Property and/or the Improvements, and (f) compliance of the Property and/or the Improvements with applicable laws, regulations, or other governmental requirements including any and all laws, statutes, ordinances, rules, regulations, orders, or determinations of any governmental authority pertaining to health or the environment in effect in any and all jurisdictions in which the Property is located and by acceptance of this Special Warranty Deed, Grantee affirms that the conveyance of the Property is without warranty except for the special warranty of title expressly set forth herein.

It is understood and agreed, however, that (i) JPMorgan Chase Bank, N.A. and Argent Trust Company are acting herein only in their respective fiduciary capacities and not otherwise, (ii) that JPMorgan Chase Bank, N.A. and Argent Trust Company shall never have any individual or corporate liability or responsibility under or by virtue of this Special Warranty Deed for the transaction of which this Special Warranty Deed is a part, and (iii) that the foregoing provisions shall be forever binding upon Grantee, and Grantee's heirs, successors, and assigns.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto said Grantee and its successors and assigns, forever; and Grantors do hereby bind Grantors and Grantors' successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantors, but not otherwise.

It is expressly agreed that a VENDOR'S LIEN is retained by Grantor against the Property, premises, and improvements until the above-described $797,771.70 note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute.

Falcon International Bank ("Lender"), at the instance and request of Grantee herein, having advanced and paid to Grantor herein a portion of the purchase price of the Property as is evidenced by the hereinbefore-described $797,771.70 note, the Vendor's Lien, together with Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED and ASSIGNED to Lender.

[The remainder of this page is intentionally left blank, signature pages follow.]

EXECUTED effective the 4th day of January, 2019.

ARGENT TRUST COMPANY (formerly THE TRUST COMPANY), as Co-Trustee of the Pete Lewis Revocable Trust Number One

By: _____, V.P.
Michael R. Sierra, Vice President

Acknowledgment

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 11th day of January, 2019, by Michael R. Sierra, Vice President of Argent Trust Company, as Co-Trustee of the Pete Lewis Revocable Trust Number One.

MICHELLE ANN BARRIENTES
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 10-23-2019
NOTARY ID 126298175

_____
Notary Public, State of Texas

JPMORGAN CHASE BANK, N.A., Trustee
of the Dorothy Lewis Marital Trust

By: _____
Name: BRENT E. SEIDENBERGER
Title: VICE PRESIDENT

Acknowledgment

STATE OF TEXAS §
COUNTY OF ~~MAVERICK~~ GILLESPIE §

This instrument was acknowledged before me on the 3 day of January, 2019, by BRENT E. SEIDENBERGER, VICE PRESIDENT of JPMorgan Chase Bank, N.A, as Trustee of the Dorothy Lewis Marital Trust.

_____
Notary Public, State of Texas

DONNA LORRAINE LILLY
Notary Public, State of Texas
My Commission Expires
May 12, 2019

Mailing Address of Grantee:

LIBCO Enterprises, LLC
2962 Texaco Dr.
Eagle Pass, Texas 78852

AFTER RECORDING, PLEASE
RETURN TO:

LIBCO Enterprises, LLC
2962 Texaco Dr.
Eagle Pass, Texas 78852

L & B 07506/0004/L1509336.DOC/

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Exhibit A
Page 1 of 4

FIELD NOTES FOR A 474.12 ACRE TRACT

(including 2.02 acres, lateral 44,of MCWCID No.1)

Being a 474.12 Acre Tract of land lying and situated in Maverick County Texas, partially out of the James W. Tinsley Survey 27, Abstract 840, the Samuel S. Sanders Survey 26, Abstract826, and Mrs. L.H. Townsend Survey 513, Abstract 1139, and Survey 30 1/3, Abstract 1238; Said 474.12 acres being the remaining acres of that 460.96 acres, described in conveyance to Homer I. Lewis recorded in volume 56, page 125, and further described in volume 44, page 568, Deed records of Maverick County, and all that 100.72 acres conveyed to Homer I. Lewis from Quirk Land & Cattle Co. recorded in volume 251, page 325, Deed records of Maverick County,
Said 474.12 acres being more particularly described by metes and bounds as follows:
(Bearings according to the Texas Coordinates System, North American Datum 1983, established for Texas South Central Zone).

Beginning at an iron rod found lying on common line Survey 26, Abstract 826, and Survey 27, Abstract 840, being the northwesterly line of said Homer I. Lewis 100.72 acres described in volume 251, page 325, and being the East most corner of that 22.82 acres, described by metes and bounds in Deed of Trust from Libco Enterprises, LLC to beneficiary; Maverick Mi Tierra Development , as recorded in the Deed Records of Maverick County, Texas;

THENCE along division line of said 22.82 acres and remaining acres of said Homer I. Lewis 460.96 acres,
N42°30'39"W, 328.57 feet, to iron rod found for a corner of this 474.12 acres,
N42°32'30"W, 569.45 feet, to iron rod found for a corner of this 474.12 acres,
S47°28'12"W, 340.90 feet, to iron rod found for a corner of this 474.12 acres,
N42°26'53"W, 823.30 feet, to iron rod found for a corner of this 474.12 acres,
THENCE along southerly line of existing irrigation canal, a remainder of Lateral No. 43, abandoned by M.C.W.C.I.D. No.1, on June 2013,
S55°52'59"W, 112.74 feet, to iron rod found for a corner of this 474.12 acres,
S66°51'59"W, 157.61 feet, to pc of curve to the right, having delta angle of 81°12'50", radius of 90.0 feet Arc length of 127.57 feet and chord of N72°31'46"W, 117.16 feet, to the
PT, for a corner of this 474.12 acres,
THENCE continuing along westerly line of existing irrigation canal,
N31°55'22"W, 158.65 feet, to iron rod found for a corner of this 474.12 acres,

THENCE along the west line of said Homer I. Lewis 460.96 acres, being the east line of existing of Lateral No. 43, abandoned by M.C.W.C.I.D. No.1, on June 2013, (80.0 feet r.o.w.),
N36°11'06"E, 98.15 feet, to iron rod found for a corner of this 474.12 acres,
N00°00'08"W, 120.40 feet, to iron rod found for a corner of this 474.12 acres,
N22°15'58"W, 385.55 feet, to iron rod found for a corner of this 474.12 acres,
N32°12'37"W, 235.56 feet, to iron rod found for a corner of this 474.12 acres,
N14°52'53"W, 236.74 feet, to iron rod found for a corner of this 474.12 acres,
N07°15'18"W, 92.23 feet, to iron rod found for a corner of this 474.12 acres,
N07°15'18"W, 281.50 feet, to iron rod found for a corner of this 474.12 acres,
N00°42'10"W, 176.79 feet, to iron rod found for a corner of this 474.12 acres,
N00°39'21"W, 130.0 feet, to iron rod found for most north and west corner of this 474.12 acres, falling on the south right of way line of the M.C.W.C.I.D. No.1, Main Canal (150.0 feet r.o.w.),

THENCE along the north line of said Homer I. Lewis 460.96 acres, being the south line of Main Canal, the following calls:
Along a curve, having delta angle of 30°35'41", radius of 658.94 feet, Arc length of 351.86 feet and chord of S52°58'10"E, 347.70 feet, to the PT, for a corner of this 474.12 acres,
THENCE S68°16'00"E, 404.10 feet, to a corner of this 474.12 acres,
Continuing description 474.12 acres.....

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Exhibit A
Page 2 of 4

Continuing description 474.12 acres.....

THENCE along a curve, having delta angle of 55°13'12", radius of 669.20 feet, Arc length of 644.96 feet and chord of N84°07'24"E, 620.29 feet, to the PT, for a corner of this 474.12 acres,
THENCE N56°30'48"E, 560.63 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 49°18'56", radius of 446.57 feet, Arc length of 384.37 feet and chord of N81°10'16"E, 372.61 feet, to the PT, for a corner of this 474.12 acres,
THENCE S74°10'16"E, 148.17 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 77°57'16", radius of 123.59 feet, Arc length of 168.15 feet and chord of S35°11'38"E, 155.48 feet, to the PT, for a corner of this 474.12 acres,
THENCE S03°47'00"E, 136.77 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 89°21'00", radius of 682.70 feet, Arc length of 1064.64 feet and chord of S40°53'30"E, 959.99 feet, to the PT, for a corner of this 474.12 acres,
THENCE S85°34'00"E, 541.0 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 92°49'36", radius of 142.78 feet, Arc length of 231.32 feet and chord of S39°09'12"E, 208.84 feet, to the PT, for a corner of this 474.12 acres,
THENCE S07°15'36"E, 1045.59 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 106°45'07", radius of 408.82 feet, Arc length of 761.70 feet and chord of S46°06'58"E, 656.22 feet, to the PT, for a corner of this 474.12 acres,
THENCE N80°30'29"E, 447.00 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 76°26'46", radius of 330.13 feet, Arc length of 440.47 feet and chord of N42°17'06"E, 408.52 feet, to the PT, for a corner of this 474.12 acres,
THENCE N04°03'37"E, 209.23 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 57°07'19", radius of 105.27 feet, Arc length of 104.95 feet and chord of N32°37'21"E, 100.65 feet, to the PT, for a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 58°55'02", radius of 180.93 feet, Arc length of 186.05 feet and chord of S89°21'31"E, 177.96 feet, to the PT, for a corner of this 474.12 acres,
THENCE S59°54'00"E, 347.19 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 137°39'58", radius of 240.07 feet, Arc length of 576.82 feet and chord of N51°16'01"E, 447.75 feet, to the PT, for a corner of this 474.12 acres,
THENCE N17°33'58"W, 269.21 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 38°13'21", radius of 432.90 feet, Arc length of 288.79 feet and chord of N01°32'43"E, 283.47 feet, to the PT, for a corner of this 474.12 acres,
THENCE N20°39'23"W, 112.79 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 47°22'19", radius of 374.05 feet, Arc length of 309.26 feet and chord of N03°01'46"W, 300.55 feet, to the PT, for a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 70°56'02", radius of 224.59 feet, Arc length of 278.05 feet and chord of N08°45'03"E, 260.62 feet, to the PT, for a corner of this 474.12acres,
THENCE N44°13'04"E, 274.03 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 51°06'27", radius of 418.90 feet, Arc length of 373.12 feet and chord of N18°39'51"E, 360.87 feet, to the PT, for a corner of this 474.12 acres,
THENCE N06°53'23"E, 509.67 feet, to a corner of this 474.12 acres,
THENCE N15°27'34"E, 877.75 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 70°45'51", radius of 309.77 feet, Arc length of 382.59 feet and chord of N19°55'21"E, 358.74 feet, to the PT, for a corner of this 474.12 acres,
THENCE N55°18'17"E, 109.51 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 41°38'11", radius of 473.40 feet, Arc length of 344.02 feet and chord of N76°07'22"E, 336.50 feet, to the PT, for a corner of this 474.12 acres,
THENCE S83°03'32"E, 65.68 feet, to a corner of this 474.12 acres,
Continuing description 474.12 acres.....

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Exhibit A
Page 3 of 4

Continuing description 474.12 acres.....

THENCE along a curve, having delta angle of 36°42'10", radius of 542.64 feet, Arc length of 347.61 feet and chord of S64°42'27"E, 341.69 feet, to the PT, for a corner of this 474.12 acres,
THENCE S46°21'22"E, 800.22 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 41°44'19", radius of 524.67 feet, Arc length of 382.14 feet and chord of S25°28'57"E, 373.75 feet, to the PT, for a corner of this 474.12 acres,
THENCE S04°36'33"E, 198.31 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 42°40'12", radius of 256.75 feet, Arc length of 213.61 feet and chord of S28°26'39"E, 207.51 feet, to the PT, for a corner of this 474.12 acres,
THENCE S52°16'45"E, 50.0 feet, to a corner of this 474.12acres,
THENCE along a curve, having delta angle of 59°31'36", radius of 402.20 feet, Arc length of 417.86 feet and chord of S22°30'57"E, 399.32 feet, to the PT, for a corner of this 474.12 acres,
THENCE S07°14'51"E, 430.51 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 17°05'22", radius of 665.56 feet, Arc length of 198.51 feet and chord of S01°17'50"E, 198.78 feet, to the PT, for a corner of this 474.12 acres,
THENCE S09°50'31"E, 3.50 feet, to a corner of this 474.12acres,
THENCE along a curve, having delta angle of 26°02'34", radius of 432.41 feet, Arc length of 196.54 feet and chord of S03°10'46"W, 194.86 feet, to the PT, for a corner of this 474.12 acres,
THENCE S16°12'03"E, 58.73 feet, to a corner of this 474.12 acres,
THENCE along a curve, having delta angle of 45°33'24", radius of 207.25 feet, Arc length of 164.79 feet and chord of S06°34'39"E, 160.48 feet, to the PT, for a corner of this 474.12 acres,

THENCE departing said north line of said Homer I. Lewis 460.96 acres, being the south line of Main Canal, now along existing fence, the southeasterly line Mrs. L.H. Townsend Survey 513, Abstract 1139, also the southeasterly line said Homer I. Lewis 460.96 acres,
S45°22'42"W, 4662.14 feet, to a fence corner, the south most corner of said Survey 513, Abstract 1139, falling on the northeasterly line of Samuel S. Sanders Survey 26, Abstract 825,

THENCE along existing fence the common line said Survey 26 and Survey 513,
N44°37'18"W, passing at 1163.73 feet existing centerline of concrete irrigation Lateral No. 44, of the M.C.W.C.&I.D.No.1, continuing a total distance of 1188.73 feet to corner of this 474.12 acres,

THENCE departing exdsting fence the common line said Survey 26 and Survey 513, now along the southeasterly line of said 100.72 acres conveyed to Homer I. Lewis from Quirk Land & Cattle Co. recorded in volume 251, page 325, Deed records of Maverick County, 25.0 feet from and parallel to the existing concrete irrigation Latural No. 44, of the M.C.W.C.&I.D.No.1,
S42°49'50"W, 74.45 feet to corner of this 474.12 acres,
S46°31'27"E, 657.41 feet to corner of this 474.12 acres,
S16°58'11"E, 34.53 feet to corner of this 474.12 acres,
S12°35'05"W, 811.82 feet to corner of this 474.12 acres,
S34°32'03"W, 647.80 feet to corner of this 474.12 acres,
S30°40'59"W, 74.45 feet to corner of this 474.12 acres,

THENCE departing said westerly line, Irrigation Lateral No. 44, of the M.C.W.C.&I.D.No.1, now along exdsting fence the southwesterly line of said Homer I. Lewis 100.72 acres,
N60°08'08"W, 796.54 feet to corner of this 474.12 acres,
N29°54'16"E, 14.9 feet to corner of this 474.12 acres,
N60°05'44"E, 1408.61 feet to corner of this 474.12 acres,
N17°15'38"E, 625.18 feet to corner of this 474.12 acres,
Continuing description 474.12 acres.....

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Exhibit A
Page 4 of 4

Continuing description 474.12 acres....

THENCE departing fence and southwesterly line of said Homer I. Lewis 100.72 acres, now along the existing fence northwesterly line of Survey 26, Abstract 826, and northwesterly line of said 100.72 acres; Also the southeasterly line of Lewis Farm Estates, subdivision, unit No.3, No.4, and No. 5, N45°09'52"E, 1520.08 feet to the Point of Beginning.

STATE OF TEXAS XXX
COUNTY OF MAVERICK XXX

September 14, 2018

I, Francisco Gaytan, Registered Professional Land Surveyor, hereby certify that the above description of a 474.12 Acre Tract was obtained from a survey conducted on the ground under my supervision.

Francisco Gaytan
Registered Professional Land Surveyor
Texas No. 5474

STATE OF TEXAS
REGISTERED
FRANCISCO GAYTAN
5474
PROFESSIONAL
LAND SURVEYOR

09/14/2018

18-352

EXHIBIT B

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

2. Standby fees, taxes and assessments by any taxing authority for the year 2019 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years.

3. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

4. Rights of parties in possession.

5. Visible or apparent easement(s) and/or rights of way on, over, under or across the Property.

6. Easements for Rights of Way granted to Maverick County Water Control & Improvement District No. 1 in instrument recorded in Volume 42, Page 226, Deed Records of Maverick County, Texas.

7. Easements, Rights and Right of Way for public utilities as set out in documents recorded in Volume 152, Page 146, Deed Records of Maverick County, Texas, and in Volume 465, Page 291, Volume 470, Page 81, Volume 1263, Page 184, and Volume 366, Page 256, Official Records of Maverick County, Texas.

8. Right of Way Deed to Maverick County Water Control and Improvement District No. 1 as set out in deed recorded in Volume 35, Page 467, Deed Records of Maverick County, Texas.

9. Right of Way granted to El Indio Water Supply Corporation by instrument recorded in Volume 156, Page 318, Deed Records of Maverick County, Texas.

10. Easement Agreement for Utilities and Access as set out in instrument recorded in Volume 1690, Page 36, Official Public Records of Maverick County, Texas.

11. Easement and Right of Way granted to Rio Grande Electric Cooperative, Inc. recorded in Volume 1687, Page 443, and Volume 1687, Page 447, Official Public Records of Maverick County, Texas.

12. Easement Agreement to Eagle Pass Water Works System by instrument recorded in Volume 733, Page 377, Official Public Records of Maverick County, Texas.

13. Easement to Southwestern Bell Telephone Company by instrument recorded in Volume 737, Page 416, Official Public Records of Maverick County, Texas.

14. Easement Agreement recorded in Volume 779, Page 1, Official Public Records of Maverick County, Texas.

15. Electric lines and 2.02 acres being a 70 foot right of way for Lateral No. 44, all as shown on survey dated September 25, 2018, and last revised on October 1, 2018, prepared by Francisco Gayton, R.P.L.S. No. 5474, of Richard N. Lane & Associates.

16. As to land in Abstract 1139, Survey 513, lying east of the 2.02 acres (70 foot R.O.W. Lateral No. 44.), lack of right of access to and from the Property.

BOOK 1745 PAGE 337

Doc #: 206146
Book: 1745
Pages: 327 - 337

Filed & Recorded:
01/09/2019 02:24PM
SARA MONTEMAYOR
COUNTY CLERK
MAVERICK

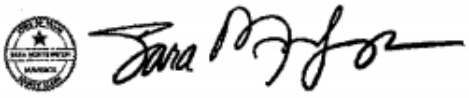
Recording Fee - Land Recs	$41.00
Records Management	$10.00
Records Preservation Fund	$10.00
Courthouse Security Fee	$3.00

Joann Salinas, Deputy

STATE OF TEXAS,
COUNTY OF MAVERICK
I hereby certify that this instrument was filed on the date and time stamped thereon by me and was duly recorded in the OFFICIAL PUBLIC RECORDS of Maverick County, Texas.

Any provisions herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

SARA MONTEMAYOR
COUNTY CLERK MAVERICK COUNTY, TEXAS



Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 6, 2018

Grantor: Maverick Mi Tierra Development Ltd

Grantor's Mailing Address (including county): PO Box 2280, Eagle Pass, Maverick County, Texas, 78853-2280

Grantee: Libco Enterprises, LLC

Grantee's Mailing Address (including county): 2962 Texcoco Drive, Eagle Pass, Maverick County, Texas, 78852

Consideration: Ten dollars and other good and valuable consideration, receipt of which is hereby acknowledged and confessed, and second, the execution and delivery of a promissory note in the original principal sum of ONE HUNDRED SIXTY THOUSAND AND NO/100THS DOLLARS ($160,000.00), bearing interest at the rate of 7.0% per annum and payable to the order of Maverick Mi Tierra Development, Ltd. in monthly installments of the accrued interest as of the date of payment, with the first installment due April 6, 2018, and continuing thereafter on that day of each succeeding month until August 6, 2018 at which time all amounts unpaid shall be due and payable. The note is secured by a first and superior vendor's lien retained in this deed and by a first-lien deed of trust of even date from Grantee to Crawford Adams Rhodes, Trustee, Trustee.

Property (including any improvements): All that (those) certain tract(s) or parcel(s) of land and all improvements thereon, lying and being situated in Maverick County, Texas, described as: Being a 22.82 acres severance tract, located in the James W. Tinsley Survey 27, Abstract 840,Maverick County, out of a 460.96 acres tract described in conveyance document to Homer I. Lewis recorded in Volume 56, Page 125, and being further described in Volume 44, Page 568, Deed Records of Maverick County, Texas; said 22.82 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
2. Terms and conditions of that Easement and Right-of-Way dated February 5, 2010, granted to Rio Grande Electric Cooperative, Inc., recorded in Volume 1263, Page 184, Official Public Records of Maverick County, Texas.
3. Terms and conditions of that Easement and Right-of-Way dated February 5, 2010, granted to Rio Grande Electric Cooperative, Inc., recorded in Volume 1263, Page 177 , Official Public Records of Maverick County, Texas.
4. Easement and Right of Way granted to the Maverick County Water Control and Improvement District No One, recorded in Volume 41, Page 282, Deed Records of Maverick County, Texas.
5. Visible and apparent roadways and/or easements.
6. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records.
7. Taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.
8. Easement Agreement for Utilities and Access from Maverick Mi Tierra Development, Ltd to JP Morgan Chase Bank NA, Trustee of the Dorothy Lewis Marital Trust, and Ingrid Parkinson Lewis and The Trust Company, Co-Trustees, of the Pete Lewis Revocable Trust Number 1. Successor to Horner I. Lewis, deceased, which is of record in Book 1690, Page 36, Official Public Records of Maverick County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

2634

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 6, 2018

Grantor: Maverick Mi Tierra Development Ltd

Grantor's Mailing Address (including county): PO Box 2280, Eagle Pass, Maverick County, Texas, 78853-2280

Grantee: Libco Enterprises, LLC

Grantee's Mailing Address (including county): 2962 Texcoco Drive, Eagle Pass, Maverick County, Texas, 78852

Consideration: Ten dollars and other good and valuable consideration, receipt of which is hereby acknowledged and confessed, and second, the execution and delivery of a promissory note in the original principal sum of ONE HUNDRED SIXTY THOUSAND AND NO/100THS DOLLARS ($160,000.00), bearing interest at the rate of 7.0% per annum and payable to the order of Maverick Mi Tierra Development, Ltd. in monthly installments of the accrued interest as of the date of payment, with the first installment due April 6, 2018, and continuing thereafter on that day of each succeeding month until August 6, 2018 at which time all amounts unpaid shall be due and payable. The note is secured by a first and superior vendor's lien retained in this deed and by a first-lien deed of trust of even date from Grantee to Crawford Adams Rhodes, Trustee, Trustee.

Property (including any improvements): All that (those) certain tract(s) or parcel(s) of land and all improvements thereon, lying and being situated in Maverick County, Texas, described as: Being a 22.82 acres severance tract, located in the James W. Tinsley Survey 27, Abstract 840,Maverick County, out of a 460.96 acres tract described in conveyance document to Homer I. Lewis recorded in Volume 56, Page 125, and being further described in Volume 44, Page 568, Deed Records of Maverick County, Texas; said 22.82 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
2. Terms and conditions of that Easement and Right-of-Way dated February 5, 2010, granted to Rio Grande Electric Cooperative, Inc., recorded in Volume 1263, Page 184, Official Public Records of Maverick County, Texas.
3. Terms and conditions of that Easement and Right-of-Way dated February 5, 2010, granted to Rio Grande Electric Cooperative, Inc., recorded in Volume 1263, Page 177 , Official Public Records of Maverick County, Texas.
4. Easement and Right of Way granted to the Maverick County Water Control and Improvement District No One, recorded in Volume 41, Page 282, Deed Records of Maverick County, Texas.
5. Visible and apparent roadways and/or easements.
6. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records.
7. Taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.
8. Easement Agreement for Utilities and Access from Maverick Mi Tierra Development, Ltd to JP Morgan Chase Bank NA, Trustee of the Dorothy Lewis Marital Trust, and Ingrid Parkinson Lewis and The Trust Company, Co-Trustees, of the Pete Lewis Revocable Trust Number 1. Successor to Homer I. Lewis, deceased, which is of record in Book 1690, Page 36, Official Public Records of Maverick County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

2634

MAVERICK MI TIERRA DEVELOPMENT, LTD, a Texas Limited Partnership

By: Douglas J. Fletcher, III, Manager of Mi Tierra Enterprises, LLC, a Texas Limited Liability Company, its General Partner

STATE OF TEXAS
COUNTY OF MAVERICK

This instrument was acknowledged before me on this 6th day of March, 2018, by Douglas J. Fletcher, III, Manager of Mi Tierra Enterprises, LLC, a Texas Limited Liability Company, General Partner of Maverick Mi Tierra Development, Ltd.

PATRICIA M PEREZ
Notary Public, State of Texas
Comm. Expires 2/11/2022
Notary ID 4617061

Patricia M. Perez
Notary Public, State of Texas

Prepared in the Law Office of:
Crawford Adams Rhodes
P.O. Box 4490
Eagle Pass, Texas, 78853
(830) 773 3611

2634

DIRKSEN ENGINEERING

311 N. GETTY ST.
Uvalde, Texas 78801
TBPE FIRM # F-8848 TBPLS FIRM # 10193741
Office Tel. (830) 278-2100 Fax (830) 278-2102

FIELD NOTES FOR A 22.82 ACRES TRACT SURVEY COMPLETED ON MAY 23, 2017

Being a 22.82 acres severance tract, located in the James W. Tinsley, Survey 27, Abstract 840, Maverick County, out of a 460.96 acres tract described in conveyance document to Homer I. Lewis recorded in Volume 56, Pages 125-et seq. and being further described in Volume 44, Pages 568-et seq. of the Maverick County Deed Records, Maverick 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.) (All corners called for as being set are marked on the ground with ½ inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake set in the north line of Juan Circle, at the north most corner of the Lewis Farms Estates Unit 4 as shown on the plat recorded in Envelope 306, Side A, at the south corner of Lot 17, Tract 6, Block 1 of the Las Quintas Fronterizas Subdivision Unit Number 1 as shown on the plat recorded in Envelope 162, Side A of the Maverick County Plat Records for the northwest corner of the herein described tract;

THENCE N 36°11'06" E, 425.32 feet with a portion of Lateral 43 abandoned by M.C.W.C.I.D.No.1 on June 6th, 2013 to a steel stake set at a southeast corner of Lot 16, Tract 7, Block 1 of the Las Quintas Fronterizas Subdivision Unit 4 as shown on the plat recorded in Envelope 196, Side B, in the southwest line of the remainder of Canal Lateral 43, in the southwest line of a privately maintained irrigation canal lateral for the north most corner of the herein described tract;

THENCE With said privately maintained irrigation canal lateral for the following four (4) calls;

1. S 31°55'22" E, 158.65 feet to a steel stake set;
2. Southeasterly with a tangent curve to the left having a radius of 90.00 feet, Chord S72°31'42"E, 117.15, for an arc length of 127.57 to a steel stake set;
3. N 66°51'59" E, 157.61 feet to a steel stake set;
4. N 55°52'59" E, 112.74 feet to a steel stake set for a northeast corner of the herein described tract;

THENCE S 42°26'53" E, 823.30 feet to a steel stake set for a reentrant corner of the herein described tract;

THENCE N 47°28'12" E, 340.90 feet to a steel stake set for a northeast corner of the herein described tract;

THENCE S 42°32'30" E, 569.45 feet to a steel stake set for an angle point on the northeast line of the herein described tract;

THENCE S 42°30'39" E, 328.57 feet to a steel stake set in the ostensible common line of Abstract 840 and Abstract 826, in the northwest line of a 100.72 acres tract described in conveyance document to Homer I. Lewis Recorded in Volume 251, Pages 325-et seq. for the southeast corner of the herein described tract;

THENCE S 45°10'00" W, 418.10 feet to a steel stake found at the east corner of the proposed Replat of Lot 6 Block 19 of the Lewis Farm Estates Unit 5 for a southeast corner of the herein described tract;

THENCE N 42°41'27" W, 345.45 feet to a steel stake found at the east corner of a 10.06 acres tract described in conveyance document to Perfecto Mancha Elementary School recorded in Volume 1159, Pages 199-et seq. for an angle point on a southwest line of the herein described tract;

THENCE N 42°47'28" W, 707.40 feet to a steel stake found at the north corner of said 10.06 acres tract for a reentrant corner of the herein described tract;

DIRKSEN ENGINEERING

TBPE FIRM # F-8848 TBPLS FIRM # 10193741

THENCE S 47°17'51" W, 618.75 feet to a steel stake set in the northeast line of Fletcher Boulevard for the southwest corner of the herein described tract;

THENCE With Fletcher Boulevard for the following three (3) calls;

1. N 42°40'45" W, 782.61 feet to a steel stake set;
2. Northeasterly with a tangent curve to the right, having a radius of 30.00 feet, chord N01°30'40"E, 41.84 feet, for an arc length of 46.30 feet to a steel stake set;
3. N 58°06'11" W, 121.93 feet to the **POINT OF BEGINNING** containing 22.82 acres of land within the herein described boundary surveyed by Dirksen Engineering on May 23, 2017.

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

17-1320

BOOK 1693 PAGE 96

Doc #: 201502
Book: 1693
Pages: 92 - 96

Filed & Recorded:
03/08/2018 09:40AM
SARA MONTEMAYOR
COUNTY CLERK
MAVERICK

Recording Fee - Land Recs	$17.00
Records Management	$10.00
Records Preservation Fund	$10.00
Courthouse Security Fee	$3.00

Leticia Gonzalez, Deputy

STATE OF TEXAS,
COUNTY OF MAVERICK
I hereby certify that this instrument was filed on the date and time stamped thereon by me and was duly recorded in the OFFICIAL PUBLIC RECORDS of Maverick County, Texas.

Any provisions herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

SARA MONTEMAYOR
COUNTY CLERK MAVERICK COUNTY, TEXAS

FIELD NOTES FOR A 11.07 ACRE TRACT

Terra Verde Unit 2

Being a 11.07 Acre Tract of land lying and situated in Maverick County Texas, being a portion of the Libco Enterprises, LLC, 472.12 acres, described by metes and bounds in Deed Record Book 1745, Page 327 of the Maverick County Official Public Records, and a portion of the Libco Enterprises, LLC, 22.82 acres, described by metes and bounds in Deed Record Book 1693, Page 92 of the Maverick County Official Public Records,
Said 11.07 acres being more particularly described by metes and bounds as follows:
(Bearings according to found the Northeasterly right of way Fletcher Boulevard bearing N42°40'45"W, as shown by plat of record of Terra Verde Subdivision Unit No. 1, Envelope 428, Side A, of the Maverick County Map Records),

Beginning at set 1/2" iron rod found for the west most corner of said Terra Verde Subdivision Unit No. 1. falling on the Northeasterly right of way Fletcher Boulevard, as shown by plat of record of Terra Verde Subdivision Unit No. 1, Envelope 428, Side A, of the Maverick County Map Records),
THENCE along the Northeasterly right of way Fletcher Boulevard,
N42°40'45"W, 242.36 feet, to a set ½" iron rod, for a corner of this 11.07 acres, being the pc of a curve having a delta angle of 88°22'50", radius of 30.0 feet, an arc length of 46.30 feet, the pt is located N01°30'40"E, 41.84 feet,
THENCE along said curve 46.30 feet to the pt,
THENCE continuing with the Northeasterly right of way Fletcher Boulevard,
N58°06'11"W, 121.93 feet, to a set ½" iron rod, for a corner of this 11.07 acres,

THENCE departing the Northeasterly right of way Fletcher Boulevard, now along the west boundary line of said 22.82 acres, a common line with Las Quintas Fronterizas Subdivision Unit No. 4, Envelope 196, Side B of the Maverick County Map Records,
N36°11'06"E, 425.32 feet, to a set ½" iron rod, for a corner of this 11.07 acres,

THENCE departing the boundary line of Las Quintas Fronterizas Subdivision, now across irrigation canal Lateral No. 43(abandoned),
N36°11'06"E, 98.15 feet, to a set ½" iron rod, for a corner of this 11.07 acres,
THENCE departing the boundary line of said irrigation canal Lateral No. 43(abandoned), now across said Libco Enterprises, LLC, 472.12 acres
N81°41'51"E, 39.67 feet, to a set ½" iron rod, for a corner of this 11.07 acres,
N04°27'44"E, 122.16 feet, to a set ½" iron rod, for a corner of this 11.07 acres,
N81°41'51"E, 126.41 feet, to a set ½" iron rod, for a corner of this 11.07 acres,
N08°18'09"W, 27.37 feet, to a set ½" iron rod, for a corner of this 11.07 acres,
N81°41'51"E, 175.00 feet, to a set ½" iron rod, for a corner of this 11.07 acres,

Continuing 11.07 acres.....

Continuing 11.07 acres.....

S08°18'09"E, 176.93 feet, to a set ½" iron rod, for a corner of this 11.07 acres,
S42°26'53"E, 958.54 feet, to a set ½" iron rod, for a corner of this 11.07 acres,
S47°33'07"E, 108.45 feet, to a set ½" iron rod, for a corner of this 11.07 acres, being the pc of a curve having a delta angle of 90°00'00", radius of 15.5 feet, an arc length of 24.35 feet,
the pt is located S02°33'06"W, 21.92 feet,
THENCE along said curve 24.35 feet to the pt,

THENCE continuing now across said Libco Enterprises, LLC, 22.82 acres,
S47°12'32"W, 50.0 feet, to a set ½" iron rod, falling on the northeasterly boundary line of that EPISD, 10.06 acres, described in deed record volume 1159, page 195,
THENCE along the northeasterly boundary line of said EPISD, 10.06 acres,
N42°47'28"E, 175.57 feet, to a set ½" iron rod, for a corner of this 10.07 acres,

THENCE continuing now along the northeasterly boundary line Terra Verde Subdivision Unit No. 1, Envelope 428, Side A, of the Maverick County Map Records,
N42°26'53"W, 74.43 feet, to a set ½" iron rod, for a corner of this 10.07 acres,
N47°33'07"E, 50.0 feet, to a set ½" iron rod, for a corner of this 10.07 acres,
N42°26'53"W, 391.0 feet, to a set ½" iron rod, for a corner of this 10.07 acres,
S47°33'07"W, 50.0 feet, to a set ½" iron rod, , for a corner of this 10.07 acres,
N42°26'53"W, 74.57 feet, to a set ½" iron rod, for a corner of this 10.07 acres,
and S47°19'15"W, 620.93 feet, to the Point of Beginning.

STATE OF TEXAS XXX
COUNTY OF MAVERICK XXX

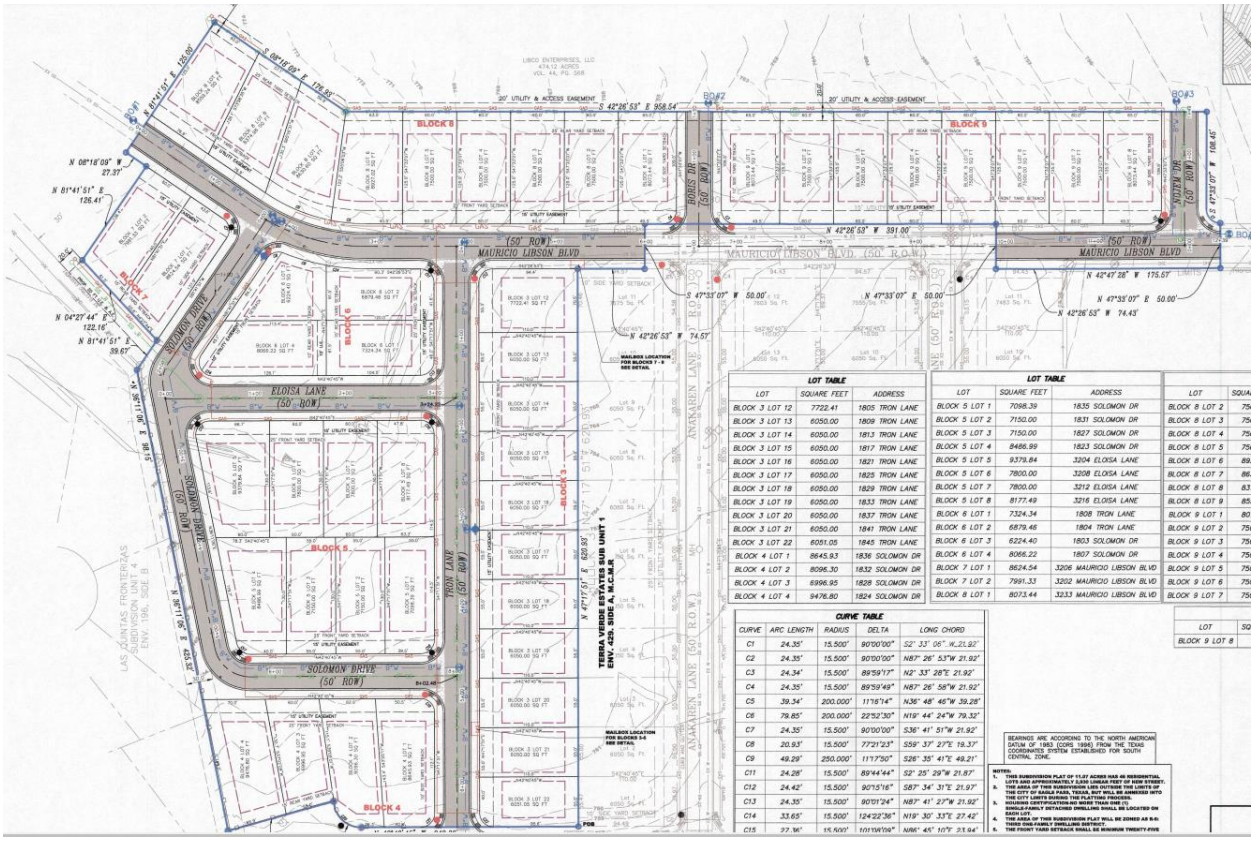
October 05, 2020

I, Francisco Gaytan, Registered Professional Land Surveyor, hereby certify that the above description of a 11.07 Acre Tract was obtained from a survey conducted on the ground under my supervision.

Fra Guy

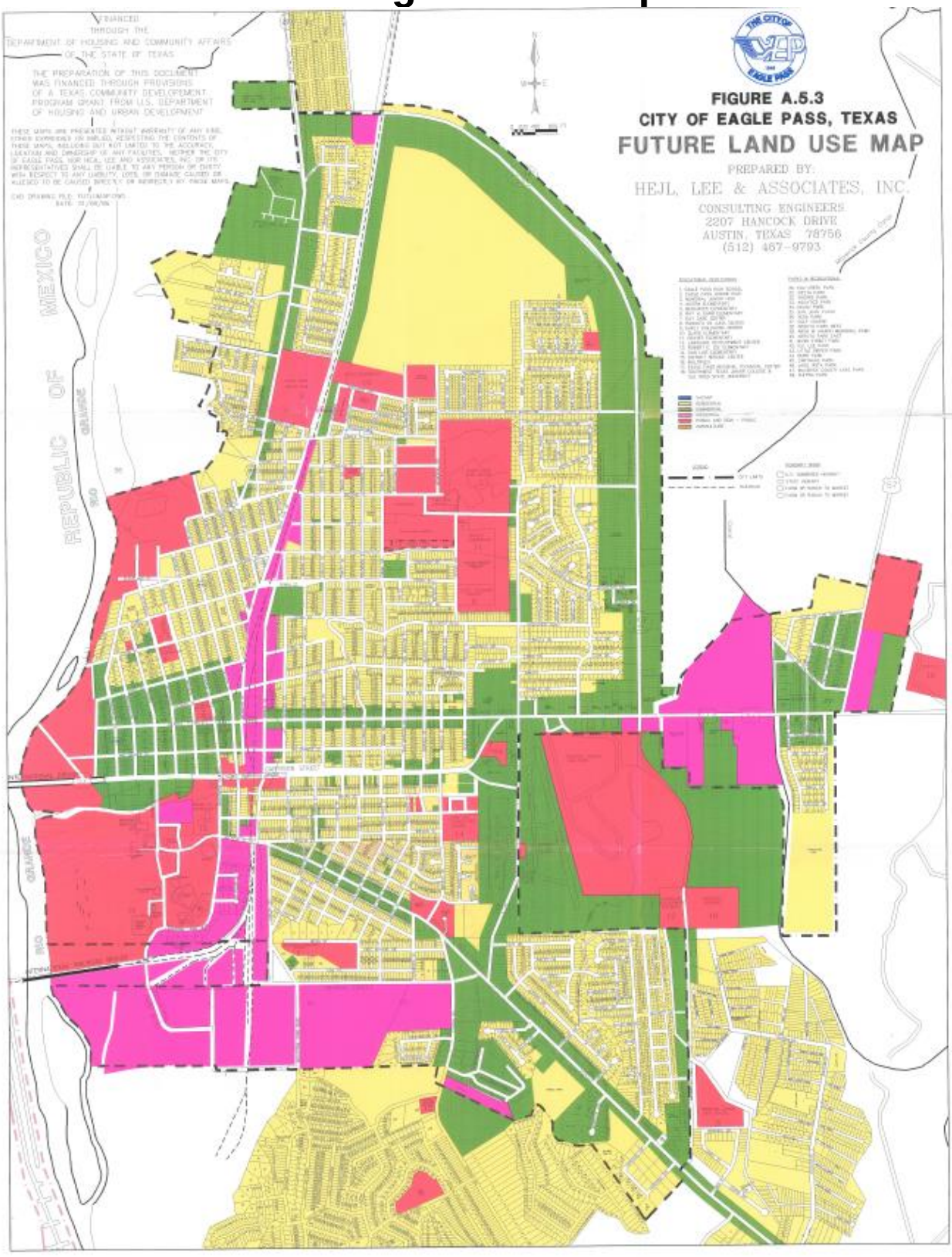
Francisco Gaytan
Registered Professional Land Surveyor
Texas No. 5474

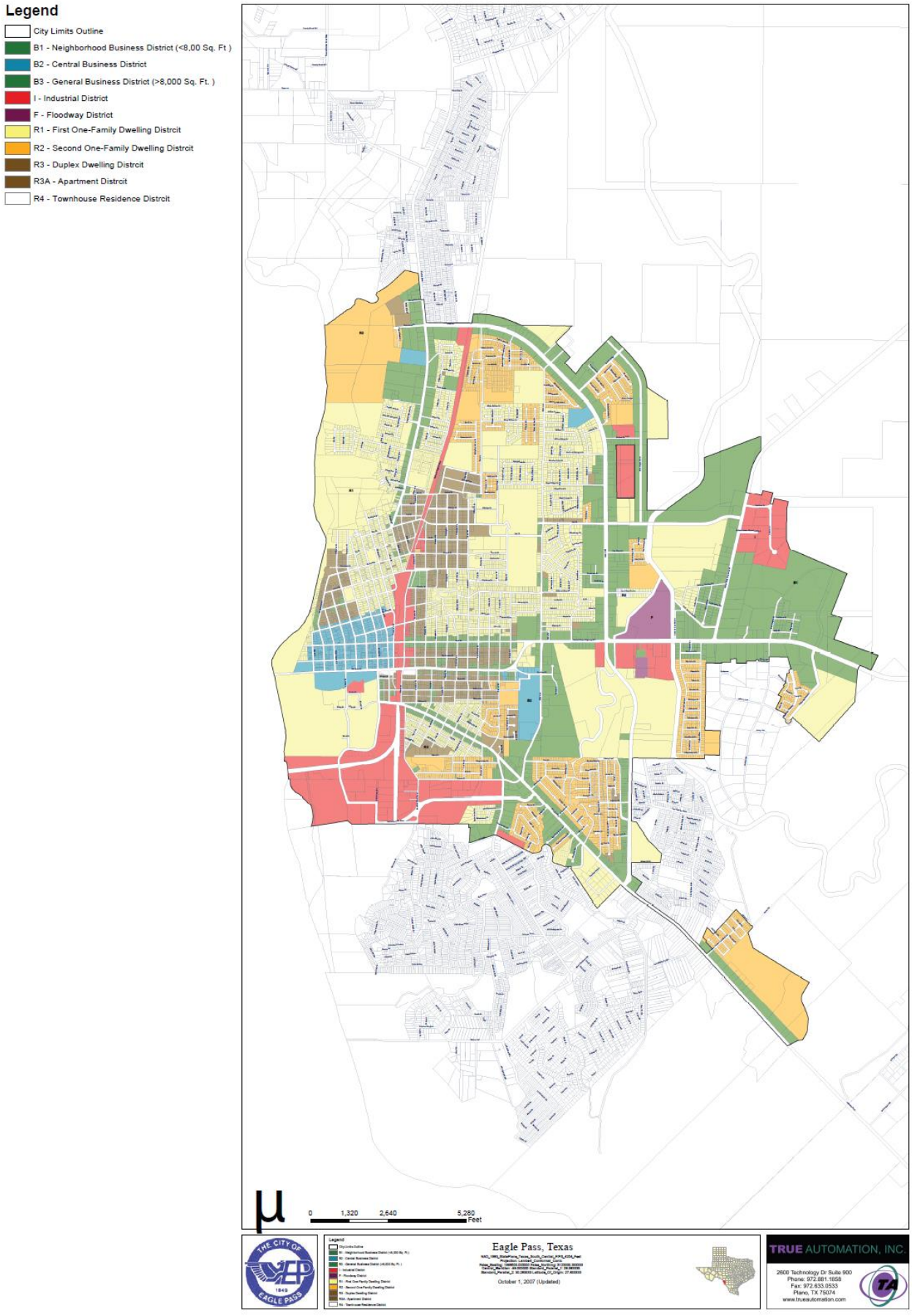
12/10/2020


MAURICIO LIBSON BLVD
(50' ROW)
SOLOMON DRIVE
(50' ROW)
ELOISA LANE
(50' ROW)
TRON LANE
(50' ROW)
BORIS DR
(50' ROW)
ANNAREN LANE
(50' ROW)
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
20' UTILITY & ACCESS EASEMENT
TERRA VERDE ESTATES SUB UNIT 1
ENV.-425, SIDE A, M.C.M.R.
LAS JUNTAS FRONTERAS
SUBDIVISION UNIT 4
ENV.-196, SIDE B
POB
BO#2
BO#3
S 42°26'53" E 958.54'
N 42°26'53" W 391.00'
S 47°33'07" W 50.00'
N 47°33'07" E 50.00'
N 42°26'53" W 74.57'
N 42°47'28" W 175.57'
N 47°33'07" E 50.00'
N 42°26'53" W 74.43'
N 08°18'09" W 27.37'
N 81°41'51" E 126.41'
N 04°27'44" E 122.16'
N 81°41'51" E 39.67'
S 08°18'09" E 176.69'
S 81°41'51" W 126.69'
S 47°33'07" W 166.45'
N 47°17'51" E 625.93'
S 11°36'16" E 515.96'
S 11°36'16" E 425.29'
MAILBOX LOCATION FOR BLOCKS 7 - 9 SEE DETAIL
MAILBOX LOCATION FOR BLOCKS 3-6 SEE DETAIL
BEARINGS ARE ACCORDING TO THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATES SYSTEM ESTABLISHED FOR SOUTH CENTRAL ZONE.
NOTES:
1. THIS SUBDIVISION PLAT OF 11.57 ACRES HAS 45 RESIDENTIAL LOTS AND APPROXIMATELY 2,850 LINEAR FEET OF NEW STREET.
2. THE AREA OF THIS SUBDIVISION LIES OUTSIDE THE LIMITS OF THE CITY OF EAGLE PASS, TEXAS, BUT WILL BE ANNEXED INTO THE CITY LIMITS WITHIN TWO YEARS FROM THIS HOLDING CERTIFICATION.
3. NO MORE THAN ONE (1) SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
4. THE AREA OF THIS SUBDIVISION PLAT WILL BE ZONED AS R-6: SINGLE-FAMILY RESIDENTIAL DISTRICT.
5. THE FRONT YARD SETBACK SHALL BE MINIMUM TWENTY-FIVE
LOT TABLE
LOT | SQUARE FEET | ADDRESS
BLOCK 3 LOT 12 | 7722.41 | 1805 TRON LANE
BLOCK 3 LOT 13 | 6050.00 | 1809 TRON LANE
BLOCK 3 LOT 14 | 6050.00 | 1813 TRON LANE
BLOCK 3 LOT 15 | 6050.00 | 1817 TRON LANE
BLOCK 3 LOT 16 | 6050.00 | 1821 TRON LANE
BLOCK 3 LOT 17 | 6050.00 | 1825 TRON LANE
BLOCK 3 LOT 18 | 6050.00 | 1829 TRON LANE
BLOCK 3 LOT 19 | 6050.00 | 1833 TRON LANE
BLOCK 3 LOT 20 | 6050.00 | 1837 TRON LANE
BLOCK 3 LOT 21 | 6050.00 | 1841 TRON LANE
BLOCK 3 LOT 22 | 6051.05 | 1845 TRON LANE
BLOCK 4 LOT 1 | 8645.93 | 1836 SOLOMON DR
BLOCK 4 LOT 2 | 8096.30 | 1832 SOLOMON DR
BLOCK 4 LOT 3 | 6996.95 | 1828 SOLOMON DR
BLOCK 4 LOT 4 | 9476.80 | 1824 SOLOMON DR
LOT TABLE
LOT | SQUARE FEET | ADDRESS
BLOCK 5 LOT 1 | 7098.39 | 1835 SOLOMON DR
BLOCK 5 LOT 2 | 7150.00 | 1831 SOLOMON DR
BLOCK 5 LOT 3 | 7150.00 | 1827 SOLOMON DR
BLOCK 5 LOT 4 | 8486.99 | 1823 SOLOMON DR
BLOCK 5 LOT 5 | 9379.84 | 3204 ELOISA LANE
BLOCK 5 LOT 6 | 7800.00 | 3208 ELOISA LANE
BLOCK 5 LOT 7 | 7800.00 | 3212 ELOISA LANE
BLOCK 5 LOT 8 | 8177.49 | 3216 ELOISA LANE
BLOCK 6 LOT 1 | 7324.34 | 1808 TRON LANE
BLOCK 6 LOT 2 | 6879.46 | 1804 TRON LANE
BLOCK 6 LOT 3 | 6224.40 | 1803 SOLOMON DR
BLOCK 6 LOT 4 | 8066.22 | 1807 SOLOMON DR
BLOCK 7 LOT 1 | 8624.54 | 3206 MAURICIO LIBSON BLVD
BLOCK 7 LOT 2 | 7991.33 | 3202 MAURICIO LIBSON BLVD
BLOCK 8 LOT 1 | 8073.44 | 3233 MAURICIO LIBSON BLVD
LOT | SQUA
BLOCK 8 LOT 2 | 75
BLOCK 8 LOT 3 | 75
BLOCK 8 LOT 4 | 75
BLOCK 8 LOT 5 | 75
BLOCK 8 LOT 6 | 89
BLOCK 8 LOT 7 | 86
BLOCK 8 LOT 8 | 83
BLOCK 8 LOT 9 | 85
BLOCK 9 LOT 1 | 80
BLOCK 9 LOT 2 | 75
BLOCK 9 LOT 3 | 75
BLOCK 9 LOT 4 | 75
BLOCK 9 LOT 5 | 75
BLOCK 9 LOT 6 | 75
BLOCK 9 LOT 7 | 75
BLOCK 9 LOT 8
CURVE TABLE
CURVE | ARC LENGTH | RADIUS | DELTA | LONG CHORD
C1 | 24.35' | 15.500' | 90°00'00" | S2° 33' 05" W 21.92'
C2 | 24.35' | 15.500' | 90°00'00" | N87° 26' 53"W 21.92'
C3 | 24.34' | 15.500' | 89°59'17" | N2° 33' 28"E 21.92'
C4 | 24.35' | 15.500' | 89°59'49" | N87° 26' 58"W 21.92'
C5 | 39.34' | 200.000' | 11°16'14" | N36° 48' 46"W 39.28'
C6 | 79.85' | 200.000' | 22°52'30" | N19° 44' 24"W 79.32'
C7 | 24.35' | 15.500' | 90°00'00" | S36° 41' 51"W 21.92'
C8 | 20.93' | 15.500' | 77°21'23" | S59° 37' 27"E 19.37'
C9 | 49.29' | 250.000' | 11°17'50" | S26° 35' 41"E 49.21'
C11 | 24.28' | 15.500' | 89°44'44" | S2° 25' 29"W 21.87'
C12 | 24.42' | 15.500' | 90°15'16" | S87° 34' 31"E 21.97'
C13 | 24.35' | 15.500' | 90°01'24" | N87° 41' 27"W 21.92'
C14 | 33.65' | 15.500' | 124°22'36" | N19° 30' 33"E 27.42'
C15 | 22.16' | 15.500' | 101°04'09" | N86° 45' 10"E 23.94'

Las Quintas
Fronterizas

Attachment 2
Master Plan Map
Zoning District Map




Legend
City Limits Outline
B1 - Neighborhood Business District (<8,00 Sq. Ft)
B2 - Central Business District
B3 - General Business District (>8,000 Sq. Ft.)
I - Industrial District
F - Floodway District
R1 - First One-Family Dwelling Distrcit
R2 - Second One-Family Dwelling Distrcit
R3 - Duplex Dwelling Distrcit
R3A - Apartment Distrcit
R4 - Townhouse Residence Distrcit
0
1,320
2,640
5,280
Feet
Eagle Pass, Texas
October 1, 2007 (Updated)
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Fax: 972.633.0533
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