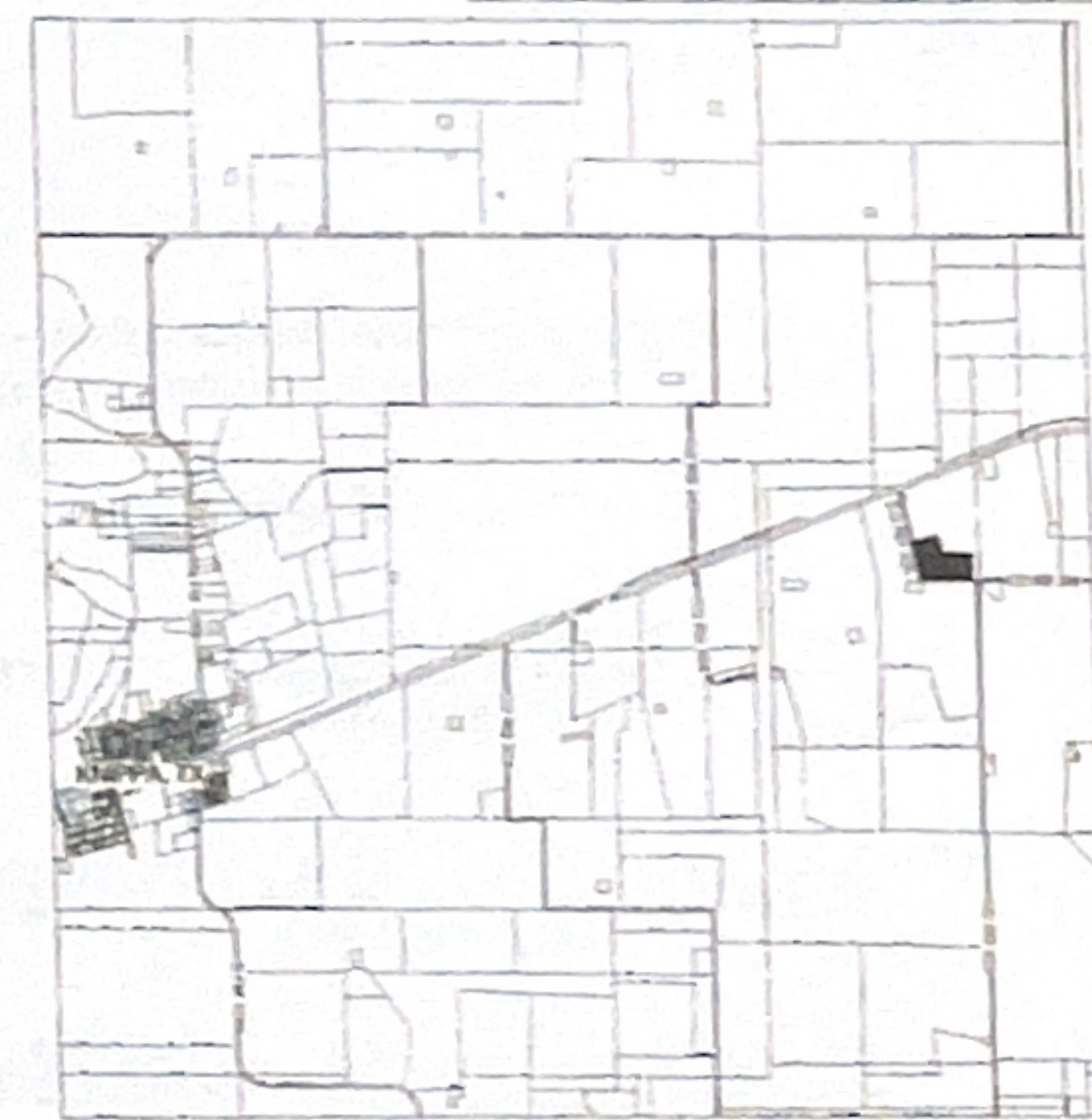


Instrument # 2026029719



VICINITY MAP
SCALE: 1" = 1 MILE

LEGEND:

APPROXIMATE SURVEY LINE	APPROXIMATE SURVEY LINE
PLAT BOUNDARY	PLAT BOUNDARY
SETBACK BUILDING LINE	SETBACK BUILDING LINE
EXISTING POWER POLE	EXISTING POWER POLE
PROPOSED POWER POLE	PROPOSED POWER POLE
SET 1/4 AC. BUMP SCUMPER TIPS (NOT FOR SURVEY MONUMENTS)	SET 1/4 AC. BUMP SCUMPER TIPS (NOT FOR SURVEY MONUMENTS)

FINAL PLAT OF
KNIPPA CORNER ADDITION

A SUBDIVISION OF 25.000 ACRES
LOCATED IN THE W. J. BEESON SURVEY
ABSTRACT NUMBER 71
UVALDE COUNTY, TEXAS

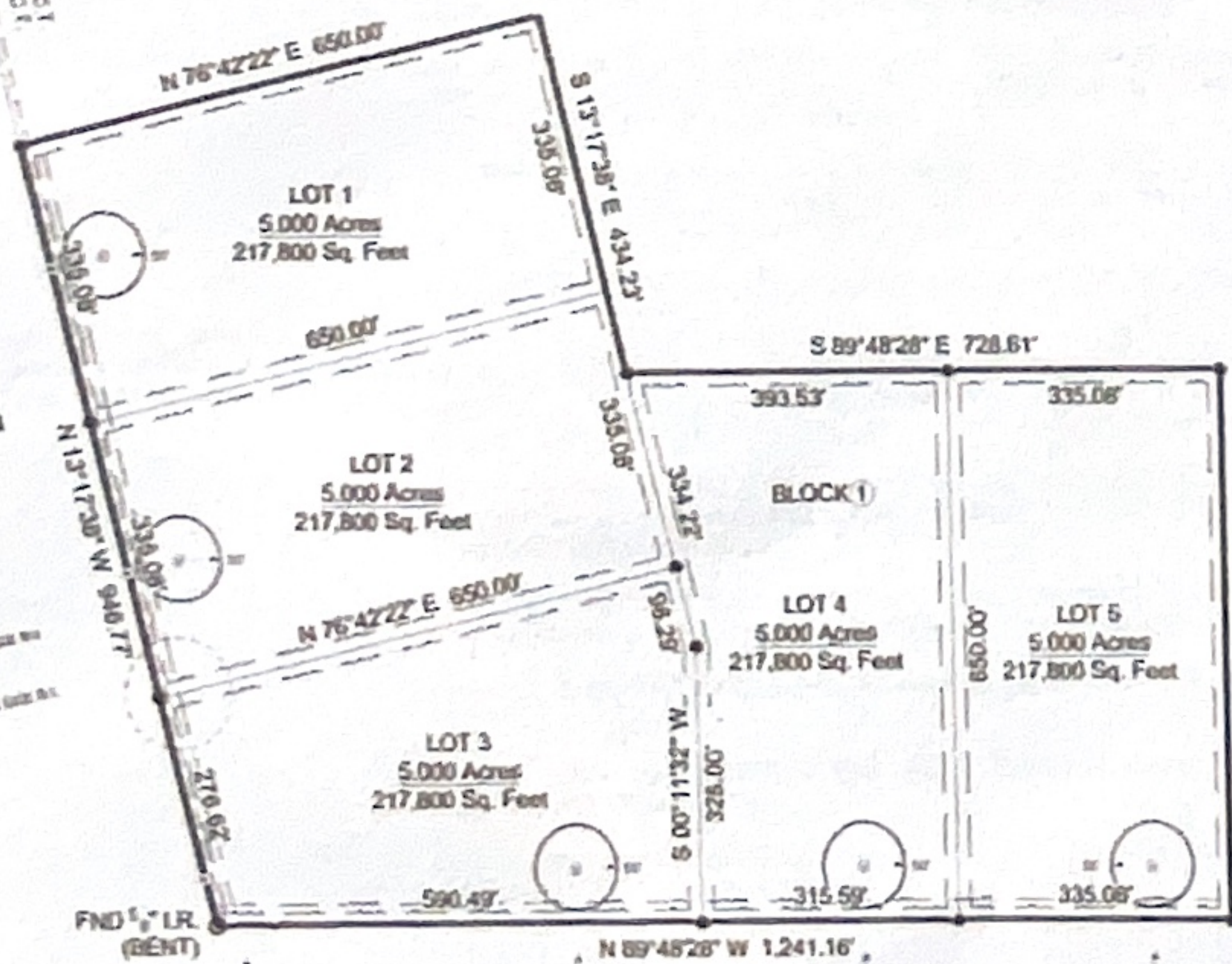
5 LOTS, 1 BLOCK & 0 RESERVES

R. CARLOS SURVEY
ABSTRACT - 126

REMAINDER OF
GOOD BULL 477 LLC
CALLED 253.822 ACRES
C.F. No. 2026028026
O.P.R.U.C.T.

J.L. EWING SURVEY
ABSTRACT - 173

REMAINDER OF
GOOD BULL 477 LLC
CALLED 253.822 ACRES
C.F. No. 2026028026
O.P.R.U.C.T.



COUNTY ROAD 305

COUNTY ROAD 305

WILLIAMS
COMMUNICATIONS, INC.
CALLED 0.947 ACRES
VOL. 424, PAGE 239
O.P.R.U.C.T.

S.A. MYERS SURVEY
ABSTRACT - 1438

U.S. HIGHWAY 90

W. J. BEESON SURVEY
ABSTRACT - 71

**NORTH POINT
SURVEYING**
240 Citrus St.
New Waverly, TX 77358
www.npsurveying.com
(806) 900-9972
TOMMY L. HARRIS, LICENSED SURVEYOR

PROJECT No. 09-40-0001
DATE 4-21-2026
DRAWN BY: SHV
CHECKED BY: CJ
REVISION No.:
SHEET 1 OF 2

OWNER/DEVELOPER
GOOD BULL 477 LLC
448 WEST 19TH STREET, STE. 161
HOUSTON, TX 77008-3914

SLIDE 318A

STATE OF TEXAS
COUNTY OF UVALDE

KNOWN ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, ACTING THROUGH ITS DULY AUTHORIZED AGENT CONSENTS TO THE SUBDIVISION AS SHOWN HEREOF.

GOOD BULL 477 LLC

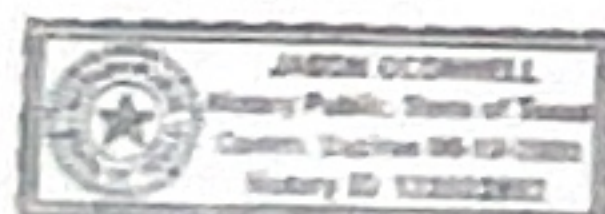
MARK INYART
AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF UVALDE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARK INYART, AUTHORIZED AGENTS FOR GOOD BULL 477 LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF August, 2024.

NOTARY PUBLIC IN AND FOR
COUNTY, TEXAS



MEDINA ELECTRIC COOP, INC.

THIS SUBDIVISION PLAT OF KNIPPA CORNER ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY MEDINA ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR MEDINA ELECTRIC COOP, INC.

SURVEYORS AFFIRMATION

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY. ALL NECESSARY MONUMENTS HAVE BEEN CORRECTLY PLACED AS SHOWN AND THAT IT COMPLIES WITH APPLICABLE SURVEY REQUIREMENTS OF UVALDE COUNTY.

DATED THIS THE 14 DAY OF August, 2024.

CAREY A. JOHNSON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6524



GENERAL NOTES

1. THE PROPERTY DOES NOT APPEAR TO LIE WITHIN A FLOODPLAIN PER UVALDE COUNTY COMMUNITY MAP NO. 480629, FEMA FIRM PANEL NO. 480629C025E, HAVING AN EFFECTIVE DATE OF 11/14/2010.
2. ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.
3. PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES AND GRAPHICAL DEPICTION.
4. ALL LOT CORNERS ARE SET 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 8524" (UNLESS OTHERWISE NOTED).
5. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT (THIS DRIVEWAY SHALL BE CONSTRUCTED TO SPECIFICATIONS STATED ON THE PERMIT) HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF UVALDE COUNTY ROAD DEPARTMENT.
- EACH LOT IS SUBJECT TO A 25' FRONT SETBACK / BUILDING LINE ALONG COUNTY ROAD FRONTAGE.
- EACH LOT IS SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
- EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY MEC.
- ALL EXISTING MEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
- ALL EXISTING MEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
- WHERE UNDERGROUND SERVICES ARE UTILIZED MEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- MEDINA ELECTRIC COOPERATIVE, INC. IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "AERIAL EASEMENT", "SERVICE EASEMENT", "TRANSFORMER EASEMENT", "EASEMENT & SETBACK" AND ALL AREAS DESIGNATED AS PRIVATE ROADWAYS, FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPHASING, REPAIRING, OPERATING, MAINTAINING, RELOCATING AND REPLACING SAID INFRASTRUCTURE, WITHIN SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES, ALONG WITH THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS OR PERMANENT STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADE, AND MAINTAINING THE ELECTRICAL FACILITIES.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY UVALDE COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE UVALDE COUNTY INSPECTOR.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL SEPTIC TANK PERMIT OR PUBLIC SEWER AND ROADS HAVE BEEN PROVIDED AND ROAD CONSTRUCTION IS COMPLETE AND APPROVED.
7. SUBJECT TO 10 FOOT WIDE RIGHT-OF-WAY EASEMENT TO MEDINA ELECTRIC COOP, INC., VOL. 431, PG. 19, O.P. 1111.1.
8. SUBJECT TO 10 FOOT WIDE ELECTRIC LINE EASEMENT TO WILLIAMS COMMUNICATIONS, INC., D.B.A. VVIX, INC., VOL. 424, PG. 39.
9. NO LOT SHOULD BE OCCUPIED WITHOUT FIRST BEING CONNECTED TO APPROVED MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN ON SITE WATER WELL.
10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. A NOTATION OF THIS RESTRICTION SHALL BE PLACED ON THE FACE OF THE FINAL PLAT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. PROPOSALS WHICH INCLUDE MULTI-FAMILY RESIDENTIAL SHALL INCLUDE ADEQUATE, DETAILED PLANNING MATERIAL AS REQUIRED FOR DETERMINATION OF PROPER WATER AND WASTEWATER UTILITY TYPE AND DESIGN.

THIS SHORT FORM PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED BY THE COMMISSIONER'S COURT OF UVALDE COUNTY, TEXAS

THIS 24th DAY OF August, 2024

PRECINCT ONE, COUNTY COMMISSIONER
JOHN YEACKLE

PRECINCT THREE, COUNTY COMMISSIONER
ROY M. KOTHAMANN

PRECINCT TWO, COUNTY COMMISSIONER
MARIANO PARGAS, JR.

PRECINCT FOUR, COUNTY COMMISSIONER
RONALD (RONNIE) GARZA

Jerry W. Bates
COUNTY JUDGE
JERRY W. BATES

FINAL PLAT OF
KNIPPA CORNER ADDITION
A SUBDIVISION OF 25.000 ACRES
LOCATED IN THE W. J. BEESON SURVEY
ABSTRACT NUMBER 71
UVALDE COUNTY, TEXAS

5 LOTS, 1 BLOCK & 0 RESERVES

FILED FOR RECORD
This 26th day of Aug, A.D. 2024
at 10:45 o'clock A.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By LS Deputy

NORTH STAR
SURVEYING

2400 Gibbs St.
New Albany, TX 77658
www.northstarsurveying.com
(504) 360-8872
SPECIALTY SURVEYING

PROJECT No: 05465-0009
DATE: 4-21-2024
CREATED BY: SM
CHECKED BY: CJ
REVISION No: 1
SHEET: 2 OF 2

OWNER/DEVELOPER
GOOD BULL 477 LLC

440 WEST 19TH STREET, STE. 161
HOUSTON, TX 77068-2914

Side 318A

REC NO: 245446-REPRINT

Uvalde County, Texas
Donna M. Williams, County Clerk
100 N. Getty St
Uvalde, Texas 78801
(830) 278-6614



DATE : 08/26/2026

TIME : 10:45am

YOUR CASHIER WAS: DELLIOTT

REGISTER NO : DE

RECVD FROM: JASON OCONNELL/GOOD BULL 477 LLC

ITEM DESCRIPTION	GFE NO.	CLERK/CAUSE NO.	QTY	FEES PAID
PLATS-MAPS		2026029779	1	\$ 120.00
PLAT-MAP EXTRA PAGES			1	\$ 100.00
PLAT LOTS			5	\$ 50.00
PLAT TAX CERTIFICATE			3	\$ 6.00
COPIES			3	\$ 3.00
TOTAL FEES PAID				\$ 279.00

----- AMOUNT TENDERED -----

CASH RECEIVED	\$ 0.00
CHECKS RECEIVED	\$ 0.00
CC RECEIVED	\$ 279.00
TIME SERVED	\$ 0.00
WAIVED FEES	\$ 0.00
DEPOSITORY DEBIT	\$ 0.00
DIRECT DEPOSIT	\$ 0.00

TOTAL RECEIVED	\$ 279.00
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----- TRANSACTION SUMMARY -----

TOTAL RECEIVED	\$ 279.00
TOTAL FEES PAID	\$ 279.00

CHANGE DUE BACK	\$ 0.00
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----- CREDIT CARD AUTHORIZATION -----

AUTH #	01658G	\$ 279.00
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REC NO. 245446-REPRINT CLOSED

Thank you
Donna M. Williams
County Clerk

This is a "printer friendly" page. Please use the "print" option in your browser to print this screen.

ACI PAYMENTS, INC.



Uvalde County County Clerk, TX

Official Public Records (POS)

Confirmation Number: 01658G
Payment Date: Wednesday, August 26, 2026
Payment Time: 10:57AM CT

Payer Information

First Name: JASON OCONNELL
Street Address: 448 W 19TH ST #161
Town/City: HOUSTON, TX 77008
Country: United States
Daytime Phone Number: (507) 259 - 5734
Instrument Number (10 Digits): 2026029779
Name of Individual Requesting: JASON OCONNELL

Card Information

Card Type: Visa
Card Number: *****5451

Payment Information

Payment Type: Official Public Records (POS)
Payment Amount: \$279.00
Convenience Fee: \$10.10
Total Payment: \$289.10

Thank you for using ACI Payments, Inc. If you have a question regarding your payment, please call us toll free at 1-800-487-4567. To make payments in the future, please visit our website at acipayonline.com.

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