



CTOT

21-616603LT

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: August 25 2021

Grantor: 438 Atascosa Venture LLC

Grantor's Mailing Address: 20770 US 281 N #108-413 San Antonio TX, 78258

Grantee: Carol Ann Roby

Grantee's Mailing Address: 1012 Timber Crest, Pleasanton, TX 78064

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

SEE ATTACHED HERETO EXHIBIT A

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

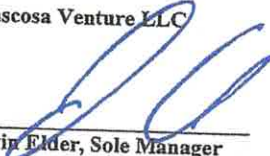
This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Atascosa County, Texas including but not limited to those more particularly described in the attached hereto Exhibit B.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

EXECUTED this 25 day of August, 2021.

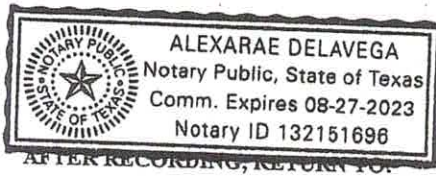
438 Atascosa Venture LLC



By: Devin Elder, Sole Manager

THE STATE OF Texas §  
COUNTY OF BELAIR §

25 Before me, a Notary Public, the foregoing instrument was acknowledged on day of August, 2021 by Devin Elder, Sole Manager for 438 Atascosa Venture LLC who personally appeared before me, and who is known to me through DRIVERS LICENSE to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Alexarae Delavega  
NOTARY PUBLIC, STATE OF  
Texas

AFTER RECORDING, RETURN TO:  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

# Exhibit "A"

Hay & Associates Surveying Co.

contacthaysurveying@gmail.com

Firm # 10193959

(830) 426-8553

STATE OF TEXAS  
COUNTY OF ATASCOSA

Field Notes of 254.26 Acres out of a 435.02 acre tract, File No. 212686 Official Public Records of Atascosa County, Texas and consisting of 78.05 acres out of the P. Bluntzer Survey 1622, Abstract 1259 and 176.21 acres out of the Heirs of Johannes Moos Survey 521, Abstract 1092, Atascosa County, Texas.

BEGINNING at a 1/2" iron pin found by a 6"x6" pipe post, in the ostensible south line of Survey 521, the south line of the 435.02 acre tract, for the northwest corner of County Road 343, and the northeast corner of a 132.811 acre tract, File No. 180289 Official Public Records of Atascosa County, Texas.

THENCE S 73°58'27" W, with the ostensible south line of Survey 521, the north line of the 132.811 acre tract, and generally with the fence; at 2645.10 feet pass a 10" treated post 2-way fence corner; continuing a total of 2828.93 feet to a 1/2" iron pin found by a 4" cedar post for the interior corner of the 435.02 acre tract and the northwest corner of a 2.87 acre tract, File No. 90143 Official Public Records of Atascosa County, Texas.

THENCE S 16°22'47" E, with the lower ostensible east line of Survey 521, the west line of the 2.87 acre tract, and generally with the fence; at 180.25 feet pass a 10" treated 2-way fence corner; continuing a total of 1089.00 feet (recorded as 1087 feet) to a 3-1/2" pipe post found for the lower ostensible southeast corner of Survey 521, the northeast corner of a 263.23 acre tract, Volume 130, Page 140 Deed Records of Atascosa County, Texas, and the lower southeast corner of the 435.02 acre tract.

THENCE S 73°43'18" W, with the ostensible south line of Survey 521, the north line of the 263.23 acre tract, and generally with the fence, 2293.17 feet (recorded as 2284 feet) to a 2-7/8" pipe post found for the ostensible southwest corner of Survey 521, the southeast corner of a 200 acre tract, Volume 111, Page 109 Deed Records of Atascosa County, Texas, and the southwest corner of the 435.02 acre tract.

THENCE N 15°52'19" W, with the east line of the 200 acre tract, the west line of the 435.02 acre tract, and generally with the fence, 3485.85 feet (recorded as 3477 feet) to a 5/8" iron pin set by a 10" treated post found in the south line of County Road 344S, for the northeast corner of the 200 acre tract, and the lower northwest corner of the 435.02 acre tract, a 2" pipe post found for the northwest corner of the 200 acre tract bears S 65°35'52" W 3412.98 feet.

THENCE N 65°33'22" E, with the north line of the 435.02 acre tract, the south line of County Road 344S, and generally with the fence, 1689.88 feet (recorded as 1687 feet) to a 1-1/4" iron pin found for an interior corner of the 435.02 acre tract.

THENCE N 25°31'03" W 30.61 feet to a point in County Road 344S and for the upper northwest corner of the 435.02 acre tract.

THENCE N 73°13'00" E, with the north line of the 435.02 acre tract, 522.25 feet to a point for the northwest corner of a 112.23 acre tract, surveyed this same day, and the upper northeast corner of the subject tract, a 5/8" iron pin set by a 12" treated post in the east line of the 435.02 acre tract bears N 73°13'00" E 4256.84 feet and S 29°57'02" E 47.70 feet.

THENCE over and across the 435.02 acre tract:

S 16°47'00" E, with the west line of the 112.23 acre tract, 1686.36 feet to a 5/8" set iron pin;  
N 73°13'00" E, with the south line of the 112.23 acre tract, 2636.86 feet to a 5/8" iron pin set for  
the northwest corner of a 38.00 acre tract, surveyed this same day;  
S 16°15'44" E, with the west line of the 38.00 acre tract, 1039.20 feet to a 5/8" set iron pin;  
N 73°44'16" E, with the south line of the 38.00 acre tract, 665.48 feet to a 5/8" set iron pin;  
S 16°15'44" E, with the west line of the 38.00 acre tract, 30.00 feet to a 0" treated post in the  
south line of the 435.02 acre tract, the north line of County Road 343.

THENCE, with the north line of County Road 343, the south line of the 435.02 acre tract, and generally  
with the fence, S 63°04'23" W 280.26 feet to a 12" treated post and S 73°55'35" W 35.24 feet to the  
POINT OF BEGINNING. Surveyed on the ground February 22, 2021 and prepared for the 438 Atascosa  
Venture, LLC. Bearings shown herein are based on WGS 84 from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an  
actual survey performed on the ground by me and to the best of my knowledge and belief it is true and  
correct. Hay & Associates Surveying Co. accepts responsibility for this field note description only to the  
original clients for which it was prepared.

Timothy G. Hay  
271 CR 444  
Hondo, Texas 78861  
(830) 428-5533  
Job: 202102254  
Field Notes



Exhibit B

Rights of the public, the State of Texas and the municipality in and to that portion of subject property, if any, lying within the boundaries of any roadway, public or private.

Any and all matters which would be shown on a current, correct survey of the property.

Easement created in instrument to McCoy Water Supply Corp, recorded in Volume 7, Page 301, Real Property Records, Atascosa County, Texas.

Easement created in instrument to Karnes Electric Coop, recorded in cc# 2010-117411, Real Property Records, Atascosa County, Texas.

Easement created in instrument to Karnes Electric Coop, recorded in cc# 2015-165139, Real Property Records, Atascosa County, Texas.

Easement created in instrument to Cabot Oil and Gas Corp, recorded in cc# 2017-179437, Real Property Records, Atascosa County, Texas.

Easement created in instrument to Cabot Oil and Gas Corp, recorded in cc# 2017-179438, Real Property Records, Atascosa County, Texas.

Easement created in instrument to Cinco Oil and Gas, LLC, recorded in cc# 2017-182203, Real Property Records, Atascosa County, Texas.

Easement created in instrument to Karnes Electric Coop, recorded in cc# 2021-2457, Real Property Records, Atascosa County, Texas.

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



Diane Gonzales, County Clerk

Atascosa County Texas

August 27, 2021 12:44:10 PM

FEE: \$42.00 BCHAPA

**217136**

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