



Registration for Division of Land in Atascosa County

I Douglas L. Hurd, am the owner of the attached filed division of land located at Keth S/D Lot pt 4-6 (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner

Date: 3-19-25

Signature:

Douglas L. Hurd

Printed Name:

Douglas L. Hurd

Adopted 6/27/2022



Date: 3-19-25

Signature: Douglas Hurd

Printed Name: Douglas Hurd

ACKNOWLEDGMENT

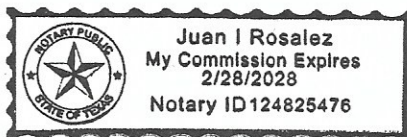
STATE OF TEXAS

COUNTY OF Hidalgo

BEFORE ME, the undersigned Notary Public, on this day personally appeared Douglas Hurd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this March 19th, 2025.

Juan I Rosalez
Notary Public, in and for
State of Texas



(EAST)
 N89°22'18"E
 49.97'
TUMLINSON RD.
 R.O.W. NOT TO SCALE



SCALE 1" = 200'

WATER METERS
 N13°25'37"W
 102.51'

1/2" IRF
 ANTHONY MICHAEL CURRER
 KATHY CURRER
 DOC. 96870

7

8

1.29 ACRES

MELBA DAVILA
 DOC. # 235254

OPALINE BENNETT
 DOC. # 95320

- LEGEND**
- IRF - STEEL ROD FOUND
 - IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
 - CP - CORNER POST
 - DD'MM'SS" DIST. - FIELD
 - (DD'MM'SS" DIST.) - RECORD
 - x - BARBED WIRE FENCE
 - ⊕ - POWER/UTILITY POLE
 - ⊙ - WATER WELL/WATER METER (AS NOTED)
 - ⊙ - SEPTIC TANK
 - O - CHAIN LINK FENCE
 - || - WOOD PRIVACY FENCE

(1964.38')
 1750.06'
 (N00°49'02"W)
 N02°10'49"W
 1849.80'
 (1964.38')
 S02°10'47"E
 (S00°49'02"E)

JOEL WALKER SURVEY
 NO. 1090
 ABSTRACT NO. 908

SURVEY PLAT OF 1.29 ACRES OF LAND OUT OF THE JOEL WALKER SURVEY 1090, ABSTRACT NO. 908, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUGLAS HURD IN THE DEED OF RECORD IN BOOK 804, PAGE 456 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND FURTHER BEING PARTS OR PORTIONS OF THE M. F. KEITH SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 232, PAGE 144 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS AND CONTAIN WITHIN THIS TRACT THE 30' INGRESS/EGRESS EASEMENT IN VOLUME 821, PAGE 335 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

ROSS A. MAGSIG AND
 CYNTHIA A. MAGSIG
 DOC. # 232969

WILLIAM CHARLES
 MASSEY
 HELEN B. MASSEY
 DOC. # 242859

DAVID KEITH HURD
 DOC # 139516

(WEST)
 S88°53'34"W
 29.94'
 (30.00')
 3/8" IRF

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR DOUGLAS HURD. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE:
 VOL. 804, PG. 456 - DEED
 VOL. 232, PG. 144 PLAT



**POLLOK & SONS
 SURVEYING, INC.**
 FIRM NO. 10052700
 FLORESVILLE, TEXAS
 (830) 393-4770



STATE OF TEXAS
 COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 3RD DAY OF APRIL, 2025 A.D.

LARRY J. POLLOK

R.P.L.S. NO.5186

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JOB NO. 25-137

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 1.29 ACRES OF LAND

BEING 1.29 ACRES OF LAND OUT OF THE JOEL WALKER SURVEY 1090, ABSTRACT NO. 908, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUGLAS HURD IN THE DEED OF RECORD IN BOOK 804, PAGE 456 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND FURTHER BEING PARTS OR PORTIONS OF THE M. F. KEITH SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 232, PAGE 144 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS AND CONTAIN WITHIN THIS TRACT THE 30' INGRESS/EGRESS EASEMENT IN VOLUME 821, PAGE 335 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½” pin on the southerly right-of-way of Tumlinson Road for the northwesterly corner of the Anthony Michael Curren and Kathy Curren land as described in Document 96870 of the Official Public Records of Atascosa County, Texas and the northeasterly corner of the Hurd land and of this tract;

THENCE South 02° 10’ 47” East, with the common line of said Curren land and with the common line of the Opaline Bennett land as described in Documents 95320 of the Official Public Records of Atascosa County, Texas, in all a distance of 1849.80 feet to a found 3/8” pin for the northeasterly corner of the David Keith Hurd land as described in Documents 139516 of the Official Public Records of Atascosa County, Texas and the southeasterly corner of this tract;

THENCE South 88° 53’ 34” West, with the common line of said David Keith Hurd land, a distance of 29.94 feet to a set ½” rebar with a “Pollok & Sons” cap for the southeasterly corner of the William Charles Massey and Helen B. Massey land as described in Documents 242859 of the Official Public Records of Atascosa County, Texas and the southwesterly corner of this tract;

THENCE North 02° 10’ 49” West, with the common line of said Massey land and with the common line of the Ross A. Magsig and Cynthia A. Magsig land as described in Document 232969 of the Official Public Records of Atascosa County, Texas and of the Melba Davila land as described in Document 235254 of the Official Public Records of Atascosa County, Texas, in all a distance of 1750.06 feet to a set ½” rebar with a “Pollok & Sons” cap for a corner of said Davila land and of this tract;

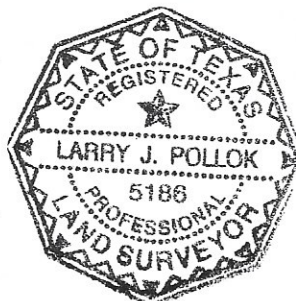
THENCE North 13° 25’ 37” West, continuing with the common line of said Davila land, a distance of 102.51 feet to a set ½” rebar with a “Pollok & Sons” cap on the aforementioned southerly right-of-way of Tumlinson Road for the northeasterly corner of said Davila land and the northwesterly corner of this tract;

THENCE North 89° 22’ 18” East, with said right-of-way, a distance of 49.97 feet to the **POINT OF BEGINNING** and containing 1.29 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, R.P.L.S. #5186
April 3, 2025



Refer. 25-137

JANET HURD PORTER, ET AL TO KAREN HURD FRAZIER, ET AL
PARTITION DEED--Janet Hurd Porter, et al, to each other

THE STATE OF TEXAS:

COUNTY OF ATASCOSA:

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, we, JANET HURD PORTER, KAREN HURD FRAZIER, DOUGLAS HURD, joined herein pro forma by my wife, VICKIE L. HURD, and DALE HURD, joined herein pro forma by my wife, DEBORAH J. HURD, have and hold in common that certain real estate (the "Property"), and are desirous of making partition of the same; said property being more particularly described as follows, to-wit:

BEING 241.58 acres of land, more or less, lying and being situated in Atascosa County, Texas, and described in six (6) parcels as follows:

PARCEL I:

BEING 62.91 acres of land out of the R. E. Neill Survey No. 1101, Abstract No. 646, Atascosa County, Texas, and out of a 181 acre tract of land recorded in Volume 236, Page 174, Deed Records, Atascosa County, Texas. Said 62.91 acres being more particularly described as follows:

BEGINNING at a point in the south line of the 181 acre tract for the southwest corner of this tract. Said southwest corner being the same and the southeast corner of a 33.364 acre tract of land recorded in Volume 377, Page 347, Deed Records, Atascosa County, Texas.

THENCE N. 00 deg. 40 min. 34 sec. W, 30.46 feet along the east line of the 33.364 acre tract to a point for the lower northwest corner of this tract.

THENCE S. 80 deg. 40 min. 34 sec. E, 400.72 feet to a point for a corner of this tract;

THENCE N. 00 deg. 40 min. 34 sec. W, 961.32 feet to a point in the north line of the 181 acre tract for the upper northwest corner of this tract.

THENCE N. 89 deg. 13 min. 23 sec. E, 2289.93 feet along the north line of the 181 acre tract to a point on the west line of I.H. 37 for the northeast corner of this tract;

THENCE along the west line of I.H. 37 the following courses:

S. 00 deg. 02 min. 15 sec. E, 1205.84 feet to a point.

S. 03 deg. 12 min. 15 sec. E, 193.14 feet to a point for the southeast corner of this tract;

THENCE N. 80 deg. 40 min. 34 sec. W, 2720.98 feet along the south line of the 181 acre tract to the Point of Beginning.

PARCEL II:

BEING 55.23 acres of land out of the R. E. Neill Survey No. 1101, Abstract No. 646, Atascosa County, Texas, and out of a 181 acre tract of land recorded in Volume 236, Page 174, Deed Records, Atascosa County, Texas. Said 55.23 acres being more particularly described as follows:

BEGINNING at a point for the northeast corner of this tract and the northeast corner of the 181 acre tract;

THENCE S. 00 deg. 20 min. 49 sec. E, 2207.90 feet along the east line of the 181 acre tract to a point for the southeast corner of this tract and the southeast corner of the 181 acre tract;

I, Diane Gonzales County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: *[Signature]*

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THENCE S. 89 deg. 39 min. 11 sec. W, 1055.70 feet along the south line of the 181 acre tract to a point in the east line of I.H. 37 for the southwest corner of this tract;

THENCE along the east line of I.H. 37 the following courses:

N. 03 deg. 12 min. 08 sec. W, 178.07 feet to a point;

N. 01 deg. 40 min. 55 sec. W, 1657.99 feet to a point;

N. 00 deg. 02 min. 15 sec. W, 391.03 feet to a point for the northwest corner of this tract;

THENCE S. 89 deg. 23 min. 01 sec. E, 1101.24 feet along the north line of the 181 acre tract to the Point of Beginning;

PARCEL III:

BEING 7.00 acres of land out of the R. E. Neill Survey No. 1101, Abstract No. 646, Atascosa County, Texas, and out of a 181 acre tract of land recorded in Volume 236, Page 174, Deed Records, Atascosa County, Texas. Said 7.00 acres being more particularly described as follows:

BEGINNING at a point in the North line of the 181 acre tract for the northwest corner of this tract. Said northwest corner being N. 89 deg. 13 min. 23 sec. E, 67.53 feet from the northeast corner of a 33.364 acre tract recorded in Volume 377, Page 347, Deed Records, Atascosa County, Texas;

THENCE N. 89 deg. 13 min. 23 sec. E, 327.10 feet along the north line of the 181 acre tract to a point for the northeast corner of this tract;

THENCE S. 00 deg. 40 min. 34 sec. E, 961.32 feet to a point for the southeast corner of this tract;

THENCE N. 80 deg. 40 min. 34 sec. W, 332.15 feet to a point for the southeast corner of this tract.

THENCE N. 00 deg. 40 min. 34 sec. W, 903.06 feet to the Point of Beginning.

PARCEL IV:

BEING 57.44 acres of land, more or less, described as being the North 14.36 acres of land out of Tract Numbers (4), Five (5), Six (6) and Seven (7) of the M. F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, in Atascosa County, Texas, as per map or plat of said subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

PARCEL V:

BEING 24 acres of land, more or less, described as being the South 6 acres of land out of Tract Numbers (4), Five (5), Six (6) and Seven (7) of the M. F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, in Atascosa County, Texas, as per map or plat of said subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

ALSO, a non-exclusive thirty foot (30') wide easement of ingress and egress along the East boundary line of Tract No. 7 of the M.F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, Atascosa County, Texas, as per map or plat of said subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

I, Diane Gonzales County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: *[Signature]*

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PARCEL VI:

BEING 35 acres of land, more or less out of the Peter Tumlinson Survey No. 1110, Abstract No. 843, and more particularly described by metes and bounds as follows:

BEGINNING at the SW corner of said Survey and running East along the South boundary line of Survey 1144.6 feet to a stake set in said boundary line;

THENCE North 1332 feet to a point;

THENCE West 1144.6 feet to the west boundary line of said Survey;

THENCE South along said west boundary line of said Survey 1332 feet to the Place of Beginning.

NOW, THEREFORE, in consideration of the covenants herein contained and the conveyance herein made and to effect such partition, it is hereby COVENANTED, GRANTED, CONCLUDED AND AGREED by, between, and among said parties and each of them COVENANTS, GRANTS, CONCLUDES, AND AGREES, for themselves and their heirs, personal representatives, and assigns, that a partition of said Property be made as follows, to-wit:

The said JANET HURD PORTER, whose address is 1026 Oak Crest, Pleasanton, Atascosa County, Texas, 78064, as her sole separate property and estate, shall from henceforth have, hold, possess, and enjoy, in severalty, by herself, and to her and her heirs, personal representatives and assigns, for her part, share and proportion of the said Property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Atascosa County, Texas, referred to herein as Parcel I and more particularly described as follows:

BEING 62.91 acres of land out of the R. E. Neill Survey No. 1101, Abstract No. 646, Atascosa County, Texas, and out of a 181 acre tract of land recorded in Volume 236, Page 174, Deed Records, Atascosa County, Texas. Said 62.91 acres being more particularly described as follows:

BEGINNING at a point in the south line of the 181 acre tract for the southwest corner of this tract. Said southwest corner being the same and the southeast corner of a 33.364 acre tract of land recorded in Volume 377, Page 347, Deed Records, Atascosa County, Texas.

THENCE N. 00 deg. 40 min. 34 sec. W, 30.46 feet along the east line of the 33.364 acre tract to a point for the lower northwest corner of this tract.

THENCE S. 80 deg. 40 min. 34 sec. E, 400.72 feet to a point for a corner of this tract;

THENCE N. 00 deg. 40 min. 34 sec. W, 961.32 feet to a point in the north line of the 181 acre tract for the upper northwest corner of this tract.

THENCE N. 89 deg. 13 min. 23 sec. E, 2289.93 feet along the north line of the 181 acre tract to a point on the west line of I.H. 37 for the northeast corner of this tract;

THENCE along the west line of I.H. 37 the following courses:
S. 00 deg. 02 min. 15 sec. E, 1205.84 feet to a point.

I, Diane Gonzales County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: *raly*

S. 03 deg. 12 min. 15 sec. E, 193.14 feet to a point for the southeast corner of this tract;

THENCE N. 80 deg. 40 min. 34 sec. W, 2720.98 feet along the south line of the 181 acre tract to the Point of Beginning.

And the other parties hereto, KAREN HURD FRAZIER, DOUGLAS HURD, joined herein pro forma by his wife, VICKIE L. HURD, and DALE HURD, joined herein pro forma by his wife, DEBORAH J. HURD, HAVE GRANTED, RELEASED, CONFIRMED AND CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM AND CONVEY unto the said JANET HURD PORTER, the property in Parcel I above described.

This conveyance and hereinafter warranty are made expressly subject to that certain thirty (30') foot easement of ingress and egress hereinafter granted to Karen Hurd Frazier.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in any wise belonging and any right, title and interest of the Grantors in and to adjacent streets, alleys, and rights-of-ways, unto the said JANET HURD PORTER, her heirs, personal representatives, and assigns forever; and the other parties hereto, KAREN HURD FRAZIER, DOUGLAS HURD, joined herein pro forma by his wife, VICKIE L. HURD, and DALE HURD, joined herein pro forma by his wife, DEBORAH J. HURD, do bind themselves, their heirs, personal representatives, and assigns to WARRANT AND FOREVER DEFEND, all and singular the said Property unto the said JANET HURD PORTER, her heirs, personal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the mineral reservation hereinafter made, and subject to any easements, rights of ways and outstanding oil, gas and mineral interests which may be validly in existence and appear of record in the Deed Records of Atascosa County, Texas.

The said KAREN HURD FRAZIER, whose address is 12602 Old Wick Road, San Antonio, Texas, 78230, as her sole separate property and estate, shall from henceforth have, hold, possess, and enjoy, in severalty, by herself, and to her and her heirs, personal representatives and assigns, for her part, share and proportion of the said Property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Atascosa County, Texas, referred to herein as Parcels II and III and more particularly described as follows:

PARCEL II:

BEING 55.23 acres of land out of the R. E. Neill Survey No. 1101, Abstract No. 646, Atascosa County, Texas, and out of a 181 acre tract of land recorded in Volume 236, Page 174, Deed Records, Atascosa County, Texas. Said 55.23 acres being more particularly described as follows:

BEGINNING at a point for the northeast corner of this tract and the northeast corner of the 181 acre tract;

THENCE S. 00 deg. 20 min. 49 sec. E, 2207.90 feet along the east line of the 181 acre tract to a point for the southeast corner of this tract and the southeast corner of the 181 acre tract;

THENCE S. 89 deg. 39 min. 11 sec. W, 1055.70 feet along the south line of the 181 acre tract to a point in the east line of I.H. 37 for the southwest corner of this tract;

THENCE along the east line of I.H. 37 the following courses:

N. 03 deg. 12 min. 08 sec. W, 178.07 feet to a point;

I, Diane Gonzales County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: *[Signature]*

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N. 01 deg. 40 min. 55 sec. W, 1657.99 feet to a point;
N. 00 deg. 02 min. 15 sec. W, 391.03 feet to a point for the
northwest corner of this tract;

THENCE S. 89 deg. 23 min. 01 sec. E, 1101.24 feet along the
north line of the 181 acre tract to the Point of Beginning;

PARCEL III:

BEING 7.00 acres of land out of the R. E. Neill Survey No. 1101,
Abstract No. 646, Atascosa County, Texas, and out of a 181 acre
tract of land recorded in Volume 236, Page 174, Deed Records,
Atascosa County, Texas. Said 7.00 acres being more particularly
described as follows:

BEGINNING at a point in the North line of the 181 acre tract for
the northwest corner of this tract. Said northwest corner being
N. 89 deg. 13 min. 23 sec. E, 67.53 feet from the northeast
corner of a 33.364 acre tract recorded in Volume 377, Page 347,
Deed Records, Atascosa County, Texas;

THENCE N. 89 deg. 13 min. 23 sec. E, 327.10 feet along the north
line of the 181 acre tract to a point for the northeast corner of
this tract;

THENCE S. 00 deg. 40 min. 34 sec. E, 961.32 feet to a point for
the southeast corner of this tract;

THENCE N. 80 deg. 40 min. 34 sec. W, 332.15 feet to a point for
the southeast corner of this tract.

THENCE N. 00 deg. 40 min. 34 sec. W, 903.06 feet to the Point of
Beginning.

ALSO, a thirty (30') foot wide easement of ingress and egress
along and South of her entire South boundary line of the above
described 7.00 acre tract;

And the other parties hereto, JANET HURD PORTER, DOUGLAS HURD, joined
herein pro forma by his wife, VICKIE L. HURD, and DALE HURD, joined herein pro
forma by his wife, DEBORAH J. HURD, HAVE GRANTED, RELEASED, CONFIRMED AND
CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM AND CONVEY
unto the said KAREN HURD FRAZIER, the property in Parcels II and III above
described.

TO HAVE AND TO HOLD the above described Property, together with all and
singular the rights and appurtenances thereto in any wise belonging and any
right, title and interest of the Grantors in and to adjacent streets, alleys,
and rights-of-ways, unto the said KAREN HURD FRAZIER, her heirs, personal
representatives, and assigns forever; and the other parties hereto, JANET HURD
PORTER, DOUGLAS HURD, joined herein pro forma by his wife, VICKIE L. HURD, and
DALE HURD, joined herein pro forma by his wife, DEBORAH J. HURD, do bind
themselves, their heirs, personal representatives, and assigns to WARRANT AND
FOREVER DEFEND, all and singular the said Property unto the said KAREN HURD
FRAZIER, her heirs, personal representatives, and assigns, against every
person whomsoever lawfully claiming or to claim the same or any part thereof,
subject, however, to the mineral reservation hereinafter made, and subject to
any easements, rights of ways and outstanding oil, gas and mineral interests
which may be validly in existence and appear of record in the Deed Records of
Atascosa County, Texas.

I, Diane Gonzales County Clerk, Atascosa
County, Texas, do hereby certify that this is
a true and correct copy as same appears
of record in my office witness my hand and
Seal of office on DEC 31 2015



Diane Gonzales, County Clerk
By Deputy:

The said DOUGLAS HURD, whose address is Rt. 1, Box 127-D, Pleasanton, Atascosa County, Texas, 78064, as his sole separate property and estate, shall from henceforth have, hold, possess, and enjoy, in severalty, by himself, and to him and his heirs, personal representatives and assigns, for his part, share and proportion of the said Property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Atascosa County, Texas, referred to herein as Parcel IV and more particularly described as follows:

PARCEL IV:

BEING 57.44 acres of land, more or less, described as being the North 14.36 acres of land out of Tract Numbers (4), Five (5), Six (6) and Seven (7) of the M. F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, in Atascosa County, Texas, as per map or plat of said subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

And the other parties hereto, JANET HURD PORTER, KAREN HURD FRAZIER, and DALE HURD, joined herein pro forma by his wife, DEBORAH J. HURD, HAVE GRANTED, RELEASED, CONFIRMED AND CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM AND CONVEY unto the said DOUGLAS HURD, the property in Parcels IV above described.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in any wise belonging and any right, title and interest of the Grantors in and to adjacent streets, alleys, and rights-of-ways, unto the said DOUGLAS HURD, his heirs, personal representatives, and assigns forever; and the other parties hereto, JANET HURD PORTER, KAREN HURD FRAZIER, and DALE HURD, joined herein pro forma by his wife, DEBORAH J. HURD, do bind themselves, their heirs, personal representatives, and assigns to WARRANT AND FOREVER DEFEND, all and singular the said Property unto the said DOUGLAS HURD, his heirs, personal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the mineral reservation hereinafter made and subject to any easements, rights of ways and outstanding oil, gas and mineral interests which may be validly in existence and appear of record in the Deed Records of Atascosa County, Texas.

The said DALE HURD, whose address is Star Route Box 30AA, Pleasanton, Atascosa County, Texas, 78064, as his sole separate property and estate, shall from henceforth have, hold, possess, and enjoy, in severalty, by himself, and to him and his heirs, personal representatives and assigns, for his part, share and proportion of the said Property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Atascosa County, Texas, referred to herein as Parcel V, and a non-exclusive Easement, and Parcel VI, and more particularly described as follows:

PARCEL V:

BEING 24 acres of land, more or less, described as being the South 6 acres of land out of Tract Numbers (4), Five (5), Six (6) and Seven (7) of the M. F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, in Atascosa County, Texas, as per map or plat of said

I, Diane Gonzales County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: *[Signature]*

subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

ALSO, a non-exclusive thirty foot (30') wide easement of ingress and egress along the East boundary line of Tract No. 7 of the M.F. Keith Homestead Subdivision, which subdivision is out of the J. M. Walker Survey 190, Abst. No. 908, and out of the P. Tumlinson Sur. No. 1100, Abst. No. 843, Atascosa County, Texas, as per map or plat of said subdivision of record in Vol. 232, Page 145 of the Deed Records of Atascosa County, Texas.

PARCEL VI:

BEING 35 acres of land, more or less out of the Peter Tumlinson Survey No. 1110, Abstract No. 843, and more particularly described by metes and bounds as follows:

BEGINNING at the SW corner of said Survey and running East along the South boundary line of Survey 1144.6 feet to a stake set in said boundary line;

THENCE North 1332 feet to a point;

THENCE West 1144.6 feet to the west boundary line of said Survey;

THENCE South along said west boundary line of said Survey 1332 feet to the Place of Beginning.

And the other parties hereto, JANET HURD PORTER, KAREN HURD FRAZIER, and DOUGLAS HURD, joined herein pro forma by his wife, VICKIE L. HURD, HAVE GRANTED, RELEASED, CONFIRMED AND CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM AND CONVEY unto the said DALE HURD, the property in Parcel V, and the non-exclusive Easement, and Parcel VI, above described.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in any wise belonging and any right, title and interest of the Grantors in and to adjacent streets, alleys, and rights-of-ways, unto the said DALE HURD, his heirs, personal representatives, and assigns forever; and the other parties hereto, JANET HURD PORTER, KAREN HURD FRAZIER, and DOUGLAS HURD, joined herein pro forma by his wife, VICKIE L. HURD, do bind themselves, their heirs, personal representatives, and assigns to WARRANT AND FOREVER DEFEND, all and singular the said Property unto the said DALE HURD, his heirs, personal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the mineral reservation hereinafter made, and subject to any easements, rights of ways and outstanding oil, gas and mineral interests which may be validly in existence and appear of record in the Deed Records of Atascosa County, Texas.

SAVE AND EXCEPT, HOWEVER, and there is hereby expressly reserved and retained unto JANET HURD PORTER, KAREN HURD FRAZIER, DOUGLAS HURD and DALE HURD, their heirs and assigns, all of their right, title and interest in and to all of the oil, gas and other minerals, in, on, under and that may be mined, produced, saved and sold from all of the above described land, or any part thereof, for a period of ten (10) years from and after the date hereof, and for so long thereafter as oil, gas and other minerals continue to be produced therefrom, together with the right of ingress and egress at all times for the purpose of drilling, exploring, producing and mining for oil, gas and other minerals,

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Diane Gonzales, County Clerk
By Deputy: *[Signature]*

and for the purpose of storing, treating and removing the same therefrom.

Janet Hurd Porter and Karen Hurd Frazier, do further expressly warrant that the property herein conveyed is their separate property and estates, forms no part of any part of their respective homesteads and has been under their exclusive control and management since their date of acquisition thereof.

IN WITNESS WHEREOF, we have hereunto set our hands this the 7th day of October, 1988.

Janet Hurd Porter
JANET HURD PORTER

Karen Hurd Frazier
KAREN HURD FRAZIER

Douglas Hurd
DOUGLAS HURD

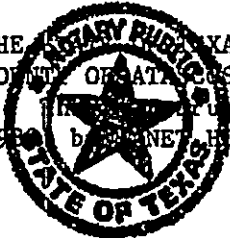
Vickie L. Hurd
VICKIE L. HURD

Dale Hurd
DALE HURD

Deborah J. Hurd
DEBORAH J. HURD

THE STATE OF TEXAS:
COUNTY OF ATASCOSA:

This instrument was acknowledged before me on the 7th day of October, 1988, by JANET HURD PORTER.

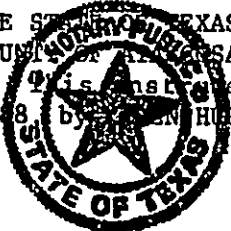


LELA W. SPRUILL
COMMISSION EXPIRES 11-14-89

Lela W. Spruill
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS:
COUNTY OF ATASCOSA:

This instrument was acknowledged before me on the 7th day of October, 1988, by KAREN HURD FRAZIER.



LELA W. SPRUILL
COMMISSION EXPIRES 11-14-89

Lela W. Spruill
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS:
COUNTY OF ATASCOSA:

This instrument was acknowledged before me on the 7th day of October, 1988, by DOUGLAS HURD and wife, VICKIE L. HURD.



LELA W. SPRUILL
COMMISSION EXPIRES 11-14-89

Lela W. Spruill
NOTARY PUBLIC, STATE OF TEXAS

I, Diane Gonzales County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: [Signature]

THE STATE OF TEXAS:
COUNTY OF ATASCOSA:

This instrument was acknowledged before me on the 10th day of October,
1988, by DALE HURD and wife, DEBORAH J. HURD.

Lela W. Spruill
NOTARY PUBLIC, STATE OF TEXAS



LELA W. SPRUILL
COMMISSION EXPIRES 11-14-89

BOOK 804 PAGE 464

I, Diane Gonzales County Clerk, Atascosa
County, Texas, do hereby certify that this is
a true and correct copy as same appears
of record in my office witness my hand and
Seal of office on DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: [Signature]

5097

BOOK 804 PAGE 465

OFFICE OF COUNTY CLERK

PARTITION DEED

JANET HURD PORTER, ET AL
TO EACH OTHER

Return to: Al Steiner

Filed for Record
18 Day of Nov. 19 88
at 8:25 o'clock A M

LAQUITA HAYDEN

County Clerk, Atascosa County

By Janie Alfars Deputy

STEINLE AND WETHERBEE
Attorneys at Law
P. O. BOX 400
JOURDANTON, TEXAS 78026

STATE OF TEXAS COUNTY OF ATASCOSA

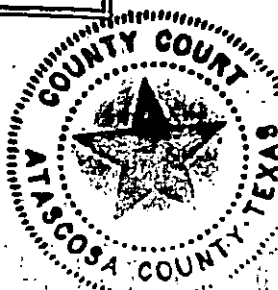
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Deed records of Atascosa County, Texas stamped hereon by me:



RECORDING DATE
Nov. 22, 1988
LAQUITA HAYDEN

COUNTY CLERK Atascosa County, Texas

By M. Garcia Deputy



I, Diane Gonzales County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on DEC 31 2015



Diane Gonzales, County Clerk

By Deputy: [Signature]

RECORD'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Theresa Carrasco

Theresa Carrasco, County Clerk
Atascosa County Texas

June 08, 2023 09:23:45 AM

FEE: \$78.00 YSALINAS **234542**
DIVISION LAND

