



Procedures for Registration of Division of Land in Atascosa County

An Owner whose division of land is excepted from the platting requirements of these regulations shall register the division with the County Clerk and submit the following to the Atascosa County Clerk:

- A duplicate copy of the recorded conveyance instrument, with legible metes and bounds description attached thereto.
- A survey of sketch showing the boundaries of the Lots, adjacent roads and adjacent property owners. This may be on tax parcel maps or any other map that allows County staff to clearly determine the necessary information.
- An executed registration form (provided below) to acknowledge that all Lots remain subject to the on-site wastewater rules and development permit requirements of the County.
- An Certificate of Plat Exception executed by Commissioners Court



Registration for Division of Land in Atascosa County

I Steven K. Higginbotham
and Michele Higginbotham am the owner of the attached filed division of land located at Natascosa Colony Farms Lot Pt of Tr 17 19 (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):

- | | | |
|-------------------------------------------------|------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Agricultural Use | <input checked="" type="checkbox"/> Family | <input type="checkbox"/> 10+ Acres |
| <input type="checkbox"/> Veterans Land Board | <input type="checkbox"/> State Agency | <input type="checkbox"/> Political Subdivision |
| <input type="checkbox"/> Divided into two parts | <input type="checkbox"/> All parts to original owner | |



Date: 5-29-2025

Signature:

[Handwritten Signature]

Printed Name:

Steven K. Higginbotham, Michele Higginbotham

ACKNOWLEDGMENT

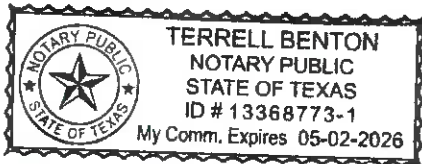
STATE OF TEXAS

COUNTY OF Atascosa

Steven K. BEFORE ME, the undersigned Notary Public, on this day personally appeared and Michele Higginbotham, 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 May 29, 2025.

Terrell Benton



Notary Public, in and for
State of Texas



Division Type Definitions:

Agricultural: The land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution, or for farm, ranch, wildlife management, or timber production use within the meaning of Section 1-d-1, Article VIII, Texas Constitution. However, if any part of a tract divided under this exception ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use as to defined, the platting requirements of this Order shall apply;

Family: The land is divided into four or fewer parts and each of the parts is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, provided that the division is not part of a larger planned development or a sham, or a contrivance to avoid these regulations. If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements of this Order apply;

10+ Acres: All the lots are more than ten (10) acres in area and the owner does not lay out part of the tract [see Chapter 232.001(a)(3), Local Government Code];

Veterans Land Board: All the lots are sold to veterans through the Veterans' Land Board program;

State Agency: The land belongs to the state or any state agency board, or commission or the permanent school fund or any other dedicated funds of the state;

Political Subdivision: The land belongs to a political subdivision of the state; the land is situated in a floodplain; and the lots are sold to adjoining landowners;

Divided into two parts: One new part is to be retained by the Owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of Chapter 232 of the Texas Local Government Code and these Rules;

All parts to original owner: All parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further development of any part of the tract; or,

cl
R

BOOK 290 PAGE 866

69595

STATE OF TEXAS §
COUNTY OF ATASCOSA §

FILED FOR RECORD

2004 OCT 21 PM 3:21

LAQUITA HAYDEN (4)
ATASCOSA COUNTY CLERK

GIFT DEED

BY Michelle DEPUTY

Pa
15.00

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

In consideration of love and affection borne by me for STEVEN K. HIGGINBOTHAM AND MICHELE HIGGINBOTHAM, the undersigned, SARAH K. McCLURE of 806 Olive, Jourdanton, Atascosa County, Texas 78026, hereby gives, assigns, and transfers to STEVEN K. HIGGINBOTHAM AND MICHELE HIGGINBOTHAM, 1470 CR 323, Jourdanton, Atascosa County, Texas 78026, all of the following described property owned by the undersigned, to-wit:

Being 20.00 acres, more or less, being a part of Tract 17, Natascosa Colony Farms Subdivision, Atascosa County, Texas per plat of record on Sheet 7-A (NPC), Map and Plat Records of Atascosa County, Texas, and also being out of the Edward Estes Survey No. 1188, Abstract 222, Atascosa County, Texas; said 20.00 acres, more or less, being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns a reservation of the free, uninterrupted, and use of, and a separate right to maintain, a nonexclusive easement over the property described above until the following described Note has been paid in full:

Note in the amount of \$55,400.00, dated November 1, 1996, executed by Sarah K. McClure and payable to Farm Credit Bank of Texas and described in Warranty Deed with Vendor's Lien dated November 1, 1986, from S-3 Farms, Inc. et al to Sarah K. McClure and recorded in Volume 60, Page 789, Official Public Records of Atascosa County, Texas and further secured by Deed of Trust recorded in Volume 60, Page 792, Official Public Records of Atascosa County, Texas; said note and lien assigned to Southwest Texas Federal Land Bank Association, FLCA in instrument dated March 20, 2000 recorded in Volume 140, Page 791, Official Public Records of Atascosa County, Texas.

Notwithstanding anything to the contrary herein, the easement reserved herein shall survive foreclosure or deed in lieu of foreclosure of the security taken in connection with the above-described Note and lien(s) securing same.

Exceptions to Conveyance and Warranty:

1. Per survey plat dated September 1, 2004, prepared by John W. Schmach, RPLS #5670: inset of fence along north and south property lines and protrusion of fence along eastern property line.
2. Any claim or right of adjoining property owner to that strip of land lying between the fence and the boundary line on the north and south side of the property as shown on survey dated September 1, 2004 prepared by John W. Schmach, RPLS#5670.
3. Easement as described in instrument dated February 5, 1946, from Henry and Helena Schorsch to Humble Oil & Refining Company, recorded in Volume 175, Page 536, Deed Records of Atascosa County, Texas.
4. Easement as described in instrument dated May 17, 1946 from Helena and Henry Schorsch to Humble Oil & Refining Company, recorded in Volume 179, Page 20, Deed Records of Atascosa County, Texas.
5. Easement as described in instrument dated September 22, 1949 from Henry Schorsch, Sr., et al to Humble Oil & Refining Company, recorded in Volume 194, Page 589, Deed Records of Atascosa County, Texas.
6. Easement for Salt Water Disposal Well granted to Humble Oil & Refining Company by S-3 Farms, Incorporated in instrument dated May 21, 1968, recorded in Volume 332, Page 311, Deed Records of Atascosa County, Texas.
7. Easement for Salt Water Disposal Well granted to Humble Oil & Refining Company by S-3 Farms, Incorporated in instrument dated June 5, 1984, recorded in Volume 673, Page 58, Deed Records of Atascosa County, Texas.
8. Royalty Deed dated November 8, 1945 from Henry and Helena Schorsch to R. H. Feltner, recorded in Volume 175, Page 122, Deed Records of Atascosa County, Texas.
9. Royalty Deed dated November 15, 1945 from Henry and Helena Schorsch to R. H. Feltner, recorded in Volume 178, Page 35, Deed Records of Atascosa County, Texas.
10. Agreement to unitize and pool mineral interests as described in instrument dated May 27, 1946, by and between Henry Schorsch, et al, recorded in Volume 179, Page 28, Deed Records of Atascosa County, Texas.
11. Mineral Deed dated May 28, 1946, from Henry Schorsch et al to R. H. Feltner, recorded in Volume 176, Page 489, Deed Records of Atascosa County, Texas.

- 12. Oil, Gas and Mineral Lease granted to A. A. Hendrix in instrument dated September 1, 1937, recorded in Volume 137, Page 637, Deed Records of Atascosa County, Texas, and all terms, conditions and stipulations contained therein.
- 13. Right of way easement granted to Humble Oil & Refining Company by Pete Schorsch, et al in instrument dated June 25, 1949, recorded in Volume 198, Page 491, Deed Records of Atascosa County, Texas.
- 14. Easement granted to Humble Oil & Refining Company by Pete Schorsch and wife, Leila Schorsch, in instrument dated April 27, 1949, recorded in Volume 198, Page 104, Deed Records of Atascosa County, Texas.
- 15. Right of Way Easement granted to McCoy Water Supply Corporation by S-3 Farms, Inc. in instrument dated March 8, 1993, recorded in Volume 861, Page 562, Deed Records of Atascosa County, Texas.
- 16. Mineral and/or royalty interest reserved in Deed dated November 1, 1996 from S-3 Farms, Inc., et al to Sarah K. McClure, recorded in Volume 60, Page 789, Official Public Records of Atascosa County, Texas.

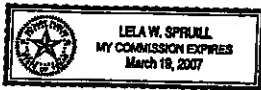
TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 20th day of October, 2004.

Sarah K. McClure
 By *Edward L. McClure, Jr.* POA
 SARAH K. McCLURE
 By and through her Agent and
 Attorney-in-Fact,
 EDWARD L. McCLURE, JR.

STATE OF TEXAS §
 COUNTY OF ATASCOSA §

This instrument was acknowledged before me on this 21 day of October, 2004 by SARAH K. McCLURE, by and through her Agent and Attorney-in-Fact, EDWARD L. McCLURE, JR.



Leila W. Spruill
 Notary Public in and for
 the State of Texas

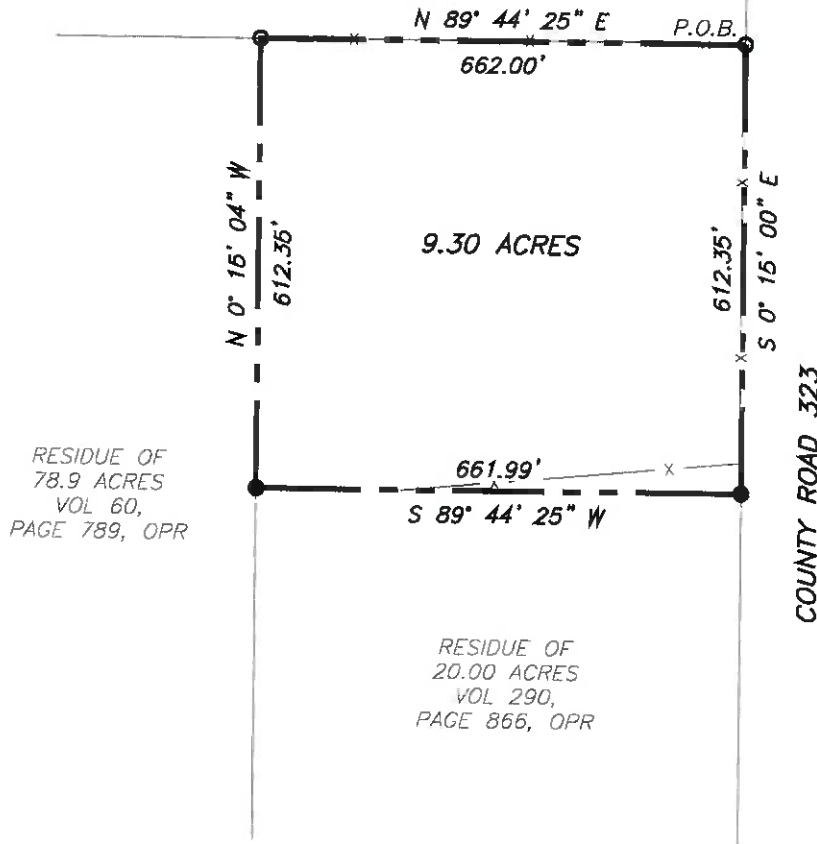
Gift Deed

Page 3

EXHIBIT OF SURVEY

OF
9.30 ACRES, BEING OUT OF A 20.00 ACRE TRACT OF LAND, LYING IN THE EDWARD ESTES SURVEY NO. 1188, ABSTRACT NO. 222, RECORDED IN VOLUME 290, PAGE 866, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS

10.98 ACRES
 CLERK'S FILE NO.
 104854, OPR



1" = 200'

THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE

RESIDUE OF 78.9 ACRES
 VOL 60,
 PAGE 789, OPR

RESIDUE OF 20.00 ACRES
 VOL 290,
 PAGE 866, OPR

COUNTY ROAD 323

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 5/8 inch steel rod monument
- — — — — Boundary line
- — — — — Adjoiner
- X — — — — — Barbed wire fence
- OHE — — — — — Overhead electric

Prepared for
Michele Higginbotham

REFERENCES:

DEED: Volume 290, Page 866, OPR

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.



Richard Pollok



Date of survey, September 17, 2024

Job No. 24-3420