



Registration for Division of Land in Atascosa County

I CURTIS McREYNOLDS, am the owner of the attached filed division of land located at 6610 CR 307 Jourdanton Tx (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 type="checkbox"/> Family | <input checked="" 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: 6/3/25

Signature: *C. McR*

Printed Name: CURTIS McREYNOLDS

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Alameda

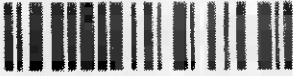
BEFORE ME, the undersigned Notary Public, on this day personally appeared Curtis McReynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this June 3, 2025.

[Signature]

Notary Public, in and for
State of Texas





AFTER RECORDING MAIL TO:
CURTIS D MCREYNOLDS and ANGELICA MCREYNOLDS
6610 COUNTY ROAD 307
JOURDANTON, TX 78026

Prepared By:
Robertson Anschutz Vettors, LLC
10850 Richmond Avenue, Suite 350
Houston, TX 77042

File Number: 1223054908

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

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.

THAT ALFONSO AVALOS, III and EVANGELINA AVALOS, husband and wife, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by CURTIS D MCREYNOLDS and ANGELICA MCREYNOLDS, husband and wife, hereinafter called "Grantee", whose mailing address is 6610 COUNTY ROAD 307, JOURDANTON, TX 78026, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of Four Hundred Eight Thousand Five Hundred Dollars (\$408,500.00), of even date herewith, payable to the order of United Wholesale Mortgage, LLC, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to Robertson Anschutz Vettors, LLC, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in ATASCOSA County, Texas, to-wit:

See Exhibit "A" attached hereto and made a part hereof for all purposes

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the

said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, **AND** Grantor does hereby bind Grantor, Grantor's successors and assigns, to **WARRANT** and **FOREVER DEFEND** all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee is taking the property in an arm's-length agreement between the parties. The consideration was bargained on the basis of an "as is, where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties. Grantee has not relied on any information other than grantee's inspection.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.


But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Executed date: February 28, 2023



ALFONSO AVALOS, III

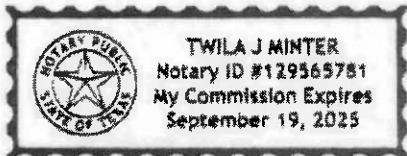


EVANGELINA AVALOS

State of Texas

County of Atascosa

This instrument was acknowledged before me on [Date] February 28, 2023 by ALFONSO AVALOS, III and EVANGELINA AVALOS.



(Official Seal or Stamp)

Twila J. Minter
Notary Public (Signature of Notarial Officer)

Twila J. Minter
(Printed Name of Notarial Officer)

My commission expires September 19, 2025

**EXHIBIT A
LEGAL DESCRIPTION**

LEGAL DESCRIPTION: Being 28.08 acres of land out of the Michael Biehl Survey No. 1503, Abstract No. 89, Atascosa County, Texas and also being that certain 14.056 acre tract described in Volume 156, Page 847 of the Official Public Records of Atascosa County, Texas and that certain 14.046 acre tract described in Volume 158, Page 659 of said Official Public Records; Said 28.08 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in February, 2023:

BEGINNING at a 1/2 inch iron rod found in the southwest line of County Road No. 307 for the east corner of that certain 13.976 acre tract described in Volume 151, Page 322 of said Official Public Records, the north corner of said 14.056 acre tract and the north corner hereof;

THENCE along the south line of County Road No. 307, the following 2 courses:

1. South 60°50'21" East a distance of 296.31 feet along the northeast line of said 14.056 acre tract to a 1/2 inch iron rod found for the east corner of said 14.056 acre tract, the north corner of said 14.046 acre tract and a northeast corner hereof;
2. South 60°54'38" East a distance of 296.85 feet along the northeast line of said 14.046 acre tract to a 1/2 inch iron rod found for the north corner of that certain 14.083 acre tract described in Document No. 152570 of said Official Public Records, the east corner of said 14.046 acre tract and the east corner hereof;

THENCE along the common lines of said 14.046 acre tract, the following 2 courses:

1. South 29°11'57" West a distance of 2061.45 feet along the northwest line of said 14.083 acre tract to a pk nail found for the west corner of said 14.083 acre tract, the north corner of that certain 15.000 acre tract described in Volume 151, Page 308 of said Official Public Records, the east corner of that certain 15.236 acre tract described in Document No. 226980 of said Official Public Records tract and the south corner hereof;
2. North 60°54'34" West a distance of 295.03 feet along the northeast line of said 15.236 acre tract to a 1/2 inch iron rod found for the south corner of said 14.056 acre tract and a southwest corner hereof;

THENCE along the common lines of said 14.056 acre tract, the following 2 courses:

1. North 61°09'37" West a distance of 298.22 feet along the northeast line of said 15.236 acre tract to a 1/2 inch iron rod found for the north corner of said 15.236 acre tract, the east corner of that certain 14.970 acre tract described in Document No. 187073 of said Official Public Records, the south corner of said 13.976 acre tract and the west corner hereof;

**EXHIBIT A
LEGAL DESCRIPTION
(Continued)**

2. North 29°12'05" East a distance of 2063.11 feet along the southeast line of said 13.976 acre tract to the POINT OF BEGINNING containing 28.08 acres more or less, and as shown on certified plat herewith

**FOR INFORMATIONAL PURPOSES ONLY
Commonly known as 6610 CR 307, Jourdanton, TX 78026
Parcel Number 200995 and 58147**

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Theresa Carrasco

Theresa Carrasco County Clerk

Atascosa County Texas

March 03 2023 12:42:42 PM

FEE \$46.00 LCASTANEDA **232149**
WDVL



Office Number: 11089

Card Number: *****4998
Transaction ID: 006353190562
Date/Time: 6/3/2025 11:15:26 AM
Authorization Number: 00645D
Amount: \$9.00
Message: Approved
Cardholder Name: CURTIS DANIEL MCREYNOLDS

Signature: _____

I agree to pay the total amount according to the card issuer agreement

****Customer Copy****

THANK YOU!