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RELIABLE TITLE COMPANY (PLEASANTON)

GF NO. 202511100

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.

GENERAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS: THAT

COUNTY OF ATASCOSA

§

§

CRISTIE MURRAY DRISCH, an unmarried person ("Grantor"), whose mailing address is 1038 Edinburgh Drive, Kerrville, Texas 78028, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to Grantor in hand paid by BRASSHOLLOW REALTY LLC, a Texas limited liability company ("Grantee"), whose mailing address is 699 S Jackson Street, La Grange, Texas 78945, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the following real property, together with all improvements thereon (the "Property"):

Being a 116.11 acre tract of land being situated about 10.7 miles N 42°E of Jourdanton in Atascosa County, Texas, being approximately 2.01 acres out of Survey No. 1076, Abstract No. 169, Francisco Castillo, originally grantee and approximately 114.10 acres out of Survey No. 1075, Abstract No. 574, Santos Mansola, original grantee, and being out of a 118.173 acre tract as described from the Estate of Lucille C. Murray to Cristie Murray Drisch in deed dated August 12, 2016 and recorded in Document #173107 of the Official Public Records of Atascosa County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance:

Grantor hereby reserves unto Grantor and Grantor's heirs, successors, and assigns forever all of Grantor's present and reversionary rights, titles and interests in and to all of the oil, gas and other minerals in, on and under or that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Grantor does waive rights of ingress and egress and of reasonable use of the Property (including surface materials) that are part of the Mineral Estate for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind Grantor, their heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (i) the liens securing payment of ad valorem taxes for the current and all subsequent years; and (ii) easements, liens, reservations, covenants, conditions, and restrictions of record in Atascosa County, Texas, or visible or apparent on the ground to the extent the foregoing affect the Property. By acceptance of this Deed, Grantee assumes and agrees to perform all of the obligations of Grantor under said easements, reservations, covenants, conditions and restrictions, and agrees to pay and indemnifies and agrees to hold Grantor

EXHIBIT A

STATE OF TEXAS
 COUNTY OF ATASCOSA

PREPARED FOR: Cristie Drisch - Seller
 Clay Morgan - Buyer

FIELD NOTES TO DESCRIBE

A 116.11 Acre Tract of land being situated about 10.7 miles N 42° E of Jourdanton in Atascosa County, Texas, being approximately 2.01 Acres out of Survey No. 1076, Abstract No. 169, Francisco Castillo, original grantee, and approximately 114.10 Acres out of Survey No. 1075, Abstract No. 574, Santos Mansola, original grantee, and being out of a 118.173 Acre Tract as described from the Estate of Lucille C. Murray to Cristie Murray Drisch in deed dated August 12, 2016 and recorded in Document #173107 of the Official Public Records of Atascosa County, Texas, and being more particularly described as follows:

BEGINNING: At a 1/2" iron pin found by 8" cedar post in the North line of Survey No. 4 and a 32.36 Acre Tract (Volume 554, Page 406, Deed Records) and the South line of Survey No. 1075 for the Southwest corner of a 171.65 Acre Tract (Document #181792, Official Public Records) and the Southeast corner of said 118.173 Acre Tract and of this tract from which a 1/2" iron pin found 1.0 foot South of a fence for the Southeast corner of Survey No. 1075, the Southwest corner of Survey No. 1051, and an angle point of said 171.65 Acre Tract bears S 70° 54' 31" E 497.81 feet;

THENCE: N 71° 00' 49" W 1546.83 feet along a fence with the North line of Survey No. 4 and said 32.36 Acre Tract and the South line of Survey No. 1075 to a 12" creosote post found for the Northwest corner of said 32.36 Acre Tract and the Southwest corner of this tract;

THENCE: With the East line of U. S. Highway 281 (200 feet wide) and the West line of this tract as follows:

N 00° 46' 27" W 2305.29 feet to a 5/8" iron pin set for an angle point;

With a curve to the right having a radius of 5579.87 feet, a central angle of 01° 32' 27", an arc of 150.06 feet, a tangent of 75.03 feet, and a chord bearing N 00° 00' 14" W 150.05 feet, at 129.27 feet pass a 5/8" iron pin set in the South line of Dairy Road, continuing to the Northwest corner of this tract;

THENCE: S 82° 12' 51" E 1044.05 feet in Dairy Road with the North line of said 118.173 Acre Tract to the Northwest corner of a 0.60 Acre Tract (Document #238880, Official Public Records) and an exterior corner of this tract;

THENCE: S 07° 45' 46" W 144.22 feet into said 118.173 Acre Tract, at 22.06 feet pass a 5/8" iron pin found by 8" cedar post in the South line of Dairy Road, continuing along a fence to a 5/8" iron pin found by 6" creosote post for the Southwest corner of said 0.60 Acre Tract and an interior corner of this tract;

116.11 Acres - Cristle Drisch to Clay Morgan

THENCE: S 82° 08' 44" E 178.60 feet along a fence to a 5/8" iron pin found by 6" creosote post for the Southeast corner of said 0.60 Acre Tract and an interior corner of this tract;

THENCE: N 07° 44' 13" E 144.44 feet along a fence, at 121.82 feet pass a 5/8" iron pin found by 8" cedar post in the South line of Dairy Road, continuing without fence to the Northeast corner of said 0.60 Acre Tract and an exterior corner of this tract;

THENCE: S 82° 12' 51" E 1191.20 feet in Dairy Road with the North line of said 118.173 Acre Tract to the Northwest corner of said 171.65 Acre Tract and the Northeast corner of said 118.173 Acre Tract and of this tract;

THENCE: S 18° 50' 14" W 2780.30 feet, at 15.76 feet pass a 5/8" iron pin found by 6" cedar post in the South line of Dairy Road, continuing along a fence to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 27th day of May 2025.

Keith Howard

Keith Howard, R.P.L.S. No. 5949
 Howard Surveying
 TBPELS Firm No. 10125700
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 Hondo, Texas 78861
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