



## Registration for Division of Land in Atascosa County

I Antonio Medina, am the owner of the attached filed division of land located at 226 Cutting Horse Ln Somerset 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 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: 7-2-2025

Signature: \_\_\_\_\_

*Antonio Medina*

Printed Name: \_\_\_\_\_

Antonio Medina

ACKNOWLEDGMENT

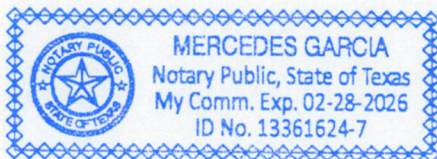
STATE OF TEXAS

COUNTY OF Bexar

BEFORE ME, the undersigned Notary Public, on this day personally appeared Antonio Medina, 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 2nd, July, 2025.

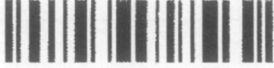
*Mercedes Garcia*



Notary Public, in and for  
State of Texas



SATE



Independence Title Company  
GF#: 2049885-NBE

### 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.**

DATE: October 9, 2020

GRANTOR: James Vonschounmacher and Catherine Ann Vonschounmacher

GRANTOR'S MAILING ADDRESS: P.O. Box 592 Somerset TX 78069

GRANTEE: Antonio Medina and Lucila Medina

GRANTEE'S MAILING ADDRESS: 226 Cutting Horse Ln  
Somerset TX 78069

**CONSIDERATION:**

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$ 150,000, and is executed by Grantee, payable to the order of Pilgrim Mortgage (the "Lender"). The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date from Grantee to Allan B. Polunsky, Trustee.

**PROPERTY (including any improvements):**

**TRACT 1:**

A field note description of a 30.073 acre tract of land situated in Atascosa County, Texas, out of the M. COWAN SURVEY 277, ABSTRACT 174, being out of a 35.00 acre tract of land described in deed recorded in Volume 52, Pge 250 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows in Exhibit "A" attached hereto and made a part hereof for all purposes.

TRACT 2:

Access easement being a 0.111 acre tract of land, for Ingress-Egress Easement as set out in instrument recorded October 18, 1999 in Volume 129, Page 898, Official Public Records of Atascosa County, Texas, and being the South 20.00 feet of Lot 47, The Village, recorded in Volume 53 of the Plat Records of Atascosa County, Texas, and being more particularly described by metes and bounds in said document. Said Plat known as P-78A, lat Records of Atascosa County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2020 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Lender and are transferred to that party.

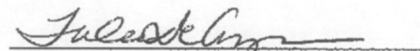
  
James Vonschounmacher

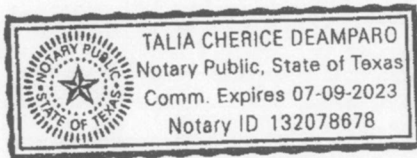
**NOTICE:** This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Independence Title Company or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.

Acknowledgement

State of Texas  
County of Bexar

This instrument was acknowledged before me on the 9<sup>th</sup> day of November, 2020, by James Vonschounmacher.

  
Notary Public, State of Texas



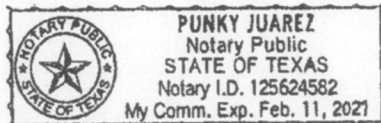
Catherine Ann Vonschounmacher  
Catherine Ann Vonschounmacher

**NOTICE:** This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Independence Title Company or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**

Acknowledgement

State of Texas  
County of Brewster

This instrument was acknowledged before me on the 9 day of November, 2020, by Catherine Ann Vonschounmacher.



Punky Juarez  
Notary Public, State of Texas  
Punky Juarez

Prepared by:  
Hancock McGill & Bleau, LLLP  
Attorneys at Law  
File No. 2049885

After Recording Return To:

After recording, return to:  
INDEPENDENCE TITLE COMPANY  
417 W. San Antonio, Suite 100  
New Braunfels, TX 78130

Do9885-sw



*Ace Surveying, Inc.*

RHONDA K. BUTLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR #5409

P. O. BOX 597  
DEVINE, TEXAS 78016  
Phone: 830-334-7264  
Fax: 830-665-5796

Email: [acesurveying@sbcglobal.net](mailto:acesurveying@sbcglobal.net)

**30.073 ACRES  
ATASCOSA COUNTY, TEXAS**

A field note description of a 30.073 acre tract of land situated in Atascosa County, Texas, out of the M. Cowan Survey 277; Abstract 174, being out of a 35.00 acre tract of land described in deed recorded in Volume 352, Page 250 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows: (Note: Basis of bearing is WGS 84, iron pins set are 1/2" diameter rebar with pink plastic cap stamped "RKB5409")

Beginning at an iron pin found for the northeast corner of the herein described tract and said 35.00 acre tract, in the west line of The Village Subdivision according to plat recorded in NPC 78A;

Thence S 00°39'29" E, 329.35 feet along an east line of the herein described tract and the east line of said 35.00 acre tract and the west line of said The Village Subdivision to a 5/8" slick rod found for a southeast corner of the herein described tract and the northeast corner of a 5.000 acre tract of land described in deed recorded in Document 149996;

Thence around said 5.000 acre tract the following 3 calls:

- 1) S 83°20'49" W, 138.84 feet to a fence post found for a re-entrant corner of the herein described tract and the northwest corner of said 5.000 acre tract;
- 2) S 00°03'38" E, 1594.77 feet to a fence post found for a re-entrant corner of the herein described tract and the southwest corner of said 5.000 acre tract;
- 3) N 83°25'42" E, 136.20 feet to a fence post found for a corner of the herein described tract and the southeast corner of said 5.000 acre tract, in the west line of aforesaid The Village Subdivision;

Thence S 00°19'24" E, 261.02 feet along an east line of the herein described tract and the west line of said The Village Subdivision to an iron pin found for the southeast corner of the herein described tract and aforesaid 35.00 acre tract and the northeast corner of a 34.872 acre tract of land described in deed recorded in Document 104843 of the Official Public Records of Atascosa County, Texas;

Thence N 89°41'17" W, 708.02 feet along the south line of the herein described tract and said 35.00 acre tract and the north line of said 34.872 acre tract to an iron pin found for the southwest corner of the herein described tract and said 35.00 acre tract and the northwest corner of said 34.872 acre tract, in the east line of a 65.212 acre tract of land described in deed recorded in Volume 172, Page 120 of the Official Public Records of Atascosa County, Texas;

Thence N 00°14'58" E, 2166.80 feet along the west line of the herein described tract and said 35.00 acre tract and the east line of said 65.212 acre tract to a fence post found for the northwest corner of the herein described tract and said 35.00 acre tract and the northeast corner of said 65.212 acre tract;

Page 2 of 2

Thence N 88°45'51" E, 694.40 feet along the north line of the herein described tract and said 35.00 acre tract to the place of beginning and containing 30.073 acres of land according to a survey on the ground on May 12, 2014 by Ace Surveying, Inc.



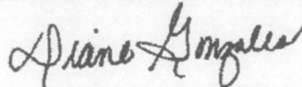
Rhonda K. Butler  
Registered Professional  
Land Surveyor #5409  
File: at-00-00-277-174  
Corresponding Plat Prepared



**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**



Diane Gonzales, County Clerk  
Atascosa County Texas

November 30, 2020 03:47:39 PM

FEE: \$46.00 LCASTANEDA **209426**

WDVL

THIS DAY OF AUGUST 20 25 A.D.

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

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

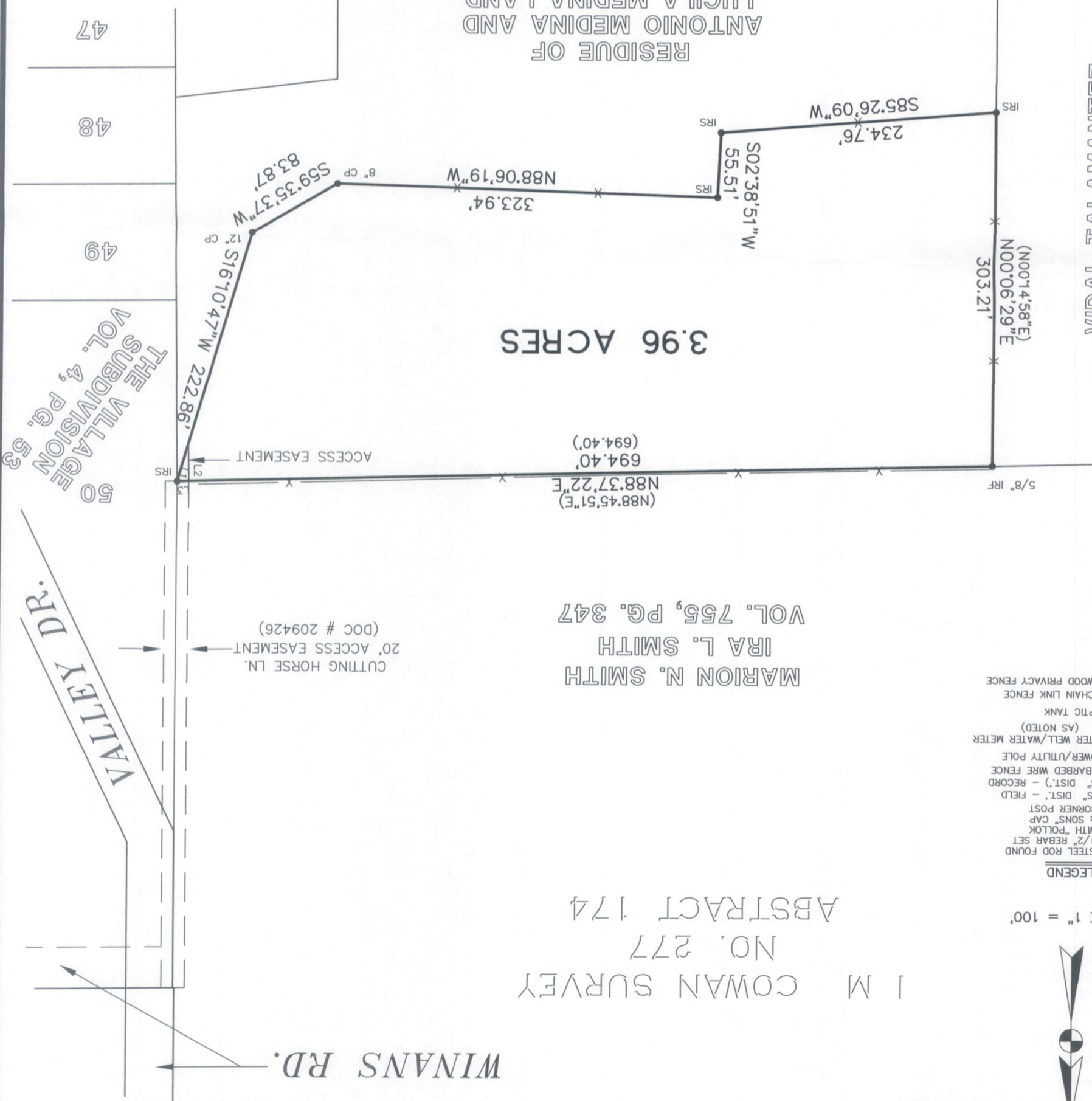


**SURVEYOR NOTES:**  
1) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.  
2) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.  
3) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.  
4) THIS PLAT WAS PREPARED FOR ANTONIO MEDINA. NO LICENSE HAS BEEN CREATED, EXPRESSED, 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.  
6) IT IS THE OWNERS/SELLERS/BUYERS RESPONSIBILITY TO ENSURE THAT ANY TRANSACTION UTILIZING THIS SURVEY IS IN COMPLIANCE WITH THE ATASCOSA COUNTY DEVELOPMENT STANDARDS.

SURVEY PLAT OF 3.96 ACRES OF LAND OUT OF THE I. M. COWAN SURVEY NO. 277, ABSTRACT NO. 174, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO ANTONIO MEDINA AND LUCILA MEDINA IN DOCUMENT 209426 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

LINE NO.	BEARING	LENGTH
L1	S16°10'47"W	34.24'
L2	N00°47'56"W	32.65'
L3	N88°37'22"E	10.00'

RESIDUE OF ANTONIO MEDINA AND LUCILA MEDINA LAND  
DOC. # 209426



STATE OF TEXAS  
COUNTY OF ATASCOSA

FIELD NOTES FOR 3.96 ACRES OF LAND

BEING 3.96 ACRES OF LAND OUT OF THE I M. COWAN SURVEY NO. 277, ABSTRACT NO. 174, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO ANTONIO MEDINA AND LUCILA MEDINA IN DOCUMENT 209426 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set ½” rebar with a “Pollok & Sons” cap on the westerly line of Lot 50, The Village Subdivision as shown on the plat of record in Volume 4, Page 53 of the Plat Records of Atascosa County, Texas in the center of an existing 20 feet Access Easement as described in Document 209426 of the Official Public Records of Atascosa County, Texas for the southeasterly corner of the Marion N. Smith, et al land as described in Volume 755, Page 347 of the Official Public Records of Atascosa County, Texas and the northeasterly corner of the Medina land and of this tract;

**THENCE** South 16° 10’ 47” West, into the Medina land, a distance of 222.86 feet to a 12” corner post for the southeasterly corner of this tract;

**THENCE** with the southerly line of this tract as follows:

South 59° 35’ 37” West, a distance of 83.87 feet to an 8” corner post;

North 88° 06’ 19” West, a distance of 323.94 feet to a set ½” rebar with a “Pollok & Sons” cap;

South 02° 38’ 51” West, a distance of 55.51 feet to a set ½” rebar with a “Pollok & Sons” cap;

South 85° 26’ 09” West, a distance of 234.76 feet to a set ½” rebar with a “Pollok & Sons” cap on the easterly line of the Vidal Talamantez land as described in Volume 172, Page 120 of the Official Public Records of Atascosa County, Texas for the southwesterly corner of this tract;

**THENCE** North 00° 06’ 29” East, with the common line of said Talamantez land, a distance of 303.21 feet to a found 5/8” pin on the southerly line of the aforementioned Smith land for the northeasterly corner of said Talamantez land and the northwesterly corner of the Medina land and of this tract;

**THENCE** North 88° 37’ 22” East, with the common line of said Smith land, a distance of 694.40 feet to the **POINT OF BEGINNING** and containing 3.96 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, RPLS #5186

August 5, 2025

Refer: 25-304



STATE OF TEXAS  
COUNTY OF ATASCOSA

FIELD NOTES FOR AN ACCESS EASEMENT

**BEING** AN ACCESS EASEMENT OUT OF THE I M. COWAN SURVEY NO. 277, ABSTRACT NO. 174, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO ANTONIO MEDINA AND LUCILA MEDINA IN DOCUMENT 209426 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set ½” rebar with a “Pollok & Sons” cap on the westerly line of Lot 50, The Village Subdivision as shown on the plat of record in Volume 4, Page 53 of the Plat Records of Atascosa County, Texas in the center of an existing 20 feet Access Easement as described in Document 209426 of the Official Public Records of Atascosa County, Texas for the southeasterly corner of the Marion N. Smith, et al land as described in Volume 755, Page 347 of the Official Public Records of Atascosa County, Texas and the northeasterly corner of the Medina land, of a 3.96 acre tract also surveyed this day, and of this easement;

**THENCE** South 16° 10’ 47” West, into the Medina land and with the common line of said 3.96 acre tract, a distance of 34.24 feet to the southerly corner of this easement;

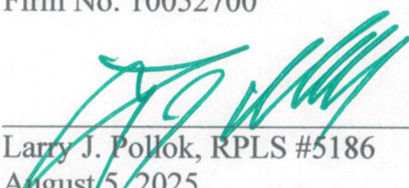
**THENCE** North 00° 47’ 56” West, into said 3.96 acre tract, a distance of 32.65 feet to a point on the southerly line of the aforementioned Smith land for the southwesterly corner of the aforementioned existing 20 feet Access Easement and the northwesterly corner of this easement;

**THENCE** North 88° 37’ 22” East, with the common line of said Smith land and said existing 20 feet Access Easement, a distance of 10.00 feet to the **POINT OF BEGINNING** 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, RPLS #5186  
August 5, 2025



Refer: 25-304