

### Registration for Division of Land in Atascosa County

I Leighswe Rentals, am the owner of the attached filed division of land located at 13.7 ACRES CALLED TRACT 7 (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.

*(see survey/warranty deed)*

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: 9-16-25

Signature:

Brian Anderson

Printed Name:

Brian Anderson

ACKNOWLEDGMENT

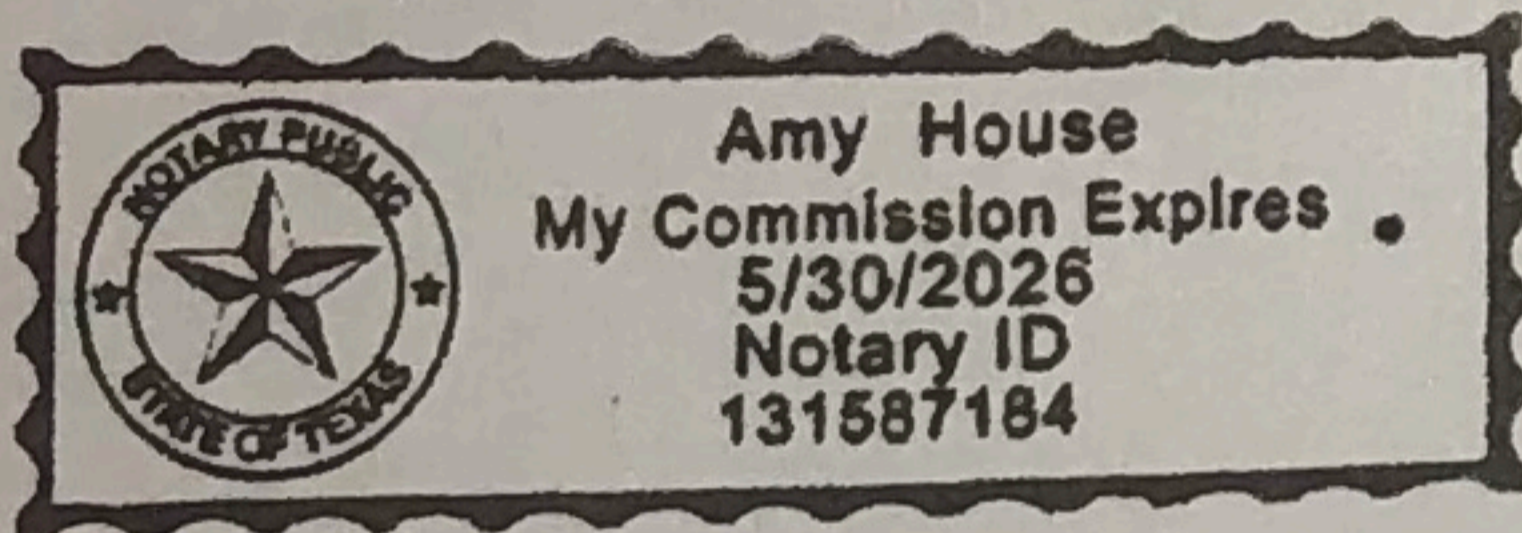
STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Brian Anderson, 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 September 16, 20 25

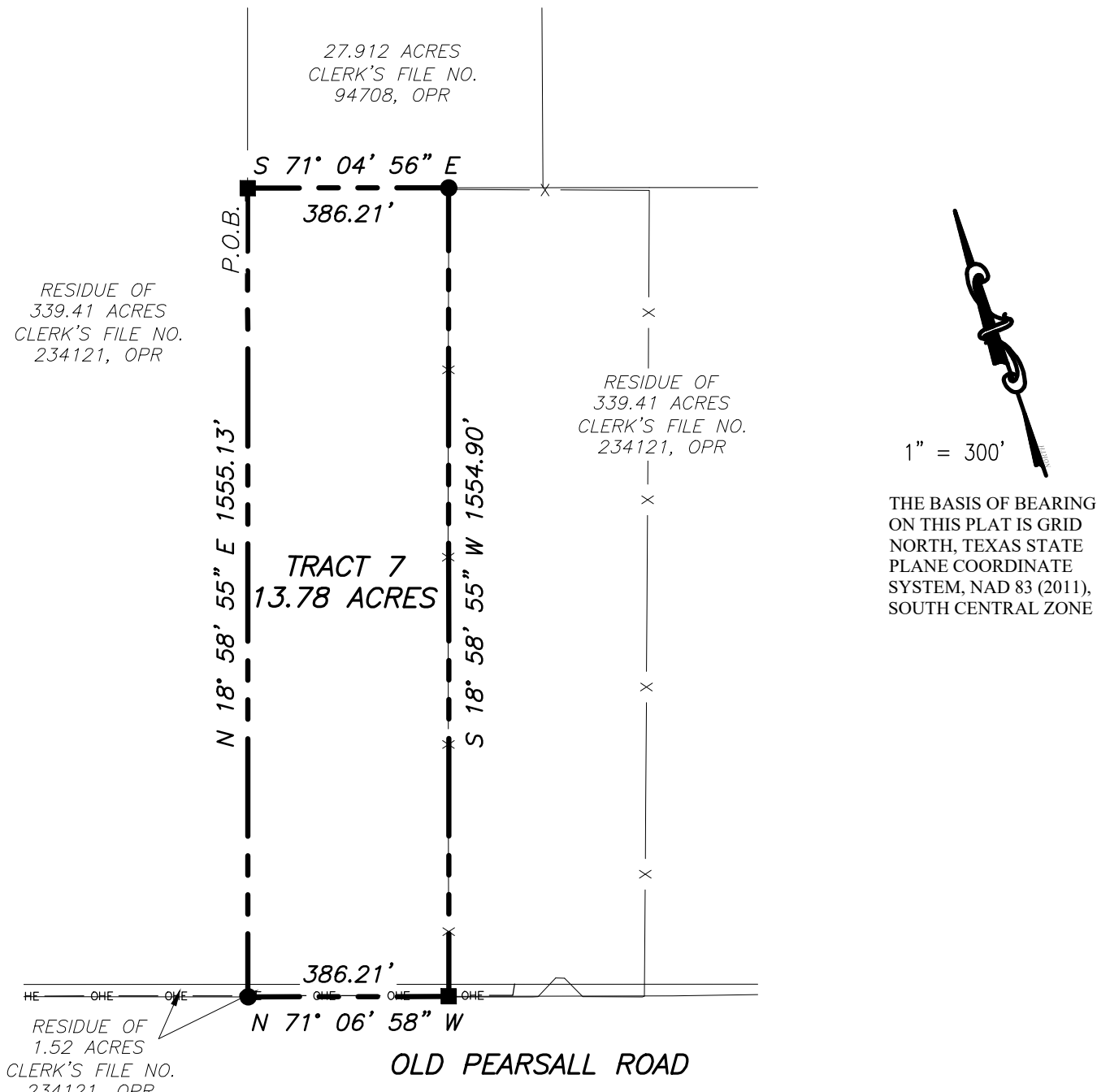
Amy House



Notary Public, in and for  
State of Texas

# PLAT OF SURVEY

OF  
**A 13.78 ACRE TRACT, CALLED TRACT 7, 13.57 ACRES BEING OUT OF THE RESIDUE OF A 339.41 ACRE TRACT OF LAND, AND 0.21 ACRES OUT OF THE RESIDUE OF A 1.52 ACRE TRACT OF LAND, LYING IN THE W.J. ANDERSON SURVEY NO. 56, ABSTRACT NO. 990, ATASCOSA COUNTY, TEXAS**



### LEGEND

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

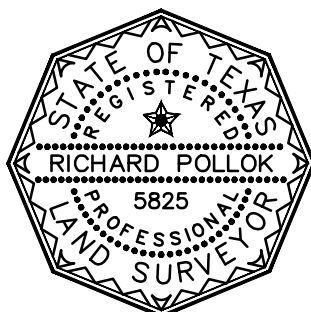
Prepared for:  
**Brian Anderson**

#### REFERENCES:

DEED: Clerk's File No. 234121, 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.



**RAKOWITZ**  
 Engineering & Surveying  
 Texas Registered Engineering Firm F-9155  
 Texas Registered Surveying Firm 101812-00  
 830-281-4060

Date of survey: September 15, 2025

Job No. 23-2986E

**COPY**

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.

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** May 18, 2023

**Grantor(s):** MICHAEL LEE MITTANCK and wife, LAURIE K. MITTANCK  
 MELANIE MITTANCK MCCONAGHY, a single person

**Grantor's Mailing Address:** Michael and Laurie Mittanck  
 1664 N 1770 East  
 Mapleton, Utah County, Utah 84664

Melanie McConhaghy  
 1809 Seminole Trace,  
 Harker Heights, Bell County, Texas 76548

**Grantee:** LEIGHSURE RENTALS, LLC, a Texas Limited Liability Company

**Grantee's Mailing Address:** 240 Liberty Ln.  
 Pleasanton, Atascosa County, Texas 78064

**Consideration:** Ten and No/100 (\$10.00) Dollars and other good and valuable consideration and a note of even date executed by Grantee, in the principal amount of One Million, One Hundred Thirty-Three Thousand and 00/100 Dollars (\$1,133,000.00), payable to the order of PINNACLE BANK. Said Note bears interest and is due and payable as therein set out and provides for acceleration of maturity and payment of attorney's fees in the event of default. It is secured by a Vendor's Lien retained in favor of PINNACLE BANK, in this Deed and by a Deed of Trust of even date from Grantee to TODD E. HUCKABEE, Trustee.

**Property (together with all improvements):**

**TRACT I:** Being 339.41 acres, more or less, called a 338.50 acres tract of land, being all of a 241.50 acre tract of land, called Parcel 1, all of a 77 acre tract of land, called Parcel 2, First Tract, and all of a 20 acre tract of land, called Parcel 2, Second Tract, Atascosa County, Texas, described in an instrument recorded in Volume 60, Page 820, Deed Records, Atascosa County, Texas, and lying in the P.C. Tumlinson Survey No. 57, Abstract No. 1066, the W.J. Anderson Survey No. 56, Abstract No. 990, the Jose Maria Moradio Survey No. 1228, Abstract No. 550, and the James Williams Survey No. 74, Abstract No. 928, Atascosa County, Texas; said 339.41 acres being more particularly described by metes and bounds on Exhibit A, attached hereto and incorporated herein for all purposes.

**TRACT II:** BEING 1.52 acres, more or less, being a portion of Old Pearsall Road, lying in the J. Weber Survey No. 1106, Abstract No. 877, Atascosa County, Texas; said 1.52 acres being more particularly described by metes and bounds in Exhibit B, attached hereto and incorporated herein for all purposes.

**Reservations from Conveyance:** Grantor does hereby **RESERVE** unto Grantor, and Grantor's heirs, successors, and assigns, an undivided ninety percent (90%) interest in and to the oil, gas and other minerals, owned by Grantor, in, on and under and that may be produced from the above described

234121

8 pgs  
WDVL

Property, together with all rights and privileges appurtenant thereto. If the mineral estate is subject to existing production or an existing lease, then this reservation shall include the production, the lease, and all benefits therefrom. This reservation also includes any and all future and reversionary interests in the oil, gas, and other minerals that Grantor is currently entitled to, and/or those that may be otherwise associated with Grantors' interest(s) in the mineral estate in, on, and under the Property.

**Exceptions to Conveyance and Warranty:**

- Any visible or apparent roadway or easement over or across the subject Property, the existence of which does not appear of record.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records of Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Warranty Deed dated January 8, 1936, executed by Stewart Cowan to F.L. Collier, et ux, recorded in Volume 133, Page 124, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Warranty Deed dated December 1, 1942, executed by American National Insurance Company to Leon F. Steinle, recorded in Volume 157, Page 555, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Warranty Deed dated January 30, 1943, executed by Leon F. Steinle, et ux, to Clarence R. Mittanck, recorded in Volume 158, Page 394, Deed Records, Atascosa County, Texas.
- Mineral Deed dated September 13, 1943, executed by Stewart Cowan to F.L. Collier, et ux, recorded in Volume 162, Page 443, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation dated August 23, 1943, executed by F.L. Collier, et ux, to William N. Gigstead, et ux, recorded in Volume 164, Page 24, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation dated November 1, 1950, from W.N. Gigstead, et ux, to C.R. Mittanck, recorded in Volume 206, Page 375, Deed Records, Atascosa County, Texas.
- Rights of Tenants, as tenants only, under the terms of any unrecorded lease or rental agreements including, but not limited to, a cattle lease with Leroy Krueger.
- Any title or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities
  - To tidelands, or land comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, or
  - To lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - To filled-in lands, or artificial islands, or
  - To statutory water rights, including riparian rights, or

- To the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
- Any right, claim, and/or interest associated with the (i) fence encroachment(s); (ii) County Road 304 crossing the subject Property, subject to right of parties to use said road shown on the Survey Plat, prepared by Richard Pollock, RPLS 5825, Rakowitz Engineering & Surveying on March 29, 2023.
- Right of parties to use any portion of the subject Property lying in Old Pearsall Road.
- Mineral and/or Royalty Reservation as set out in Warranty Deed dated January 11, 1944, executed by S.P.J.S.T. to Wilhelm Mueller, recorded in Volume 163, Page 445, Deed Records, Atascosa County, Texas.
- Easement dated April 5, 1954, executed by Wilhelm Mueller, et ux to Central Power and Light Co., recorded in Volume 235, Page 44, Deed Records, Atascosa County, Texas.

Grantor, owner of the Property, for the Consideration and subject to the Reservations from Conveyance 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 to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors 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 Conveyance and Exceptions to Conveyance and Warranty.

The Vendor's Lien against and superior title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed shall become absolute.

The Vendor's Lien and superior title to the Property are retained for the benefit of PINNACLE BANK, and are transferred to that party, without recourse on Grantor.

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

*{SIGNATURES AND ACKNOWLEDGMENTS BEING ON NEXT PAGE}*

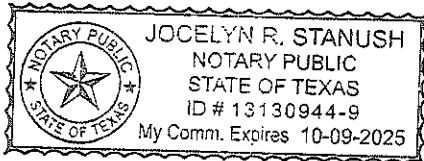
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*Melanie Mittanck McConaghy*  
MELANIE MITTANCK MCCONAGHY

STATE OF TEXAS §  
COUNTY OF Harris §

This instrument was acknowledged before me on this the 19 day of May, 2023, by MELANIE MITTANCK MCCONAGHY



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN:

Law Office of Jaime J. Trevino Jr., PLLC  
P.O. Box 163  
Pleasanton, TX 78064

AFTER RECORDING RETURN TO:

Leighsure Rentals, LLC  
240 Liberty Ln.  
Pleasanton, TX 78064

State of Texas  
County of Atascosa

## EXHIBIT A

Field notes for 339.41 acres, called a 338.50 acre tract of land, being all of a 241.50 acre tract of land, called Parcel 1, all of a 77 acre tract of land, called Parcel 2, First Tract, and all of a 20 acre tract of land, called Parcel 2, Second Tract, Atascosa County, Texas, lying in the P.C. Tumlinson Survey No. 57, Abstract No. 1066 the W.J. Anderson Survey No. 56, Abstract No. 990, the Jose Maria Moradio Survey No. 1228, Abstract No. 550, and the James Williams Survey No. 74, Abstract No. 928, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Mike Mittanck, dated March 29, 2023.

A 339.41 acres, called a 338.50 acre tract of land, being all of a 241.50 acre tract of land, called Parcel 1, all of a 77 acre tract of land, called Parcel 2, First Tract, and all of a 20 acre tract of land, called Parcel 2, Second Tract, Atascosa County, Texas, described in an instrument, recorded in Clerk's File No. 199615415, Official Public Records, Atascosa County, Texas, and Volume 60, Page 820, Deed Records, Atascosa County, Texas, and lying in the P.C. Tumlinson Survey No. 57, Abstract No. 1066, the W.J. Anderson Survey No. 56, Abstract No. 990, the Jose Maria Moradio Survey No. 1228, Abstract No. 550, and the James Williams Survey No. 74, Abstract No. 928 Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a fence corner post, found for the South corner of said Parcel 1, being the North corner of the intersection of County Road 301 and Old Pearsall Road, said point of beginning being the South corner of this tract of land;

Thence North  $71^{\circ} 00' 07''$  West, 6204.36 feet, along the Southwest line of said Parcel 1, and said First Tract, being the Northeast line of Old Pearsall Road, a 129.676 acre tract of land, described in an instrument, recorded in Clerk's File No. 84112, Official Public Records, Atascosa County, Texas, and a 117.48 acre tract of land, described in an instrument, recorded in Clerk's File No. 218457, Official Public Records, Atascosa County, Texas, to a point marked by a 1/2 inch steel rod monument, found for the West corner of said First Tract, being a reentrant corner of said 117.48 acre tract of land, said point being the West corner of this tract of land;

Thence North  $18^{\circ} 57' 56''$  East, 2117.68 feet, along the Northwest line of said First Tract, and Second Tract, being a common line of said 117.48 acre tract of land, to a point marked by a 1/2 inch steel rod monument, found for the North corner of said Second Tract, being a reentrant corner of said 117.48 acre tract of land, said point being a North corner of this tract of land;

Thence South  $71^{\circ} 45' 02''$  East, 1698.74 feet, along the Northeast line of said Second Tract, being a common line of said 117.48 acre tract of land, and the Southwest line of a 46.00 acre tract of land, Property Identification No. 198875, ACAD, to a point marked by a fence corner post, found for a salient corner of said Second Tract, being a reentrant corner of said 46.00 acre tract of land, said point being a salient corner of this tract of land;

Thence South  $17^{\circ} 58' 08''$  West, 113.13 feet, along the Northeast line of said Second Tract, being a common line of said 46.00 acre tract of land, to a point marked by a fence corner post, found for a reentrant corner of Second Tract, being a salient corner of said 46.00 acre tract of land, said point being a reentrant corner of this tract of land;

Thence South  $71^{\circ} 43' 43''$  East, 332.36 feet, continuing along same common line, to a point marked by a 1/2 inch steel rod monument, found for the East corner of Second Tract, being the South corner of said 46.00 acre tract of land, and lying on the Northwest line of said Parcel 1, said point being a reentrant corner of this tract of land;

Thence North  $19^{\circ} 05' 32''$  East, 1625.87 feet, along the Northwest line of said Parcel 1, being the Southeast line of said 46.00 acre tract of land, and across County Road 304, to a calculated point, being the North corner of said Parcel 1, said calculated point being the North corner of this tract of land;

Thence South  $71^{\circ} 17' 09''$  East, along the Northeast line of Parcel 1, across County Road 304, being the Southwest line of a 21.00 acre tract of land, described in an instrument, recorded in Clerk's File No. 94663, Official Public Records, Atascosa County, Texas, and a 21.00 acre tract of land, described in an instrument, recorded in Clerk's File No. 94707, Official Public Records, Atascosa County, Texas, passing a point at 68.66 feet, marked by a 1/2 inch steel rod monument, found for the North corner of the occupied boundary, in all a total distance of 1919.51 feet, to a point marked by a fence corner post, found for the upper East corner of said Parcel 1, being the North corner of a

27.912 acre tract of land, described in an instrument, recorded in Clerk's File No. 94708, Official Public Records, Atascosa County, Texas, said point being the upper East corner of this tract of land;

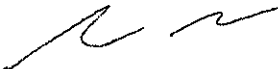
Thence South 19° 00' 27" West, 2135.35 feet, along the Southeast line of said Parcel 1, being the Northwest line of said 27.912 acre tract of land, to a point marked by a fence corner post, found for a reentrant corner of said Parcel 1, being the West corner of said 27.912 acre tract of land, said point being a reentrant corner of this tract of land;

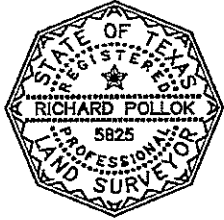
Thence South 71° 04' 31" East, 2260.38 feet, along a Northeast line of said Parcel 1, being the Southwest line of said 27.912 acre tract of land, a 28.386 acre tract of land, described in an instrument, recorded in Clerk's File No. 94667, Official Public Records, Atascosa County, Texas, and a 42.04 acre tract of land, Property Identification No. 16874, ACAD, to a point marked by a fence corner post, found for the lower East corner of said Parcel 1, being the South corner of said 42.04 acre tract of land, and lying on the Northwest line of County Road 301, said point being the lower East corner of this tract of land;

Thence South 19° 21' 22" West, 1533.92 feet, along the Southeast line of said Parcel 1, being the Northwest line of County Road 301, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 339.41 acres, on the accompanying Plat of Survey prepared for the Mike Mittanck, dated March 29, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

  
Richard Pollok R.P.L.S. 5825  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste. A  
Pleasanton, Texas 78064  
830-281-406-0



State of Texas  
County of Atascosa

**EXHIBIT B**

Field notes for 1.52 acres, being a portion of Old Pearsall Road, lying in the J. Weber Survey No. 1106, Abstract No. 877, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for Mike Mittanck, dated March 29, 2023.

A tract of land containing 1.52 acres, being a portion of Old Pearsall Road, and lying in the J. Weber Survey No. 1106, Abstract No. 877, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a fence corner post, found for the Northwest corner of the intersection of Old Pearsall Road and County Road 301, being the South corner of a 241.50 acre tract of land, called Parcel 1, said point of beginning being the East corner of this tract of land;

Thence across Old Pearsall Road, the following bearings and distances;

North 71° 54' 06" West, 1433.38 feet, to a calculated point, said point being an angle point of this tract of land;

North 71° 06' 58" West, 815.36 feet, to a calculated point, said point being an angle point of this tract of land;

North 70° 57' 20" West, 724.70 feet, to a calculated point, said point being an angle point of this tract of land;

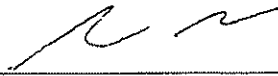
North 71° 00' 08" West, 579.77 feet, to a calculated point, lying at the West corner of said Old Pearsall Road, being the Southeast line of a 129.676 acre tract of land, Property Identification No. 16504, ACAD, said point being the West corner of this tract of land;

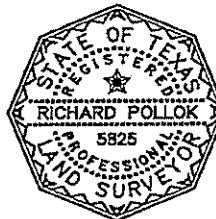
Thence North 19° 57' 11" East, 23.54 feet, along the Northwest line of Old Pearsall Road, being a common line of said 129.676 acre tract of land, to a calculated point, found for the North corner of Old Pearsall Road, being the East corner of said 129.676 acre tract of land, and lying on the Southwest line of said 241.50 acre tract of land, said point being the North corner of this tract of land;

Thence South 71° 00' 07" East, 3552.63 feet, along the Northeast line of said Old Pearsall Road, being the Southwest line of said 241.50 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 1.52 acres, on the accompanying Plat of Survey prepared for the Mike Mittanck, dated March 29, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

  
Richard Pollok R.P.L.S. 5825  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste. A  
Pleasanton, Texas 78064  
830-281-406-0



**CONFORMED COPY  
OFFICIAL PUBLIC RECORDS**

*Theresa Carrasco*

Theresa Carrasco, County Clerk

Atascosa County Texas

May 22, 2023 02:21:55 PM

FEE: \$54.00

LCASTANEDA

**234121**

WDVL