



Registration for Division of Land in Atascosa County

I Gary + Dana McKinney, am the owner of the attached filed division of land located at Atascosa Colony Farms Lot 78 26.28 (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: 10-4-20-25

Signature: Gary McKinney & Dana McKinney

Printed Name: [Handwritten Signature]

ACKNOWLEDGMENT

STATE OF TEXAS

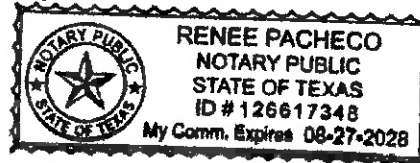
COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Gary McKinney & Dana McKinney 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 4th October, 2025.

[Handwritten Signature: Renee Pacheco]

Notary Public, in and for
State of Texas



3 PGS
WDVL

159810

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.

WD/VL CONNIE J. WALKER, *a/k/a* CONNIE JEAN WALKER to GARY W. MCKINNEY, ET UX

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

KNOW ALL MEN BY THESE PRESENTS:

That CONNIE J. Walker, *also known as* CONNIE JEAN WALKER, of Atascosa County, Texas, (herein referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of that one certain Promissory Vendor's Lien Note of even date herewith, being in the principal sum of FIFTY THOUSAND TWENTY AND 00/100 DOLLARS (\$50,020.00), payable to the order of Grantor, which Note bears interest and is due and payable as therein set out, and which Note further contains the usual default, acceleration of maturity, and attorney's fee clauses, the payment of which is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alfred A. Steine, Trustee; has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto GARY W. MCKINNEY and wife, DANA K. MCKINNEY, whose address is 8965 County Road 331, Jourdanton, Atascosa County, Texas 78026 (herein referred to as "Grantees"), all of the following described real property ("Property") located in Atascosa County, Texas, to-wit:

BEING 25.01 acres of land, more or less, out of the John Neill Survey No. 1191, Abstract No. 641, Atascosa County, Texas, and being a part or portion of the land described in a conveyance to James E. Walker, Jr. and wife, Connie J. Walker, in the deed of record in Book 193, Page 57 of the Official Public Records of Atascosa County, Texas, and further being a part or portion of Tract 78 of Natascosa Colony Farms Subdivision, as per map or plat of said Subdivision recorded on Sheet 7-A, New Plat Cabinet, Plat Records, Atascosa County, Texas, and being more particularly described by metes and bounds in the EXHIBIT "A" attached hereto and incorporated herein by reference for all purposes.

SAVE AND EXCEPT HOWEVER, and there is hereby reserved unto Grantor, and her heirs, successors and assigns for a term ending when the above-referenced Promissory Vendor's Lien Note is paid in full, an undivided 50% of all rights, title, and interests owned by Grantor in and to the oil, gas and other minerals lying in and under or upon or that may be saved and produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said lands for oil, gas, and other minerals and removing the same therefrom.

This conveyance and the hereinafter warranty are made expressly subject to the following items:

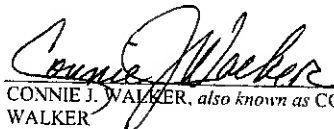
- a. Any visible or apparent roadway or easement over or across the subject property, the existence of which does not appear of record;
- b. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, presently recorded in the public records of Atascosa County, Texas;
- c. Oil Lease dated September 1, 1937, executed by Henry Schorsch, et ux to A. A. Hendrix, recorded in Vol. 137, Page 637, Deed Records of Atascosa County, Texas;
- d. Mineral and/or Royalty Reservation as set out in Warranty Deed dated December 2, 1965, executed by Joe Tymrak, et ux to Jerrell Brauchle, recorded in Vol. 307, Page 481, Deed Records of Atascosa County, Texas;

- e. Mineral and/or Royalty Reservation as set out in Warranty Deed dated November 9, 1966, executed by Jerrell Brauchle, et ux to Woodrow Marsh, recorded in Vol. 311, Page 456, Deed Records of Atascosa County, Texas;
- f. Memorandum of Oil, Gas and Liquid Hydrocarbons Lease dated December 12, 2010, executed by and between Dewey M. Smith and Murphy Exploration & Production Company – USA, recorded under Clerk’s File No. 118736, amended in Clerk’s File No. 121462, and ratified in Clerk’s File Numbers. 128587 and 133441, Official Public Records of Atascosa County, Texas; and
- g. Memorandum of Oil, Gas and Liquid Hydrocarbons Lease dated effective April 18, 2011, executed by Connie Walker to Murphy Exploration & Production Company – USA, recorded under Clerk’s File No. 121461, 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 GARY W. MCKINNEY and wife, DANA K. MCKINNEY, and their heirs and assigns forever; and Grantor does hereby bind herself, and her successors, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said GARY W. MCKINNEY and wife, DANA K. MCKINNEY, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that a Vendor’s Lien, as well as the superior title in and to the above described premises, is retained against the above described property, premises, and improvements, until the above described Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, after which this Deed shall become absolute.

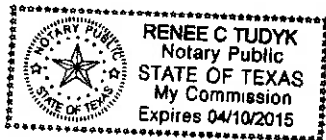
EXECUTED on this 20th day February, 2015.


 CONNIE J. WALKER, also known as CONNIE JEAN WALKER

Acknowledgement

STATE OF TEXAS §
 COUNTY OF ATASCOSA §

This instrument was acknowledged before me on the 20th day of February, 2015, by CONNIE J. WALKER, also known as CONNIE JEAN WALKER.




 NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return to:

Gary & Dana McKinney
 8965 County Road 331
 Jourdanton, Texas 78026

Prepared by:

SILLIVENT LAW FIRM (RRS)
 P. O. Box 400
 Jourdanton, Texas 78026

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 25.01 ACRES OF LAND

BEING 25.01 acres of land out of the John Neil Survey No. 1191, Abstract No. 641, Atascosa County, Texas and being a part or portion of the land described in a conveyance to James E. Walker, Jr. and wife Connie J. Walker in the deed of record in Book 193, Page 57 of the Official Public Records of Atascosa County, Texas and further being a part or portion of Tract 78, Natascosa Colony Farms as shown on the plat of record in Sheet 7A of the Plat Records of Atascosa County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set ½ inch rebar with a "Pollok & Sons" cap on the northerly right-of-way line of County Road No. 331 for the southwesterly corner of the Gary McKinney, et al land described in Document No. 91081, Atascosa County Official Public Records, the southeasterly corner of the Walker land and of this tract;

THENCE with said County Road right-of-way line,
North 89° 47' 07" West, distance of 596.20 feet to a set ½ inch rebar with a "Pollok & Sons" cap;
South 89° 21' 17" West, distance of 154.62 feet to a set ½ inch rebar with a "Pollok & Sons" cap for the southwesterly corner of this tract;

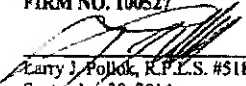
THENCE North 00° 31' 24" West, across the Walker land, distance of 1448.57 feet to set ½ inch rebar with a "Pollok & Sons" cap for the northwesterly corner of this tract on the northerly line of Walker land and southerly line of Tract 79 of the Natascosa Colony Farms;

THENCE North 89° 28' 14" East, with the common line of Tract 79 and the Walker land, distance of 750.62 feet to a corner post for the northeasterly corner of the Walker land and of this tract and the northwesterly corner of the aforementioned Gary McKinney, et al land;

THENCE South 00° 31' 46" East, with the westerly line of the McKinney land and easterly line of this tract, distance of 1456.00 feet to the POINT OF BEGINNING containing 25.01 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on NAD83.

POLLOK & SONS SURVEYING, INC.
FIRM NO. 100527


Larry J. Pollok, R.P.L.S. #5186
September 30, 2014



Ref: 14-0285
10081403

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Diane Gonzales, County Clerk
Atascosa County Texas

February 20, 2015 03:26:39 PM

FEE: \$34.00
WDVL

159810

MAUREEN PFEIFER
SEVENSON FAMILY TRUST
DOC. # 181291



SCALE 1" = 200'

JOHN NEIL SURVEY
NO. 1191
ABSTRACT NO. 641

EDDIE M. REEVES
AND WIFE
CHERYL A. REEVES
DOC. 172036

15.00
ACRES

RESIDUE OF
GARY W. MCKINNEY AND
WIFE DANA K. MCKINNEY
LAND
DOC. 159810

- LEGEND**
- IRF - STEEL ROD FOUND
 - IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
 - CP - CORNER POST
 - DD'MM'SS" DIST.' - FIELD (DD'MM'SS" DIST.') - RECORD
 - x - BARBED WIRE FENCE
 - ⊕ - POWER/UTILITY POLE
 - ⊙ - WATER WELL/WATER METER (AS NOTED)
 - ⊙ - SEPTIC TANK
 - o - CHAIN LINK FENCE
 - || - WOOD PRIVACY FENCE

1/2" IRF

(N89°28'14"E)
N89°29'26"E

IRS

415.30'

654.82'
S04°33'51"E

2" PIPE CP

799.06'
S00°27'14"E

IRS

1/2" IRF W/CAP
POLLOK & SONS

460.02'

S89°59'33"W
(S89°21'17"W)

R.O.W. NOT TO SCALE
COUNTY ROAD NO. 331

SURVEY PLAT OF 15.00 ACRES OF LAND OUT OF THE JOHN NEIL SURVEY NO. 1191, ABSTRACT NO. 641, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO GARY W.

POLLOK & SONS



STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 15.00 ACRES OF LAND

BEING 15.00 ACRES OF LAND OUT OF THE JOHN NEIL SURVEY NO. 1191, ABSTRACT NO. 641, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO GARY W. MCKINNEY AND WIFE, DANA K. MCKINNEY IN THE DEED OF RECORD IN DOCUMENT 159810 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½" rebar with a "Pollok & Sons" cap on the northerly right-of-way of County Road 331 for the southeasterly corner of the Eddie M. Reeves and wife, Cheryl A. Reeves land as described in Document 172036 of the Official Public Records of Atascosa County, Texas and the southwesterly corner of the McKinney land and of this tract;

THENCE North 00° 32' 32" West, with the common line of said Reeves land, a distance of 1448.21 feet to a found ½" pin on the southerly line of the Maureen Pfeifer Swenson Family Trust land as described in Document 181291 of the Official Public Records of Atascosa County, Texas for the northeasterly corner of said Reeves land and the northwesterly corner of the McKinney land and of this tract;

THENCE North 89° 29' 26" East, with the common line of said Maureen Pfeifer Swenson Family Trust land, a distance of 415.30 feet to a set ½" rebar with a "Pollok & Sons" cap for the northeasterly corner of this tract;

THENCE into and across the McKinney land as follows:

South 04° 33' 51" East, a distance of 654.82 feet to a 2" pipe corner post;

South 00° 27' 14" East, a distance of 799.06 feet to a set ½" rebar with a "Pollok & Sons" cap on the aforementioned northerly right-of-way of County Road 331 for the southeasterly corner of this tract;

THENCE South 89° 59' 33" West, with said right-of-way, a distance of 460.02 feet to the **POINT OF BEGINNING** and containing 15.00 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 18, 2025



Refer. 25-349