



Registration for Division of Land in Atascosa County

I William Phazon/KWTRY BAY LAND INDUSTRIES am the owner of the attached filed division of land located at 69.63 ACRES IN ATASCOSA COUNTY OUT OF EDWARD GORRIS SURV # 10 PART 2 (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):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner



Date: 10/15/2025

Signature: William Phatum

Printed Name: William Phatum

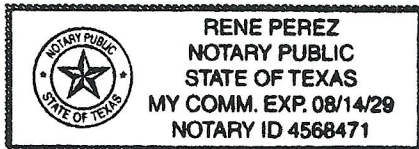
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Jim Wells

BEFORE ME, the undersigned Notary Public, on this day personally appeared William Paul Latham 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 October 15th, 2025.



Rene Perez
Notary Public, in and for
State of Texas

ELECTRONICALLY RECORDED**OFFICIAL PUBLIC RECORDS***Theresa Carrasco*Theresa Carrasco, County Clerk
Atascosa County, TX

08/20/2025 8:19 AM

254642

\$ 45.00

SOCHOA

WDVL

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: August 15, 2025

Grantor: Ryan Ewers, Desiray Ewers, and Colton Ewers, as their sole and separate property

Grantor's Mailing Address: Ryan Ewers and Colton Ewers: 11322 Tiger Woods, San Antonio, Bexar County, Texas 78221; Desiray Ewers: 726 Albatross Way, San Antonio, Bexar County, Texas 78221

Grantee: KUNTRY BOY LAND INVESTMENTS, LLC, a Texas limited liability company

Grantee's Mailing Address: 16335 North State Highway 16, Poteet, Atascosa County, Texas 78065

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for the further consideration of the execution and delivery by said grantee of that one certain promissory note in the principal sum of Two Hundred Eighty Thousand Five Hundred and 00/100 Dollars (\$280,500.00) payable to the order of Rio Bank, upon terms and bearing interest as therein provided, and providing for the acceleration of maturity in the event of default and for attorney's fee, the payment of which note is secured by the vendor's lien herein and is hereby transferred to Rio Bank without recourse on the Grantor and is additionally secured by a Deed of Trust to Brian A. Humphreys, Jr., Trustee.

Property (including any improvements): All that certain tract or parcel of land containing 69.63 acres in Atascosa County, Texas, out of the Edward Garner Survey No. 10, Abstract 2, being the same tract called 69.67 acres described in conveyance from Dennis Martin Sbach, Independent Executor of the Estate of Alma Claire Sbach to Dennis Martin Sbach, of record in Document # 1776651, Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part for all purposes.

Reservations from Conveyance and Warranty: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of an undivided One Hundred percent (100%) interest of all oil, gas, and other minerals, owned by Grantor, in and under and 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. Seller does not reserve and retain (and does hereby convey) implied rights of ingress and egress and reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas and other minerals.

Exceptions to Conveyance and Warranty:

- a. 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 Public Records.

- b. Any visible and apparent roadway or easement over or across the Property, the existence of which does not appear of record.
- c. Memorandum of Oil, Gas and Mineral Lease to Alvin M. Barrett & Associates Inc., recorded in Instrument No. 110755, Official Public Records of Atascosa County, Texas.
- d. Right of Way Easement to McCoy Water, recorded in Instrument No. 121386, Official Public Records of Atascosa County, Texas.
- e. No liability is assumed by reason of OIL EQUIPMENT, WELLS, PUMP JACKS, PAD SITE, OVERHEAD ELECTRIC LINES, METER POLES, POWER POLES and GAS PIPELINE, but only as shown on survey dated August 1, 2025, by Reynaldo Martinez, Jr., Registered Professional Land Surveyor # 5482.
- f. No liability is assumed by reason of BARBED WIRE FENCE traversing the subject property, but only as shown on survey dated August 1, 2025, by Reynaldo Martinez, Jr., Registered Professional Land Surveyor # 5482.
- g. No liability is assumed by reason of FENCE OUT 16.0', but only as shown on survey dated August 1, 2025, by Reynaldo Martinez, Jr., Registered Professional Land Surveyor # 5482.
- h. Rights of adjoining property owners in and to that portion of the herein described property, if any, which lies inside record title boundary but outside fence or inside fences but outside title boundary, but only as shown on survey dated August 1, 2025, by Reynaldo Martinez, Jr., Registered Professional Land Surveyor # 5482.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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 the Exceptions to Conveyance and Warranty.

Rio Bank at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property, as is evidenced by the hereinbefore described \$280,500.00 note. The first and superior Vendor's Lien, as well as the Superior Title to said property is retained herein for the benefit of the said Rio Bank, its successors or assigns and transferred to Rio Bank, and shall have the right to release said Vendor's Lien upon the payment of said Note. The Vendor's Lien against and superior title to the property are retained until each note described is fully paid according to its term, at which time this deed will become absolute.

RIGHT OF FIRST REFUSAL:

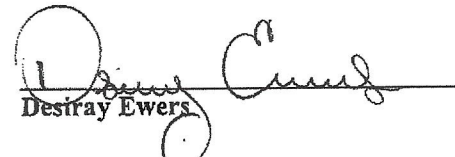
Further, with respect to a called 69.67 acre tract lying and being situated to the south and contiguous to the Property conveyed herein (the "Adjacent Property"), said Adjacent Property being depicted and shown on the survey plat dated August 1, 2025, by Reynaldo Martinez, Jr., Registered Professional Land Surveyor # 5482 under the name of Marilyn Frances McDonald Martinez (said Adjacent Property having been described in Instrument Number 79685, Official Public Records of Atascosa, County, Texas), Grantor does hereby warrant and represent to Grantee that Grantor shall soon be in title (and shall own) said

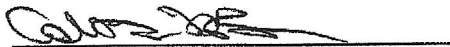
Adjacent Property in fee simple. Upon Grantor coming into ownership of the Adjacent Property, Grantor does hereby agree that Grantor shall (prior to marketing the Adjacent Property) first offer for sale the Adjacent Property to Grantee at a price and according to terms to be agreed upon by Grantor and Grantee. In the event that Grantor and Grantee are not able to timely reach a mutual agreement for the sale of the Adjacent Property, Grantor shall have the right to market the Adjacent Property to third parties. Upon marketing the Adjacent Property to third parties, and in the event that Grantor receives a good faith offer to purchase from an unrelated and unaffiliated third party (in a proposed arm's length transaction), then Grantor shall within 5 business days from receiving an offer, notify Grantee in writing about such proposed offer, and Grantee shall have then have 5 business days from receiving the notice in which to elect to either: 1) refuse to purchase the Adjacent Property; OR 2) agree to purchase such Adjacent Property (at the same price and for the same terms as the offer presented). This provision shall last for a period of 10 years from the date of recording this deed.

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

AGREED TO AND GRANTED BY GRANTOR:


Ryan Ewers

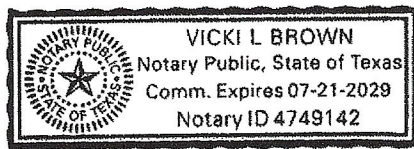

Desiray Ewers

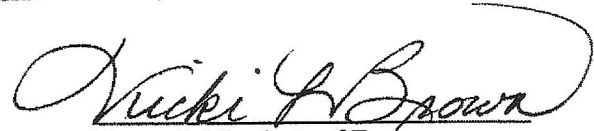

Colton Ewers

STATE OF TEXAS

COUNTY OF Brewster

This instrument was acknowledged before me on this 15th day of August 2025, by Ryan Ewers.

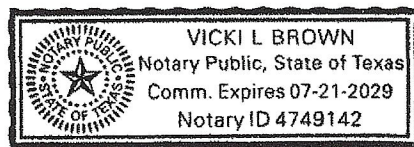




Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Brewster

This instrument was acknowledged before me on this 15th day of August 2025, by Desiray Ewers.

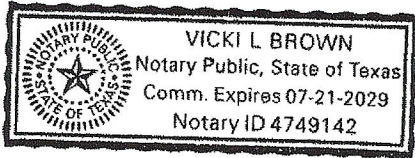



Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on this 15th day of August 2025, by Colton Ewers.



Vicki L Brown
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Kuntry Boy Land Investments, LLC
16335 North State Highway 16
Poteet, Texas 78065

MARTINEZ
Surveying & Mapping Co
Firm # 101822-00
P.O. Box 17971
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
 COUNTY OF ATASCOSA

69.63 ACRE TRACT

All that certain tract or parcel of land containing 69.63 acres in Atascosa County, Texas, out of the Edward Garner Survey No. 10, Abstract 2, being the same tract called 69.67 acres described in conveyance from Dennis Martin Sbach, Independent Executor of the Estate of Alma Claire Sbach to Dennis Martin Sbach, of record in Document # 176651, Official Public Records of Atascosa County, Texas.

Said 69.63 acre tract, being more particularly described as follows:

- BEGINNING:** at a metal fence post found on the Southeast line of F. M. Road No. 791 at the Southwest corner of Virginia Maurice, Tract 1 – 69.67 acre tract, of record in Document # 232606, Official Public Records of Atascosa County, Texas, for the Northwest corner of this tract;
- THENCE:** South 77 deg. 49 min. 23 sec. East, 3270.88 feet to a ½” iron pin set with cap on the West line of NRPN LP., Tract 4 – 131.24 acre tract, of record in Document # 157932, Official Public Records of Atascosa County, Texas, at the Southeast corner of said Maurice, Tract 1 – 69.67 acre tract, for the Northeast corner of his tract;
- THENCE:** South 04 deg. 16 min. 48 sec. West, 16.10 feet to a metal fence post found;
 South 39 deg. 46 min. 45 sec. East, 699.99 feet to a ½” iron pin set with cap and
 South 38 deg. 55 min. 25 sec. East, 384.61 feet to a ½” iron pin found with cap on the Southwest line of NRPN LP., Tract 4 – 131.24 acre tract, of record in Document # 157932, Official Public Records of Atascosa County, Texas, at the Northeast corner of Marilyn Frances McDonald Martinez, Tract 3 – 69.67 acre tract, of record in Document # 79685, Official Public Records of Atascosa County, Texas, for the Southeast corner of this tract;
- THENCE:** South 79 deg. 58 min. 18 sec. West, 4533.00 feet to a ½” iron pin found on the Southeast line of F. M. Road No. 791 at the Northwest corner of said Martinez, Tract 3 – 69.67 acre tract, for the Southwest corner of this tract;

THENCE: North 37 deg. 29 min. 11 sec. East, 949.96 feet along with the Southeast line of said F. M. Road No. 791 to the POINT OF BEGINNING.

Bearing Basis – South 79 deg. 58 min. 18 sec. West, 4533.00 feet – from the South line of this tract, of record in Document # 176651, Official Public Records of Atascosa County, Texas.



A handwritten signature in cursive script that reads "Reynaldo Martinez Jr.".

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
Job No. 25-7-8
August 1, 2025
(SEE ACCOMPANYING SURVEY PLAT)
Revised: August 15, 2025

MARTINEZ
Surveying & Mapping Co
Firm # 101822-00
P.O. Box 17971
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF ATASCOSA

TRACT 1
29.63 ACRE TRACT

All that certain tract or parcel of land containing 29.63 acres in Atascosa County, Texas, out of the Edward Garner Survey No. 10, Abstract 2, being a portion of that certain tract called 69.67 acres described in conveyance from Ryan Ewers, et al to Kuntry Boy Land Investments, LLC, of record in Document # 254642, Official Public Records of Atascosa County, Texas.

Said 29.63 acre tract, being more particularly described as follows:

BEGINNING: at a metal fence post found on the Southeast line of F. M. Road No. 791 at the Southwest corner of Virginia Maurice, Tract 1 – 69.67 acre tract, of record in Document # 232606, Official Public Records of Atascosa County, Texas, for the Northwest corner of this tract;

THENCE: South 77 deg. 49 min. 23 sec. East, 3270.88 feet to a ½” iron pin set with cap on the West line of NRPN LP., Tract 4 – 131.24 acre tract, of record in Document # 157932, Official Public Records of Atascosa County, Texas, at the Southeast corner of said Maurice, Tract 1 – 69.67 acre tract, for the Northeast corner of his tract;

THENCE: South 04 deg. 16 min. 48 sec. West, 16.10 feet to a metal fence post found;
South 39 deg. 46 min. 45 sec. East, 699.99 feet to a ½” iron pin set with cap and
South 38 deg. 55 min. 25 sec. East, 384.61 feet to a ½” iron pin found with cap on the Southwest line of NRPN LP., Tract 4 – 131.24 acre tract, of record in Document # 157932, Official Public Records of Atascosa County, Texas, at the Northeast corner of Marilyn Frances McDonald Martinez, Tract 3 – 69.67 acre trac, of record in Document # 79685, Official Public Records of Atascosa County, Texas, for the Southeast corner of this tract;

THENCE: North 79 deg. 58 min. 18 sec. West, 1998.82 feet to a ½” iron pin set with cap at the Southeast corner of Tract 2, 40.00 acre tract, surveyed this same day, for the Southwest corner of this tract;

THENCE: North 10 deg. 01 min. 42 sec. East, 704.28 feet to a ½” iron pin set with cap at the Northeast corner of Tract 2 40.00 acre tract, surveyed this same day, for a corner of this tract;

THENCE: North 77 deg. 49 min. 23 sec. West, 2128.25 feet to a ½” iron pin set with cap on the Southeast line of F. M. Road No. 791, at the Northwest corner of Tract 2, 40.00 acre tract, surveyed this same day, for a corner of this tract;

THENCE: North 37 deg. 29 min. 11 sec. East, 66.37 feet along with the Southeast line of said F. M. Road No. 791 to the POINT OF BEGINNING.

Bearing Basis – South 79 deg. 58 min. 18 sec. West, 4533.00 feet – from the South line of this tract, of record in Document # 176651, Official Public Records of Atascosa County, Texas.



A handwritten signature in blue ink that reads "Reynaldo Martinez Jr." with a stylized flourish at the end.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
Job No. 25-7-8 (T1)
September 25, 2025
(SEE ACCOMPANYING SURVEY PLAT)

MARTINEZ
Surveying & Mapping Co
Firm # 101822-00
P.O. Box 17971
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF ATASCOSA

TRACT 2
40.00 ACRE TRACT

All that certain tract or parcel of land containing 40.00 acres in Atascosa County, Texas, out of the Edward Garner Survey No. 10, Abstract 2, being a portion of that certain tract called 69.63 acres described in conveyance from Ryan Ewers, et al to Kuntry Boy Land Investments, LLC, of record in Document # 254642, Official Public Records of Atascosa County, Texas.

Said 40.00 acre tract, being more particularly described as follows:

- BEGINNING:** at a ½” iron pin set with cap on the Southeast line of F. M. Road No. 791 at a corner of Tract 1, 29.63 acre tract, surveyed this same day, for the Northwest corner of this tract; from which point a metal fence post found on the Southeast line of F. M. Road No. 791 at the Southwest corner of Virginia Maurice, Tract 1 – 69.67 acre tract, of record in Document # 232606, Official Public Records of Atascosa County, Texas, bears: North 37 deg. 29 min. 11 sec. East, 66.37 feet;
- THENCE:** South 77 deg. 49 min. 23 sec. East, 2128.25 feet to a ½” iron pin set with cap, for an angle corner of said Tract 1, 29.63 acre tract, surveyed this same day, for the Northeast corner of this tract;
- THENCE:** South 10 deg. 01 min. 42 sec. West, 704.28 feet to a to a ½” iron pin set with cap on the North line of Marilyn Frances McDonald Martinez, Tract 3 – 69.67 acre trac, of record in Document # 79685, Official Public Records of Atascosa County, Texas, for the Southeast corner of this tract;
- THENCE:** North 79 deg. 58 min. 18 sec. West, 2534.18 feet to a ½” iron pin found on the Southeast line of F. M. Road No. 791 at the Northwest corner of said Martinez, Tract 3 – 69.67 acre tract, for the Southwest corner of this tract;
- THENCE:** North 37 deg. 29 min. 11 sec. East, 883.61 feet along with the Southeast line of said F. M. Road No. 791 to the POINT OF BEGINNING.

Bearing Basis – South 79 deg. 58 min. 18 sec. West, 4533.00 feet – from the South line of this tract, of record in Document # 176651, Official Public Records of Atascosa County, Texas.



Reynaldo Martinez Jr.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
Job No. 25-7-8 (T2)
September 25, 2025
(SEE ACCOMPANYING SURVEY PLAT)

