



Registration for Division of Land in Atascosa County

I Marcella Dornak, am the owner of the attached filed division of land located at ABS A 4456 W McFadden SV-523 (Property ID's #14203 + 16270)
ABS A 44405 H Hines SV-521 (Property ID #13359) (legal description). I have had the division of
ABS A 44282 JP German SV-1189 (Property ID #12580)
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 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 checked="" type="checkbox"/> All parts to original owner | |



Date: Dec. 12, 2025

Signature: Marcella N. Dornak

Printed Name: MARLELLA N. DORNAK

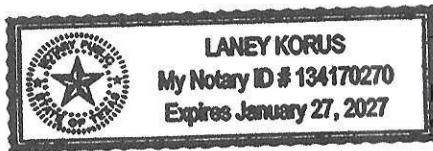
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Marcella Dornak, 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 December 12, 2025.



Laney Korus

Notary Public, in and for
State of Texas

1400c ✓

369/43

Filed for Record

26 Day of May 19 21

at 10 o'clock P M

Welle Mae Kenney

County Clerk, Atascosa County

By G. Gray

Deputy

Jerome Lornak
Box 254
Jourdanton

3.50 Rec
2.50 c/c
6.00
Pd

1400

STATE OF TEXAS
COUNTY OF TRAVIS

IN THE NAME OF THE STATE OF TEXAS

TO ALL TO WHOM THESE PRESENTS SHALL COME, KNOW YE:

WHEREAS, the VETERANS' LAND BOARD OF THE STATE OF TEXAS has, in accordance with the provisions of the Texas Veterans' Land Act, purchased a certain tract of land hereinafter described and has resold said land under Contract of Sale and Purchase to the GRANTEE hereinafter named; and

WHEREAS, said GRANTEE has complied with the requirements of said BOARD and with the provisions of said Act, and has paid the entire indebtedness due under said Contract of Sale and Purchase; and

WHEREAS, upon payment of the entire indebtedness due under said Contract of Sale and Purchase, said BOARD shall execute a deed to the original veteran purchaser or to the last assignee whose assignment has been approved by said BOARD; and

WHEREAS, the Chairman of said BOARD, or in his absence or illness the Acting Chairman of said BOARD, is fully empowered and authorized to execute and deliver such deed; NOW, THEREFORE,

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS, cash in hand paid to said BOARD by said GRANTEE, the receipt of which is hereby acknowledged and confessed, said BOARD has GRANTED and CONVEYED, and by these presents does hereby GRANT and CONVEY, unto

JEROME WILLIAM DORNAK, GRANTEE, all that certain lot, tract, or parcel of land more particularly described as follows, to-wit:

all that certain tract or parcel of land lying and being situated in Atascosa County, Texas, described as follows, to-wit:

Being 100 acres of land, more or less, described as being, 62.4 acres out of the William McFaddin Survey No. 523, Abstract No. 556 20.5 acres out of the Henry Miner Survey No. 521, Abstract No. 405 15.1 acres out of the J.P. Gorman Survey No. 1189, Abstract No. 282 And being described by metes and bounds in one body as follows:

BEGINNING at a corner fence post, the intersection of the Southeast right-of-way line of State Highway No. 97 and the Northeast line of an 80 foot county road running South from Dobrowolski, said corner post also being S 30 30' E 40 feet and N 60 38' E 79 feet from the Northwest corner of the T. H. Zanderson Subdivision No. 4 for a first Northwest corner of this tract;

THENCE N 60 38' E along the Southeast right-of-way line of State Highway No. 97 a distance of 2622.0 feet to a corner fence post for the most Northerly corner of this survey;

THENCE S 33 56' E along fence line a distance of 1606.9 feet to a stake in same for the most Easterly corner of this tract;

THENCE S 60 38' W 2766.2 feet to a stake in the Northeast line of aforementioned 80 foot county road running South from Dobrowolski, for the most Southerly corner of this tract;

THENCE N 30 30' W along said Northeast line of road a distance of 1552.1 feet to a corner fence post in same for a second Northwest corner of this tract;

THENCE N 15 38' E 70.7 feet along said line of county road to the place of beginning containing within the above metes and bounds 100.0 acres of land, more or less, as per office survey made by John H. Peel, County Surveyor of Atascosa County, Texas, on September 20, 1952, and taken from a survey actually made on the ground, according to law, covering 148.2 acre tract of land out of which this survey is a part.

Pay in Full

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THE WARRANTY DEED TO THE VETERANS' LAND BOARD FROM J.J. DORNAK, ET UX, DATED OCTOBER 27, 1952, CONTAINS THE FOLLOWING:

"SAVE AND EXCEPT HOWEVER, and there is hereby expressly reserved and retained unto the Grantors herein, their heirs and assigns, an undivided One-Thirty second (1/32nd) interest (same being One-fourth (1/4) of the usual 1/8th royalty) in and to all of the oil, gas and other minerals in, to and under or that may be produced from the land herein conveyed, to be paid or delivered to said Grantors, their heirs or assigns as their own property free of cost from royalty oil, gas and/or other minerals for a period of Fifteen (15) years from the date hereof and for so long thereafter as production of oil, gas or other minerals is being had from said premises together with the right of ingress and egress at all times during the tenure of this reservation for the purpose of storing, treating, marketing and removing the same therefrom. If, at the expiration of Fifteen (15) years from the date hereof, oil, gas and/or other minerals are not being produced from said land, then this reservation and all rights hereunder shall ipso facto terminate.

"Said interest in and to said minerals hereby reserved is a non-participating royalty interest and the Grantors herein, their heirs and assigns shall not participate in the bonus paid for any oil, gas or mineral lease covering said land, nor shall they participate in the money rentals which may be paid to extend the time within which a well may be begun under the terms of any lease covering said land, nor shall it be necessary for them to join in the execution of any future oil, gas or mineral lease on said land. PROVIDED HOWEVER, that in the event oil, gas and/or other minerals are produced from said land during the tenure of this reservation, then, the said Grantors, their heirs and assigns shall receive a full One-thirty second (1/32nd) portion thereof as their own property, to be paid or delivered to them free of cost.

"It is further expressly agreed and so understood that this conveyance and the hereinafter Warranty are further subject to an oil, gas and mineral lease executed by Joe T. Wallace et ux, in favor of Jergins Oil Company, dated February 20, 1948, and which lease appears of record in Volume 189 page 237, of the Deed Records of Atascosa County, Texas, to which reference is here made for all pertinent purposes."

SUBJECT TO an Oil and Gas Lease from Jerome William Dornak, et ux, to Robert R. Keehan, dated March 14, 1970.

HEREBY relinquishing unto said GRANTEE, his heirs and assigns, forever, all of said BOARD'S right, title, and interest in and to said land;

BUT IT IS AGREED AND UNDERSTOOD that in the event that a patented survey of which the above-described tract of land is a part contains excess acreage, or that unsurveyed school land is contained within the boundaries of the above-described tract of land, said BOARD by the execution of this deed does not purport to grant or convey any right, title, or interest in and to such excess acreage or unsurveyed school land.

WITNESS MY HAND AND SEAL OF THE VETERANS' LAND BOARD OF THE STATE OF TEXAS, this the 24th day of May, 1971.

Bob Armstrong
Bob Armstrong, Chairman
VETERANS' LAND BOARD
OF THE STATE OF TEXAS

1400

VOL 369 PAGE 44

VOL 369 PAGE 45

Approved As To: Contents [initials] Legal [initials] Execution [initials]

RECORDED
OF SA
INDEXED
3375
MAY 27 1971

CERTIFICATE OF RECORD

THE STATE OF TEXAS
COUNTY OF ATASCOSA

I, **WILLIE MAE KENNEY**, Clerk of the County Court, in and for said

County, do hereby certify that the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office the 26 day of May A.D. 1971 at

1:10 o'clock P M., and duly recorded the 27 day of May A.D. 1971

at 8:00 o'clock A M., in Deed Records of said County in Vol 369

on Pages 43-45

IN TESTIMONY WHEREOF, witness my hand and official seal at office, this 27 day

of May A. D. 1971

Gwendolyn Gray
Deputy

WILLIE MAE KENNEY
Clerk, County Court, Atascosa County

1. NAME OF DECEASED [Type or print] Jerome William Dornak			2. SEX Male	3. DATE OF DEATH November 28, 1980		
4. RACE Cauc.	5a. WAS THE DECEDENT OF SPANISH ORIGIN? NO	5b. IF YES, SPECIFY MEXICAN, CUBAN, PUERTO RICAN, ETC.	6. DATE OF BIRTH Apr. 21, 1918	7. AGE [In years last birthday] 62	IF UNDER 1 YEAR Months Days	IF UNDER 24 HRS. Hours Minutes
8a. PLACE OF DEATH — COUNTY Bexar		8b. CITY OR TOWN [If outside city limits, give precinct no.] San Antonio	8c. NAME OF [If not in hospital, give street address] HOSPITAL OR INSTITUTION Santa Rosa Med. Center		8d. INSIDE CITY LIMITS? yes	
9. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED [Specify] married		10. BIRTHPLACE [State or foreign country] Texas	11. CITIZEN OF WHAT COUNTRY? USA	12. WAS DECEDENT EVER IN U.S. ARMED FORCES? yes	13. SURVIVING SPOUSE [If wife, give maiden name] Marie Marcella Netardus	
14. SOCIAL SECURITY NO. 455-14-5896		15a. USUAL OCCUPATION [Give kind of work done during most of working life, even if retired] Carpenter		15b. KIND OF BUSINESS OR INDUSTRY Carpentry		
16a. RESIDENCE — STATE Texas	16b. COUNTY Atascosa	16c. CITY OR TOWN [If outside city limits, show rural] Jourdanton	16d. STREET ADDRESS [If rural, give location] 1309 Poplar		16e. INSIDE CITY LIMITS? yes	
17. FATHER'S NAME John Dornak		18. MOTHER'S MAIDEN NAME Terezia Janak		19. SIGNATURE OF INFORMANT <i>Marcella Dornak</i>		
20. IMMEDIATE CAUSE [Enter only one cause per line for (a), (b), (c)]						
PART I		(a) Cardiogenic Shock				Interval between onset and death 3 hrs
Conditions, if any, which gave rise to immediate cause stating the underlying cause last		DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death
		(b) Acute Myocardial infarction				48hrs
		DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death
		(c) Coronary Atherosclerosis				undetermined
PART II OTHER SIGNIFICANT CONDITIONS — CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN PART I (a)						21. AUTOPSY? yes
22a. ACC., SUICIDE, HOM., UNDET., OR PENDING INVEST. [Specify]		22b. DATE OF INJURY [Mo., Day, Yr.]	22c. HOUR OF INJURY	22d. DESCRIBE HOW INJURY OCCURRED		
22e. INJURY AT WORK [Specify yes or no]		22f. PLACE OF INJURY — At home, farm, street, factory, office building, etc. [Specify]		22g. LOCATION	STREET OR R.F.D. NO.	CITY OR TOWN STATE
CERTIFIER To be completed by CERTIFYING PHYSICIAN only	23a. To the best of my knowledge, death occurred at the time, date, and place and due to the cause(s) stated [Signature and Title] <i>Thomas W. Eades, M.D.</i>			24a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date, and place and due to the cause(s) stated [Signature and Title]		
	23b. DATE SIGNED [Mo., Day, Yr.] 12-2-80	23c. HOUR OF DEATH 3:30 P. M.		24b. DATE SIGNED [Mo., Day, Yr.]	24c. HOUR OF DEATH	
	23d. NAME OF ATTENDING PHYSICIAN [Type or print] Thomas W. Eades, M.D.			24d. PRONOUNCED DEAD [Mo., Day, Year] ON	24e. PRONOUNCED DEAD [Hour] AT	
25a. BURIAL, CREMATION, REMOVAL [Specify] Burial		25b. DATE Dec. 1, 1980		25c. NAME OF CEMETERY OR CREMATORY St. Matthews Cemetery		
25d. LOCATION [City, town, or county] Jourdanton Texas			26. SIGNATURE OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH <i>Charles Hurley</i>			
27a. REGISTRAR'S FILE NO. 7516		27b. DATE REC'D BY LOCAL REGISTRAR		27c. SIGNATURE OF LOCAL REGISTRAR <i>June Weisowak</i>		

DEC-5 80

DECEMBER 10, 1980

STATE OF TEXAS
CITY OF SAN ANTONIO:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORD AS FILED IN THE STATISTICAL SERVICES DIVISION OF THE SAN ANTONIO METROPOLITAN HEALTH DISTRICT, SAN ANTONIO, TEXAS.

M. Flores
DEPUTY

June Weisowak
REGISTRAR

Texas Department of Health — BUREAU OF VITAL STATISTICS
VS-112, REV. 1/80

Letters Testamentary

The State of Texas)
County of ATASCOSA

IN COUNTY COURT,

ATASCOSA County, Texas,

I, LAQUITA HAYDEN

Clerk of the County Court of

ATASCOSA

County, Texas, do hereby certify that on the 10th

day of DECEMBER A.D. 19 80

MARCELLA DORNAK

was duly granted by said Court Letters Testamentary of the Estate of

JEROME WILLIAM DORNAK

deceased

and that she qualified as such INDEPENDENT EXECUTRIX of said Estate

on the 15TH day of DECEMBER A.D. 1980 as the law requires,

and that said appointment is still in full force and effect.

Witness my hand and seal of office at JOURDANTON, TEXAS this

30TH day of OCTOBER A.D. 19 86

LAQUITA HAYDEN Clerk,

County Court, ATASCOSA County, Texas.

By Cecilia Miller
(CECILIA MILLER)

Deputy

WHAT CONSTITUTES LETTERS

SEC. 183

Letters Testamentary or of Administration shall be a Certificate of the Clerk of the Court granting the same, attested by the seal of such Court, and stating that such Executor or Administrator, as the case may be, has duly qualified as such as the law requires, the date of such qualification and the name of the deceased.

A 1197

No. 4172

ESTATOR

JEROME WILLIAM DORNAK

Deceased

LETTERS TESTAMENTARY

To

MARCELLA DORNAK

As

Issued the 30TH Day of OCT. A.D. 19 86

LAQUITA HAYDEN Clerk.

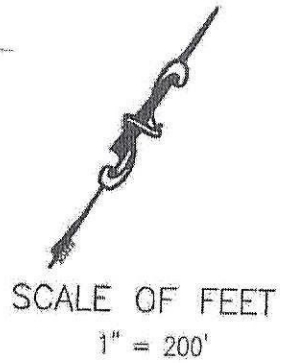
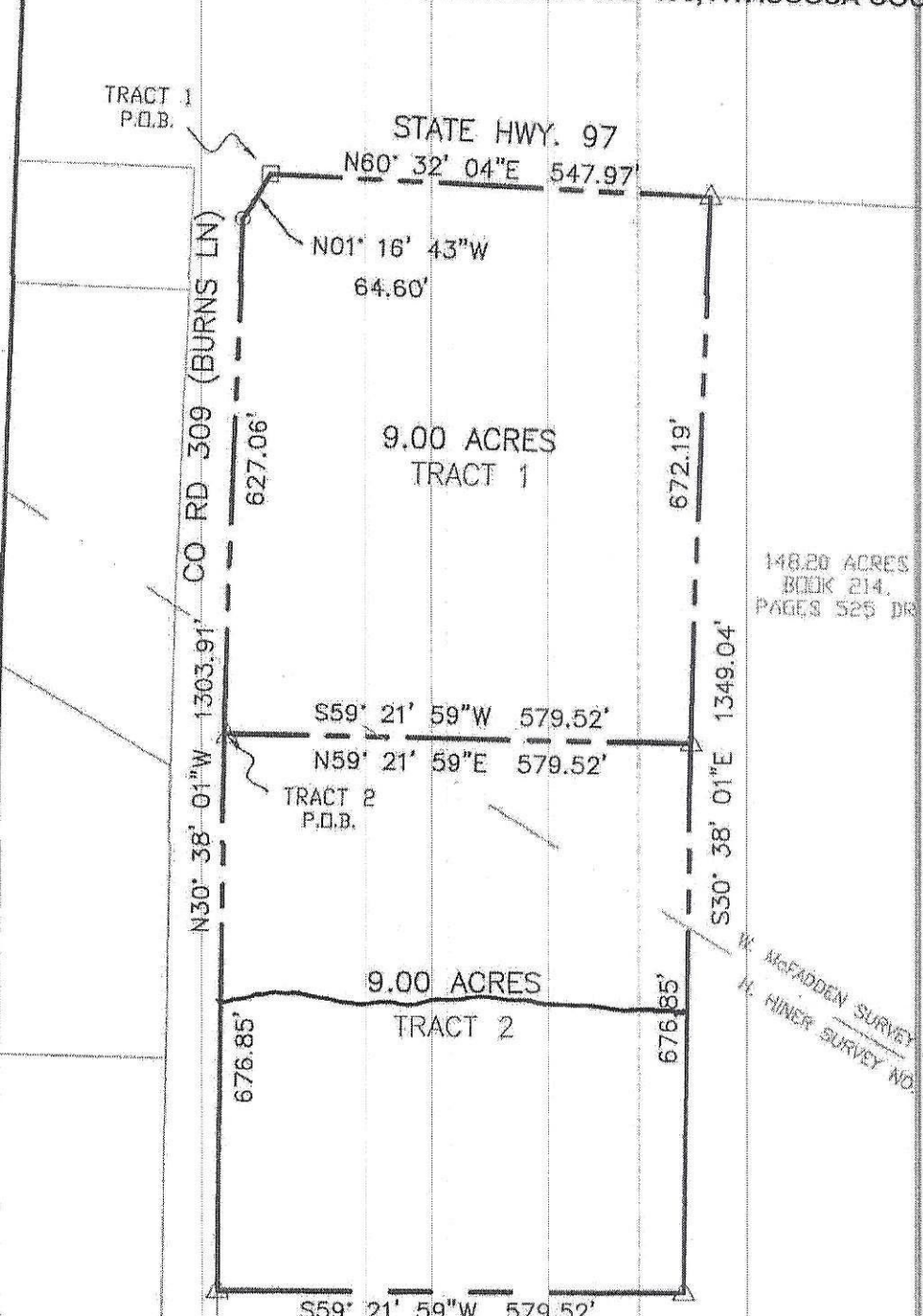
County Court, ATASCOSA County, Texas.

By *Cecilia Miller* Deputy
(CECILIA MILLER)

Exhibit "A" - Plat

PLAT OF SURVEY

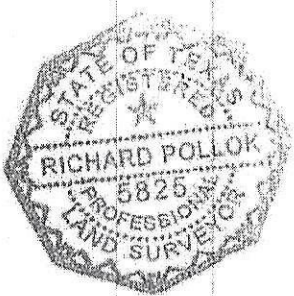
OF
 A 9.00 ACRE LEASE OF LAND AND TWO 4.50 ACRE LEASES OF LAND, OUT OF
 A 148.20 ACRE TRACT WITH 9.00 ACRES LYING IN THE WILLIAM McFADDEN
 SURVEY NO. 523, ABSTRACT NO. 556, AND 9.00 ACRES LYING IN THE H. HINER
 SURVEY NO. 521, ABSTRACT NO. 405, ATASCOSA COUNTY, TEXAS



Prepared for:
 Wiley Leasing

LEGEND

- = FOUND STEEL ROD MONUMENT
- = FOUND FENCE CORNER POST
- △ = TO A CALCULATED POINT
- = LEASE LINE
- = AJOINER LINE



REFERENCES:
 DEED: Book 214, Pages 525, DR

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

Rakowitz
 ENGINEERING & SURVEYING
 TEXAS REGISTERED ENGINEERING FIRM 59195
 TEXAS LICENSED SURVEYING FIRM 10151200
 830.281.4060 PO BOX 172 PLEASANTON, TX 78064

Exhibit "A"

Ensign US South Drilling – 20-1995 – 9.00 Acres, Tract 1 – Page 1 of

State of Texas
County of Atascosa

Field notes for a lease of land containing 9.00 acres, called Tract 1, lying in the William McFadden Survey No. 523, Abstract No. 556, Atascosa County, Texas, and the Henry Hinder, Survey No. 521, Abstract No. 405, Atascosa County, Texas, as shown on the accompanying Plat of Survey, prepared for Ensign US South Drilling, dated January 13, 2020.

A lease of land containing 9.00 acres, called Tract 1, lying in the William McFadden, Survey No. 523, Abstract No. 556, Atascosa County, Texas, and the Henry Hinder, Survey No. 521, Abstract No. 405, Atascosa County, Texas, said tract of land being out of a 148.2 acre tract of land, described in instrument recorded as Book 214, Page 525, of the Deed Records, Atascosa County, Texas, said 9.00 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at an 8" corner post, found on the Southeast right-of-way line of State Highway 97, being the Northwest line of said 148.20 acre tract of land, and lying on the Northeast line of Burns Lane (a county road), said point of beginning being the upper West corner of said 148.2 acre tract of land, said point being the point of beginning and the upper West corner of this tract of land;

Thence North 60° 32' 04" East, 547.97 feet, along the Southeast right-of-way line of State Highway 97, being the Northwest line of said 148.20 acre tract of land, to a point, said point being the North corner of this tract of land;

Thence South 30° 38' 01" East, 672.19 feet, across said 148.20 acre tract of land, to a point, being a North corner of a 9.00 acre tract of land, called Tract 2, also surveyed this day said point being the East corner of this tract of land;

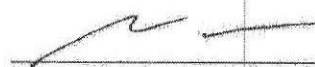
Thence South 55° 04' 57" West, 579.52 feet, continuing across said 148.20 acre tract of land, being along the Northwest line of said Tract 2, to a point, lying on the Southwest line of said 148.20 acre tract of land, being the Northeast line of said Burns Lane, and the West corner of said 9.00 acre tract of land, said point being the South corner of this tract of land;

Thence North 30° 38' 01" West, 627.06 feet, along the Southwest line of said 148.20 acre tract of land, being the Northeast line of said Burns Lane, to a point marked by a 5/8 inch steel rod monument, found at the lower West corner of said 148.20 acre tract of land, at the cutback, said point being the lower West corner of this tract of land;

Thence North 01° 16' 43" West, 64.60 feet, continuing along the Southwest line of said 148.20 acre tract of land, being the Northeast line of said Burns Lane, 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 a tract of land containing 9.00 acres, called Tract 1, as shown on the accompanying Plat of Survey prepared for Ensign US South Drilling, dated January 13, 2020, 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
PO Box 172
Pleasanton, Texas 78064
330-281-4060
Firm No. 10181200

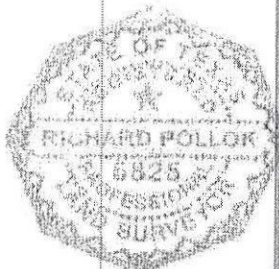


Exhibit "A"

Ensign US South Drilling – 20-1995 – 9.00 Acres, Tract 2 – Page 1 of 1

State of Texas
County of Atascosa

Field notes for a lease of land containing 9.00 acres, called Tract 2, lying in the William McFadden, Survey No. 523, Abstract No. 556, Atascosa County, Texas, and the Henry Hinder, Survey No. 521, Abstract No. 405, Atascosa County, Texas, as shown on the accompanying Plat of Survey, prepared for Ensign US South Drilling, dated January 13, 2020.

A lease of land containing 9.00 acres, called Tract 2, lying in the William McFadden, Survey No. 523, Abstract No. 556, Atascosa County, Texas, and the Henry Hinder, Survey No. 521, Abstract No. 405, Atascosa County, Texas, said tract of land being out of a 148.2 acre tract of land, described in instrument recorded as Book 214, Page 525, of the Deed Records, Atascosa County, Texas, said 9.00 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a point on the Southwest line of said 148.20 acre tract of land, being the Northeast line of Burns Lane (a county road), which bears South 30° 38' 01" East, 649.05 from the lower West corner of said 148.20 acre tract of land, and the South corner of a 9.00 acre tract of land, called Tract 1, surveyed this day, said point of beginning being the West corner of this tract of land;

Thence across said 148.20 acre tract of land, the following bearings and distances

North 59° 21' 59" East, 579.52 feet, across said 148.20 acre tract of land, along a common line of said Tract 1, to a point for the East corner of said Tract 1, and the North corner of this tract of land;


South 30° 38' 01" East, 676.85 feet, continuing across said 148.20 acre tract of land, to a point for the East corner of this tract of land;

South 59° 21' 59" West, 579.52 feet, across said 148.20 acre tract of land, to a point lying on the Southwest line of said 148.20 acre tract of land, being the Northeast line of Burns Lane, (a county road), said point being the Southwest corner of this tract of land;

Thence North 30° 38' 01" West, 676.85 feet, along the Southwest line of said 148.20 acre tract of land, being the Northeast line of said Burns Lane, 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 a tract of land containing 9.00 acres, called Tract 2, as shown on the accompanying Plat of Survey prepared for Ensign US South Drilling, dated January 13, 2020, 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
PO Box 172
Pleasanton, Texas 78064
830-281-4060
Firm No. 10181200

