



## Registration for Division of Land in Atascosa County

Kristina Pucher am the owner of the attached filed division of land located at  
SECTION 28, T10N R10W 28E, PRASANTON, TX 78064 (legal description). I have had the division of  
ABS A00011 J M SALINAS SV-4, 46.04 ACRES

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 checked="" 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 checked="" type="checkbox"/> All parts to original owner |  |



Date: 1-15-26

Signature:

Krystina Pacheco

Printed Name:

Krystina Pacheco

ACKNOWLEDGMENT

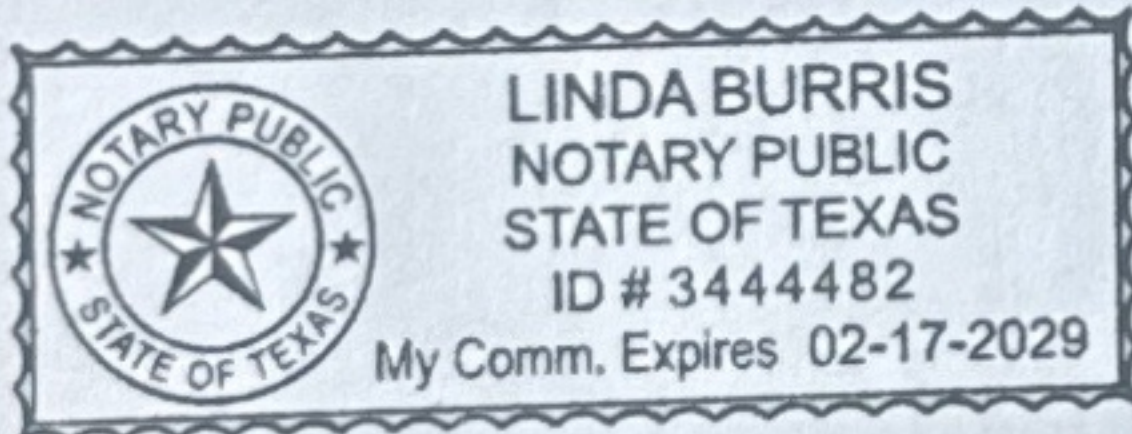
STATE OF TEXAS

COUNTY OF ATASCOSA

BEFORE ME, the undersigned Notary Public, on this day personally appeared KRISTINA PACHECO, 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 January 16, 2026

Linda Burris



Notary Public, in and for  
State of Texas

6 pgs  
D

251494

GF#238-MAC

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.

**GENERAL WARRANTY DEED**

**Date:** April 2, 2025

**Grantor:** DANIEL J. MINNICH, SUCCESSOR TRUSTEE OF THE MINNICH FAMILY 1999 REVOCABLE TRUST dated June 3, 1999

**Grantor's Mailing Address:** 4660 N US HWY 281  
Pleasanton, Atascosa County, Texas 78064

**Grantee:** JACOB PACHECO and spouse, KRYSTINA PACHECO

**Grantee's Mailing Address:** 217 Yorktown  
Pleasanton, Atascosa County, Texas 78064

**Consideration:** Ten and No/100 (\$10.00) Dollars and other good and valuable consideration.

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

BEING 46.60 acres of land, more or less, out of the J.M. Salinas Survey No. 4, Abstract No. 11, Atascosa County, Texas and also being the residual of that certain 50.061 acre tract described in Volume 48, Page 559 of the Official Public Records of Atascosa County, Texas; said 46.60 acre tract, more or less, being more particularly described by metes and bounds in Exhibit A, attached hereto and incorporated herein for all purposes.

**Reservations from Conveyance:** Grantor does hereby **RESERVE** unto Grantor, and Grantor's heirs, successors, and assigns, all of the oil, gas and other minerals owned by Grantor, in, on and under and that may be produced from the above described 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. Notwithstanding the above, Grantor and Grantor's heirs, successors, and assigns hereby waive and convey unto Grantee, Grantee's heirs, successors, and assigns any and all surface rights associated with the mineral interest(s) reserved herein, including the rights of ingress and egress over the surface of the Property for mining, drilling, exploring, operating, and developing the surface of the Property for oil, gas, and other minerals and for removing them from the Property. Grantor and Grantor's heirs, successors, and assigns agree that all future oil, gas, and mineral leases executed by them shall specifically prohibit any use of the surface of the Property, and hereby acknowledge and agree that Grantee and Grantee's heirs, successors, and assigns shall never be under any obligation or have any duty to allow Grantor, Grantor's heirs, successors, and assigns, and/or lessees to use the surface of the Property for the purposes of accessing, mining, drilling, operating, exploring, and/or developing the mineral interests reserved herein by Grantor. However, Grantor's waiver of surface rights herein shall not be construed as a waiver of the right of Grantor, Grantor's heirs, successors, assigns, and lessees to explore, develop, or produce the mineral estate herein reserved with wells with surface locations on lands other than the Property, including, but not limited to, directional and/or horizontal wells that travel beneath the Property, or by pooling its oil, gas, and mineral interests with lands adjoining the Property in accordance with the laws and regulations of the State of Texas.

**Exceptions to Conveyance and Warranty:**

- Any visible or apparent roadway or easement over or across the 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.
- All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Property, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Atascosa County, Texas.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property.
- Any restrictions, covenants, rules, and/or regulations concerning the subdivision of land adopted by the City, County, and/or Municipality in which the subject Property is located.
- Rights of tenants, as tenants only, under the terms of any unrecorded leases or rental agreements.
- Oil Lease dated August 16, 1913, executed by M.A. Rodriguez to The Lone Star Production, recorded in Volume 56, Page 396, Deed Records, Atascosa County, Texas.
- Right of Way dated April 18, 1912, executed by Maria A. Rodriguez to J.E. Franklin, recorded in Volume 60, Page 106, Deed Records, Atascosa County, Texas.
- Right of Way Deed dated November 19, 1920, executed by Maria Antonia, acting herein by and through my duly authorized agent and Attorney-in-fact Gregorio Esparza, Jr., to W.J. Bowen County Judge of Atascosa County, Texas, recorded in Volume 88, Page 618, Deed Records, Atascosa County, Texas.
- Right-of-Way Easement dated August 23, 1922, executed by Maria A. Rodriguez to Southern Natural Gas Company, recorded in Volume 90, Page 237, Deed Records, Atascosa County, Texas.
- Easement and Right of Way dated October 22, 1925, executed by Mrs. M.A. Rodriguez, et al., to Texas Central Power Company, recorded in Volume 104, Page 42, Deed Records, Atascosa County, Texas.
- Oil, Gas and Mineral Lease dated March 18, 1936, executed by Maria Antonia Rodriguez, et al., to R.R. James, recorded in Volume 134, Page 245, Deed Records, Atascosa County, Texas.
- Terms and conditions of that contract dated May 8, 1950, executed by George W. Quillian to the Veterans' Land Board of Texas, recorded in Volume 202, Page 250, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Warranty Deed dated January 15, 1963, executed by Bob Hindes, et al., to Joe J. Diersing, et ux, recorded in Volume 293, Page 5, Deed Records, Atascosa County, Texas.

- Right of Way Deed dated June 12, 1963, executed by Joe J. Diersing, et ux, to the State of Texas, recorded in Volume 295, Page 614, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Deed dated June 12, 1963, executed by Joe J. Diersing, et ux, to the State of Texas, recorded in Volume 295, Page 614, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Deed dated June 12, 1963, executed by Joe J. Diersing, et ux, to the State of Texas, recorded in Volume 296, Page 556, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Deed dated May 3, 1963, executed by Bob Hindes, et al., to the State of Texas, recorded in Volume 296, Page 563, Deed Records, Atascosa County, Texas.
- Easement for Highway Purposes dated May 3, 1963, executed by Bob Hindes, et al., to the State of Texas, recorded in Volume 296, Page 565, Deed Records, Atascosa County, Texas.
- Oil, Gas and Mineral Lease dated June 16, 1977, executed by Joe J. Diersing, et ux, to R.L. Kirkwood, Jr., recorded in Volume 466, Page 393, Deed Records, Atascosa County, Texas.
- Right of Way Easement dated April 18, 1980, executed by Joe J. Diersing, et ux to McCoy Water Supply Corporation, recorded in Volume 595, Page 123, Deed Records, Atascosa County, Texas.
- Right of Way Easement dated February 15, 1993, executed by Joe J. Diersing, et ux, to McCoy Water Supply Corporation, recorded in Book 861, Page 500, Deed Records, Atascosa County, Texas.
- Easement and Right-of-Way dated July 19, 2012, executed by Kenneth David Minnich, Trustee of the Minnich Family 1999 Revocable Trust dated June 3, 1999, to AEP Texas Central Company, recorded under Clerk's File No. 136575, Official Public Records, Atascosa County, Texas.
- Any right, claim, and/or interest associated with the (i) fence encroachment; (ii) overhead electric and utility poles; (iii) telephone pedestals; (iv) septic; (v) water well and (vi) electric meter shown on the Survey Plat, prepared by Sherman L. Posey, RPLS 6433, Intrepid Surveying and Engineering on March 27, 2025.

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.

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

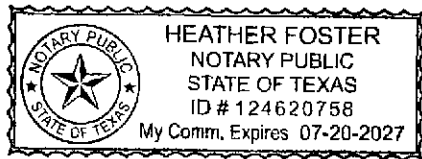
***{SIGNATURES AND ACKNOWLEDGMENTS BEGIN ON NEXT PAGE}***

**THE MINNICH FAMILY 1999 REVOCABLE TRUST**  
dated June 3, 1999

  
DANIEL J. MINNICH, Successor Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF ATASCOSA   §

This instrument was acknowledged before me on this the 21 day of April, 2025, by DANIEL J. MINNICH, Successor Trustee of THE MINNICH FAMILY 1999 REVOCABLE TRUST dated June 3, 1999, on behalf of said Trust.



  
NOTARY PUBLIC, STATE OF TEXAS

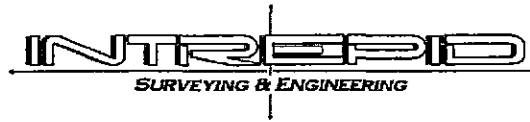
PREPARED IN:

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

AFTER RECORDING RETURN TO:

Jacob and Krystina Pacheco  
217 Yorktown  
Pleasanton, TX 78064

## Exhibit A



**LEGAL DESCRIPTION:** Being 46.60 acres of land out of the J. M. Salinas Survey No. 4, Abstract No. 11, Atascosa County, Texas and also being the residual of that certain 50.061 acre tract described in Volume 48, Page 559 of the Official Public Records of Atascosa County, Texas; Said 46.60 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in March, 2025:

**BEGINNING** at a wood fence corner post found in the east line of U.S. Highway No. 281 for the west corner of the residual of that certain 22.503 acre tract described in Volume 187, Page 593 of said Official Public Records and the south corner hereof;

**THENCE** North 15°20'06" West for a distance of 595.52 feet along the east line of U.S. Highway No. 281 to a 1/2 inch iron rod set for the south corner of residual of that certain tract of land conveyed to Refugio Diaz De Montez described in Volume W, Page 319 of the Deed Records of Atascosa County, Texas and the west corner hereof;

**THENCE** North 19°06'49" East for a distance of 1889.68 feet along the southeast line of the residual of said Refugio Diaz De Montez tract to a point in the centerline of Galvan Creek for an east corner of the residual of said Refugio Diaz De Montez tract and the north corner hereof;

**THENCE** along the general meanders of the centerline of Galvan Creek, the following 26 courses:

1. North 88°39'29" East for a distance of 218.41 feet to a point for a corner hereof;
2. South 78°04'15" East for a distance of 41.99 feet to a point for a corner hereof;
3. North 79°06'52" East for a distance of 72.12 feet to a point for a corner hereof;
4. South 54°03'41" East for a distance of 73.95 feet to a point for a corner hereof;
5. South 32°23'56" East for a distance of 20.71 feet to a point for a corner hereof;
6. South 04°13'58" West for a distance of 29.17 feet to a point for a corner hereof;
7. South 45°35'59" East for a distance of 40.68 feet to a point for a corner hereof;
8. South 34°50'04" East for a distance of 165.36 feet to a point for a corner hereof;
9. South 40°16'36" East for a distance of 160.87 feet to a point for a corner hereof;
10. South 22°20'42" East for a distance of 78.96 feet to a point for a corner hereof;
11. South 19°46'33" West for a distance of 26.56 feet to a point for a corner hereof;
12. South 02°54'56" West for a distance of 52.26 feet to a point for a corner hereof;
13. South 19°21'18" East for a distance of 271.93 feet to a point for a corner hereof;
14. South 02°35'31" East for a distance of 144.34 feet to a point for a corner hereof;
15. South 12°26'29" East for a distance of 121.68 feet to a point for a corner hereof;
16. South 17°07'22" East for a distance of 88.01 feet to a point for a corner hereof;
17. South 07°59'46" West for a distance of 43.72 feet to a point for a corner hereof;
18. South 06°42'34" East for a distance of 165.87 feet to a point for a corner hereof;
19. South 36°53'49" West for a distance of 194.06 feet to a point for a corner hereof;
20. South 63°30'08" West for a distance of 130.51 feet to a point for a corner hereof;
21. South 37°46'42" West for a distance of 44.51 feet to a point for a corner hereof;
22. South 54°17'36" West for a distance of 44.72 feet to a point for a corner hereof;
23. South 75°28'48" West for a distance of 88.79 feet to a point for a corner hereof;
24. South 48°52'39" West for a distance of 75.84 feet to a point for a corner hereof;
25. South 08°34'16" West for a distance of 70.28 feet to a point for a corner hereof;
26. South 06°26'41" East a distance of 176.86 feet to a point for the north corner of the residual of said 22.503 acre tract and an east corner hereof;

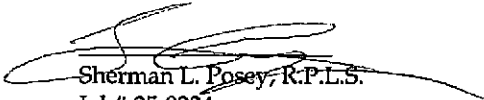
**THENCE** South 62°20'39" West for a distance of 124.67 feet along the northwest line of the residual of said 22.503 acre tract pass a pipe fence corner post found continuing for a total

P.O. Box 1209 ♦ 109 Dilworth Plaza  
 Poth, TX 78147  
 O. (830) 393-8833  
 F. (830) 393-3388

distance of 945.77 feet in all to the **POINT OF BEGINNING** containing 46.60 acres more or less, and as shown on certified plat herewith.

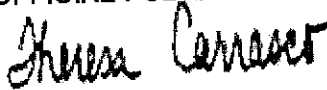
Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;

  
Sherman L. Posey, R.P.L.S.  
Job# 25-0224.

March 27, 2025

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



Theresa Carrasco, County Clerk

Atascosa County Texas

April 22, 2025 11:21:17 AM

FEE: \$45.00

KPONTON

**251494**

D

J. M. SALINAS SURVEY NO. 4  
A-11

25.85 ACRES  
CUTOFF

(46.60 ACRES)  
DOC. ON. 251494 A.C.O.P.R.

GALVAN CREEK

281

N US Highway 281  
U.S. HIGHWAY NO. 281

60' INGRESS AND  
EGRESS EASEMENT

60'

- LEGEND:
- BOUNDARY LINE
  - - - ADJOINER LINE
  - - - SURVEY LINE
  - FENCE
  - BURIED PIPELINE
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND UTILITY LINE
  - WATER LINE
  - P.U.E. — PUBLIC UTILITY EASEMENT
  - B.L. — BUILDING SETBACK LINE
  - U.D.E. — UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT
  - (BRG.-DIST.) RECORD CALL
  - XXX/XXX VOLUME/PAGE
  - A.C.P.R. — ATASCOSA COUNTY PLAT RECORDS
  - A.C.D.R. — ATASCOSA COUNTY DEED RECORDS
  - A.C.O.P.R. — ATASCOSA COUNTY OFFICIAL PUBLIC RECORDS
  - A.C.R.P.R. — ATASCOSA COUNTY REAL PROPERTY RECORDS
  - POINT
  - AS MARKED
  - ⊙ 1/2" IRON ROD FOUND
  - ⊙ 1/2" IRON ROD SET
  - ⊙ 120D NAIL FOUND
  - ⊙ IRON PIPE FOUND
  - ⊙ NAIL SET
  - ⊙ 3/8" IRON ROD FOUND
  - ⊙ PIPE FENCE CORNER POST FOUND
  - ⊙ WOOD FENCE CORNER POST FOUND
  - ⊙ A/C
  - ⊙ ELECTRIC METER
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ SEPTIC
  - ⊙ GAS METER
  - ⊙ WATER WELL
  - ⊙ UTILITY POLE
  - ⊙ FIRE HYDRANT

FILE: 2025\BOUNDARY\ATASCOSA\25-1177\_4660 N Hwy 281 Cutout (Pacheco)



P.O. Box 1209 • 109 DILWORTH PLAZA  
POTH, TX 78147  
O. 830.393.8833 • F. 830.393.3388  
WWW.INTREPIDTX.COM  
TBPLS #10193936 • TBPE #16550



J. M. SALINAS SURVEY NO. 4  
A-11

**25.85 ACRES  
CUTOUT**

(46.60 ACRES)  
DOC. ON. 251494 A.C.O.P.R.

GALVAN CREEK

U.S. HIGHWAY NO. 281

**60' INGRESS AND  
EGRESS EASEMENT**

60'

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- FENCE
- BURIED PIPELINE
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