



Registration for Division of Land in Atascosa County

I CHRISTIAN CHRISTIANS, am the owner of the attached filed division of land located at ABS A00721 RC ROGERS SW-530 14.98 ACRES (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: 3-5-26

Signature: 

Printed Name: CHRISTIAN CHRISTIANS

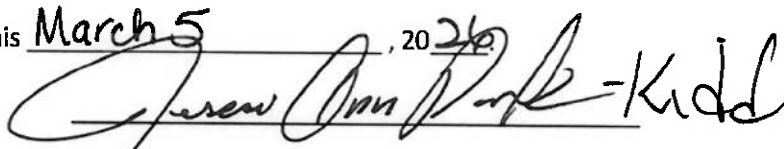
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared CHRISTIAN CHRISTIANS, 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 March 5, 2026


Notary Public, in and for
State of Texas



ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS

Theresa Carrasco

Theresa Carrasco, County Clerk

Atascosa County, TX

12/13/2024 8:20 AM

248198

\$ 33.00

KPONTON

WDVL

Mission Title GF# 2403053-43 MI; \$ _____

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: December 12, 2024, to be effective December 13, 2024

Grantor: Bryan Mask and LeeAnna Mask

Grantor's Mailing Address: 27718 Laurel Bloom, San Antonio, TX, 78260

Grantee: Christian B. Christians

Grantee's Mailing Address: P.O. Box 25-AA San Antonio, Texas 78201

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Four Hundred Forty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$449,999.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Law Offices of John B. Low, P.C., trustee.

Property (including any improvements):

Being 14.929 acres of land, more or less, out of the R. C. ROGERS SURVEY NO. 530, Abstract No. 721 in Atascosa County, Texas and being the same property called 14.98 acres conveyed to Bryan Kye Mask et ux by deed recorded in Volume 152, Page 339 of the Official Public Records of Atascosa County, Texas; said 14.929 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2025, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the

Mission Title GF# 2403053-43 MI; \$ _____

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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.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

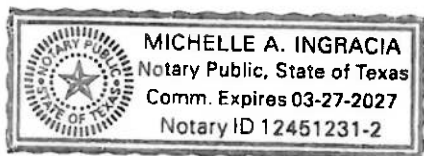

Bryan Mask



LeeAnna Mask

STATE OF TEXAS)

COUNTY OF MEDINA)

This instrument was acknowledged before me on December 12, 2024 by Bryan Mask and LeeAnna Mask.




Notary Public, State of Texas

14.929 ACRES
OUT OF THE R. C. ROGERS SURVEY NO. 530
ABSTRACT NO. 721
ATASCOSA COUNTY, TEXAS

LEGAL DESCRIPTION

14.929 acres out of the R. C. Rogers Survey No. 530, Abstract No. 721, Atascosa County, Texas, and being the same property called 14.98 acres conveyed to Bryan Kye Mask et ux by deed recorded in Volume 152, Page 339, Official Public Records of Atascosa County, Texas, and said 14.929 acre tract being more particularly described by metes and bounds, with bearings based on UTM84-14N by GPS observation, as follows:

BEGINNING at a 3 inch pipe fence corner post found on the south line of F.M. Highway 2790 for the northeast corner of that 11.239 acre tract conveyed to Joel Andrew Butler et ux by deed recorded in Document No. 223817, Official Public Records, and the northwest corner of this tract;

And from which, a 1/2 inch iron rod with cap stamped RKB found for the northwest corner of said 11.239 acre tract bears S 89°54'26" W 282.38 feet;

THENCE N 89°38'02" E along the south line of F.M. 2790 and generally along a fence, 432.53 feet to a 1/2 inch iron rod found about 6 feet east of a cedar fence corner post for the northeast corner of this tract and northwest corner of that 6.32 acre tract conveyed to Aaron F. Gatterdam et ux by deed recorded in Document No. 200773, Official Public Records;

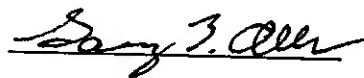
THENCE S 00°10'32" E along the west line of said 6.32 acre tract, generally along a fence, 1000.05 feet to a 1/2 inch iron rod found about 6.8 feet N 26°27' W from a 3 inch pipe fence corner post, said rod being the southwest corner of said 6.32 acre tract and a northwest corner of that 879.76 acre tract described in deed to King Ranch Turfgrass, recorded in Document No. 225838, Official Public Records;

THENCE S 00°41'06" E along a west line of said 879.76 acre tract, generally along a fence, 515.57 feet to a 2 inch pipe fence corner post found for the southeast corner of this tract and an interior corner of said 879.76 acre tract;

THENCE N 89°34'37" W along a north line of said 879.76 acre tract, generally along a fence, 430.35 feet to a 1/2 inch iron rod with cap stamped "RKB" found in fence about 6 feet west of a gate post for the southwest corner of this tract and the southeast corner of the aforementioned 11.239 acre tract;

THENCE N 00°25'59" W along the east line of said 11.239 acre tract, generally along a fence, 1509.68 feet to the POINT OF BEGINNING.

This metes and bounds legal description is based on the Land Title Survey and survey plat made by Garry T. Allen, RPLS 5401 on November 25, 2024.



GARRY T. ALLEN, RPLS 5401
Garry T. Allen & Associates, Inc.
141 CR 454
Hondo, TX 78861
830-426-3725



Exhibit "A"
Page 1 of 1

14.929 ACRES
 OUT OF THE R. C. ROGERS SURVEY NO. 530
 ABSTRACT NO. 721
 ATASCOSA COUNTY, TEXAS

LEGAL DESCRIPTION

14.929 acres out of the R. C. Rogers Survey No. 530, Abstract No. 721, Atascosa County, Texas, and being the same property called 14.98 acres conveyed to Bryan Kye Mask et ux by deed recorded in Volume 152, Page 339, Official Public Records of Atascosa County, Texas, and said 14.929 acre tract being more particularly described by metes and bounds, with bearings based on UTM84-14N by GPS observation, as follows:

BEGINNING at a 3 inch pipe fence corner post found on the south line of F.M. Highway 2790 for the northeast corner of that 11.239 acre tract conveyed to Joel Andrew Butler et ux by deed recorded in Document No. 223817, Official Public Records, and the northwest corner of this tract;

And from which, a 1/2 inch Iron rod with cap stamped RKB found for the northwest corner of said 11.239 acre tract bears S 89°54'26" W 282.38 feet;

THENCE N 89°38'02" E along the south line of F.M. 2790 and generally along a fence, 432.53 feet to a 1/2 inch iron rod found about 8 feet east of a cedar fence corner post for the northeast corner of this tract and northwest corner of that 6.32 acre tract conveyed to Aaron F. Gettardam et ux by deed recorded in Document No. 200773, Official Public Records;

THENCE S 00°10'32" E along the west line of said 6.32 acre tract, generally along a fence, 1000.06 feet to a 1/2 inch iron rod found about 6.6 feet N 26°27" W from a 3 inch pipe fence corner post, said rod being the southwest corner of said 6.32 acre tract and a northwest corner of that 879.76 acre tract described in deed to King Ranch Turfgrass, recorded in Document No. 225838, Official Public Records;

THENCE S 00°41'06" E along a west line of said 879.76 acre tract, generally along a fence, 515.57 feet to a 2 inch pipe fence corner post found for the southeast corner of this tract and an interior corner of said 879.76 acre tract;

THENCE N 89°34'37" W along a north line of said 879.76 acre tract, generally along a fence, 430.35 feet to a 1/2 inch iron rod with cap stamped "RKB" found in fence about 8 feet west of a gate post for the southwest corner of this tract and the southeast corner of the aforementioned 11.239 acre tract;

THENCE N 00°25'59" W along the east line of said 11.239 acre tract, generally along a fence, 1509.68 feet to the POINT OF BEGINNING.

This metes and bounds legal description is based on the Land Title Survey and survey plat made by Garry T. Allen, RPLS 5401 on November 25, 2024.

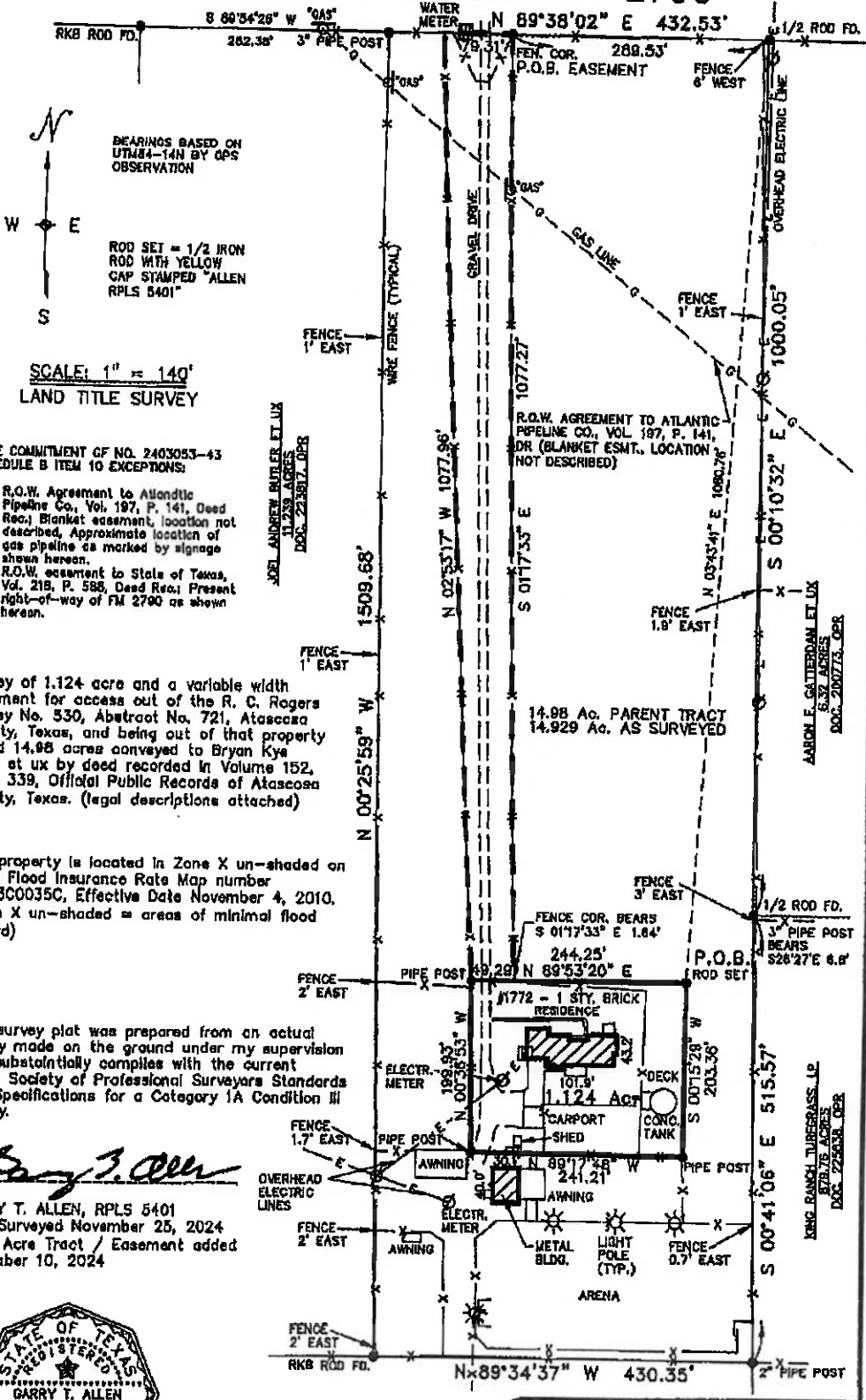
Garry T. Allen

GARRY T. ALLEN, RPLS 5401
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Exhibit "A"
 Page 1 of 1

F.M. HIGHWAY 2790



BEARINGS BASED ON
UTM84-14N BY QPS
OBSERVATION

ROD SET = 1/2 IRON
ROD WITH YELLOW
CAP STAMPED "ALLEN
RPLS 5401"

SCALE: 1" = 140'
LAND TITLE SURVEY

TITLE COMMITMENT OF NO. 2403053-43
SCHEDULE B ITEM 10 EXCEPTIONS:

- h. R.O.W. Agreement to Atlantic Pipeline Co., Vol. 197, P. 141, Deed Rec.; Blanket easement, location not described, Approximate location of gas pipeline as marked by signage shown hereon.
- i. R.O.W. easement to State of Texas, Vol. 218, P. 588, Deed Rec.; Present right-of-way of FM 2790 as shown hereon.

Survey of 1.124 acre and a variable width easement for access out of the R. C. Rogers Survey No. 530, Abstract No. 721, Atascosa County, Texas, and being out of that property called 14.88 acres conveyed to Bryan Kye Mask et ux by deed recorded in Volume 152, Page 339, Official Public Records of Atascosa County, Texas. (legal descriptions attached)

This property is located in Zone X un-shaded on FEMA Flood Insurance Rate Map number 4801300350, Effective Date November 4, 2010. (Zone X un-shaded = areas of minimal flood hazard)

This survey plat was prepared from an actual survey made on the ground under my supervision and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition III Survey.

Garry T. Allen

GARRY T. ALLEN, RPLS 5401
Field Surveyed November 25, 2024
1.124 Acre Tract / Easement added
December 10, 2024



KING RANCH TURFGRASS, LP
878.74 ACRES
DOC. 225836. OPR

ALLEN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
141 CR 454, Honda, Texas 78861
(830) 426-3725
DWG. NO.: 115-1224

This survey is acknowledged by:
W.R. Allen

VARIABLE WIDTH EASEMENT TO 1.124 ACRE
OUT OF THE R. C. ROGERS SURVEY NO. 530
ABSTRACT NO. 721
ATASCOSA COUNTY, TEXAS

LEGAL DESCRIPTION

An easement for access to a 1.124 acre tract this day surveyed out of the R. C. Rogers Survey No. 530, Abstract No. 721, Atascosa County, Texas, and being out of that property called 14.98 acres conveyed to Bryan Kye Mask et ux by deed recorded in Volume 152, Page 339, Official Public Records of Atascosa County, Texas, and said easement tract being more particularly described by metes and bounds, with bearings based on UTM84-14N by GPS observation as follows

BEGINNING at a point on the south line of F.M. Highway 2790 and north line of said parent tract at a fence corner for the northeast corner of this easement tract, said point being S 89°38'02" W 289.53 feet from a 1/2 inch iron rod found about 6 feet east of a cedar fence corner post for the northeast corner of said parent tract and northwest corner of that 6.32 acre tract conveyed to Aaron F. Gatterdam et ux by deed recorded in Document No. 200773, Official Public Records,

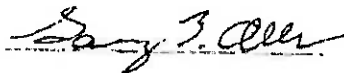
THENCE S 01°17'33" E generally along a fence 1077.27 feet to a point in said fence on the north line of that 1.124 acre tract this day surveyed for the southeast corner of this easement tract, from which a fence corner bears S 01°17'33" E 1.64 feet;

THENCE S 89°53'20" W along the north line of said 1.124 acre tract 49.29 feet to a pipe fence corner for the northwest corner of said 1.124 acre tract and southwest corner of this easement tract;

THENCE N 02°53'17" W generally along a fence, 1077.96 feet to a point on the south line of said F.M. 2790 and north line of said parent tract and at or near a fence corner for the northwest corner of this easement tract;

THENCE N 89°38'02" E along the south line of said F.M. 2790 and north line of said parent tract, 79.31 feet to the POINT OF BEGINNING.

This metes and bounds legal description is based on the Land Title Survey and survey plat made by Garry T. Allen, RPLS 5401 on November 25, 2024 and December 10, 2024



GARRY T. ALLEN, RPLS 5401
Garry T. Allen & Associates, Inc
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