



Registration for Division of Land in Atascosa County

I Brenda Gittinger, am the owner of the attached filed division of land located at _____ (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: 4/3/2026

Signature: Brenda Gittinger

Printed Name: Brenda Gittinger

ACKNOWLEDGMENT

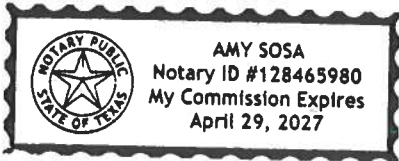
STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Brenda Gittinger, 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 4/3/26, 20 26.

Amy Sosa



Notary Public, in and for
State of Texas

54



8 pgs
D

199060

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.

SPECIAL WARRANTY DISTRIBUTION DEED

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF ATASCOSA §

THAT, WHEREAS, Leonard J. Gittinger, Jr. died on the 31st day of December 2017, domiciled in San Antonio, Bexar County, Texas, leaving a Last Will and Testament dated March 8, 2007 (said Last Will and Testament hereinafter referred to as his "Will"); and

WHEREAS, his Will was admitted to probate in the Probate Court No.2., Bexar County, Texas, Cause No. 2018-PC-0550 on February 26, 2018 and letters Testamentary were granted to Jo Lynne Melton and Susan M. Bridges as Independent Co-Executors of the Estate of Leonard J. Gittinger, Jr., Deceased (hereinafter referred to as the "Estate").

THAT, WHEREAS, Jo Ann Gittinger died on the 25th day of March 2018, domiciled in San Antonio, Bexar County, Texas (hereinafter referred to as the "Estate").

WHEREAS, Jo Ann Gittinger's Will was probated in Probate Court No.2, Bexar County, Texas, Estate of Jo Ann Gittinger, Deceased, Cause No.2018-PC-1196, and letters Testamentary were granted to Jo Lynne Melton and Susan M. Bridges as Independent Co-Executors of the Estate (and both being referred to as the "Estates").

WHEREAS, the Estates own certain real property located in Atascosa County, Texas and being more fully described in "Exhibit A" attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, the Estates' interest in the Property was devised pursuant to the Wills in undivided one-quarter (1/4) interests to each of Jo Lynne Melton, Susan M. Bridges, Leonard J. Gittinger, III and Brenda Kay Gittinger (collectively, the "Beneficiaries"); and

WHEREAS, all the debts of the Estates have been paid or provided for, and the Independent Co-Executors of the Estates desire to distribute the interest of the Estates in the Property to the Beneficiaries, but the Independent Co-Executors, intending to distribute other assets in the Estates to Beneficiaries, Leonard J. Gittinger, III, Jo Lynne Melton and Susan M. Bridges of equivalent value to their undivided one-quarter (1/4) interest in the Property, in accordance with the authority granted to the Independent Co-Executors pursuant to the Wills, has elected to instead convey to Beneficiary, Brenda Kay Gittinger undivided three-fourths (3/4) interest in the Property (in addition to her undivided one-fourth interest in the Property)

NOW, THEREFORE, We, Jo Lynne Melton and Susan M. Bridges, Independent Co-Executors of the Estates ("Grantor"), have GRANTED, BARGAINED, SOLD, CONVEYED and DISTRIBUTED, and by these presents do hereby GRANT, BARGAIN, SELL, CONVEY and DISTRIBUTE all right, title and interest of the Estate in the Property to Brenda Kay Gittinger, a single woman ("Grantee").

TO HAVE AND HOLD the property together with all improvements located thereon and all and singular the rights and appurtenances thereto in anywise belonging, unto said Grantee and her heirs, executors, administrators, successors and assigns; and Grantor does hereby bind itself and their successors and assigns, to **WARRANT and FOREVER DEFEND**, all and singular the rights and appurtenances thereto in anywise belonging, unto said Grantee and her heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through under Grantor but not otherwise, subject to (i) the matters herein stated, (ii) any and all matters on the ground that a true and correct survey of the property would reveal to the full extent same are valid and pertain to the property and (II) any and all matters now of record in Atascosa County, Texas to the full extent same are valid and pertain to the Property.

Grantee' address is:

Brenda k. Gittinger
4135 Coughran Rd.
Pleasanton, TX 78064

SUBJECT to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes for the current year and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging thereto belonging or in anywise appertaining.

RESERVATIONS:

For Grantor and Grantors' heirs, successors, and assigns forever, a reservation of an undivided Seventy-Five (75%) Percent of the ownership and royalty under any oil, gas, and mineral lease and water rights now or hereafter covering the Property or any portion of it; and the ownership and right to receive a royalty in an undivided Three-Fourths (3/4) of all oil gas, or other mineral lease/royalty on the oil, gas, and other minerals in and under and that may be produced from the Property, including water rights.

GRANTOR, for the consideration and subject to the reservations from conveyance and the exceptions to conveyance and warranty, grants, sells and conveys to **GRANTEE**, one hundred (100%) percent of the interest in the property, "as is", "where is", together with all and singular 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:

Susan M. Bridges

SUSAN M. BRIDGES, INDEPENDENT
CO-EXECUTOR FOR THE ESTATE OF
LEONARD J. GITTINGER, JR AND THE
ESTATE OF JO ANN GITTINGER,
DECEASED

ACKNOWLEDGMENT

STATE OF TEXAS

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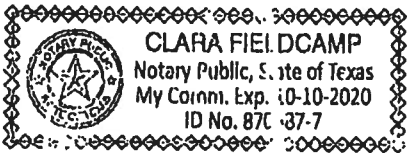
COUNTY OF BEXAR

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This instrument was acknowledged before me on the 23rd day of August 2019, by
SUSAN M. BRIDGES, As Independent Co-Executor of the Estate of LEONARD J.
GITTINGER, JR., Deceased, , and the Estate of JO ANN GITTINGER, Deceased, as Grantor.

Clara Fieldcamp
Notary Public, State of Texas



AGREED TO AND ACCEPTED:


LEONARD J. GITTINGER, III

ACCEPTED:


BRENDA KAY GITTINGER, GRANTEE

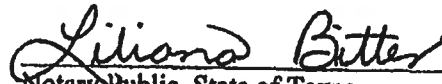
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF BEXAR

This instrument was acknowledged before me on the 14 day of August 2019, by
BRENDA KAY GITTINGER, Grantee.


Notary Public, State of Texas

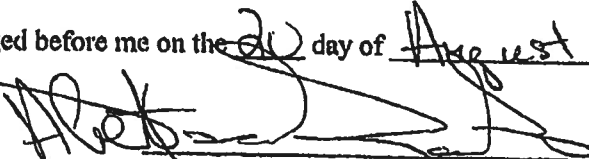
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF ~~BEAR~~ ^{Wilson}

This instrument was acknowledged before me on the 20 day of August 2019, by
LEONARD J. GITTINGER, III.


Notary Public, State of Texas



SPECIAL WARRANTY DISTRIBUTION DEED

PREPARED IN THE OFFICE OF:

LAW OFFICE OF W. RANDOLPH DAVIS

SWBC Tower

9311 San Pedro Avenue, Suite 707

San Antonio, Texas 78213

Telephone: (210)-342-2707

rdavis@wrandolphdavislaw.com

RECORD'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.

EXHIBIT A

FIELD NOTES
36.55 ACRES

BEING 36.55 ACRES OF LAND MORE OR LESS OUT OF THE MANUEL DIAZ SURVEY NO. 931, ABSTRACT NO. 193, ATASCOSA COUNTY, TEXAS AND OUT OF A 50.65 ACRE TRACT OF LAND RECORDED IN VOLUME 175, PAGES 468-469 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS. SAID 36.55 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin found at the northwest corner of this tract and the northwest corner of the 50.65 acre tract.

THENCE SOUTH, 1467.06 feet along the west line of the 50.65 acre tract to an iron pin set in a fence line and the south line of a County Road for the southwest corner of this tract.

THENCE along a fence line and the south line of said County Road the following courses:

S 80 deg. 28 min. 03 sec. E, 241.07 feet to a fence angle.

S 69 deg. 39 min. 34 sec. E, 98.63 feet to a fence angle.

S 63 deg. 28 min. 59 sec. E, 790.30 feet to an iron pin set for the southeast corner of this tract.

THENCE N 38 deg. 00 min. 00 sec. E, 864.10 feet to an iron pin set in the north line of the 50.65 acre tract for the northeast corner of this tract.

THENCE N 52 deg. 20 min. 21 sec. W, 1991.47 feet along the north line of the 50.65 acre tract to the POINT OF BEGINNING.

Surveyed by me on the ground this 28th day of June, 1983 A. D.



David L. Potter
Registered Public Surveyor
Atascosa County Surveyor
P. O. Box 90
Jourdanton, Texas 78026
512-769-3709

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales, County Clerk
Atascosa County Texas

September 25, 2019 01:41:14 PM

FEE: \$54.00

LCASTANEDA

199060

D

02

Warranty Deed with Vendor's Lien
BILLIE WILLIAMSON ET AL

12-69-1M

TO

L. J. GITTINGER, JR.

The State of Texas,
County of ATASCOSA

} Know all men by these presents:

That we, BILLIE ELAINE WILLIAMSON, formerly BILLIE ELAINE YOUNGBLOOD, JOHN DWIGHT YOUNGBLOOD and CLAUDENE WHITE, each owning, occupying and claiming other property as our homestead and each owning the hereinafter described property as our separate property and estate of the County of _____ and the State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration

to us in hand paid by LEONARD J. GITTINGER, JR.

the receipt of which is hereby fully acknowledged and confessed; and the further consideration of the execution and delivery by Grantee herein of his one certain promissory note of even date herewith in the original principal sum of Twenty Thousand Six Hundred Eighty-One Dollars and 25/Cents payable to the order of Grantors herein as their separate property and estate, as therein provided, said note being secured by Vendor's Lien retained hereinafter and additionally secured by Deed of Trust of even date herewith given to JAMES M. PARKER as trustee, upon the property herein described and conveyed,

and the assumption of all current taxes,

have GRANTED, SOLD AND CONVEYED, and by these presents do grant, sell and convey

unto the said LEONARD J. GITTINGER, JR.

of the County of Bexar and the State of Texas, the following described real estate, situated in the County of Atascosa and the State of Texas, to wit:

36.55 acres of land more or less out of Manuel Diaz Survey No. 931, Abstract No. 193, Atascosa County, Texas, and out of a 50.65 acre tract of land recorded in Vol. 175, Page 468-469 of the Deed Records of Atascosa County, Texas, including all improvements thereon and all minerals and all allotments, quotas, or other similar agricultural rights owned by us, said 36.55 acres being more particularly described as shown on Exhibit "A" attached hereto and incorporated herein by reference

BOOK 653 PAGE 37

BOOK 653 PAGE 38

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his heirs or assigns. And we do hereby bind ourselves, our heirs, executors and administrators TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

As part of the consideration it is expressly agreed and stipulated that in the event default is made in the prompt payment of the indebtedness hereinabove described, or any part thereof, either principal or interest, as the same shall become due and payable, ~~or in the event of the failure to keep the above described premises in good condition and repair, or the failure to keep the improvements thereon insured against loss by fire and tornado in some good solvent insurance company, approved by the holders of said indebtedness, by whom the policies shall be kept and to whom the loss, if any, shall be payable,~~ or the failure to pay and keep paid all taxes and assessments of every kind on said property, as the same may become due and payable, and before a penalty for non-payment shall accrue thereon, then and in any such event, the whole amount of said indebtedness then remaining unpaid, shall, at the option of the holders thereof, immediately mature and become payable the same as if the full time provided for payment had expired.

But it is expressly agreed and stipulated that the VENDOR'S LIEN is retained against the above described property, premises and improvements until the above described note and all interests thereon are fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

EXECUTED at Jourdanton, Atascosa County, Texas, this 28th day of December, 1983.

Billie Elaine Williamson
BILLIE ELAINE WILLIAMSON

John Dwight Youngblood
JOHN DWIGHT YOUNGBLOOD

Claudene White
CLAUDENE WHITE

THE STATE OF TEXAS,
COUNTY OF ATASCOSA

Before me, the undersigned authority, in and for said County and State

on this day personally appeared BILLIE ELAINE WILLIAMSON, JOHN DWIGHT YOUNGBLOOD and CLAUDENE WHITE,
known to me to be the person s whose names subscribed to the foregoing instrument, and acknowledged to
me that they executed the same for the purposes and consideration therein expressed.



GIVEN under my hand and seal of office, this 28th day of December, 1983

ALBERTA MUELLER
NOTARY PUBLIC, ATASCOSA COUNTY, TEXAS
MY COMMISSION EXPIRES 12-31-84

Alberta Mueller
Notary Public in and for Atascosa County, Texas.

THE STATE OF TEXAS,
COUNTY OF

Before me, the undersigned authority, in and for said County and State

on this day personally appeared _____, wife of
_____ known to me to be the person whose name is
subscribed to the foregoing instrument, and having been examined by me, privily and apart from her husband, and
having the same fully explained to her, she, the said
acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes
and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this _____ day of _____, 19 _____

Notary Public in and for _____ County, Texas.

Grantee's Address: One Romana Plaza, Suite 201, San Antonio, Texas 78205

BOOK 653 PAGE 39

EXHIBIT "A"

TO WARRANTY DEED, BILLIE WILLIAMSON ET AL
TO LEONARD J. GIFFINGER, JR.

December 28, 1983

FIELD NOTES
36.55 ACRES

BEING 36.55 ACRES OF LAND MORE OR LESS OUT OF THE MANUEL DIAZ SURVEY
NO. 931, ABSTRACT NO. 193, ATASCOSA COUNTY, TEXAS AND OUT OF A 50.65
ACRE TRACT OF LAND RECORDED IN VOLUME 175, PAGES 468-469 OF THE DEED
RECORDS OF ATASCOSA COUNTY, TEXAS. SAID 36.55 ACRES BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin found at the northwest corner of this tract
and the northwest corner of the 50.65 acre tract.

THENCE SOUTH, 1467.06 feet along the west line of the 50.65 acre tract
to an iron pin set in a fence line and the south line of a County Road
for the southwest corner of this tract.

THENCE along a fence line and the south line of said County Road the
following courses:

S 80 deg. 28 min. 03 sec. E, 241.07 feet to a fence angle.

S 69 deg. 39 min. 34 sec. E, 98.63 feet to a fence angle.

S 63 deg. 28 min. 59 sec. E, 798.30 feet to an iron pin set for the
southeast corner of this tract.

THENCE N 38 deg. 00 min. 00 sec. E, 864.10 feet to an iron pin set in
the north line of the 50.65 acre tract for the northeast corner of this
tract.

THENCE N 52 deg. 20 min. 21 sec. W, 1991.47 feet along the north line
of the 50.65 acre tract to the POINT OF BEGINNING.

Signed for identification:

Billie Elaine Williamson
BILLIE ELAINE WILLIAMSON

John Dwight Youngblood
JOHN DWIGHT YOUNGBLOOD

Claudene White
CLAUDENE WHITE

BOOK 653 PAGE 40

BEGINNING

MANUEL DIAZ SURVEY NO. 931
A-193

(50.25 ACRES)
DOC. NO. 252580 A.C.O.P.R.

ROY SCOTT MCMULLEN, TRUSTEE
DOC. NO. 235136 A.C.O.P.R.

(N 00°00'00" W)
N 00°15'04" W 1388.41'

10.97 ACRES

S 52°35'25" E 822.74'
(S 52°20'21" E)
S 38°26'58" W 625.43'



(36.55 ACRES)
DOC. NO. 199060 A.C.O.P.R.



FROM WHICH A 1/2 INCH IRON
ROD FOUND BEARS S 00°15'04" E
A DISTANCE OF 78.10 FEET.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N85° 56' 25"W	193.57'

LEGEND:

- BOUNDARY LINE
- - - ADJONNER 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
- △ 1200 NAIL FOUND
- ☆ IRON PIPE FOUND
- ⊙ NAIL SET
- ⊙ 3/8" IRON ROD FOUND
- ⊙ PIPE FENCE CORNER POST FOUND
- ⊙ WOOD FENCE CORNER POST FOUND
- ⊙ AS MARKED
- ⊙ A/C
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE PEDESTAL
- ⊙ SEPTIC
- ⊙ GAS METER
- ⊙ WATER WELL
- ⊙ UTILITY POLE
- ⊙ FIRE HYDRANT

FILE: 2026\Boundary\ATASCOSA\26-0148 10.97 acres, Coughran Road (Pedgett)

L1
COUGHRAN ROAD



- NOTE:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID. HAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
 3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 4. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"



P.O. Box 1209 • 109 DILLWORTH PLAZA
POTH, TX 78147
O. 830.393.8893 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS
OBTAINED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY
SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME
OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL
EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

04-02-2026
DATE

REFERENCE: BRENDA K. GITTINGER
ADDRESS: COUGHRAN ROAD
LEGAL DESCRIPTION: BEING 10.97 ACRES OF LAND OUT OF THE MANUEL DIAZ SURVEY NO. 931, ABSTRACT NO. 193 WITHIN ATASCOSA COUNTY, TEXAS.
JOB NO. 26-0149 REV. 0
DRAWN BY: AJS FIELD BOOK: 134/79



LEGAL DESCRIPTION: Being 10.97 acres of land out of the Manuel Diaz Survey No. 931, Abstract No. 193, Atascosa County, Texas and also being a portion of that certain 36.55 acre tract described in Document No. 199060 of the Official Public Records of Atascosa County, Texas; Said 10.97 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in April, 2026:

BEGINNING at a 1/2 inch iron rod found in the east line of that certain tract of land conveyed to Roy Scott McMullen, Trustee described in Document No. 235136 of said Official Public Records, a southwest corner of that certain 50.25 acre tract described in Document No. 242580 of said Official Public Records, the northwest corner of said 36.55 acre tract and the northwest corner hereof;

THENCE South 52°35'25" East a distance of 822.74 feet along the southwest line of said 50.25 acre tract and the northeast line of said 36.55 acre tract to a 1/2 inch iron rod set for the east corner hereof;


THENCE over and across said 36.55 acre tract, the following 3 courses:

1. South 38°26'58" West a distance of 625.43 feet to a 1/2 inch iron rod set for an interior corner hereof;
2. South 09°00'51" West a distance of 417.63 feet to a 1/2 inch iron rod set in the apparent north line of Coughran Road for the southeast corner hereof;
3. North 85°56'25" West a distance of 193.57 feet along the apparent north line of Coughran Road to a 1/2 inch iron rod found in the east line of said Roy Scott McMullen, Trustee tract and the west line of said 36.55 acre tract for the southwest corner hereof and from which a 1/2 inch iron rod found in the south line of Coughran Road for the southeast corner of said Roy Scott McMullen, Trustee tract and the southwest corner of said 36.55 acre tract bears South 00°15'04" East a distance of 78.10 feet;

THENCE North 00°15'04" West a distance of 1388.41 feet along the east line of said Roy Scott McMullen, Trustee tract and the west line of said 36.55 acre tract to the **POINT OF BEGINNING** containing 10.97 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# 26-0149.

April 2, 2026

Gettinsher 10 ACRES Coughran Rd
\$205,000

