



Registration for Division of Land in Atascosa County

Steve Hill Higginbotham
I Michele McClure Higginbotham am the owner of the attached filed division of land located at Natascosa Colony Farms Lot Pt of Tr 17 9.7 (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):

- | | | |
|---|--|--|
| <input type="checkbox"/> Agricultural Use | <input checked="" 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 type="checkbox"/> All parts to original owner | |



Date: 5/27/2020

Signature: [Handwritten Signature]

Printed Name: Steven Keith Higginbotham
Michele McClure Higginbotham

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

Steven Keith Higginbotham / Michele McClure Higginbotham BEFORE ME, the undersigned Notary Public, on this day personally appeared 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 27, May, 2020.

[Handwritten Signature]



Notary Public, in and for
State of Texas

BOOK 290 PAGE 866

69595

STATE OF TEXAS §

COUNTY OF ATASCOSA §

Refiled to Include Exhibit A

GIFT DEED

FILED FOR RECORD

2004 OCT 21 PM 3:21

LAQUITA HAYDEN (4)
ATASCOSA COUNTY CLERK

BY Smile DEWEY

Pd 15.00

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

In consideration of love and affection borne by me for STEVEN K. HIGGINBOTHAM AND MICHELE HIGGINBOTHAM, the undersigned, SARAH K. McCLURE of 806 Olive, Jourdanton, Atascosa County, Texas 78026, hereby gives, assigns, and transfers to STEVEN K. HIGGINBOTHAM AND MICHELE HIGGINBOTHAM, 1470 CR 323, Jourdanton, Atascosa County, Texas 78026, all of the following described property owned by the undersigned, to-wit:

Being 20.00 acres, more or less, being a part of Tract 17, Natascosa Colony Farms Subdivision, Atascosa County, Texas per plat of record on Sheet 7-A (NPC), Map and Plat Records of Atascosa County, Texas, and also being out of the Edward Estes Survey No. 1188, Abstract 222, Atascosa County, Texas; said 20.00 acres, more or less, being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns a reservation of the free, uninterrupted, and use of, and a separate right to maintain, a nonexclusive easement over the property described above until the following described Note has been paid in full:

Note in the amount of \$55,400.00, dated November 1, 1996, executed by Sarah K. McClure and payable to Farm Credit Bank of Texas and described in Warranty Deed with Vendor's Lien dated November 1, 1986, from S-3 Farms, Inc. et al to Sarah K. McClure and recorded in Volume 60, Page 789, Official Public Records of Atascosa County, Texas and further secured by Deed of Trust recorded in Volume 60, Page 792, Official Public Records of Atascosa County, Texas; said note and lien assigned to Southwest Texas Federal Land Bank Association, FLCA in instrument dated March 20, 2000 recorded in Volume 140, Page 791, Official Public Records of Atascosa County, Texas.

Notwithstanding anything to the contrary herein, the easement reserved herein shall survive foreclosure or deed in lieu of foreclosure of the security taken in connection with the above-described Note and lien(s) securing same.

182751

5 PGS
D



Exceptions to Conveyance and Warranty:

1. Per survey plat dated September 1, 2004, prepared by John W. Schmacht, RPLS #5670: inset of fence along north and south property lines and protrusion of fence along eastern property line.
2. Any claim or right of adjoining property owner to that strip of land lying between the fence and the boundary line on the north and south side of the property as shown on survey dated September 1, 2004 prepared by John W. Schmacht, RPLS#5670.
3. Easement as described in instrument dated February 5, 1946, from Henry and Helena Schorsch to Humble Oil & Refining Company, recorded in Volume 175, Page 536, Deed Records of Atascosa County, Texas.
4. Easement as described in instrument dated May 17, 1946 from Helena and Henry Schorsch to Humble Oil & Refining Company, recorded in Volume 179, Page 20, Deed Records of Atascosa County, Texas.
5. Easement as described in instrument dated September 22, 1949 from Henry Schorsch, Sr., et al to Humble Oil & Refining Company, recorded in Volume 194, Page 589, Deed Records of Atascosa County, Texas.
6. Easement for Salt Water Disposal Well granted to Humble Oil & Refining Company by S-3 Farms, Incorporated in instrument dated May 21, 1968, recorded in Volume 332, Page 311, Deed Records of Atascosa County, Texas.
7. Easement for Salt Water Disposal Well granted to Humble Oil & Refining Company by S-3 Farms, Incorporated in instrument dated June 5, 1984, recorded in Volume 673, Page 58, Deed Records of Atascosa County, Texas.
8. Royalty Deed dated November 8, 1945 from Henry and Helena Schorsch to R. H. Feltner, recorded in Volume 175, Page 122, Deed Records of Atascosa County, Texas.
9. Royalty Deed dated November 15, 1945 from Henry and Helena Schorsch to R. H. Feltner, recorded in Volume 178, Page 35, Deed Records of Atascosa County, Texas.
10. Agreement to unitize and pool mineral interests as described in instrument dated May 27, 1946, by and between Henry Schorsch, et al, recorded in Volume 179, Page 28, Deed Records of Atascosa County, Texas.
11. Mineral Deed dated May 28, 1946, from Henry Schorsch et al to R. H. Feltner, recorded in Volume 176, Page 489, Deed Records of Atascosa County, Texas.

- 12. Oil, Gas and Mineral Lease granted to A. A. Hendrix in instrument dated September 1, 1937, recorded in Volume 137, Page 637, Deed Records of Atascosa County, Texas, and all terms, conditions and stipulations contained therein.
- 13. Right of way easement granted to Humble Oil & Refining Company by Pete Schorsch, et al in instrument dated June 25, 1949, recorded in Volume 198, Page 491, Deed Records of Atascosa County, Texas.
- 14. Easement granted to Humble Oil & Refining Company by Pete Schorsch and wife, Leila Schorsch, in instrument dated April 27, 1949, recorded in Volume 198, Page 104, Deed Records of Atascosa County, Texas.
- 15. Right of Way Easement granted to McCoy Water Supply Corporation by S-3 Farms, Inc. in instrument dated March 8, 1993, recorded in Volume 861, Page 562, Deed Records of Atascosa County, Texas.
- 16. Mineral and/or royalty interest reserved in Deed dated November 1, 1996 from S-3 Farms, Inc., et al to Sarah K. McClure, recorded in Volume 60, Page 789, Official Public Records of Atascosa County, Texas.

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 grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

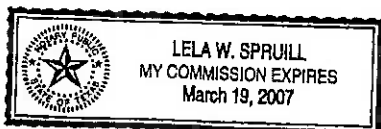
EXECUTED this 20th day of October, 2004.

Sarah K McClure
 By *Edward L McClure* POA
 SARAH K. McCLURE
 By and through her Agent and
 Attorney-in-Fact,
 EDWARD L. McCLURE, JR.

STATE OF TEXAS §

COUNTY OF ATASCOSA §

This instrument was acknowledged before me on this 21 day of October, 2004 by SARAH K. McCLURE, by and through her Agent and Attorney-in-Fact, EDWARD L. McCLURE, JR.

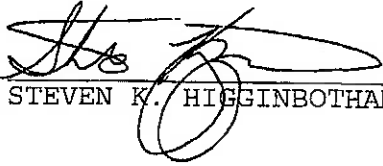


Lela W Spruill
 Notary Public in and for
 the State of Texas

ACCEPTANCE

BOOK 290 PAGE 869

I hereby accept the above described Gift dated this 20th day of October, 2004.


STEVEN K. HIGGINBOTHAM


MICHELE HIGGINBOTHAM

STATE OF TEXAS COUNTY OF ATASCOSA

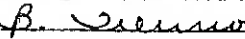
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the OPR records of Atascosa County, Texas stamped hereon by me.

RECORDING DATE
OCT 25 2004



LAQUITA HAYDEN

COUNTY CLERK Atascosa County, Texas

By  Deputy

Return to
Steven K. & Michele Higginbotham
1470 CR 323
Jourdanton, TX 78026

EXHIBIT A

Field notes for a tract of land containing 20.00 acres, being part of Tract 17, Natascosa Colony Farm Subdivision, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for Keith and Michele Higginbotham, dated September 1, 2004.

A tract of land containing 20.00 acres more or less, being part of Tract 17, Natascosa Colony Farm Subdivision, according to the plat recorded as Sheet 7A, in the New Plat Cabinet of the Plat Records of Atascosa County, Texas, also being part of the Edward Estes Survey No. 1188, Abstract No. 222, Atascosa County, Texas, said tract also being the Easterly part of that tract of land containing 78.9 acres, conveyed to Sarah K. McClure, described in a deed recorded in Book 60, Page 789 of the Official Public Records of Atascosa County, Texas, said 20.00 acre tract of land being more particularly described by metes and bounds as follows:

From a point marked by a 5/8 inch steel rod monument, found at the Northeast corner of said 78.9 acre tract of land, said point being in the West fence line of County Road 323, and being the Northeast corner of this tract of land;

Thence South $00^{\circ} 22' 36''$ East, 1322.30 feet, along the East line of said 78.9 acre tract of land, and the West line of County Road 323, to a point marked by a 5/8 inch steel rod monument found at the Southeast corner of said 78.9 acre tract of land, said point also being the Northeast corner of that tract of land containing 68.9 acres, conveyed to Sarah K. McClure, described in a deed recorded in Book 60, Page 799, of the Official Public Records of Atascosa County, Texas, said point also being the Southeast corner of this tract of land;

Thence South $89^{\circ} 30' 35''$ West, 658.99 feet, along the South line, of said 78.9 acre tract of land, and the North line of said 68.9 acre tract of land, to a point marked by a 5/8 inch steel rod monument with cap stamped RPLS 5670, said point being the Southwest corner of this tract of land;

Thence North $0^{\circ} 22' 36''$ West 1321.77 feet, across said 78.9 acre tract of land, to a point marked by a 5/8 inch steel rod monument with cap stamped RPLS 5670, said point lying on the North line of said 78.9 acre tract of land, and being the Northwest corner of this tract of land;

Thence North $89^{\circ} 27' 50''$ East, 658.99 feet, along the North line of said 78.9 acre tract of land, to the point of beginning.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales

Diane Gonzales, County Clerk
Atascosa County, Texas

October 12, 2017 10:36:01 AM

FEE: \$42.00 MVALDEZ
D

182751

LEGAL DESCRIPTION: Being 1.20 acres of land out of Tract 17, Natascosa Colony Farm Subdivision, Atascosa County, Texas according to the map or plat recorded thereof in New Plat Cabinet Sheet 7-A of the Plat Records of Atascosa County, Texas and also being a portion of that certain 20.00 acre tract described in Volume 290, Page 870 of the Official Public Records of Atascosa County, Texas; Said 1.20 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in May, 2026:

BEGINNING at a 1/2 inch iron rod set in the west line of County Road No. 323 and the east line of said 20.00 acre tract for a northwest corner hereof and from which a 1/2 inch iron rod found for the northeast corner of said 20.00 acre tract bears North 00°14'57" West a distance of 1009.00 feet.

THENCE South 00°14'57" East a distance of 60.00 feet along the west line of County Road No 323 and the east line of said 20.00 acre tract to a 1/2 inch iron rod set for a southeast corner hereof;

THENCE over and across said 20.00 acre tract, the following 7 courses:

1. South 89°45'03" West a distance of 142.57 feet to a 1/2 inch iron rod set for an interior corner hereof;
2. South 00°14'57" East a distance of 35.00 feet to a 1/2 inch iron rod set for the southeast corner hereof;
3. South 89°45'03" West a distance of 207.43 feet to a 1/2 inch iron rod set for the southwest corner hereof;
4. North 00°14'57" West a distance of 210.00 feet to a 1/2 inch iron rod set for the northwest corner hereof;
5. North 89°45'03" East a distance of 207.43 feet to a 1/2 inch iron rod set for the northeast corner hereof;
6. South 00°14'57" East a distance of 115.00 feet to a 1/2 inch iron rod set for an interior corner hereof;
7. North 89°45'03" East a distance of 142.57 feet to the **POINT OF BEGINNING** containing 1.20 acres more or less, and as shown hereon.

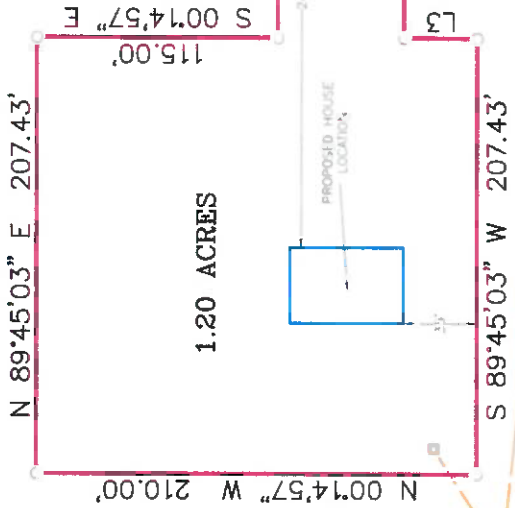
- LEGEND:
- BOUNDARY LINE
 - ADJACENT LINE
 - TRACT LINE
 - BURIED FIRELINE
 - OVERHEAD ELECTRIC LINE
 - WATER LINE
 - P.U.E. - PUBLIC UTILITY FACILITY
 - S.D.E. - SANITARY DRAINAGE LINE
 - EMBRACEMENT/BACKFILL/POLE EARTH MAT
 - ORIG. (SPT) RECORD CALL
 - AS BUILT RECORD
 - ALSO - ATASCOSA COUNTY PLAT RECORDS
 - ALSO - ATASCOSA COUNTY DEED RECORDS
 - ALSO - ATASCOSA COUNTY OFFICIAL PUBLIC RECORDS
 - ALSO - ATASCOSA COUNTY REAL PROPERTY RECORDS
 - ALSO - ATASCOSA COUNTY RECORDS
- IRON
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - △ 1200 MSL FOUND
 - ▽ IRON PIPE (20")
 - ▽ MSL SET
 - 1/4" IRON ROD (20")
 - PIPE (1/2" OR 3/4" DIA.)
 - WOOD FRAME CORNER POST FOUND
 - WOOD FRAME CORNER POST FOUND
 - FIRE HYDRANT
- AS MARKED
 - A/C
 - ELECTRIC METER
 - TELEPHONE PROVISION
 - SEPTIC
 - GAS METER
 - WATER WELL
 - LUMP PILE

INTREPID SURVEYING & ENGINEERING
 P. O. Box 1209 • 09 DULWORTH PLAZA
 P.O.H. TX 78147
 D. 830.393.8833 • F. 830.393.3388
 WWW.INTREPIDTX.COM
 TBP.LS # 10193936 • TPE # 16550

DATE: 05/20/2026
 PROJECT: NATASCOSA COLONY FARM SUBDIVISION SHEET 7A A.C.P.R.
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 DATE: 05/11/2026

**NATASCOSA COLONY FARM SUBDIVISION
 NEW PLAT CABINET SHEET 7A A.C.P.R.**

TRACT 17



L&I TABLE

L&I #	BEARING	DISTANCE
L1	S00°14'57"E	60.00'
L2	S89°45'03"W	142.57'
L3	S00°14'57"E	35.00'
L4	N89°45'03"E	142.57'

COUNTY ROAD NO. 323

BEGINNING
 FROM BEARING 1/4" IRON ROD FOUND BEARS NORTH 00°14'57" WEST A DISTANCE OF 1009.00 FEET.

REFERENCE: STEVEN K. AND MICHELLE HUBBARD/HUBBARD
 ADDRESS: 1308 DR. 53
 LEGAL DESCRIPTION: BEING 1.20 ACRES OF LAND OUT OF TRACT 17, NATASCOSA COLONY FARM SUBDIVISION, ATASCOSA COUNTY, TEXAS, AS SHOWN ON PLAT CABINET SHEET 7A A.C.P.R.
 THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND ENGINEERING PROFESSIONALS, STATE OF TEXAS, AND THE PROFESSIONAL LAND SURVEYOR ACT, CHAPTER 803, SUBCHAPTER C, TITLE 19, GOVERNMENT CODE, TEXAS.
 I, SHERMAN ROSS, BEING A LICENSED PROFESSIONAL LAND SURVEYOR WITH A LICENSE NUMBER 6433, HEREBY CERTIFY THAT I AM THE AUTHOR OF THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE BOARD OF SURVEYING AND ENGINEERING PROFESSIONALS, STATE OF TEXAS.
 DATE: 05/11/2026