



## Registration for Division of Land in Atascosa County

I MARIO R. GARCIA, am the owner of the attached filed division of land located at ABS ADD 26 D Alderete SV-1211-10-0 <sup>14.05</sup> (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

Adopted 6/27/2022



Date: June 26, 2026

Signature: Mario R. Garcia

Printed Name: MARIO R Garcia

#### ACKNOWLEDGMENT

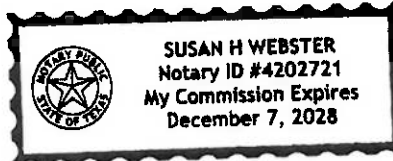
STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Mario R Garcia, 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 June 26, 2026.  
Susan H. Webster

Notary Public, in and for  
State of Texas





## Registration for Division of Land in Atascosa County

I Yolanda A. Garcia am the owner of the attached filed division of land located at ABS A00026 D Alderete SV-1211, 10.0 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

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☐ Veterans Land Board

☐ State Agency

☐ Political Subdivision

☐ Divided into two parts

☐ All parts to original owner

Adopted 6/27/2022



Date: June 26, 2026

Signature: Yolanda A. Garcia

Printed Name: Yolanda A. Garcia

ACKNOWLEDGMENT

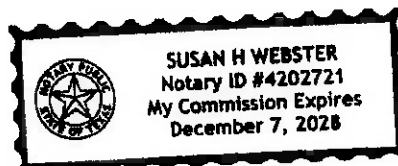
STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Yolanda A. Garcia, 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 June 26, 2026.  
Susan H. Webster

Notary Public, in and for  
State of Texas



GF#16573MAC

6 pgs  
WDVL

235031

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: June 21, 2023

Grantor(s): BERTHA MARIE MANN, a single person, individually and as Independent Executrix of the Estate of Tony Celest Mann, deceased, under Cause No. 6977, County Court, Atascosa County, Texas

Grantor's Mailing Address: 4578 W. FM 476  
Poteet, Atascosa County, Texas 78065

Grantee: MARIO GARCIA a/k/a MARIO R. GARCIA and spouse, YOLANDA ADAME GARCIA a/k/a YOLANDA A. GARCIA

Grantee's Mailing Address: P.O. Box 1223  
Poteet, Atascosa County, Texas 78065

**Consideration:** Ten and No/100 (\$10.00) Dollars and other good and valuable consideration and a note of even date executed by Grantee, in the principal amount of Sixty Eight Thousand and 00/100 Dollars (\$68,000.00), payable to the order of CAPITAL FARM CREDIT, ACA, as agent/nominee. Said Note bears interest and is due and payable as therein set out and provides for acceleration of maturity and payment of attorney's fees in the event of default. It is secured by a Vendor's Lien retained in favor of CAPITAL FARM CREDIT, ACA, as agent/nominee, in this Deed and by a Deed of Trust of even date from Grantee to JEFFREY C. NORTE, Trustee.

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

BEING 10.00 acres, more or less, out of the D. Alderete Survey, Abstract No. 26, in Atascosa County, Texas, and also being a portion of that certain 77.18 acre tract described in Volume 417, Page 245, Deed Records, Atascosa County, Texas; said 10.00 acre tract being more particularly described by metes and bounds in Exhibit A, attached hereto and incorporated herein for all purposes.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

- Any visible or apparent roadway or easement over or across the subject 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.
- Oil Lease dated November 1, 1946, executed by Clara Mann, et al., to Frank Frohnhoefer, recorded in Volume 182, Page 446, Deed Records, Atascosa County, Texas.

- Right-of-Way Deed dated January 31, 1950, executed by Mrs. Clara L. Mann to the State of Texas, recorded in Volume 199, Page 152, Deed Records, Atascosa County, Texas.
- Oil Lease dated October 17, 1951, executed by Clara Mann, et al., to Leon F. Steinle, recorded in Volume 216, Page 342, Deed Records, Atascosa County, Texas.
- Oil Lease dated December 1, 1959, executed by Henry A. Mann, et al., to G.R. Schimmel, recorded in Volume 273, Page 1, Deed Records, Atascosa County, Texas.
- Oil Lease dated June 16, 1968, executed by Clara Laura Mann, et al., to F. Wm. Foran, recorded in Volume 335, Page 79, Deed Records, Atascosa County, Texas.
- Oil Lease dated July 17, 1968, executed by Martha Gasch, et vir to R.S. Mather, recorded in Volume 336, Page 122, Deed Records, Atascosa County, Texas.
- Oil Lease dated May 20, 1976, executed by Tony Celest Mann et ux to Don Bisett, recorded in Volume 451, Page 441, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Deed dated October 10, 1994, executed by Tony C. Mann, et ux to the State of Texas, recorded in Book 18, Page 140, Official Public Records, Atascosa County, Texas.
- 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.

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.

The Vendor's Lien against and superior title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed shall become absolute.

The Vendor's Lien and superior title to the Property are retained for the benefit of CAPITAL FARM CREDIT, ACA, as agent/nominee, and are transferred to that party, without recourse on Grantor.

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

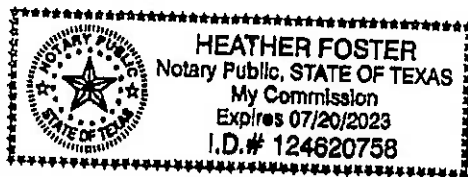
***{SIGNATURES AND ACKNOWLEDGMENTS BEGIN ON NEXT PAGE}***

***{REMAINDER OF PAGE INTENTIONALLY BLANK}***

Bertha Marie Mann  
 BERTHA MARIE MANN, individually and as  
 Independent Executrix of the Estate of  
 Tony Celest Mann, deceased, under Cause  
 No. 6977, County Court, Atascosa County, Texas

STATE OF TEXAS       §  
                                      §  
 COUNTY OF ATASCOSA   §

This June instrument was acknowledged before me on this the 27 day of June, 2023, by BERTHA MARIE MANN, individually and as Independent Executrix of the Estate of Tony Celest Mann, deceased, under Cause No. 6977, County Court, Atascosa County, Texas.



Heather Foster  
 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:

Mario Garcia and Yolanda Adame Garcia  
 P.O. Box 1223  
 Poteet, TX 78065

**EXHIBIT A**

**LEGAL DESCRIPTION:** Being 10.00 acres of land out of the D. Alderete Survey, Abstract No. 26, Atascosa County, Texas and also being a portion of that certain 77.18 acre tract described in Volume 417, Page 245 of the Deed Records of Atascosa County, Texas; Said 10.00 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in June, 2023:

**BEGINNING** at a 1/2 inch iron rod set the west line of Mann Road for the south corner of that certain 4.199 acre tract described in Document No. 167517 of the Official Public Records of Atascosa County, Texas, an east corner of said 77.18 acre tract and the east corner hereof and from which a 1/2 inch iron rod found for the east corner of said 4.199 acre tract bears North 29°15'37" East a distance of 217.61 feet;

**THENCE** South 29°15'39" West a distance of 913.26 feet along the common line of Mann Road and said 77.18 acre tract to a 1/2 inch iron rod set for the south corner hereof;

**THENCE** over and across said 77.17 acre tract, the following 2 courses:

1. North 61°22'59" West a distance of 479.95 feet to a 1/2 inch iron rod set for the west corner hereof;
2. North 29°37'51" East a distance of 913.34 feet to a pipe fence corner post found in the southwest line of said 4.199 acre tract and a northeast line of said 77.18 acre tract for the north corner hereof;

**THENCE** South 61°22'59" East a distance of 474.05 feet along the common line of said 4.199 acre tract and said 77.18 acre tract to the **POINT OF BEGINNING** containing 10.00 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".

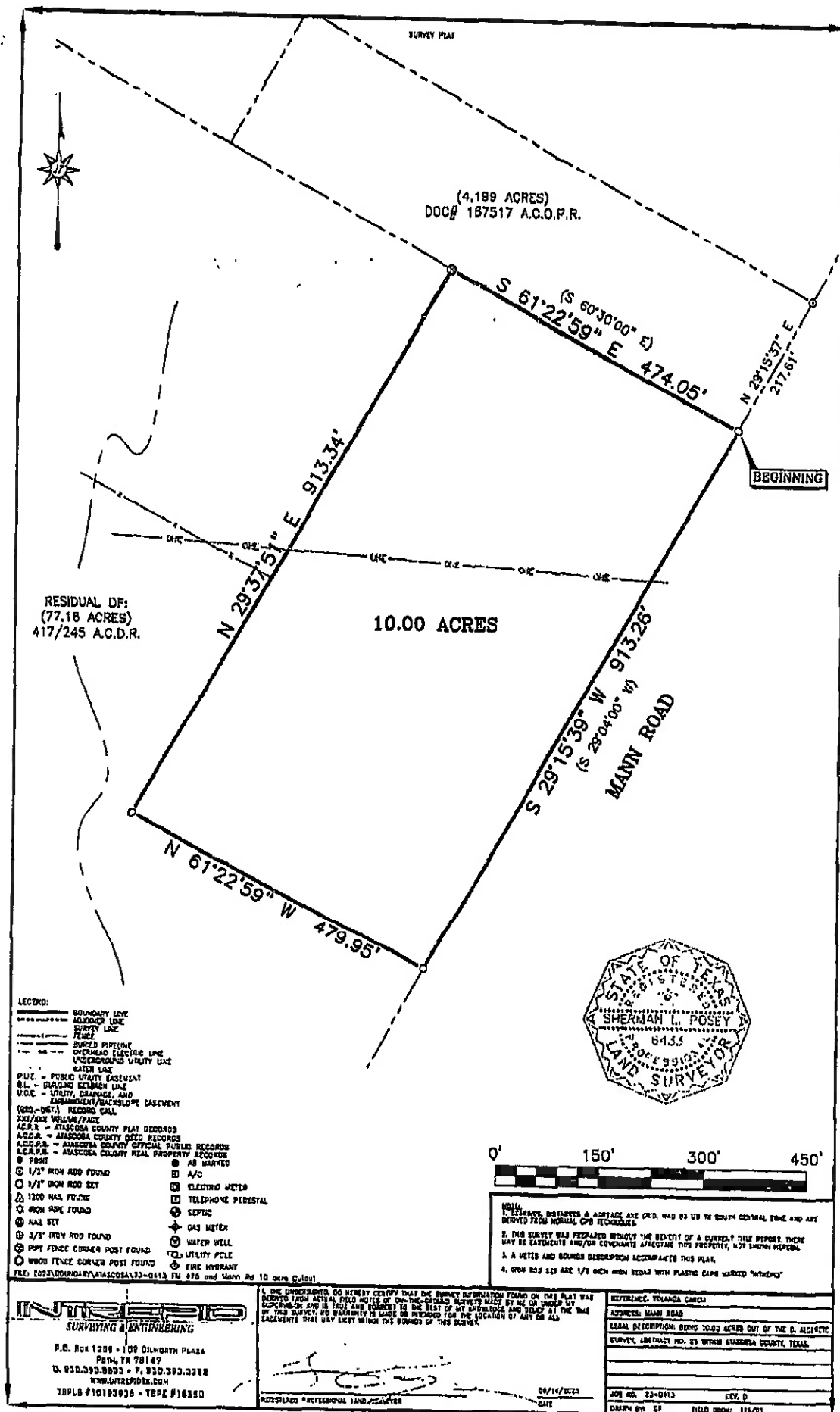
Surveyed by;

  
Sherman L. Posey, R.P.L.S.  
Job# 23-0413

June 14, 2023



EXHIBIT A





# TRACT 1 - 2.00 ACRES

**LEGAL DESCRIPTION:** Being 2.00 acres of land out of the D. Alderete Survey, Abstract No. 26, Alameda County, Texas, and also being a portion of that certain 10.00 acre tract described in Document No. 235032 of the Official Public Records of Alameda County, Texas, Said 2.00 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 found in the northwest line of Mann Road and the southeast line of said 10.00 acre tract for the south corner of that certain 2.00 acre tract surveyed January, 2026 by: Intrepid Surveying & Engineering Corporation and the east corner hereof;

**THENCE** South 29°15'39" West a distance of 187.31 feet along the northwest line of Mann Road and the southeast line of said 10.00 acre tract to a 1/2 inch iron rod set for the east corner of that certain 3.00 acre tract (Tract 2) surveyed this same day by: Intrepid Surveying & Engineering Corporation and the south corner hereof;

**THENCE** North 60°22'09" West a distance of 476.38 feet over and across said 10.00 acre tract and along the northeast line of said 3.00 acre tract (Tract 2) to a 1/2 inch iron rod set in the southeast line of the residual of that certain 77.18 acre tract described in Volume 417, Page 245 of the Deed Records of Alameda County, Texas and the northwest line of said 10.00 acre tract for the north corner of said 3.00 acre tract (Tract 2) and the west corner hereof;

**THENCE** North 29°37'51" East a distance of 178.91 feet along the southeast line of the residual of said 77.18 acre tract and the northwest line of said 10.00 acre tract to a 1/2 inch iron rod found for west corner of said 2.00 acre tract the north corner hereof;

**THENCE** South 61°22'51" East a distance of 475.24 feet over and across said 10.00 acre tract and the southwest line of said 2.00 acre tract the **POINT OF BEGINNING** containing 2.00 acres more or less, and as shown hereon on.

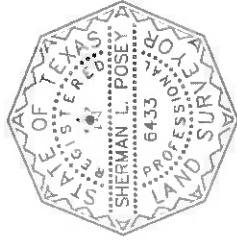
- LEGEND:**
- BOUNDARY LINE
  - ADJOINER LINE
  - SURVEY LINE
  - OVERHEAD ELECTRIC LINE
  - WATER LINE
  - BARRED PIPELINE
  - P.U.E. - PUBLIC UTILITY EASEMENT
  - B.L. - BUILDING SETBACK LINE
  - U.O.E. - EASEMENT/BACKSLOPE EASEMENT
  - (B.R. - DIST.) RECORD DALL
  - XXX/XXX VOLUME/PAGE
  - XXX/XXX COUNTY DEED RECORDS
  - AC.C.P.R. - ALAMEDA COUNTY OFFICIAL PUBLIC RECORDS
  - AC.C.F.R. - ALAMEDA COUNTY REAL PROPERTY RECORDS
  - POINT
  - AS MARKED
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - 1200 NAIL FOUND
  - 1200 NAIL SET
  - IRON PIPE FOUND
  - IRON PIPE SET
  - 3/8" IRON ROD FOUND
  - 3/8" IRON ROD SET
  - PIPE FENCE CORNER POST FOUND
  - PIPE FENCE CORNER POST SET
  - WOOD FENCE CORNER POST FOUND
  - WOOD FENCE CORNER POST SET
  - AS METER
  - ELECTRIC METER
  - TELEPHONE PEDISTAL
  - SEPTIC
  - GAS METER
  - WATER WELL
  - UTILITY POLE
  - FIRE HYDRANT

THE UNDERSIGNED DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS MAP WAS OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE BY ME OR FOR THE LOCATION OF ANY OF THE POINTS OR THE BOUNDS OF THIS SURVEY.

**INTREPID SURVEYING & ENGINEERING**  
P.O. BOX 1209 • 109th St. North Plaza  
Palm, TX 78147  
O. 830.393.8833 • F. 830.393.3388  
WWW.INTREPIDTX.COM  
TEPLS #10193936 • T9PE #16550

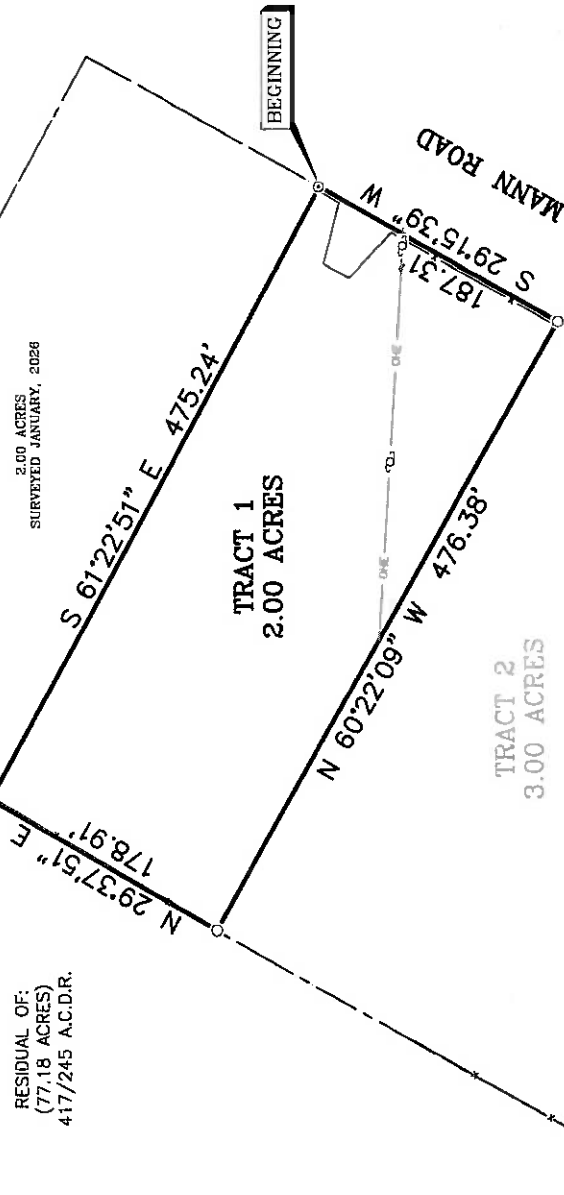
01-14-2028

SURVEY PLAN



**RESIDUAL OF:**  
(77.18 ACRES)  
417/245 A.C.D.R.

2.00 ACRES  
SURVEYED JANUARY, 2028



**TRACT 2**  
3.00 ACRES

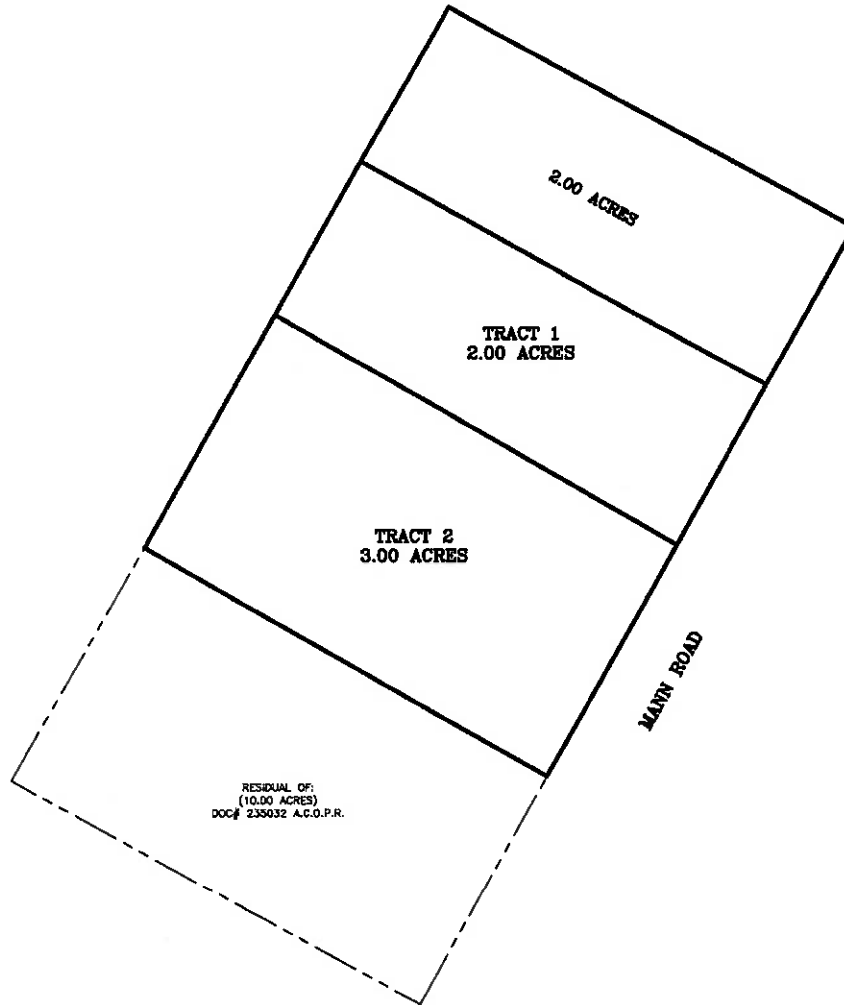
(10.00 ACRES)  
DOC# 235032 A.C.O.P.R.



|                                                        |
|--------------------------------------------------------|
| REFERENCE: YOUNGDA GARDEN                              |
| ADDRESS: MANN ROAD                                     |
| LEGAL DESCRIPTION: BEING 2.00 ACRES OF LAND OUT OF THE |
| D. ALDERETE SURVEY, ABSTRACT NO. 26 WITHIN ALAMEDA     |
| COUNTY, TEXAS.                                         |
| JOB NO. 28-1011                                        |
| DATE: 01-14-2028                                       |
| DRAWN BY: J.A.                                         |
| FIELD BOOK: IN THE                                     |

**NOTE:**  
1. DISTANCES & ACRES ARE OBTAINED BY MEASUREMENTS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.  
2. THIS SURVEY WAS PREPARED WITHOUT THE ASSISTANCE OF A PROFESSIONAL LAND SURVEYOR. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR'S LIABILITY IS LIMITED TO THE BOUNDS OF THIS SURVEY.  
3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

P.O. BOX 1209 • 109 DILWORTH PLAZA  
PORT, TX 78147  
O. 830.393.8833 • F. 830.393.3388  
WWW.INTREPIDTX.COM  
TBPLS #1019336 • TBPE #16550



**INTREPID**  
SURVEYING & ENGINEERING

P.O. Box 1209 • 109 DILLWORTH PLAZA  
FOTM, TX 78147  
O. 830.393.8833 • F. 830.393.3388  
WWW.INTREPIDTX.COM  
TBPLS #10199936 • TBPE #16550

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.