



Registration for Division of Land in Atascosa County

I Megan & Michael Gilbert am the owner of the attached filed division of land located at 420 CR 301 Jourdanton TX 78026 (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: July 11, 2026

Signature:

Printed Name:

Megan Michael Gilbert
Megan Gilbert Michael Gilbert

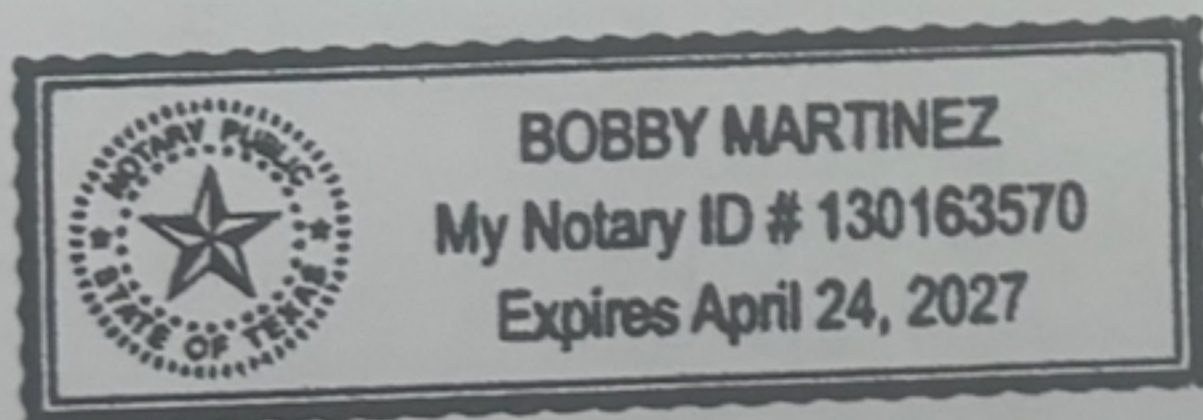
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Megan Gilbert & Michael Gilbert 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 July 11, 2026.



Bobby Martinez

Notary Public, in and for
State of Texas

3 pgs
D

223131

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.

SPECIAL WARRANTY DEED

Date: March 22, 2022

Grantor: Deborah K. Riley
Address: 420 County Road 307, Jourdanton Texas, 78026

Grantee: Michael P. Gilbert & Megan J. Gilbert
Address: 420 County Road 307, Jourdanton Texas, 78026

Consideration:

Ten and no/100 (10.00) dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and for which consideration no lien expressed or implied, does or shall exist.

Property (including any improvements): Please see "Field Notes for 24.16 Acres of Land"

Commonly Known As: 420 County Road 307, Jourdanton Texas, 78026.

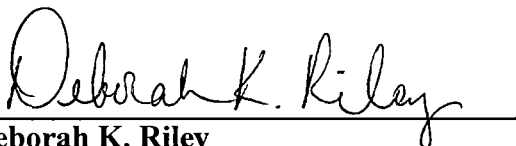
Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utilities easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse or Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, the grantor is not warranting the habitability of the premises on said property Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property.

At the direction of the parties to this transaction, no title policy was requested and title to the property was not researched nor tax certificates ordered. The law firm preparing the documents makes no representations, express or implied, as to the status of title or payment of property taxes, nor has any legal advice been given to the parties.

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



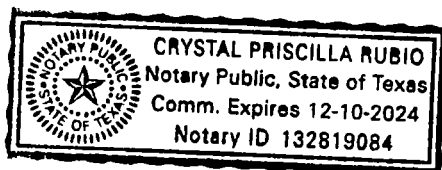
Deborah K. Riley

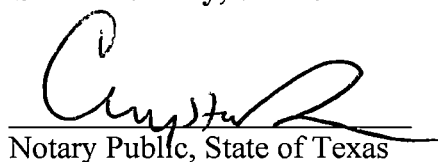
STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

SWORN TO AND SUBSCRIBED before me by **Deborah K. Riley**, on this the **22nd** day of **March**, 2022.




Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 24.16 ACRES OF LAND

BEING 24.16 ACRES OF LAND WITHIN THE CITY OF JURDANTON CITY OUT OF THE J.A. NAVARRO SURVEY NO. 46, ABSTRACT NO. 9, ATASCOSA COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEAYNCE TO DEBORAH KAY RILEY IN THE DEED OF RECORD IN DOCUMENT 101598 OF THE OFFICIAL PUBLIC RECORDS OF ATACOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING a found $\frac{1}{2}$ " rebar on the northwesterly right-of-way of County Road 307 for the easterly corner of the Larry A. Tiner, et al land as described in Volume 250, Page 258 of the Official Public Records of Atascosa County, Texas and the southerly corner of this tract;

THENCE North $60^{\circ} 22' 44''$ West, with the common line of the Tiner land, a distance of 1178.94 feet to a 14" corner post on the southeasterly line of the Juan Antonio Espinosa land as described Volume 824, Page 721 of the Official Public Records of Atascosa County, Texas for the northerly corner of said Tiner land and the westerly corner of this tract;

THENCE North $29^{\circ} 34' 02''$ East, with the common line of said Espinosa land, a distance of 894.43 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the westerly corner of Nathan T. Smith land as described in Document 2015-160653 of the Official Public Records of Atascosa County, Texas and the northerly corner of this tract;

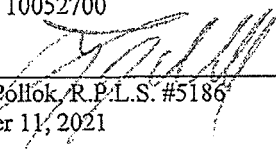
THENCE South $60^{\circ} 09' 44''$ East, with the common line of said Smith land, a distance of 1179.79 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the aforementioned northwesterly right-of-way of County Road 307 for the southerly corner of said Smith land and the easterly corner of this tract;

THENCE South $29^{\circ} 37' 16''$ West, with the said right-of-way, a distance of 889.97 feet to the **POINT OF BEGINNING** and containing 24.16 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700


Larry J. Pollok, R.P.L.S. #5186
November 11, 2021

Refer. 21-0703



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Diane Gonzales, County Clerk

Atascosa County Texas

March 25, 2022 10:10:48 AM

FEE: \$34.00

KPONTON

223131

D

LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DDMM'SS" DIST. - FIELD
- (DDMM'SS" DIST.) - RECORD
- X - BARBED WIRE FENCE
- (T) POWER/UTILITY POLE
- (W) WATER WELL/WATER METER (AS NOTED)
- (S) SEPTIC TANK
- O - CHAIN LINK FENCE
- II - WOOD PRIVACY FENCE

J. A. NAVARRO SURVEY NO. 46 ABSTRACT NO. 9



SCALE: 1" = 100'

RESIDUE OF
MICHAEL P. GILBERT
AND MEGAN J. GILBERT LAND
DOC. # 2022-223131



SURVEY PLAT OF 1.00 ACRES OF LAND OUT OF THE J. A. NAVARRO SURVEY NO. 46, ABSTRACT NO. 9, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO MICHAEL P. GILBERT AND MEGAN J. GILBERT IN THE DEED OF RECORD IN DOCUMENT 223131 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR MICHAEL P. GILBERT. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.



**POLLOK & SONS
SURVEYING, INC.**
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF ATASCOSA



I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 8TH DAY OF OCTOBER, 2025 A.D.

LARRY J. POLLOK
© 2025 ALL RIGHTS RESERVED

R.P.L.S. NO. 5186
JOB NO. 25-422

REFERENCE:
DOC. # 2022-223131 - DEED