



Registration for Division of Land in Atascosa County

MARK LONNALLY - MANAGER
I PILOSA LAND, LLC, am the owner of the attached filed division of land located at
11662 SANDBRANCH RD KYOTE, TX 78065 (legal description). I have had the division of
PARCEL #'S: 235324 / 235326
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: 7-14-26

Signature:

Printed Name:

MARK CONNALLY - MANAGER
PICOSA LAND, LLC

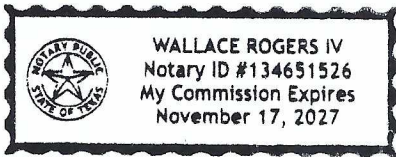
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned Notary Public, on this day personally appeared MARK CONNALLY, 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 14, 2026.



Notary Public, in and for
State of Texas

ATASCOSA COUNTY, TEXAS

- LEGEND:
- E — OVERHEAD ELECTRIC LINE
 - xx — FENCE LINE
 - — ORIGINAL SURVEY LINE
 - POB POINT OF BEGINNING
 - D.R. DEED RECORDS
ATASCOSA COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORDS
ATASCOSA COUNTY, TEXAS

SCALE 1" = 200'

BEARINGS SHOWN HEREON
ARE FROM GPS OBSERVATIONS
TEXAS COORDINATE SYSTEM NAD
(83) TEXAS SOUTH CENTRAL
ZONE 4204.

THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT.

Sur. 1360 1/2

FND. 6" CEDAR POST

10 ACRES
ANTHONY GENE SCHILLACI, ET UX
TO
KAREN KAY BABINEAUX
SEPTEMBER 19, 2006
DOC #85056, O.P.R.

20.0 ACRES
PLES M. CROUCH, ET AL
TO
EDWARD R. CHEVALIER, ET UX
JANUARY 12, 1983
VOL. 619, PG. 281, D.R.

11.25 ACRES

TRACT 2

45.06 ACRES
JENNIFER CHEVALIER
& ROBERT CHEVALIER
TO
PICOSA LAND LLC
MAY 28, 2026
DOC #262029, O.P.R.
SURVEYED MAY 21, 2026

SET 5/8" IRON
PIN BY T-POST

SET 5/8" IRON
PIN BY T-POST

11.25 ACRES

TRACT 1

10 ACRES
ANTHONY GENE SCHILLACI, ET UX
TO
KAREN KAY BABINEAUX
SEPTEMBER 19, 2006
DOC #85056, O.P.R.

11.25 ACRES

TRACT 3

11.31 ACRES

TRACT 4

13.572 ACRES
EDWARD J. CHEVALIER, ET AL
KNIGHT LIVING TRUST
MARCH 29, 2022
DOC #230596, O.P.R.
DESCRIBED IN
VOL. 133, PG. 493, O.P.R.

16.833 ACRES
EDWARD J. CHEVALIER, ET AL
KNIGHT LIVING TRUST
MARCH 29, 2022
DOC #230596, O.P.R.
DESCRIBED IN
VOL. 133, PG. 622, O.P.R.

Sur. 501

FND. 1/2" IRON
PIPE BY 6" CEDAR
POST AT 20.36'

0.10 ACRE IN ROAD

FND. 1/2" IRON PIN
(LEANING) BY 6"
CEDARPOST AT 442.34'

MARIA DOLORES DIAZ

FND. 8" CEDAR POST
AT 27.77'

SAND BRANCH ROAD

GATE

SET 5/8" IRON PIN
BY T-POST AT 26.10'

0.22 ACRE IN ROAD

SET 5/8" IRON PIN
BY T-POST AT 28.78'

0.06 ACRE UNDER
FENCE, NOT RECORD
TITLE, NOT INCLUDED
IN 11.31 ACRES

SET 5/8" IRON PIN
BY T-POST AT 1598.04'

0.22 ACRE IN ROAD

SET 5/8" IRON PIN
BY T-POST AT 1598.04'

0.22 ACRE IN ROAD

SET 5/8" IRON PIN
BY T-POST AT 1598.04'

0.22 ACRE IN ROAD

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0.22 ACRE IN ROAD

SET 5/8" IRON PIN
BY T-POST AT 1598.04'

0.22 ACRE IN ROAD

SET 5/8" IRON PIN
BY T-POST AT 1598.04'

PREPARED FOR: PICOSA LAND LLC

SURVEYED ON THE GROUND: MAY 15, 2026

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTIONS WERE
PREPARED FROM AN ACTUAL SURVEY PERFORMED ON
THE GROUND, UNDER MY SUPERVISION, AND THAT
THEY ARE TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. HOWARD SURVEYING
ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO
THE ORIGINAL CLIENTS FOR WHOM IT WAS PREPARED.

THIS THE 29TH DAY OF JUNE 2026.

Keith Howard

KEITH HOWARD, R.P.L.S. NO. 5949
HOWARD SURVEYING
TBPCLS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830-426-4776



NPC 262-B

abst. 829

abst. 189

A PLAT OF THREE 11.25 ACRE TRACTS OF LAND AND AN 11.31 ACRE TRACT OF
LAND SITUATED ABOUT 16.2 MILES N 54° W OF JOURDANTON IN ATASCOSA
COUNTY, TEXAS.

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Theresa Carrasco, County Clerk

Atascosa County, TX

06/03/2026 2:06 PM

262029

\$ 41.00

KSIMMONS

WDVL

Independence Title GF# 2611370-HSB/KIP

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

STATE OF TEXAS

§

§

ATASCOSA COUNTY

§

Jennifer Chevalier, a single woman, and **Robert Chevalier**, a single man ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, and the further consideration of the execution and delivery by Grantee (as defined below) of a promissory note ("Note") payable to the order of **Pinnacle Bank** ("Lender") in the principal amount of **\$272,000.00**, secured by a vendor's lien and additionally secured by a deed of trust executed by Grantee to **Todd E. Huckabee**, as Trustee for the benefit of Lender, covering, among other things, the Property (as defined below), the receipt and sufficiency of which are acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and does GRANT, BARGAIN, SELL, AND CONVEY to **Picosa Land LLC**, a Texas **limited liability company** ("Grantee"), the real property in Atascosa County, Texas, fully described in **Exhibit A**, together with (1) all buildings, structures, fixtures, and improvements located on, in, or under the real property, and (2) all of Grantor's right, title, and interest in and to the appurtenances to the real property, including but not limited to all right, title, and interest of Grantor in and to all roads, rights-of-way, alleys, drainage facilities, easements, and utility facilities on, in, over, under, through, or adjoining the real property; all oil, gas, and other minerals under the real property; all strips and gores between the described real property and abutting properties; and all utility, access, and development rights (collectively, "Property").

This Warranty Deed with Vendor's Lien and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, and Grantor binds itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property to Grantee, its successors, and its assigns against any person lawfully claiming or to claim the same or any part of it, subject to the Permitted Exceptions.

But it is expressly agreed that the vendor's lien, as well as superior title in and to the Property, is retained against the Property in favor of Grantor, its successors, and its assigns until the entire principal balance of the Note and all interest are fully paid according to its terms, when this Warranty Deed with Vendor's Lien will become absolute. In consideration of the cash payment to Grantor, Grantor assigns, without recourse, the vendor's lien and superior title to Lender, its successors, and its assigns, as security for Grantee's Note to Lender.

Grantee, by its acceptance of this warranty deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2026 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

Grantee's address is: 533 Lamont Ave, San Antonio TX 78209

EXECUTED as of May 28, 2026.

GRANTOR:

Jennifer Chevalier
Jennifer Chevalier

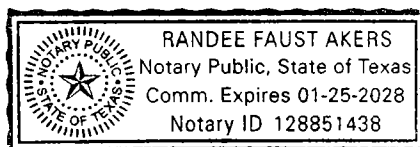
STATE OF TEXAS §

§

Bexar COUNTY §

This instrument was acknowledged before me on May 28, 2026, by Jennifer Chevalier.

[Signature]
Notary Public—State of Texas



EXECUTED as of May 26, 2026.

GRANTOR:

Robert Chevalier by
Lawrence Rocco A.F.F.

**Robert Chevalier by Lawrence Rayvon
Rocco as attorney-in-fact**

STATE OF TEXAS

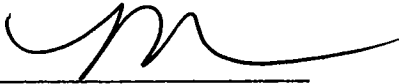
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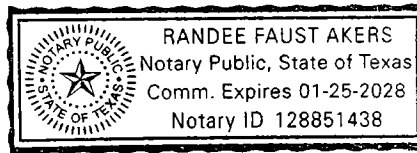
Brewer COUNTY

§

This instrument was acknowledged before me on May 28, 2026, by Lawrence Rayvon Rocco as attorney-in-fact for Robert Chevalier.



Notary Public—State of Texas



After recording, please return original to:

Independence Title Company
5900 Shepherd Mountain Cove
Bldg. 2 Ste. 200
Austin, Texas 78730

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ATASCOSA

PREPARED FOR: Picoso Land

FIELD NOTES TO DESCRIBE

A 45.06 Acre Tract of land being situated about 16.2 miles N 54° W of Jourdanton in Atascosa County, Texas, out of Survey No. 1360 1/2, Abstract No. 829, Vicente Tarin, original grantee, and being all of a 22.68 Acre Tract (Tract A) and a 22.37 Acre Tract (Tract B) as referenced from the Joint Revocable Trust of Robert Chevalier and Jennifer B. Chevalier to Jennifer Chevalier in deed dated June 23, 2025 and recorded in Document #253850 of the Official Public Records of Atascosa County, Texas, said 22.68 Acre Tract being described in Volume 829, Page 358 of said official public records, and said 22.37 Acre Tract being described in Volume 829, Page 365 of said official public records, and being more particularly described as follows:

- BEGINNING: At a 6" cedar post found in the Southwest line of a 20.0 Acre Tract (Volume 619, Page 281, Deed Records) for the East corner of a 10 Acre Tract (Document #85056, Official Public Records) and the North corner of said 22.37 Acre Tract and of this tract;
- THENCE: S 60° 07' 34" E 1345.76 feet along a fence with the Southwest line of said 20.0 Acre Tract and the Northeast line of said 22.37 Acre Tract and said 22.68 Acre Tract to a 6" cedar post found for the North corner of a 13.572 Acre Tract (Tract A, Document #230596, Official Public Records, described in Volume 133, Page 493, Official Public Records) and the East corner of said 22.68 Acre Tract and of this tract;
- THENCE: S 30° 14' 02" W 1622.99 feet along a fence with the Northwest line of said 13.572 Acre Tract and a 16.833 Acre Tract (Tract B, Document #230596, Official Public Records, described in Volume 133, Page 622, Official Public Records), at 1078.79 feet pass a 2" pipe post found for the West corner of said 16.833 Acre Tract and the North corner of Lot 1 of Sand Branch Estates (New Plat Cabinet 262-B) and at 1590.17 feet pass a 5/8" iron pin set in the North line of Sand Branch Road, continuing without fence to the South corner of said 22.68 Acre Tract and of this tract;
- THENCE: N 60° 07' 39" W 671.84 feet within the fenced margins of said road with the Northeast line of Abstract No. 189 and the Southwest line of Abstract No. 829 to the South corner of a 4.739 Acre Tract (Document #253850, Official Public Records, described in Volume 772, Page 413, Deed Records), the West corner of said 22.68 Acre Tract, and an exterior corner of this tract;
- THENCE: N 30° 36' 27" E 464.95 feet, at 27.77 feet pass an 8" cedar post found in the Northeast line of said road, continuing along a fence to a 2" pipe post found for the East corner of said 4.739 Acre Tract, an exterior corner of said 22.68 Acre Tract, and an interior corner of this tract;
- THENCE: N 60° 03' 37" W 470.79 feet along a fence with the upper Southwest line of said 22.37 Acre Tract to a 2" pipe post found for the North corner of said 4.739 Acre Tract and an interior corner of said 22.37 Acre Tract and of this tract;
- THENCE: S 30° 15' 46" W 465.47 feet along a fence, at 442.34 feet pass a 1/2" iron pin (leaning) found by 6" cedar post in the Northeast line of said road, continuing without fence to the West corner of said 4.739 Acre Tract, the lower South corner of said 22.37 Acre Tract and an exterior corner of this tract;

45.06 Acres – Picoso Land

THENCE: N 60° 07' 39" W 202.39 feet within the fenced margins of said road with the Northeast line of Abstract No. 189 and the Southwest line of Abstract No. 829 to the South corner of said 10 Acre Tract and the West corner of said 22.37 Acre Tract and of this tract;

THENCE: N 30° 06' 33" E 1623.00 feet, at 20.36 feet pass a 1/2" iron pipe found by 6" cedar post in the Northeast line of said road, continuing along a fence to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83) Texas South Central Zone 4204.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision, and that to the best of my belief and knowledge they are true and correct.

This the 21st day of May 2026.

Keith Howard

Keith Howard, R.P.L.S. No. 5949
Howard Surveying
TBPELS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776

