



Registration for Division of Land in Atascosa County

I Kimberly Finto, am the owner of the attached filed division of land located at 2140 Whitley Rd ABS A01558 CW Hood SV 172 1/2 154.393 acres (legal description). I have had the division of Bigfoot, TX 78005 Property ID 18200 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: 8/27/2026

Signature:

Printed Name:

Kimberly J Finto

ACKNOWLEDGMENT

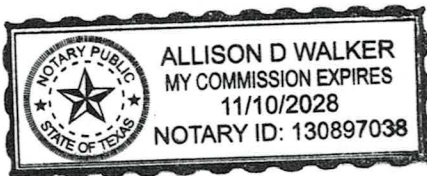
STATE OF TEXAS

COUNTY OF Medina

BEFORE ME, the undersigned Notary Public, on this day personally appeared Kimberly J Finto, 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 August 27, 2026.

Allison D Walker



Notary Public, in and for
State of Texas

5966

WD/VL TONY G. WAKIN, JR. AND AUDIE S. WAKIN TO
DAVID L. FINTO & KIMBERLY J. FINTO

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF ATASCOSA:

KNOW ALL MEN BY THESE PRESENTS:

THAT we, TONY G. WAKIN, JR. and AUDIE S. WAKIN, of Ellis County, Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of that one certain promissory vendor's lien note, dated of even date herewith, being in the principal sum of SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS, payable to the order of the FARM CREDIT BANK OF TEXAS, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fee clauses, the payment of which is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith, to ARNOLD R. HENSON, Trustee; have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto DAVID L. FINTO and KIMBERLY J. FINTO, whose address is P.O. Box 255, Devine, Medina County, Texas 78016, all of the following described real property located in Atascosa County, Texas, to-wit:

BEING 157.540 acres of land, more or less, situated about 19 miles N 54 deg. W of Jourdan, in Atascosa County, Texas, out of the West 1/2 of Survey No. 172, Abstract No. 1558, C.W. Hood, original Grantee, being the South 1/2 of that certain 320 acre tract of land described in a deed to Tony G. Wakin, Jr., et ux, from Joe E. Briscoe, et al, dated July 13, 1976, as recorded in Vol. 441, Page 393 of the Deed Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron pin set by an 8" diameter cedar corner post at the point-of-intersection of the West line of a certain County Road and the recognized South line of the West 1/2 of said Survey No. 172 for the Southeast corner of this survey from which the recognized Southeast corner of the West 1/2 of said Survey No. 172 bears S 89-48-36 E 40.00 feet;

THENCE along fence and the recognized South line of the West 1/2 of said Survey No. 172, N 89-48-36 W 1206.75 feet to a 5/8" iron pin set by an 8" diameter creosote corner post for the recognized Northwest corner of Survey No. 166, Abstract No. 537, James Lee, original Grantee, the recognized upper Northeast corner of Survey No. 166-1/2, Abstract No. 1246, Theodore Ragsdale, original Grantee, and an angle point of this survey;

THENCE along fence and the South line of this survey N 03-00-41 W 8.97 feet to a 5/8" iron pin set by an 8" diameter creosote corner post for an angle point, N 87-21-10 W 957.70 feet to a 4" diameter mesquite post for an angle point, and N 89-51-20 W 482.74 feet to a 5/8" iron pin set by an 8" diameter creosote corner post for the Southwest corner of this survey;

THENCE along fence, N 00-07-05 W 1914.04 feet to an 8" diameter creosote corner post for the recognized Northeast corner of Survey No. 1354 1/2, Abstract No. 1715, Dock Wilkins, original Grantee, and an angle point of this survey;

THENCE leaving fence and along the recognized West line of the West 1/2 of Survey No. 172, N 01-32-49 E. 644.42 feet to a 5/8" iron pin set 9.35 feet East of fence for the Southwest corner of a certain adjoining 157.222 acre tract of land, this day surveyed, and the Northwest corner of this survey;

THENCE along the South line of said adjoining 157.222 acre tract of land, N 89-48-38 E 2628.39 feet to a 5/8" iron pin set in fence on the West line of said County Road for the Southeast corner of said adjoining 157.222 acre tract of land, and the Northeast corner of this survey;

THENCE along fence and the West line of said County Road, S 00-06-19 W 1003.89 feet to a 4" diameter treated post for an angle point and S 00-14-06 E 1621.45 feet to the POINT OF BEGINNING.

This conveyance and the hereinafter warranty are made expressly subject to

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the following:

a. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.

b. Reservation by Marion M. Hood of an undivided one-thirty-second (1/32nd) interest (same being one-fourth 1/4th) of the usual one-eighth (1/8th) royalty, in and to all the oil, gas and other minerals in, to and under or that may be produced from the above land on a non-participating basis wherein the said Marion M. Hood shall not participate in the bonus paid for a lease nor in the rentals paid to extend the time within which a well may be begun as described in Deed executed by Marion M. Hood to Joe E. Briscoe, et al, dated May 24, 1976, recorded in Vol. 434, Page 321, Deed Records of Atascosa County, Texas.

c. Reservation of an undivided one-half (1/2) of all the oil, gas and minerals in, on and under the premises described above and there is further reserved out of the 1/2 minerals reserved by Grantors, an undivided one-sixteenth (1/16th) interest (same being one-half (1/2) of the usual one-eighth (1/8th) royalty, in and to all the oil, gas and other minerals in, to and under or that may be produced from the above land as reserved in Warranty Deed executed by Joe E. Briscoe, et al, to Tony G. Wakin, Jr., et ux, dated July 13, 1976, recorded in Vol. 441, Page 393, Deed Records of Atascosa County, Texas.

d. Oil Lease dated March 25, 1921, executed by Georgia Moore, et al, to R.C. Reos, recorded in Vol. 86, Page 556, Deed Records of Atascosa County, Texas.

e. Oil Lease dated March 19, 1930, executed by Sharp Whitley, et ux, to W.R. McLaughlin, recorded in Vol. 117, Page 124, Deed Records of Atascosa County, Texas.

f. Oil Lease dated November 3, 1983, executed by Tony G. Wakin, Jr., et al, to Pecan Gap Oil & Gas, recorded in Vol. 649, Page 1, Deed Records of Atascosa County, Texas.

g. Fence encroachment on adjoining property along west property line as set out on survey dated January 20, 1995, prepared by Charles W. Rothe, RPLS # 2453.

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 DAVID L. FINTO and KIMBERLY J. FINTO, their heirs and assigns forever; 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 DAVID L. FINTO and KIMBERLY J. FINTO, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as the superior title in and to the above described premises, is retained against the above described property, premises and improvements, until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

We, the undersigned Grantors, do hereby transfer, assign and convey the hereinabove retained Vendor's Lien together with the superior title in and to the property securing same, unto FARM CREDIT BANK OF TEXAS, its successors and/or assigns, and agree that the said FARM CREDIT BANK OF TEXAS, its successors and/or assigns may release said vendor's Lien whenever the note which it secures has been fully paid.

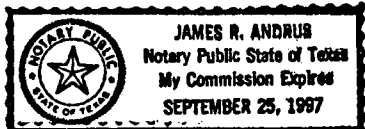
EXECUTED the 23rd day of February, 1995.

TONY G. WAKIN, JR.

AUDIE S. WAKIN

THE STATE OF TEXAS:
COUNTY OF ATASCOSA:

This instrument was acknowledged before me this 23rd day of February, 1995, by TONY G. WAKIN, JR. and AUDIE S. WAKIN.



NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
David L. Finto & Kimberly J. Finto
P.O. Box 255
Devine Texas 78016.

Prepared in the Law Office of:
Alfred A. Steinle
P.O. Box 400
Jourdanton, Texas 78026

5966

FILED FOR RECORD

95 FEB 23 PM 1:25

LAQUITA HAYDEN
ATASCOSA COUNTY CLERK

By *[Signature]* DEPUTY
10.00Pd

Ret. Jo.

See Stat.

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

Feb 22 1995



LAQUITA HAYDEN

COUNTY CLERK Atascosa County, Texas

By *[Signature]* Deputy

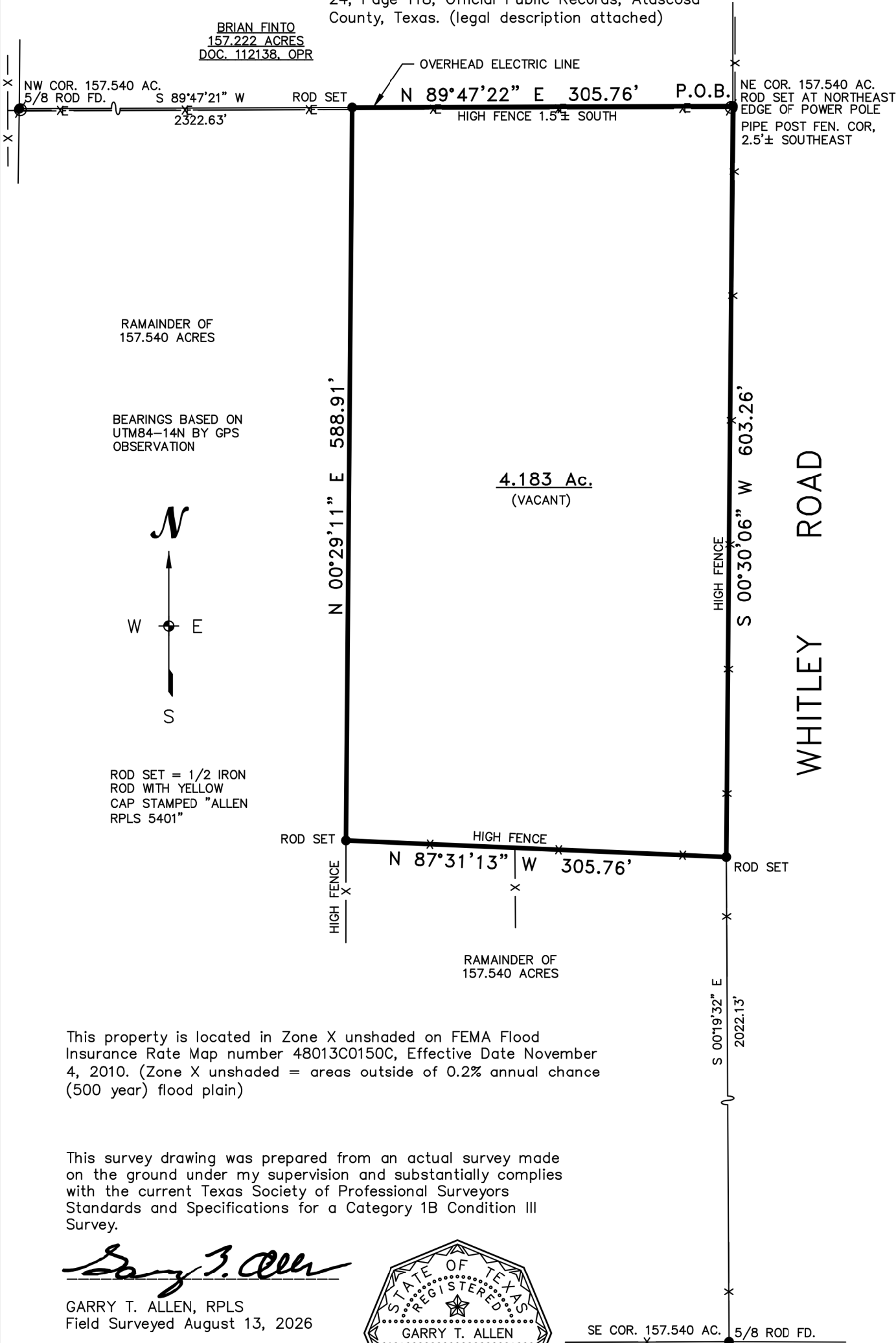
BOOK

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SCALE: 1" = 100'
STANDARD LAND SURVEY

Survey of 4.183 acres out of the C. W. Hood Survey No. 172, Abstract No. 1558, Atascosa County, Texas, and being out of that 157.540 acre tract conveyed to David L. Finto and Kimberly J. Finto by deed recorded in Volume 24, Page 118, Official Public Records, Atascosa County, Texas. (legal description attached)

BRIAN FINTO
157.222 ACRES
DOC. 112138, OPR



This property is located in Zone X unshaded on FEMA Flood Insurance Rate Map number 48013C0150C, Effective Date November 4, 2010. (Zone X unshaded = areas outside of 0.2% annual chance (500 year) flood plain)

This survey drawing was prepared from an actual survey made on the ground under my supervision and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition III Survey.

Garry T. Allen

GARRY T. ALLEN, RPLS
Field Surveyed August 13, 2026



SE COR. 157.540 AC. 5/8 ROD FD.

ALLEN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

P.O. Box 1148, Lytle, TX 78052
(830) 426-3725
DWG. NO.: 071-0826

**4.183 ACRES
OUT OF THE C. W. HOOD SURVEY NO. 172
ABSTRACT NO. 1558
ATASCOSA COUNTY, TEXAS**

LEGAL DESCRIPTION

4.183 acres out of the C. W. Hood Survey No. 172, Abstract No. 1558, Atascosa County, Texas, and being out of that 157.540 acre tract conveyed to David L. Finto and Kimberly J. Finto by deed recorded in Volume 24, Page 118, Official Public Records, Atascosa County, Texas, and said 4.183 acre tract being more particularly described by metes and bounds, with bearings based on UTM84 - Zone 14 North by GPS observation, as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "ALLEN RPLS 5401" set (iron rod set) at the northeast edge of a power pole, and being about 2.5 feet northwest of a pipe high fence corner post, on the west line of Whitley Road for the northeast corner of said 157.540 acre parent tract and of this tract, also being the southeast corner of that 157.222 acre tract conveyed to Brian Finto by deed recorded in Document No. 112138, Official Public Records;

THENCE S 00°30'06" W along the fenced and occupied west line of Whitley Road and east line of said parent tract, generally along a high fence, 603.26 feet to an iron rod set at a high fence corner for the southeast corner of this tract;

And from which, a 5/8 inch iron rod found at a fence corner for the southeast corner of said parent tract bears S 00°19'32" E 2022.13 feet;

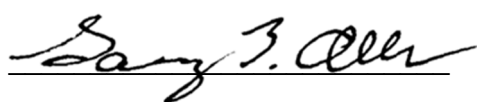
THENCE N 87°31'13" W and into said parent tract, generally along a high fence, 305.76 feet to an iron rod set at a high fence corner for the southwest corner of this tract;

THENCE N 00°29'11" E, without fence, 588.91 feet to an iron rod set about 1.5 feet north of a high fence on the north line of said parent tract for the northwest corner of this tract;

And from which, a 5/8 inch iron rod found, about 1.5 feet north of and 9.5 feet east of a high fence corner, for the northwest corner of said parent tract and southwest corner of said 157.222 acre tract, bears S 89°47'21" W 2322.63 feet;

THENCE N 89°47'22" E along the north line of said parent tract and south line of said 157.222 acre tract, generally about 1.5 feet north of a high fence, 305.76 feet to the **POINT OF BEGINNING**.

This metes and bounds legal description is based on the Standard Land Survey and survey plat made by Garry T. Allen, RPLS 5401 on August 13, 2026.



GARRY T. ALLEN, RPLS 5401
Garry T. Allen & Associates, Inc.
P.O. Box 1148
Lytle, TX 78052
830-426-3725

