



Registration for Division of Land in Atascosa County

I Bertha M. Mann, am the owner of the attached filed division of land located at 16.29 Acres of land out of the D. Alderete Survey (legal description). I have had the division of Abstract No. 26 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: September 17, 2026

Signature:

Bertha M. Mann

Printed Name:

BERTHA M. MANN

ACKNOWLEDGMENT

STATE OF TEXAS

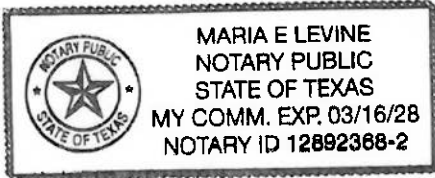
COUNTY OF ADAMS

BEFORE ME, the undersigned Notary Public, on this day personally appeared Bertha M. Mann, 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

17th of Sept., 2026
Maria E. Levine

Notary Public, in and for
State of Texas



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

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

BEGINNING

11.29 ACRES

S 29°15'39" W 1000.34'
(S 29°04'00" W)

23'01" W 436.84'
(N 60°30'00" W)

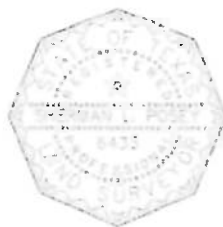
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88° 07' 34" W	54.87'

LEADS

LEADS

1. PRIMARY LINE
2. SECOND LINE
3. TOLL FREE
4. TOLL
5. 800 PREFIX
6. COUNTRIES PREFIX LINE
7. INTERNATIONAL COUNTRY PREFIX
8. WATER LINE

9. 1-800-800-8000
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1. PLAN
2. ESTIMATE DISTANCES & AREAS AND LOC. TWO B.T. & SOUTH CENTER. TWO AND ARE
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4. A HIND AND BLOOD CREDIT AND ACHIEVES THE PLAY
5. THEY WOULD GET ANY AND WOULD BE REVERED WITH PLANTING SOME DARKER THINGS



P.O. Box 1209 • 109 Oakworth Plaza
POTH, TX 78147
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS
(EXCERPT FROM A T.A. FIELD REPORT OF THE UNDERSIGNED SURVEYOR MADE BY ME OR UNDER MY
SUPERVISION) IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME
OF THIS SURVEY. I HEREBY DO MAKE NO STATEMENT AS TO THE LOCATION OF ANY OR ALL
OF THE SURVEYED LANDS EXCEPT WITHIN THE BOUNDS OF THIS SURVEY.

FIFTEEN OF "THE CELEST MAN"

ACROSS THE BOARD

57. 05.02.70. 2

2. 1657 - 1658.

1997, 1998, 1999

--	--

29 1. 26-4.22

TRAIL, 2011



LEGAL DESCRIPTION: Being 11.29 acres of land out of the D. Alderete Survey, Abstract No. 26, Atascosa County, Texas and also being a portion of the residual of that certain 77.18 acre tract described in Volume 417, Page 245 of the Deed Records of Atascosa County, Texas; Said 11.29 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in January, 2026:

BEGINNING at a 1/2 iron rod found on the northwest line of Mann Road for the east corner of the residual of said 77.18 acre tract, the south corner of a certain 10.00 acre tract described in Document No. 235032 of the Official Public Records and the east corner hereof;

THENCE South 29°15'39" West a distance of 1000.34 feet along the northwest line of Mann Road and the southeast line of the residual of said 77.18 acre tract to a pipe fence post found for a southeast corner of the residual of said 77.18 acre tract and the southeast corner hereof;

THENCE North 88°34'10" West a distance of 52.07 feet along the northeast line of Farm to Market Road No. 476 and the southwest line of the residual of said 77.18 acre tract to a pipe fence post found for the south corner of the residual of said 77.18 acre tract and the south corner hereof;

THENCE North 59°23'01" West a distance of 436.84 feet along the northeast line of Farm to Market Road No. 476, the southwest line of the residual of said 77.18 acre tract to a 1/2 iron rod set for the west corner hereof;

THENCE North 29°37'51" East a distance of 1011.09 feet over and across the residual of said 77.18 acre tract to a 1/2 iron rod found on the west corner of said 10.00 acre tract an interior corner of the residual of said 77.18 acre tract and the north corner hereof;

THENCE South 61°22'59" East a distance of 479.95 feet along a northeast line of the residual of said 77.15 acre tract and the southwest line of said 10.00 acre tract to the **POINT OF BEGINNING** containing 11.29 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# 26-0022.

January 19, 2026

P.O. Box 1209 • 109 Dilworth Plaza
Poth, TX 78147
O. (830) 393-8833
F. (830) 393-3388

Cause No. 6977

IN RE ESTATE OF
TONY C. MANN
DECEASED

§ IN THE COUNTY COURT
§ SITTING IN PROBATE
§ ATASCOSACOUNTY, TEXAS

APPLICATION FOR PROBATE OF THE WRITTEN WILL OF
TONY C. MANN AS A MUNIMENT OF TITLE

TO THE HONORABLE JUDGE OF SAID COURT:

BERTHA MARIE MANN, Applicant, for the purpose of probating the written will of TONY C. MANN, Deceased ("Decedent") as a Muniment Of Title, furnishes the following information to the Court:

1.

Applicant is the surviving widow of TONY C. MANN Deceased, she is named in the will as a beneficiary, and she is interested in this estate. The applicant is an individual domiciled and residing at 4578 W. FM 476, Poteet, TX 78065-3436.

2.

Decedent was born on April 1, 1923 and died on June 15, 2005, at Poteet Nursing Home, Poteet, TX 78065, at the age of eighty-two (82) years.

3.

This Court has jurisdiction and venue because Decedent was a resident of and held title to real and personal property located in Atascosa County, Texas, to-wit: a rural residence, the furnishings and fixtures thereof, and money and choses in action.

4.

The probable value of the real and personal property of decedent at the time of his death is in excess of \$100,000.00.

5.

Decedent left a valid, unrevoked, written will bearing his signature and dated the March 2, 1973, the original of which is filed with the clerk of this court in this cause. The will named BERTHA M. MANN Independent Executrix to serve without bond or other security.

6.

In Re Estate of
TONY CELEST MANN, Deceased

Application for Probate of
Will as Muniment of Title

1

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on SEP 16 2026



Theresa Carrasco, County Clerk

By Deputy: *[Signature]*

The subscribing witnesses to the will are J. W. OLIVER and JERRY OLIVER, who along with Decedent, executed the self-proving affidavit attached to and contained within the document consisting of Decedent's will. The will was made self-proved in the manner required by law.

7.

No child was born to or adopted by decedent after the making of the will.

8.

Decedent was married only once to BERTHA MARIE MANN and was married to her when he died. Decedent was never divorced.

9.

Neither Texas, nor any governmental agency of Texas, nor any charitable organization is named in the will as a devisee.

10.

There are no unpaid debts owing by the estate of the decedent, excluding debts secured by liens on real estate.

Wherefore, Applicant requests that citation be issued to all persons interested in this estate as required by law, that the will be admitted to probate as a muniment of title, that the requirement for the filing of an Affidavit of Fulfillment of Terms of Will be waived, and that Applicant be granted such other and further orders as the Court may deem proper. Applicant prays for general relief.

Respectfully submitted,

Bertha Marie Mann, Applicant



Carl Raymond Crites
State Bar No. 05084000

P.O. Box 12529

San Antonio, TX 78212

(210) 822-8913 -- Telephone

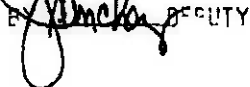
(210) 822-4868 -- Telecopier

[crites@swbell.net](mailto:crcrites@swbell.net) Email

FILED FOR RECORD

2009 JUN -1 PM 12:35

DIANE GONZALES
ATASCOSA COUNTY CLERK



DEPUTY

In Re. Estate of
TONY CELEST MANN, Deceased

Application for Probate of
Will as Muniment of Title

2

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on SEP 16 2026



Theresa Carrasco, County Clerk

By Deputy: 

STATE OF TEXAS

X

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

X

That we, TONY C. MANN and wife, BERTHA M. MANN, of the County of Atascosa, State of Texas, being of sound and disposing mind and memory, do hereby make, publish and declare this to be our Last Will and Testament, hereby revoking all previous Wills, if any, by either of us made.

I.

We desire and direct that our bodies be buried in a decent and Christianlike manner suitable to our circumstances and conditions in life; and that our just debts be paid out of our estate without delay by our Independent Executor or Independent Executrix, as the case may be, as hereinafter named

II.+

It is our will and desire and the will and desire of each of us, that the survivor of us, the said TONY C. MANN or BERTHA M. MANN, as the case may be, shall have absolutely and in fee simple title all of the estate, of every character and description, real, personal and mixed, which either or both of us may own or have an interest in at the time of the death of the one of us dying first; hereby intending to include both community and separate property and we hereby devise and bequeath unto such survivor all of such property with full power and authority to manage, sell, convey or dispose of said property as he or she may see fit.

III.

We hereby appoint the survivor of us, the said TONY C. MANN or BERTHA M. MANN, as the case may be, Independent Executor or Independent Executrix, as the case may be, of this our Last Will and Testament, and direct that no bond or other form of security be required of such survivor, and that no action shall be had in the County Court in relation to the settlement of the estate of the one of us dying first than the probating and recording of this Will and the return of an inventory and list of claims of such estate and of all claims due or owing to the one

- PAGE 1

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on SEP 16 2026



Theresa Carrasco, County Clerk

By Deputy: *K. Bosman*

of us dying first at the time of such death, with full power and authority to manage, sell, convey or dispose of said property as the survivor may see fit.

IV.

In the event that our deaths should occur simultaneously, or approximately so, or in the same common accident or calamity, or under circumstances causing a reasonable doubt as to which of us survived the other, or if the survivor should die without making another will, then and in that event, it is our will and desire and the will and desire of each of us, that all of the property and estate of every character and description, real, personal or mixed, which either or both of us may own or have an interest in at the time of our deaths, hereby intending to include both community property and separate property, shall pass to and vest absolutely and in fee simple title in our beloved children, in equal portions, share and share, alike, with full power and authority to manage, sell, convey or dispose of said estate as they may see fit, our beloved children being two sons, RONALD S. MANN and DENNIS L. MANN.

V.

In the event that our property should pass to and vest in our beloved children, according to the provisions of this our Last Will and Testament, then we appoint our son, RONALD S. MANN, Independent Executor of this our Last Will and Testament, and direct that no bond or other form of security be required of him as Independent Executor and no other action taken in the Court than to admit this Will to probate and cause the return of an inventory, appraisal and list of claims, as provided by law, with full power and authority to manage, sell, convey or dispose of said estate as he may see fit.

IN TESTIMONY WHEREOF, we have signed our names hereto in the presence of the undersigned, our attesting witnesses, who, at our request and in the presence of each other, and in their presence, sign their names hereto on this the 2nd day of March A.D. 1973.

Tony C. Mann
TONY C. MANN - Testator

Bertha M. Mann
BERTHA M. MANN - Testatrix

The above instrument was now here published as their Last Will and Testament and signed and subscribed by TONY C. MANN and his wife,
PAGE 2.

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on SEP 16 2026



Theresa Carrasco, County Clerk
By Deputy: K. B. B. B.

BERTHA M. MANN, Testator and Testatrix, in our presence, and we, at the request of each of them and in the presence of each other, sign and subscribe our names hereto as attesting witnesses.

J. W. Oliver
Jerry Oliver
WITNESSES

THE STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, the undersigned authority, on this day personally appeared TONY C. MANN and his wife, BERTHA M. MANN, Testator and Testatrix, and J. W. OLIVER and JERRY OLIVER, known to me to be the Testator and Testatrix and the Witnesses respectively, whose names are subscribed to the annexed or foregoing instrument, and in their respective capacities, and all of said persons being by me duly sworn on oath, the said TONY C. MANN and BERTHA M. MANN, Testator and Testatrix, declared to me and to the witnesses in my presence that said instrument is their Last Will and Testament and that they had willingly made and executed it as their freemact and deed for the purposes therein expressed; and the said witnesses each on his oath stated to me, in the presence of the said Testator and Testatrix, that the said Testator and Testatrix had declared to them that said instrument is their Last Will and Testament, and that they had executed same as such and wanted each of them to sign it as a witness; and upon their oaths each witness stated further that they did sign the same as witnesses in the presence of the said Testator and Testatrix and at their request; that both of them was at that time husband and wife and were of sound mind; and that each of said witnesses was then at least fourteen years of age.

Tony C. Mann
TONY C. MANN - Testator
Bertha M. Mann
BERTHA M. MANN - Testatrix

- PAGE 3. -

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on SEP 16 2026



Theresa Carrasco, County Clerk

By Deputy: R. Bojorquez

J. W. Oliver
Jerry Oliver

SUBSCRIBED and sworn to and acknowledged before me by the said
 TONY C. MANN and his wife, BERTHA M. MANN, Testator and Testatrix,
 and subscribed and sworn to before me by J. W. OLIVER
 and JERRY OLIVER, Witnesses, on this the 2nd
 day of MARCH A.D. 1973.



Wanda Morin
 WANDA MORIN, NOTARY PUBLIC IN AND FOR
 BEXAR COUNTY, TEXAS.

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 FILED FOR RECORD
 2009 JUN -1 PM 12:35
 DIANE GONZALES
 ATASCOSA COUNTY CLERK
Diane Gonzales DEPUTY

- PAGE 4. -

I, Theresa Carrasco County Clerk, Atascosa
 County, Texas, do hereby certify that this is
 a true and correct copy as same appears
 of record in my office witness my hand and
 Seal of office on SEP 16 2026



Theresa Carrasco, County Clerk
 By Deputy: *[Signature]*

CONCLUSIONS

IN THE COUNTY COURT
SITTING IN PROBATE
ATASCOSA COUNTY, TEXAS

On this day, BERTHA MARIE MANN ("Affiant") personally appeared and after being duly sworn, depose and said that:

1. "Affiant is named as the Independent Executrix of the will of Tony C. Mann ("Decedent") and she is the widow of the Decedent and she is named as Decedent's beneficiary under his will. She is interested in the said estate.
2. "Decedent died on June 15, 2005, at the Poteet Nursing Home, Poteet, Atascosa County, Texas, at the age of eighty-two (82) years and four years had not elapsed at the time of filing this action since the date of Decedent's death.
3. "The Court has jurisdiction and venue over the estate in that Decedent was domiciled and had a fixed place of residence in Atascosa County, Texas on the date of his death, same being 4578 W. FM 476, Poteet, Texas 78065-3436 and Decedent owned property in Atascosa County, Texas.
4. "Decedent died testate having executed a "Last Will and Testament" dated March 2, 1973.
5. "Citation has been served and returned in the manner and for the length of time required by the Texas Probate Code.
6. "The Decedent's Will was self-proved.
7. "To the best of my knowledge, the Will dated March 2, 1973, filed for probate on June 1, 2009, and now shown to me, which purports to be Decedent's will, was never revoked by Decedent.
8. "Decedent was married only once, to Bertha Marie Mann. Two children were born of the marriage of Decedent and Bertha Marie Mann, to-wit: Ronald S. Mann and Dennis L. Mann, both of whom are surviving adults. No other children were born to or adopted by Decedent during his lifetime.
9. "No children were born to or adopted by Decedent after the date of the Will.
10. "Decedent's Will named Bertha M. Mann Independent Executrix.

In Re. Estate of
Tony C Mann, Deceased

1

Proof of Death and Other Facts

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on SEP 16 2026



Theresa Carrasco, County Clerk

By Deputy:

Signed this 15th day of June 2009.

Bertha Marie Mann
Bertha Marie Mann

SWORN TO AND SUBSCRIBED BEFORE ME on this 15th day of June 2009 by Bertha
Mann, to certify which witness my hand and seal of office.

Clerk of the County Court
Sitting in Probate

By Theresa Carrasco
Deputy

FILED FOR RECORD

2009 JUN 15 PM 1:53

DIANE GONZALEZ
ATASCOSA COUNTY CLERK

Theresa Carrasco
DEPUTY

In Re: Estate of
Tony C. Mann, Deceased

2

Proof of Death and Other Facts

I, Theresa Carrasco County Clerk, Atascosa
County, Texas, do hereby certify that this is
a true and correct copy as same appears
of record in my office witness my hand and
Seal of office on SEP 16 2026



Theresa Carrasco, County Clerk

By Deputy K. B. B. B.

CAUSE NO. 6977

IN RE ESTATE OF
TONY C. MANN
DECEASED

COMMON

IN THE COUNTY COURT
SITTING IN PROBATE
ATASCOSA COUNTY, TEXAS

ORDER ADMITTING WILL TO PROBATE
AS MUNIMENT OF TITLE

The Application for Probate of Will Produced in Court as Muniment of Title (the "Application") filed by Bertha Marie Mann, in the above styled and numbered cause of action was heard on the date set forth below.

The Court heard the evidence and the Court has reviewed the will, the Application and other documents filed herein and finds that the allegations contained in the Application are true; that notice and citation have been given in the manner and for the length of time required by law; that Tony C. Mann, the Decedent, is dead and that four (4) years have not elapsed between the date of Decedent's death and the bringing of this cause of action; that this court has jurisdiction and venue of the Decedent's estate and of this cause of action; that Decedent left a will dated March 2, 1973 executed with formalities and solemnities and under the circumstances required by law to make it a valid will; that on such date Decedent had attained the age of 18 years of age and was of sound mind; that the will was not revoked by Decedent; that no objection to or contest of the probate of the will has been filed; that all necessary proof required for the probate of the will has been made; that the will is entitled to probate; that there are no unpaid debts owing by the estate of the Decedent, excluding debts secured by liens on real estate, and that there is no necessity for administration of the estate.

It is therefore ORDERED that the will be admitted to probate as MUNIMENT OF TITLE, that the Clerk of this Court is ordered to record the will, together with the Application, in the Minutes of the Court, and that this order shall constitute sufficient

Cause No. 6977
In Re Estate of Tony C. Mann, Deceased

1

Order Admitting Will to Probate
as Muniment of Title

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on SEP 16 2026



Theresa Carrasco, County Clerk

By Deputy *K. Bagny*

legal authority to all persons owing any money, having custody of any property, or acting as registrar or transfer agent, for payment or transfer by them to the persons described in the will. It is further ORDERED that the provisions of the Texas Probate Code that require the filing of an Affidavit of Fulfillment of Terms of Will be, and they hereby are waived.

Signed this 15th day of June 2008.

Diana J. Santolucito
JUDGE PRESIDING

Order presented by:

Carl Raymond Crites
Carl Raymond Crites
State Bar No. 05084
P.O. Box 12529
San Antonio, Texas 78212-0529
(210) 822-8913 Telephone
(210) 822-4858 Telecopier

Attorney for Bertha Marie Mann

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2008 JUN 15 PM 1:53

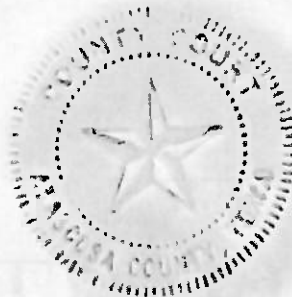
DIANE GONZALEZ
ATASCOSA COUNTY CLERK

[Signature]
DEPUTY

Cause No. 8977
In Re Estate of Tony C. Mann, Deceased

2

Order Admitting Will to Probate
as Muniment of Title



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on **SEP 16 2026**



Theresa Carrasco, County Clerk

By Deputy: *[Signature]*