



Registration for Division of Land in Atascosa County

I Robert Chacon Brown, am the owner of the attached filed division of land located at 4531 Brown Rd Potter, TX 78065 (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: 9/29/2020

Signature: Robert Brown

Printed Name: Robert Brown

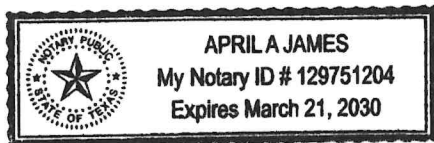
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Aransas

BEFORE ME, the undersigned Notary Public, on this day personally appeared Robert Brown, 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 September 29, 2020.



April James
Notary Public, in and for
State of Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE 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.

Gift Warranty Deed

Date: August 31, 2004

Grantor: PAULINE C. BROWN, a widow

Grantor's Mailing Address:

P.O. Box 164
Poteet, Atascosa County, Texas 78065

Grantee: ROBERT BROWN, as his sole and separate property

Grantee's Mailing Address:

P.O. Box 568
Poteet, Atascosa County, Texas 78065

Consideration: Love and affection.

Property (including any improvements):

TRACT I:

Being fifty-three (53) acres, out of the M. Garcia Survey No. 906, Abstract No. 308, in Atascosa County, Texas and being the same property described in a oil, gas and mineral lease from George C. Brown to L. W. Stieren dated May 18, 1936 and recorded in Vol. 134, Page 549 of the Deed Records of Atascosa County, Texas.

TRACT II:

Being Fifty (50) acres of land, more or less, out of the M. Garcia Survey No. 906, Abstract 308 and being the same land that was conveyed to Manuel C. Brown by deed of record in Vol. 127, Page 615 of the Deed Records of Atascosa County, Texas.

TRACT III:

All that tract or parcel of land lying and being situated in the County of Atascosa, State of Texas, and described as being an undivided 16 acres out of the M. Garcia Survey No. 906, Abstract No. 308, said sixteen (16) acres being a part of the undivided interest which Tony C. Brown inherited from his

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LAQUITA HAYDEN
ATASCOSA COUNTY CLERK

BY [Signature] DEPUTY

\$ 13.00 Pd

father George Brown, Deceased.

LESS AND EXCEPT however and it is hereby specifically agreed that there is excepted from this conveyance, the 7¼ acre tract originally in the name of James Brown, the father of the said Manuel C. Brown, which said 7¼ acre tract contains the homestead of the said Manuel C. Brown, deceased, and the family cemetery located thereon.

Reservations from Conveyance: EXCEPT, however, that the Grantor hereby reserves, and it is expressly agreed that she should have for herself, the full possession, benefit and use of the above described premises, as well as the rents, revenues and profits thereof, for and during her natural life.

It is my desire that this property remain in my family.

Exceptions to Conveyance and Warranty:

1. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

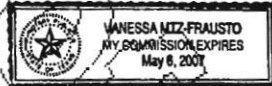
When the context requires, singular nouns and pronouns include the plural.

Pauline C. Brown
PAULINE C. BROWN

STATE OF TEXAS)

COUNTY OF FRIO)

This instrument was acknowledged before me on August 31, 2004, by PAULINE C. BROWN.



Vanessa Mitz-Frausto
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Law Office of Grady L. Roberts, Jr.
409 S. Walnut
P. O. Box AA
Pearsall, Texas 78061
Telephone: (830) 334-9461
Facsimile: (830) 334-3022

AFTER RECORDING RETURN TO:

Paul C. Brown
P.O. Box 1164
Poteet, Texas 78065

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
SEP - 2 2004

LAQUITA HAYDEN

COUNTY CLERK Atascosa County, Texas
By C. J. Jaram Deputy

ATASCOSA COUNTY, TEXAS

Sur. 906

53 ACRES
TRACT I
PAULINE C. BROWN
TO
ROBERT BROWN
AUGUST 31, 2004
VOL. 285, PG. 506, O.P.R.
DESCRIBED IN
VOL. 134, PG. 549, D.R.

53 ACRES
TRACT I
PAULINE C. BROWN
TO
ROBERT BROWN
AUGUST 31, 2004
VOL. 285, PG. 506, O.P.R.
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VOL. 134, PG. 549, D.R.

MERIENA GERSIA
11.00 ACRES

53 ACRES
TRACT I
PAULINE C. BROWN
TO
ROBERT BROWN
AUGUST 31, 2004
VOL. 285, PG. 506, O.P.R.
DESCRIBED IN
VOL. 134, PG. 549, D.R.

PEDRO FONSECO

abst. 1204

abst. 308

- LEGEND:
- 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

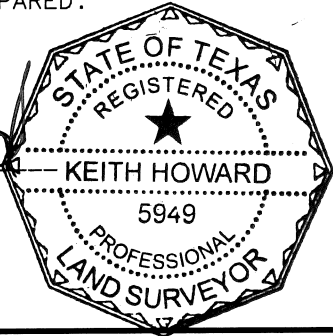
PREPARED FOR: ROBERT BROWN
SURVEYED ON THE GROUND: APRIL 14, 2026

A PLAT OF A 11.00 ACRE TRACT OF LAND
SITUATED ABOUT 14.9 MILES N 47° W OF
JOURDANTON IN ATASCOSA COUNTY, TEXAS.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTION 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 20TH 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



FIELD NOTES TO DESCRIBE

An 11.00 Acre Tract of land being situated about 14.9 miles N 47° W of Jourdanton in Atascosa County, Texas, out of Survey No. 906, Abstract No. 308, Meriena Gersia, original grantee, and being out of a 53 Acre Tract as referenced as Tract I from Pauline C. Brown to Robert Brown in deed dated August 31, 2004 and recorded in Volume 285, Page 506 of the Official Public Records of Atascosa County, Texas and described in Volume 134, Page 549, of the Deed Records of Atascosa County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set 5 feet Southeast of a fence in the Northwest line of Brown Road and the Southeast line of said 53 Acre Tract for the East corner of this tract from which a 5/8" iron pin found by 1 6" creosote post bears N 28° 49' 04" E 692.35 feet;

THENCE: S 28° 49' 04" W 761.50 feet with the Northwest line of said road and the Southeast line of said 53 Acre Tract to a 5/8" iron pin set for the South corner of this tract from which a found 6" creosote post bears S 28° 49' 04" W 668.50 feet;

THENCE: N 61° 10' 56" W 629.21 feet into said 53 Acre Tract to a 5/8" iron pin set for the West corner of this tract;

THENCE: N 28° 49' 04" E 761.50 feet to a 5/8" iron pin set for the North corner of this tract;

THENCE: S 61° 10' 56" E 629.21 feet 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 20th 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

