



Registration for Division of Land in Atascosa County

I Ernesto Velazquez am the owner of the attached filed division of land located at 293 Mendiola Lnourdanton 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: 10/24/24

Signature:

Printed Name: Ernesto Velazquez



ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Ernesto Velasquez, 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 October 24, 2024.

Denise Jones

Notary Public, in and for
State of Texas





NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS *
 * KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ATASCOSA *

WHEREAS, **ADRIANA G. VELAZQUEZ** and **ERNESTO VELAZQUEZ SOSA**, are the owners of that one certain tract or parcel of real property together with all improvements situated thereon and described as follows, to-wit:

Being 21.79 acres of land more or less out of the W. T. INGLE SURVEY NO. 1411, ABSTRACT NO. 1279, Atascosa County, Texas, and out of a 160 acre tract of land recorded in Volume 173, Pages 353-354, A 14.44 acre tract of land recorded in Volume 145, Page 355, A 14.44 acre tract of land recorded in Volume 146, Page 11, A 14.46 acre tract of land recorded in Volume 146, Page 45, and a 14.44 acre of land recorded in Volume 152, page 364, of the Deed Records of Atascosa County, Texas. Said 21.79 acres being more particularly described in a Warranty Deed from Charles A. Mendiola, Individually and as Trustee, et al to Frank G. Mendiola dated July 28, 1983, and recorded in Book 641, Page 38, Deed Records, Atascosa County, Texas, and more fully described by metes and bounds attached herein as Exhibit "A" and made a part hereof for all purposes;

Together with a perpetual easement, running with the land, in the Mendiola Road for ingress and egress, the Mendiola Road being approximately 35 ft. wide, consisting of 2.92 acres, more or less, extending in a westerly direction from FM Highway N. 2146, 3638 ft., more or less, to the Northwest corner of the W. T. Ingle Survey No. 1411, subject to the payment of 1/14th of the expenses of the maintenance and upkeep of said Mendiola Road.

SAVE AND EXCEPT All that certain 15.00 acre tract land, more or less, in the City of Jourdanton, out of the W. T. Ingle Survey No. 1411, Abstract No. 1279, Atascosa County, Texas, and out of a 21.79 acre tract of land recorded in Deed No. 85353 of the Deed Records of Atascosa County, Texas, said 15.00 acre tract being more particularly described by metes and bounds in the Exhibit "B" attached hereto and made a part hereof.

WHEREAS, the said **ERNESTO VELAZQUEZ SOSA**, desires to have a partition of said property and desires to take the hereinabove described property in fee simple, but he is unable to pay the full value of the undivided interest owned by **ADRIANA G. VELAZQUEZ**, and has arranged to borrow from the **ASHLEY E. BEUHLER 2021 TRUST (Walter W. Beuhler, Trustee)** the sum of

TWENTY THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$20,900.00), the same being the value of the equity owned by the said **ADRIANA G. VELAZQUEZ**, in order to acquire said property in fee simple, which the **ASHLEY E. BEUHLER 2021 TRUST (Walter W. Beuhler, Trustee)** is willing to loan, provided it is secured by a Vendor's Lien on the full fee simple title in said property and a *Deed of Trust to Secure Owelty Lien* is created by the Grantee herein on said property in it's favor; and

WHEREAS, the hereinafter described property is not susceptible to partition in kind, and in order to acquire the full fee simple title in and to said property, it will be necessary to fix a lien on the entirety of the property for the sum of **TWENTY THOUSAND NINE HUNDERED AND NO/100 DOLLARS (\$20,900.00)**, representing an owelty of partition, and the necessary adjustment between the parties to this Deed in order to carry out their purposes of partitioning said land, and the said Grantee specifically acknowledges that said lien or owelty of partition is superior to his rights of use and occupancy of said property as his homestead or otherwise, and as fully and completely as if said lien or owelty of partition were fixed and decreed by a Court of competent jurisdiction in a partition suit between the parties to this Deed;

WHEREAS, **ADRIANA G. VELAZQUEZ** is willing and able to accept said amount as full and final payment for her interest in said property and the the **ASHLEY E. BEUHLER 2021 TRUST (Walter W. Beuhler, Trustee)** is willing to lend said amount provided said *Owelty Note* is secured by a Vendor's Lien on the full fee simple title in said property and a Deed of Trust Lien is created by Grantee herein on said property; and

Grantee herein has delivered his one certain *Owelty Note* of even date herewith in the original principal sum of **TWENTY THOUSAND NINE HUNDERED AND NO/100 DOLLARS (\$20,900.00)**, payable to the order of the **ASHLEY E. BEUHLER 2021 TRUST (Walter W. Beuhler, Trustee)**, in installments as therein stipulated; said *Owelty Note* providing for acceleration of maturity in event of default, payments, interest, late fees/costs, and attorney's fees all as set out

therein; and to secure the payment of said *Owerty Note*, **ADRIANA G. VELAZQUEZ** has retained a valid and subsisting Vendor's Lien on the entirety of the hereinabove described property and the superior title thereto until said Note is fully paid; but it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements, until the above described Note is fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. The payment of said Note is additionally secured by a Deed of Trust of even date herewith from **ERNESTO VELAZQUEZ SOSA**, the Grantee herein, to **PAUL E. BEUHLER**, Trustee for beneficiary, **the ASHLEY E. BEUHLER 2021 TRUST (Walter W. Beuhler, Trustee)**, which said Deed of Trust lien is a cumulative remedy and security for the enforcement of the payment of said indebtedness.

The ASHLEY E. BEUHLER 2021 TRUST (Walter W. Beuhler, Trustee) at the instance and request of the Grantee herein, having advanced that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described indebtedness, the Vendor's Lien, together with the Superior Title to said property, retained herein for the benefit of the said **ADRIANA G. VELAZQUEZ**, and the same are hereby transferred and assigned to **the ASHLEY E. BEUHLER 2021 TRUST (Walter W. Beuhler, Trustee)**.

The ASHLEY E. BEUHLER 2021 TRUST (Walter W. Beuhler, Trustee), at Grantees request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by a *Owerty Note*. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **the ASHLEY E. BEUHLER 2021 TRUST (Walter W. Beuhler, Trustee)** to secure the *Owerty Note*.

If Grantee defaults in payment of the *Texas Home Equity Security Instrument (First Lien)* or in observance of any covenant or condition of any instrument securing their payment, **PAUL E. BEUHLER** will have the independent right to foreclose the vendor's lien.

The Grantor herein has retained (and transferred) a valid and subsisting Vendor's Lien on the entirety of the hereinabove described property and the superior title thereto until said *Owerty Note* is fully paid; but it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements, until the above described *Owerty Note* is fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute; AND

WHEREAS, Grantee as further consideration has additionally agreed to assume and has agreed to pay, according to the Contract's terms, a certain *Texas Home Equity Security Instrument (First Lien)* in the original principal sum of EIGHTY ONE THOUSAND AND NO/100 DOLLARS (\$81,000.00) dated September 27, 2006, executed by ERNESTO VELAZQUEZ AND WIFE, ADRIANA G. VELAZQUEZ, and payable to the order of AXIOM FINANCIAL SERVICES, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION recorded as HEL 85354 of the Official Public Records of Atascosa County, Texas, designating Thomas E. Black, Jr., as Trustee.

As further consideration Grantee promises to keep and perform all the covenants and obligations of the Borrower named in that security instrument and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee; AND

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ADRIANA G. VELAZQUEZ**, hereinafter called Grantor, in consideration of the above *Owerty Note* and above Assumption and for the purpose of carrying into effect the provisions of a *Final Decree of Divorce* rendered/entered in Cause 20-02-0211-CVA in the 81st/218th District Court of Atascosa County, Texas and other good and valuable consideration to me in hand paid by ERNESTO VELAZQUEZ SOSA, hereinafter called Grantee, the receipt of which is hereby acknowledged, for the purpose of effecting a partition of said property, have GRANTED, SOLD AND CONVEYED, and by

these presents do GRANT, SELL AND CONVEY unto **ERNESTO VELAZQUEZ SOSA**, whose address is 293 Mendiola Lane, Jourdanton, Texas 78026, my undivided interest, the same being all of my interest in and to the following described real property situated in Atascosa County, Texas, as follows, to-wit:

Being 21.79 acres of land more or less out of the W. T. INGLE SURVEY NO. 1411, ABSTRACT NO. 1279, Atascosa County, Texas, and out of a 160 acre tract of land recorded in Volume 173, Pages 353-354, A 14.44 acre tract of land recorded in Volume 145, Page 355, A 14.44 acre tract of land recorded in Volume 146, Page 11, A 14.46 acre tract of land recorded in Volume 146, Page 45, and a 14.44 acre of land recorded in Volume 152, page 364, of the Deed Records of Atascosa County, Texas. Said 21.79 acres being more particularly described in a Warranty Deed from Charles A. Mendiola, Individually and as Trustee, et al to Frank G. Mendiola dated July 28, 1983, and recorded in Book 641, Page 38, Deed Records, Atascosa County, Texas, and more fully described by metes and bounds attached herein as Exhibit "A" and made a part hereof for all purposes;

together with a perpetual easement, running with the land, in the Mendiola Road for ingress and egress, the Mendiola Road being approximately 35 ft. wide, consisting of 2.92 acres, more or less, extending in a westerly direction from FM Highway N. 2146, 3638 ft., more or less, to the Northwest corner of the W. T. Ingle Survey No. 1411, subject to the payment of 1/14th of the expenses of the maintenance and upkeep of said Mendiola Road.

SAVE AND EXCEPT All that certain 15.00 acre tract land, more or less, in the City of Jourdanton, out of the W. T. Ingle Survey No. 1411, Abstract No. 1279, Atascosa County, Texas, and out of a 21.79 acre tract of land recorded in Deed No. 85353 of the Deed Records of Atascosa County, Texas, said 15.00 acre tract being more particularly described by metes and bounds in the Exhibit "B" attached hereto and made a part hereof.

Provided, however, that this conveyance is made and accepted subject to any and conditions, encroachments, protrusions, easements and/or reservations of record in the office of the County Clerk of Atascosa County, Texas, to the extent that the same may affect the herein described real property and only if, and to the extent that, the same be still effective.

TO HAVE AND TO HOLD the above described real property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his heirs and assigns forever; and the Grantor does hereby bind herself, her heirs, executors and administrators, to WARRANTY AND FOREVER DEFEND the title to said property, unto the said Grantee, his heirs and assigns, against every person whomsoever claiming or to claim the same, or any part thereof, by, through or under me and not otherwise.

Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

ERNESTO VELAZQUEZ SOSA, Grantee herein, joins in the execution of this Deed for the purpose of accepting the delivery thereof, and acknowledging to the said Grantor herein the validity of the Vendor's Lien securing the payment of said TWENTY THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$20,900.00) *Owerty Note* on the entirety of the hereinabove described property and the full fee simple title thereto and the assumption of Grantor's obligations under the *Texas Home Equity Security Instrument (First Lien)* dated September 27, 2006, and do hereby expressly acknowledge that said Liens are prior and superior to any right of use, occupancy and homestead which he may have, hold or claim in and to said property or any part thereof.

EXECUTED this the 17 day of August, A.D. 2022.

This instrument was prepared based on information furnished by the parties, and no independent title search has not been made.



ADRIANA G. VELAZQUEZ, Grantor

ACCEPTED:

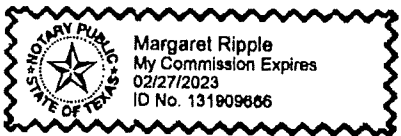

ERNESTO VELAZQUEZ SOSA, Grantee

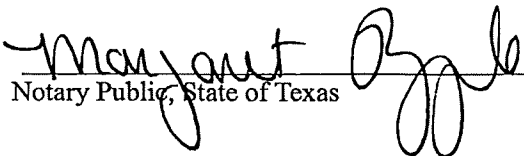
(ACKNOWLEDGMENTS)

THE STATE OF TEXAS *
COUNTY OF ATASCOSA *

Before me, the undersigned authority, on this day personally appeared **ADRIANA G. VELAZQUEZ**, proven to me by Texas Driver's License or other picture identification, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this the 17 day of August, A. D., 2022.





Notary Public, State of Texas

THE STATE OF TEXAS *

COUNTY OF ATASCOSA *

Before me, the undersigned authority, on this day personally appeared **ERNESTO VELAZQUEZ SOSA**, proven to me by Texas Driver's License or other picture identification, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this the 17 day of August, A. D., 2022.



Margaret Ripple
Notary Public, State of Texas

Prepared in the Law Office of:
WALTER W. BEUHLER
1945 Lockhill Selma Suite 101
San Antonio, Texas 78213
walterb250@gmail.com
210-923-7724

AFTER RECORDING RETURN TO:
Mr. ERNESTO VELAZQUEZ SOSA
293 Mendiola Lane
Jourdanton, Texas 78026

TX 04/01/11

JUL-21-2006 (110) 11.10

8305685171

P. 015

8305685171

RELEASABLE TITLE CO

10 38.57 07-27-2006

15/16

Exhibit A

FIELD NOTES
TRACT NO. 12
21.79 ACRES

BEING 21.79 ACRES OF LAND MORE OR LESS OUT OF THE W.T. INGLE SURVEY NO. 1411, ABSTRACT NO. 1279, ATASCOSA COUNTY, TEXAS AND OUT OF A 160 ACRE TRACT OF LAND RECORDED IN VOLUME 173, PAGES 353-354, A 14.44 ACRE TRACT OF LAND RECORDED IN VOLUME 145, PAGE 355, A 14.44 ACRE TRACT OF LAND RECORDED IN VOLUME 146, PAGE 11, A 14.46 ACRE TRACT OF LAND RECORDED IN VOLUME 146, PAGE 45, AND A 14.44 ACRE TRACT OF LAND RECORDED IN VOLUME 152, PAGE 364 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS. SAID 21.79 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM 644 PAGES 44

BEGINNING at an iron pin set for the northwest corner of this tract. Said northwest corner being S 30 deg. 32 min. 59 sec. W, 35.00 feet and S 59 deg. 11 min. 23 sec. E, 2834.59 feet from the northwest corner of the W.T. Ingle Survey No. 1411.

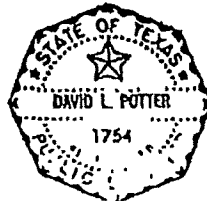
THENCE S 59 deg. 11 min. 23 sec. E, 420.13 feet to an iron pin set for the northeast corner of this tract.

THENCE S 32 deg. 10 min. 15 sec. W, 2256.10 feet to an iron pin set in a fence line for the southeast corner of this tract.

THENCE N 60 deg. 08 min. 14 sec. W, 420.36 feet along said fence line to an iron pin set for the southwest corner of this tract.

THENCE N 32 deg. 10 min. 15 sec. E, 2263.05 feet to the POINT OF BEGINNING.

Surveyed by me on the ground this 11th day of February, 1983 A.D.



David L. Potter

DAVID L. POTTER, RFS

Exhibit B

FIELD NOTES

For

15.00 Acres of Land

293 Mendiola Road

Jourdanton, Atascosa County, Texas

All that certain 15.00 acre tract of land, more or less, in the City of Jourdanton, out of the W.T. Ingle Survey No. 1411, Abstract No. 1279, Atascosa County, Texas, and out of a 21.79 acre tract of land recorded in Deed No. 85353 of the Deed Records of Atascosa County, Texas, said 15.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING At an iron pin found on the Southwest line of Mendiola Road, approximately 35 feet wide, for the Northeast corner of this tract and said 21.79 acre tract; from which an iron pin found on the Southwest line of Mendiola Road, for the Northwest corner of said 21.79 acre tract and a 5.00 acre tract recorded in Deed No. 113033 of the Official Public Records of Atascosa County, Texas, bears N 59°11'23" W, 380.12 feet;

THENCE S 32°10'15" W, 2256.10 feet along fence with the East line of said 21.79 acre tract to an iron pin found for the Southeast corner of said 21.79 acre tract and this tract;

THENCE N 60°08'14" W, 420.35 feet along fence with the South line of said 21.79 acre tract to an iron pin found for the Southwest corner of said 21.79 acre tract and this tract;

THENCE N 32°10'15" E, 1272.80 feet along fence with the West line of said 21.79 acre tract to an iron pin set for the Southwest corner of said 5.00 acre tract and the westernmost Northwest corner of this tract;

THENCE S 59°11'23" E, 220.00 feet across said 21.79 acre tract with the South line of said 5.00 acre tract to an iron pin set for the Southeast corner of said 5.00 acre tract and a corner of this tract;

THENCE N 32°10'15" E, 503.89 feet with the East line of said 5.00 acre tract to an iron pin set for the mid Northwest corner of this tract;

THENCE S 59°11'23" E, 160.12 feet continuing across said 21.79 acre tract to an iron pin set for a corner of this tract;

A.V.
E.V.
M.C.

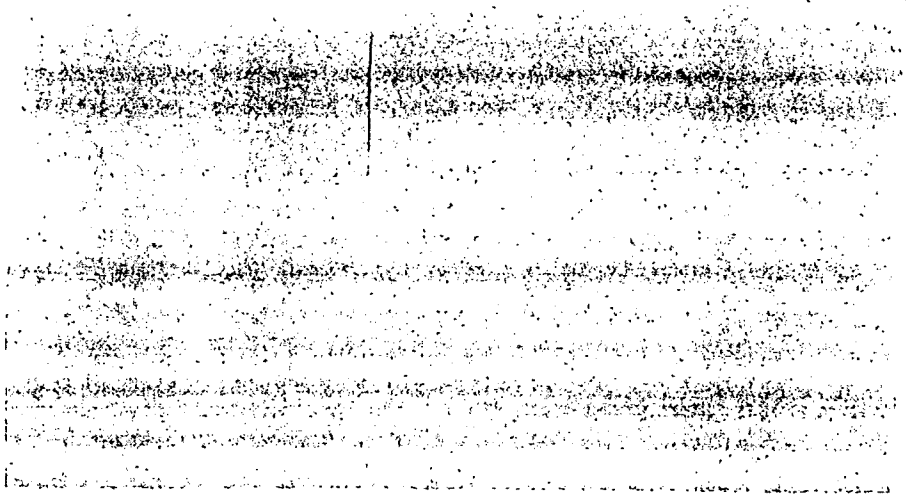
15.00 Acres of Land

Page 2 of 2

THENCE N 32°10'15" E, 486.36 feet to an iron pin set on the Southwest line of Mendiola Road for the northernmost Northwest corner of this tract;

THENCE S 58°11'23" E, 40.01 feet with the Southwest line of Mendiola Road to the POINT OF BEGINNING, and containing 15.00 acres of land, more or less.

S. B. Shrestha
S.B. 'David' Shrestha, R.P.L.S. #5920
Texas Engineering & Surveying, Inc.
Job No. 22214756
January 17, 2022



AV
D.D.
EU
MC

RECORD'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Diane Gonzales, County Clerk
Atascosa County Texas

August 17, 2022 10:52:28 AM

FEE: \$62.00 AZERTUCHE **227521**
WDVL

FIELD NOTES

For

0.8936 Acre of Land

293 Mendiola Road

Jourdanton, Atascosa County, Texas

All that certain 0.8936 acre tract of land, more or less, called Tract 1, out of a 6.79 acre tract out of the W.T. Ingle Survey No. 1411, Abstract No. 1279, in the City of Jourdanton, Atascosa County, Texas, and recorded in Document 227521, Deed Records of Atascosa County, Texas, said 0.8936 acre tract being more particularly described by metes and bounds as follows:

BEGINNING At an iron pin set in the Southwest Right-of-Way line of Mendiola Road for the East corner of this tract and the Northeasterly North corner of another 0.8936 acre tract out of said 6.79 acre tract, called Tract 2 and also surveyed this day, from which an iron pin found by a cedar fence post at the East corner of a 15.00 acre tract recorded in Document 227521, Deed Records of Atascosa County, Texas, bears S 59°11'23" E, 60.02 feet;

THENCE S 32°10'15" W, 277.90 feet across said 6.79 acre tract and along with a Northwest line of said Tract 2 to an iron pin set for the South corner of this tract and an interior corner of said Tract 2;

THENCE N 59°11'23" W, 140.11 feet across said 6.79 acre tract and along with a Northeast line of said Tract 2 to an iron pin set for the West corner of this tract and the Southwesterly North corner of said Tract 2;

THENCE N 32°10'15" E, 277.90 feet across said 6.79 acre tract to an iron pin set in the Southwest Right-of-Way line of Mendiola Road for the North corner of this tract, from which an iron pin found at the North corner of said 6.79 acre tract bears N 59°11'23" W, 220.00 feet;

THENCE S 59°11'23" E, 140.11 feet along with the Southwest Right-of-Way line of Mendiola Road, to the **POINT OF BEGINNING**, and containing 0.8936 acre of land, more or less.

S. B. Shrestha

S.B. 'David' Shrestha, R.P.L.S. #5920
Texas Engineering & Surveying, Inc.
Job No. 22418423
August 12, 2024

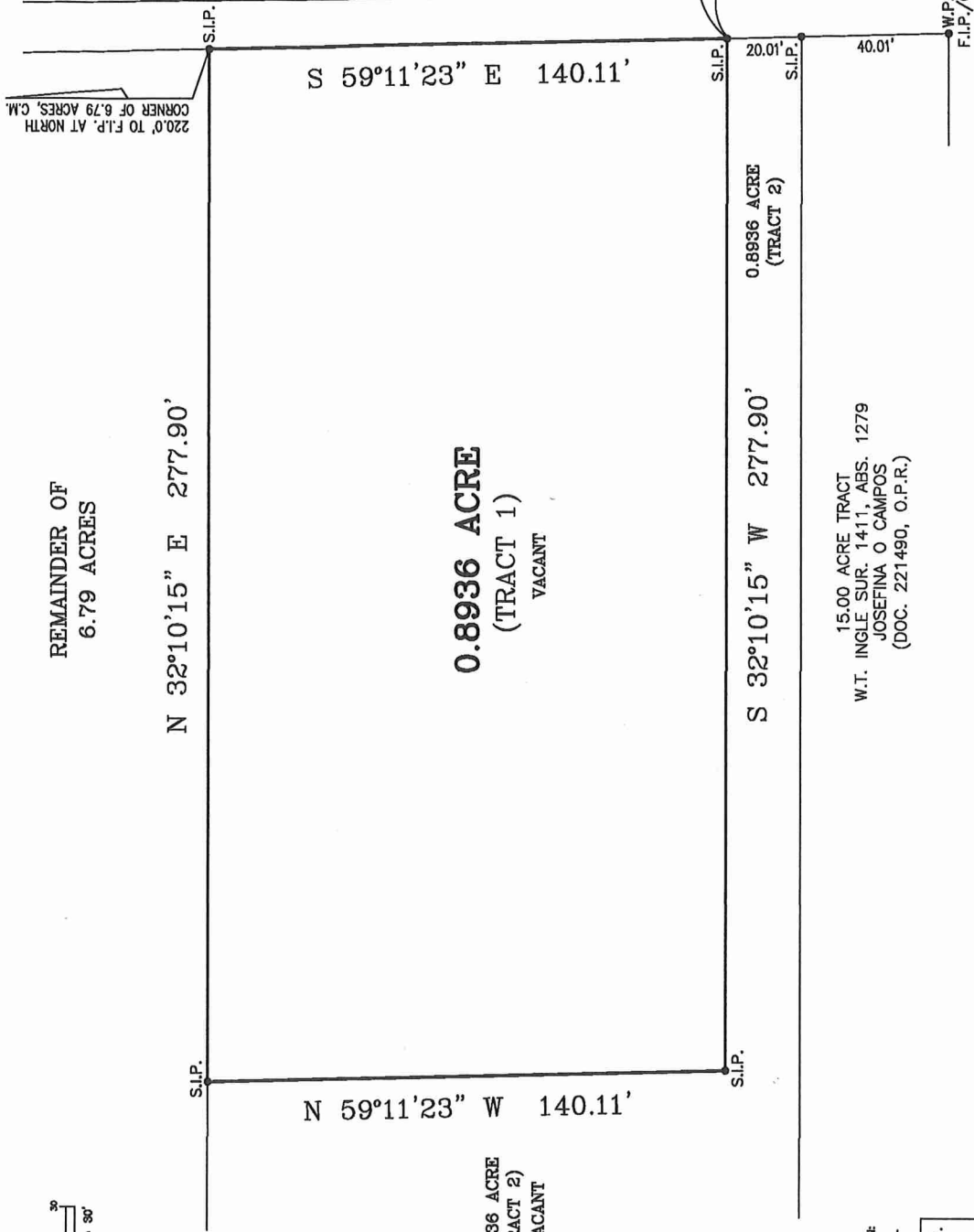


MENDIOLA ROAD

35' R.O.W.

EDGE OF PAVEMENT

POINT OF BEGINNING



REMAINDER OF
6.79 ACRES

N 32°10'15" E 277.90'

N 59°11'23" W 140.11'

0.8936 ACRE
(TRACT 1)
VACANT

0.8936 ACRE
(TRACT 2)
VACANT

S 32°10'15" W 277.90'

0.8936 ACRE
(TRACT 2)

15.00 ACRE TRACT
W.T. INGLE SUR. 1411, ABS. 1279
JOSEFINA O CAMPOS
(DOC. 221490, O.P.R.)

- LEGEND**
- : FOUND IRON PIN
 - : F.I.P.
 - : CONTROLLING MONUMENT
 - : C.M.
 - : CALCULATED POINT
 - : W.P.
 - : CEDAR WOOD POST



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE,
ACCURATE AND CORRECTLY REPRESENTS THE
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND
EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE
DISCREPANCIES, CONFLICTS, PROTRUSIONS OR
INTRUSIONS, OVERLAPPING OF IMPROVEMENTS,
EASEMENTS, OR RIGHT-OF-WAY.

THIS 12TH DAY OF AUGUST, 2024, A.D.

A. D. Mustafa

*SEE FIELD NOTES.

STREET ADDRESS: 283 MENDIOLA ROAD
LOT: 0.8936 ACRES OUT OF 6.79 ACRES OUT OF
W.T. INGLE SURVEY 1411, ABSTRACT 1279
DEED RECORDS, DOCUMENT: 227521
CITY: JOURDANTON, ATASCOSA COUNTY, TEXAS
SURVEYED FOR: JOANNA VELAZQUEZ
G.F. NO.:
OWNER(S): ERNESTO VELAZQUEZ SOSA

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
VOL. ___ PG. ___ VOL. ___ PG. ___ VOL. ___ PG. ___



TEXAS ENGINEERING & SURVEYING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
www.TexasEngineeringSurveying.com
FIRM REG: TBPE F-14631, TBPLS 10193833

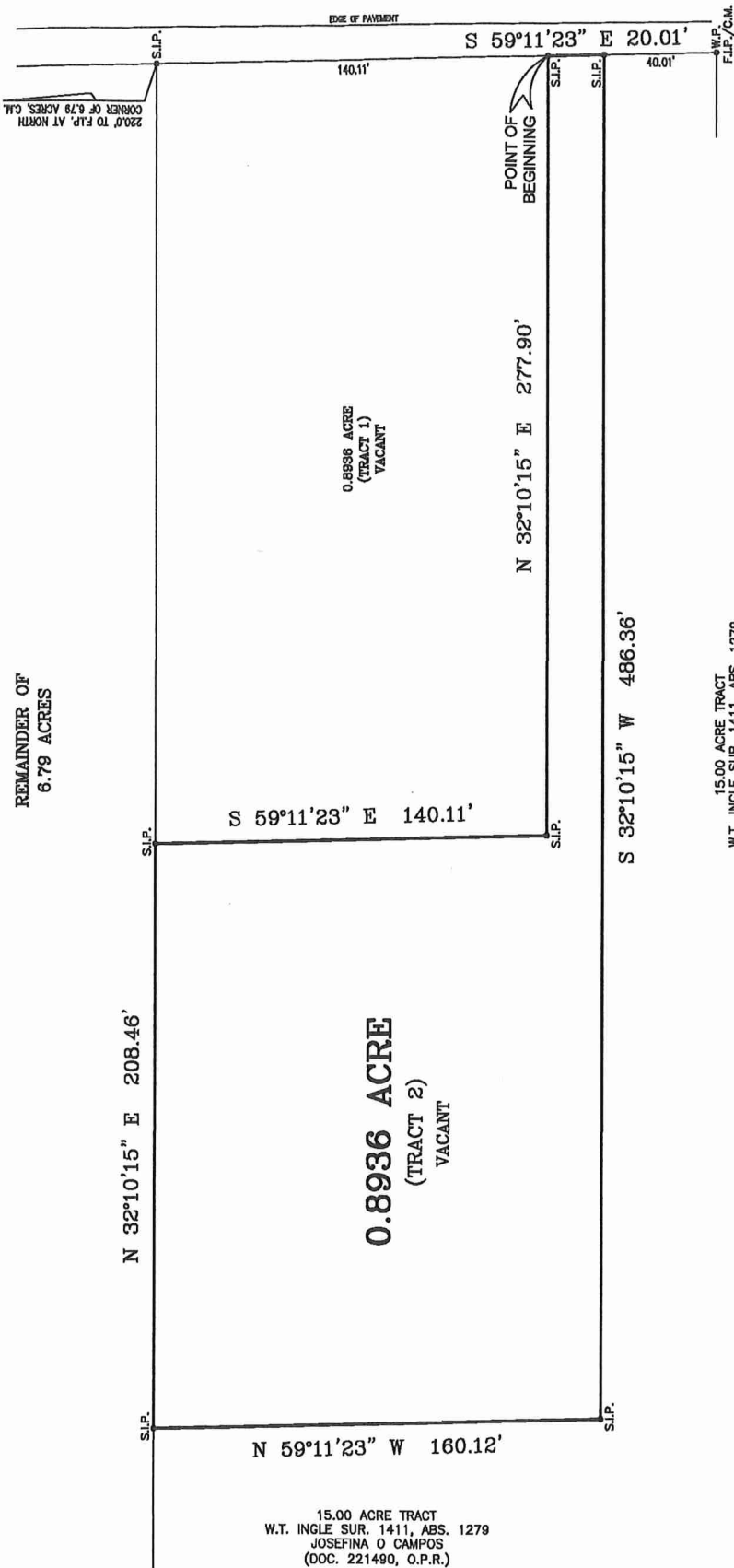
114 W. GLENVIEW DRIVE, SUITE 100 TEL (210) 524-3288
SAN ANTONIO, TEXAS 78228 FAX (210) 979-9866

NOTES:

- 1) BEARINGS ARE BASED ON THE RECORDED DEED NO. 85353.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

MENDIOLA ROAD

35' R.O.W.



REMAINDER OF
6.79 ACRES

0.8936 ACRE
(TRACT 1)
VACANT

0.8936 ACRE
(TRACT 2)
VACANT

15.00 ACRE TRACT
W.T. INGLE SUR. 1411, ABS. 1279
JOSEFINA O CAMPOS
(OCC. 221490, O.P.R.)

15.00 ACRE TRACT
W.T. INGLE SUR. 1411, ABS. 1279
JOSEFINA O CAMPOS
(OCC. 221490, O.P.R.)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE
CORRECT AND AN ACCURATE REPRESENTATION OF
THE PROPERTY ACCORDING TO AN ACTUAL SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION AND
EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE
DISCREPANCIES, CONFLICTS, PROTRUSIONS OR
ENCUMBRANCES, INCLUDING EASEMENTS OR
EASEMENTS, OR RIGHT-OF-WAY IMPROVEMENTS,
THIS 12TH DAY OF AUGUST, 2024. A.D.

A. O. Shrestha



SCALE: 1" = 40'

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
VOL. ___ PG. ___ VOL. ___ PG. ___ VOL. ___ PG. ___

***SEE FIELD NOTES**

STREET ADDRESS: 283 MENDIOLA ROAD
LOT: 0.8936 ACRE* OUT OF 6.79 ACRES OUT OF
W.T. INGLE SURVEY 1411, ABSTRACT 1279
DEED RECORDS, DOCUMENT: 227521
CITY: JOURDANTON, ATASCOSA COUNTY, TEXAS
SURVEYED FOR: JOANNA VELAZQUEZ
G.F. NO.: --
OWNER(S): ERNESTO VELAZQUEZ SOSA

- LEGEND**
- F.I.P. : FOUND IRON PIN
 - S.I.P. : SET 1/2" IRON PIN
 - C.M. : CONTROLLING MONUMENT
 - C.P. : CALCULATED POINT
 - W.P. : CEDAR WOOD POST

NOTES

- 1) BEARINGS ARE BASED ON THE RECORDED DEED NO. 85353.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



TEXAS ENGINEERING & SURVEYING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
www.TexasEngineeringSurveying.com
FIRM REG: TBPE F-14631, TBPLS 10193633
114 W. GLENVIEW DRIVE, SUITE 100 TEL (210) 524-3288
SAN ANTONIO, TEXAS 78228 FAX (210) 979-9866