



## Registration for Division of Land in Atascosa County

I Johnny Gonzalez, am the owner of the attached filed division of land located at SS Farm Lot 5927 20.0, 87.5000000000% <sup>Undivided Interest</sup> (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: August 18, 2025

Signature:

Johnny Gonzales

Printed Name:

Johnny Gonzales

ACKNOWLEDGMENT

STATE OF TEXAS

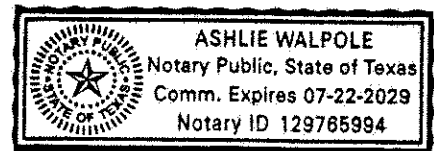
COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Johnny Gonzales, 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 18th, 2025.

Ashlie Walpole

Notary Public, in and for  
State of Texas



W FM HWY 140

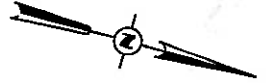
ATASCOSA COUNTY, TEXAS

PLAT LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

SS FARMS  
 LOTS 5844, 5845, & 5846  
 DEL SOL HOLDING  
 CORPORATION

(FIELD): N15°37'03"W  
 41.77



0 150 300  
 SCALE: 1" = 300'

SS FARMS  
 LOT 5829  
 RAYMOND D GONZALEZ  
 & JUANITA

SS FARMS  
 LOT 5828  
 RAYMOND S &  
 JUANITA GONZALES

W 2.5 ACRES CUT  
 OF 20.0 ACRES OF  
 LOT 5827

SS FARMS  
 LOT 5827  
 ANGELO E GONZALES

(BASIS OF BEARINGS)  
 (FIELD): S75°00'00"W 2601.56

(FIELD): N75°00'00"E 2601.56

(DEED): N15°00'00"W  
 330.00'

SS FARMS  
 PT OF LOT 5828  
 5.0 ACRES  
 RAYMOND S &  
 JUANITA GONZALES

(DEED): S75°00'00"W 660.00'

(DEED): N75°00'00"E 660.00'

(DEED): S15°00'00"E  
 330.00'

P.O.B.

EDGE OF PVM'T

(FIELD): S15°37'03"E  
 41.77

CROSS BRANCH  
 SURVEYING



247069

10-28-24

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE 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**

**General Warranty Deed**

State of Texas

§

County of Atascosa

§

§

Angelo E. Gonzales, an individual Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED and does GRANT, BARGAIN, SELL AND CONVEY to Johnny Gonzales and Esperanza N. Gonzales, individual Grantees, the real property located in Atascosa County, Texas, fully described in Exhibit A, and all improvements located on it, together with all of Grantor's right, title and interest in and to (a) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the real property and any improvements on the real property and (b) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of Grantor either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property (collectively "Property").

This General Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantees 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 and in any way belonging, to Grantees, their successors, and their assigns forever, and Grantor binds itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND all and singular title to the Property to Grantees, their successors, and their assigns against any person lawfully claiming or to claim the same or any part of it subject to the Permitted Exceptions.

Grantor is conveying the property to Grantees as is, where is, and with all faults, and specifically and expressly without any warranties, representations or guarantees, either express or implied, of any kind, nature, or type from or on behalf of Grantor, except for Grantor's warranty of title stated above. Grantees are not relying on any representation, statement, or other assertion about the condition of the property made by Grantor, or anyone acting on Grantor's behalf, but is relying on Grantees' own examination of the property.


Grantees, by their acceptance of this warranty deed, assume payment of all standby charges, ad valorem taxes, and assessments for the present calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the property.

This instrument was prepared based on information furnished by the parties and no independent title search has been made.

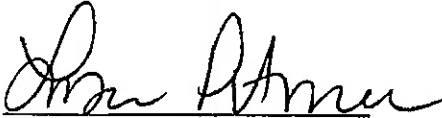
Grantees' address is: Johnny Gonzales and Esperanza N. Gonzales, 133 Woodland Blvd., Boerne, Texas 78006.

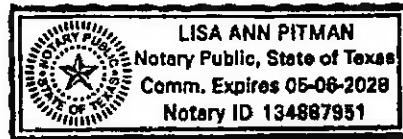
Executed as of October 23, 2024.

Grantor:

  
Angelo E. Gonzales

This instrument was acknowledged before me on this the 23rd day of October, 2024 by the same Angelo E. Gonzales.

  
Notary Public In and For the  
State of Texas



AFTER RECORDING RETURN TO:

Johnny Gonzales and Esperanza N. Gonzales  
133 Woodland Blvd.  
Boerne, TX 78006

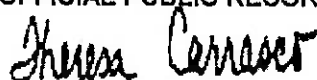
**Exhibit A**

The legal description of the property is 20.0 acres of land, more or less, being all of Lot 5827 of the Charles F. Simmons Subdivision, Atascosa County, Texas, said land being same land more particularly described in that Special Warranty Gift Deed dated December 1, 2017 recorded in Instrument 184418 of the Official Public Records in Atascosa County, Texas.

The transfer includes the real property located at the location as well as any and all improvements located therein.

The colloquial address of the property is CR 140, TX and the property ID is 65390.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



Theresa Carrasco, County Clerk

Atascosa County Texas

October 28, 2024 01:57:55 PM

FEE \$29.00    YSALINAS    **247069**

D

**CROSS BRANCH  
SURVEYING**  
2379 N.E. LOOP 410, NO. 108  
SAN ANTONIO, TEXAS 78217  
(210) 828-1102

STATE OF TEXAS  
COUNTY OF ATASCOSA

2.5 ACRES  
W FM HWY 140

Being all that certain tract or parcel of land containing 2.5 acres of land being a portion of Lot 5827, Atascosa County, Texas; Said 2.5 acre parcel being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found on the southeasterly right-of-way line of W FM HWY 140 for the southeast corner of Lot 5828 and for the southwest corner of said 2.5 acre tract and **POINT OF BEGINNING** of this parcel;

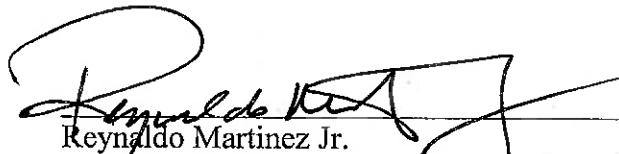
**THENCE** leaving said right-of-way line and with the common line of Lot 5828, South 75 degrees 00 minutes 00 seconds West (Basis of Bearings), a distance of 2601.56 feet to a 1/2 inch iron rod found for the northwest corner of this parcel;

**THENCE** with the common line of Lots 5828 and 5827, North 15 degrees 37 minutes 03 seconds West, a distance of 41.77 feet to a 1/2 inch iron rod to be set for the northeast corner of this parcel;

**THENCE** across with the common line of lot 5827, North 75 degrees 00 minutes 00 seconds East, a distance of 2601.56 feet to a 1/2 inch iron rod set on the southeasterly right-of-way line of W FM HWY 140 for the southeast corner of this parcel;

**THENCE** with said right-of-way line, South 15 degrees 37 minutes 03 seconds East, a distance of 41.77 feet to a 1/2 inch iron rod found and the **POINT OF BEGINNING** of this herein described tract, containing 2.5 acres of land, more or less within these metes and bounds.

I hereby certify that this survey was performed upon the ground August 15, 2018, under my direct supervision and is true and correct to the best of my knowledge.

  
Reynaldo Martinez Jr.  
Registered Professional Land Surveyor No. 5482  
WO #18-7-5D

