



Registration for Division of Land in Atascosa County

I Felix Portillo Sanchez & Rita Portillo am the owner of the attached filed division of land located at _____ (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):

- | | | |
|---|--|--|
| <input type="checkbox"/> Agricultural Use | <input type="checkbox"/> Family | <input type="checkbox"/> 10+ Acres |
| <input type="checkbox"/> Veterans Land Board | <input type="checkbox"/> State Agency | <input type="checkbox"/> Political Subdivision |
| <input type="checkbox"/> Divided into two parts | <input type="checkbox"/> All parts to original owner | |



Date: 9.6.25

Signature:

Felix Portillo Sanchez

Printed Name:

Felix Ariel Portillo Sanchez

ACKNOWLEDGMENT

STATE OF TEXAS

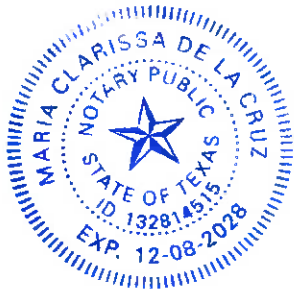
COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Felix Portillo Sanchez and Rita Portillo 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 9, 2025.

Maria Clarissa De la Cruz

Notary Public, in and for
State of Texas



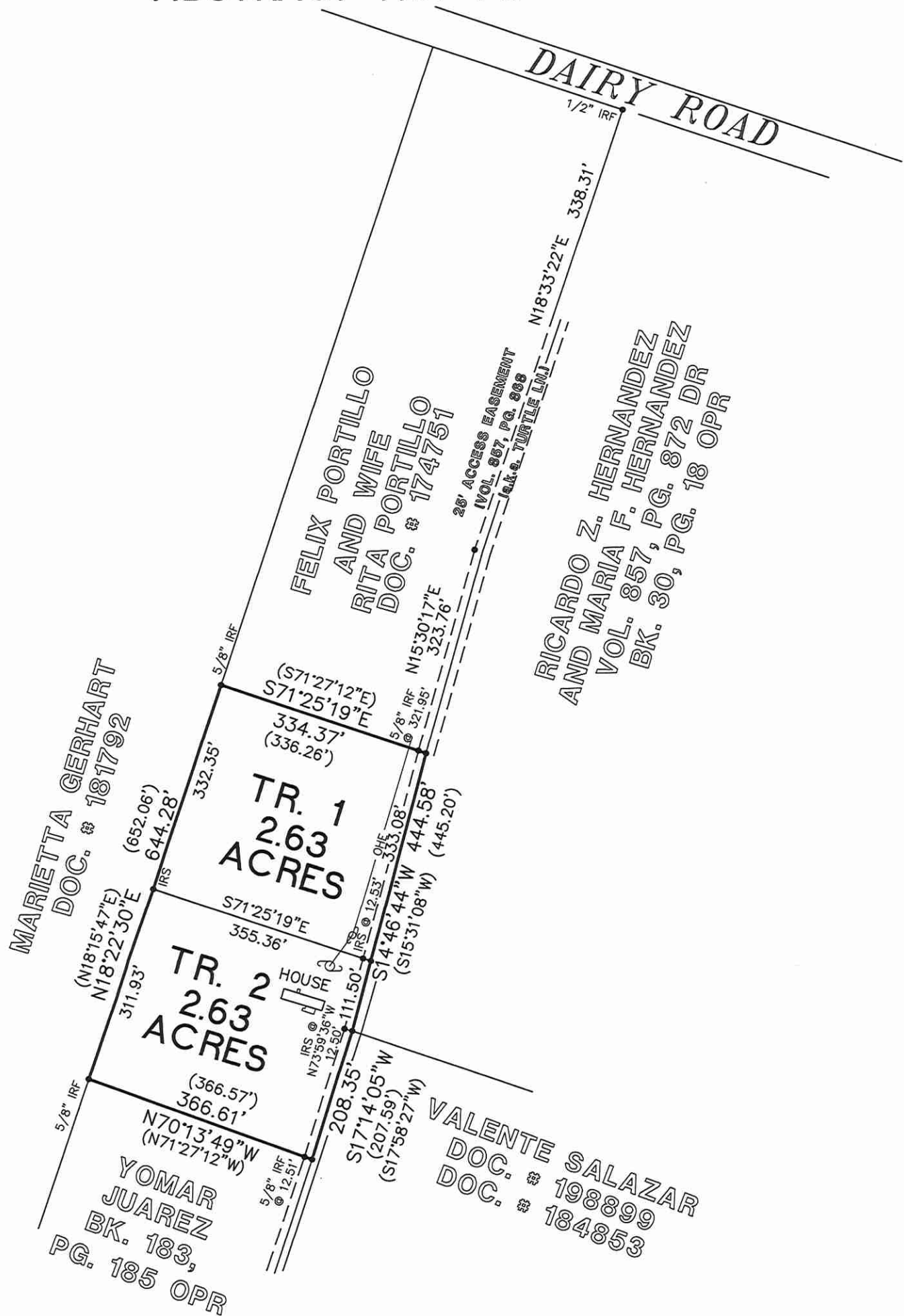
JAMES R. BALDWIN SURVEY NO. 1051
 ABSTRACT NO. 73



SCALE 1" = 200'

LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DD'MM'SS" DIST. - FIELD
- (DD'MM'SS" DIST.) - RECORD
- x - BARBED WIRE FENCE
- ⊕ POWER/UTILITY POLE
- ⊙ WATER WELL/WATER METER (AS NOTED)
- ⊙ SEPTIC TANK
- ○ - CHAIN LINK FENCE
- || - WOOD PRIVACY FENCE



SURVEY PLAT AND PARTITION OF 5.26 ACRES OF LAND OUT OF THE JAMES R. BALDWIN SURVEY NO. 1051, ABSTRACT NO. 73, ATASCOSA COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO FELIX A PORTILLO AND RITA M. PORTILLO IN THE DEED OF RECORD IN DOCUMENT 105695 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR FELIX PORTILLO. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.



**POLLOK & SONS
 SURVEYING, INC.**

FIRM NO. 10052700
 FLORESVILLE, TEXAS
 (830) 393-4770

STATE OF TEXAS
 COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 17TH DAY OF SEPTEMBER, 2025 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

REFERENCE: DOC. NO. 105695 - DEED

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JOB NO. 25-409

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 2.63 ACRES OF LAND
TRACT 1

BEING 2.63 ACRES OF LAND OUT OF THE JAMES R. BALDWIN SURVEY NO. 1051, ABSTRACT NO. 73, ATASCOSA COUNTY, TEXAS AND BEING KNOWN AS TRACT 1 IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO FELIX A PORTILLO AND RITA M. PORTILLO IN THE DEED OF RECORD IN DOCUMENT 105695 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 5/8" pin on the easterly line of the Marietta Gerhart land as described in Document 181792 of the Official Public Records of Atascosa County, Texas for the southwesterly corner of the Felix Portillo, et ux land as described in Document 174751 of the Official Public Records of Atascosa County, Texas and the northwesterly corner of the Felix A. Portillo and Rita M. Portillo land and of this tract;

THENCE South 71° 25' 19" East, with the common line of said Felix Portillo, et ux land as described in Document 174751 and passing a found 5/8" pin on the westerly line of a 25 feet Access Easement known as Turtle Lane as described in Volume 857, Page 868 of the Official Public Records of Atascosa County, Texas at 321.95 feet, in all a distance of 334.37 feet to a point in the center of said Turtle Lane and on the westerly line of the Ricardo Z. Hernandez, et al land as described in Volume 857, Page 872 and in Book 30, Page 18 of the Deed and Official Public Records of Atascosa County, Texas for the southeasterly corner of said Felix Portillo, et ux land as described in Document 174751 and the northeasterly corner of the Felix Portillo, et ux land as described in Document 174751 and of this tract;

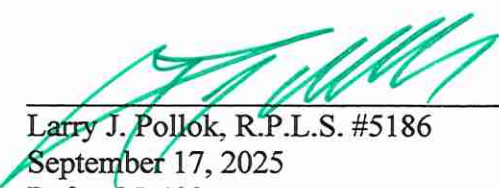
THENCE South 14° 46' 44" West, with the center of said Turtle Lane and with the common line of said Hernandez land, a distance of 333.08 feet to the northeasterly corner of a 2.63 acre tract known as Tract 2 in this survey and partition and the southeasterly corner of this tract;

THENCE North 71° 25' 19" West, into and across the Felix Portillo, et ux land as described in Document 174751 and with the common line of said Tract 2 and passing a set 1/2" rebar with a "Pollok & Sons" cap on the westerly line of said Turtle Lane at 12.53 feet, in all a distance of 355.36 feet to a set 1/2" rebar with a "Pollok & Sons" cap on the aforementioned easterly line of the Gerhart land for the northwesterly corner of said Tract 2 and the southwesterly corner of this tract;

THENCE North 18° 22' 30" East, with the common line of said Gerhart land, a distance of 332.35 feet to the **POINT OF BEGINNING** and containing 2.63 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, R.P.L.S. #5186
September 17, 2025
Refer. 25-409



STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 2.63 ACRES OF LAND
TRACT 2

BEING 2.63 ACRES OF LAND OUT OF THE JAMES R. BALDWIN SURVEY NO. 1051, ABSTRACT NO. 73, ATASCOSA COUNTY, TEXAS AND BEING KNOWN AS TRACT 2 IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO FELIX A PORTILLO AND RITA M. PORTILLO IN THE DEED OF RECORD IN DOCUMENT 105695 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set ½” rebar with a “Pollok & Sons” cap on the easterly line of the Marietta Gerhart land as described in Document 181792 of the Official Public Records of Atascosa County, Texas for the southwesterly corner of a 2.63 acre tract known as Tract 1 in this survey and partition and the northwesterly corner of this tract from which a found 5/8” pin for the southwesterly corner of the Felix Portillo, et ux land as described in Document 174751 of the Official Public Records of Atascosa County, Texas and the northwesterly corner of the Felix A. Portillo and Rita M. Portillo land bears North 18° 22’ 30” East, a distance of 332.35 feet;

THENCE South 71° 25’ 19” East, into and across the Felix A. Portillo and Rita M. Portillo land and with the common line of said Tract 1 and passing a set ½” rebar with a “Pollok & Sons” cap on the westerly line of a 25 feet Access Easement known as Turtle Lane as described in Volume 857, Page 868 of the Official Public Records of Atascosa County, Texas at 342.83 feet, in all a distance of 355.36 feet to a point in the center of said Turtle Lane and on the westerly line of the Ricardo Z. Hernandez, et al land as described in Volume 857, Page 872 and in Book 30, Page 18 of the Deed and Official Public Records of Atascosa County, Texas for the southeasterly corner of said Tract 1 and the northeasterly corner of this tract;

THENCE South 14° 46’ 44” West, with the center of said Turtle Lane and with the common line of said Hernandez land, a distance of 111.50 feet to the southwesterly corner of said Hernandez land the northwesterly corner of the Valente Salazar land as described in Documents 198899 and 184853 of the Official Public Records of Atascosa County, Texas and a corner of the Felix Portillo, et ux land as described in Document 174751 and of this tract from which a set ½” rebar with a “Pollok & Sons” cap for reference bears North 17° 59’ 36” West, a distance of 12.50 feet;

THENCE South 17° 14’ 05” West, continuing with the center of said Turtle Lane and with the common line of said Salazar land, a distance of 208.35 feet to the northeasterly corner of the Yomar Juarez land as described in Book 183, Page 185 of the Official Public Records of Atascosa County, Texas and the southeasterly corner of the Felix A. Portillo and Rita M. Portillo land and of this tract;

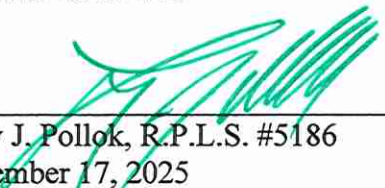
THENCE North 70° 13’ 49” West, into and across the Felix Portillo, et ux land as described in Document 174751 and with the common line of said Juarez land and passing a found 5/8” pin on the westerly line of said Turtle Lane at 12.51 feet, in all a distance of 366.61 feet to a found 5/8” pin on the aforementioned easterly line of the Gerhart land for the northwesterly corner of said Juarez land and the southwesterly corner of the Felix A. Portillo and Rita M. Portillo land and of this tract;

THENCE North 18° 22’ 30” East, with the common line of said Gerhart land, a distance of 311.93 feet to the **POINT OF BEGINNING** and containing 2.63 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700


Larry J. Pollok, R.P.L.S. #5186
September 17, 2025
Refer. 25-409





D

105695

3 PGS

General Warranty Deed**Date:** May 19, 2009**Grantor:** PATRICIA CORTEZ**Grantor's Mailing Address:**

PATRICIA CORTEZ
P.O. BOX 502
LEMING, TEXAS 78050
ATASCOSA COUNTY

Grantee: FELIX A. PORTILLO and RITA M. PORTILLO, husband and wife**Grantee's Mailing Address:**

FELIX A. PORTILLO and RITA M. PORTILLO
269 N. SAN FELIPE
SAN ANTONIO, TX 78237
BEXAR COUNTY

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being all of Tract 6 of the ANTONIO C. RIVERA RANCH, an unplatted subdivision and being a parcel land containing 5.3162 acres and being out of an EIGHT-FIVE (85) acre tract out of the JAMES R. BALDWIN SURVEY NO. 1051, ABSTRACT NO. 73, as recorded in Volume 403, Page 476, Deed Records of Atascosa County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin set on the West line of the 85 acre tract said point being the Northwest corner of this tract and from which the Northwest corner of the said 85 acre tract bears N 19° 00' 00" E, 1040.70 feet;

THENCE S 70° 42' 59" E, 336.26 feet to an iron pin set for the Northeast corner of this tract, in the center of 25 feet access easement;

THENCE S 16° 15' 21" W, a distance of 445.20 feet to an iron pin set in the center of a 25 feet wide access easement for an angle point of this tract, (12.5 feet of said access easement is within this parcel along its west line);

THENCE S 18° 42' 40" W, along the center of said access easement a distance of 207.59 feet to an iron pin set for the Southeast corner of this tract;

THENCE N 70° 42' 59" W, a distance of 366.57 feet to an iron pin set for the Southwest corner of this tract in the West line of said 85 acre tract;

THENCE N 19° 00' 00" E, along the said West line of the 85 acre tract, a distance of 652.06 feet to the POINT OF BEGINNING and containing 5.3162 acres of land more or less.

Deed Reference: Warrant Deed from JOSE HILARIO CORTEZ, JR. TO PATRICIA CORTEZ dated December 31, 1998, duly recorded in Book 163, Page 582 of the Official Public Records of Atascosa County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Reservation by unknown parties of a 25 ft. access easement vaguely described in the prior description of the property conveyed.

2. Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2009, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, 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.

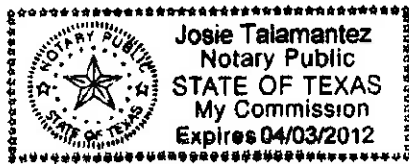
When the context requires, singular nouns and pronouns include the plural.


PATRICIA CORTEZ

STATE OF TEXAS)

COUNTY OF ATASCOSA)

This instrument was acknowledged before me on May 19
_____, 2009, by PATRICIA CORTEZ.



Josie Talamantez
Notary Public, State of Texas
My commission expires: April 3, 2012

AFTER RECORDING RETURN TO:

R. THOMAS FRANKLIN
1301 Courthouse Circle
Jourdanton, Texas 78026

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Diane Gonzales

May 20, 2009 02:11.56 PM

105695

FEE: \$24 00

Diane Gonzales County Clerk
Atascosa County TEXAS