



Registration for Division of Land in Atascosa County

I Bryan Ramos, am the owner of the attached filed division of land located at Breezy Oaks Ranch Lot 4 of Tract 5 12.691 (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.

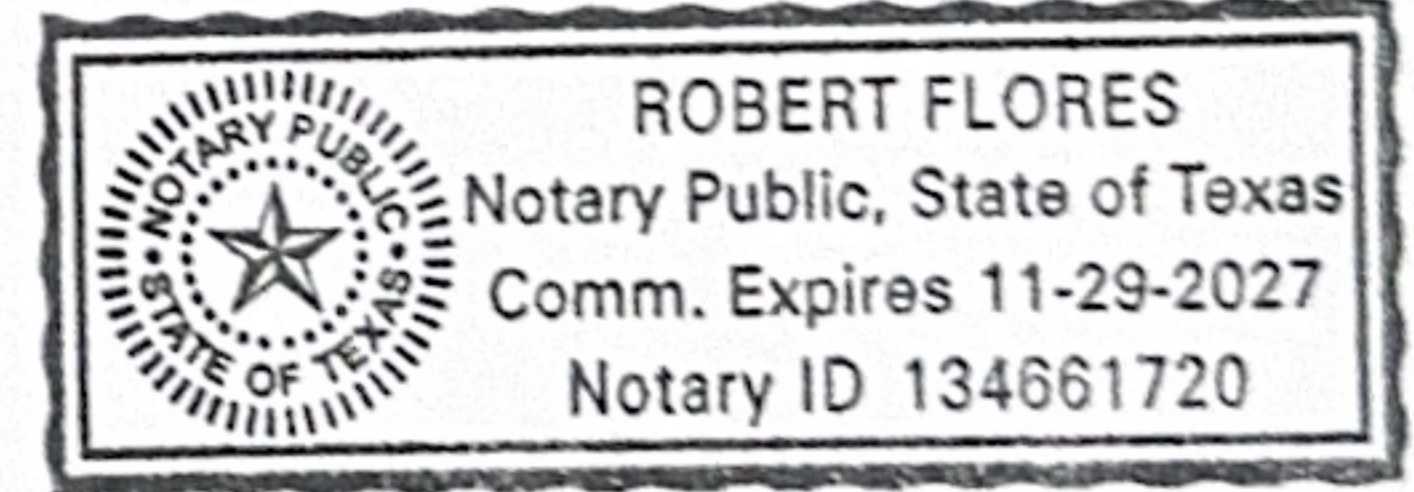
Exception Type (see attachment for definitions of each type):

- Agricultural Use
- Family
- 10+ Acres
- Veterans Land Board
- State Agency
- Political Subdivision
- Divided into two parts
- All parts to original owner

Date: 10/16/25

Signature: [Handwritten Signature]

Printed Name: Bryan Ramos





ACKNOWLEDGMENT

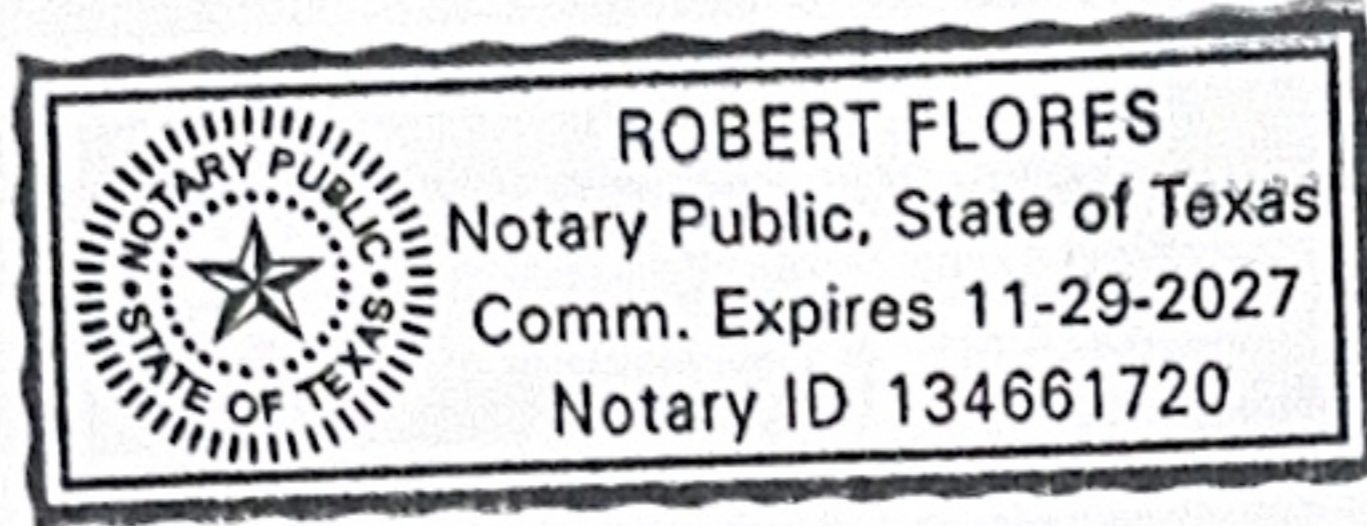
STATE OF TEXAS

COUNTY OF Bexar

BEFORE ME, the undersigned Notary Public, on this day personally appeared Bryan Ramos, 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 10th October, ~~2020~~ 2025

[Signature]



Notary Public, in and for  
State of Texas



## Registration for Division of Land in Atascosa County

I Samuel Ramos, am the owner of the attached filed division of land located at Breezy Oaks Ranch Lot Pp. of Tract 5 12.691 (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

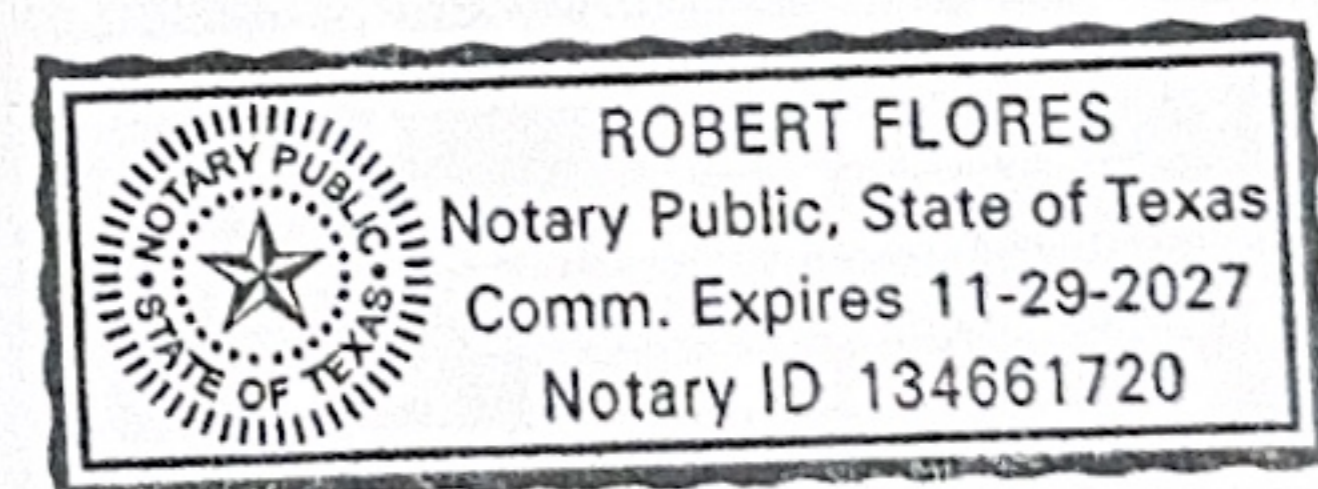
State Agency

Political Subdivision

Divided into two parts

All parts to original owner

Date: 10-16-2025



Signature:

Samuel Ramos

Printed Name:

SAMUEL RAMOS



ACKNOWLEDGMENT

STATE OF TEXAS

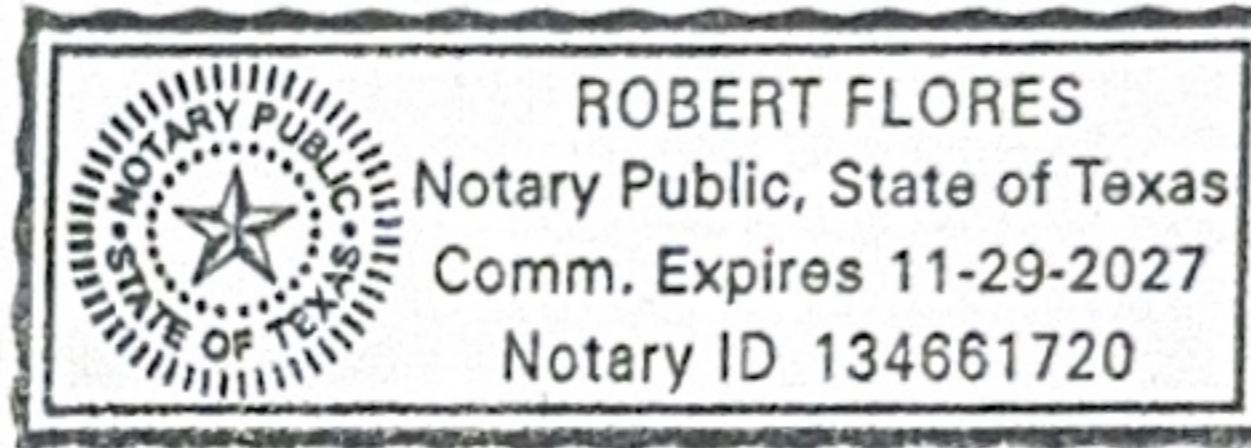
COUNTY OF Bexar

BEFORE ME, the undersigned Notary Public, on this day personally appeared SAMUEL RAMOS, 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 16th October, 2020. 2025

[Signature]

Notary Public, in and for  
State of Texas





## Registration for Division of Land in Atascosa County

I Jose A Rovalcaba, am the owner of the attached filed division of land located at Breezy Oaks Ranch Lot Pt of Tract 5 12.691 (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: 10-18-25

Signature:

Printed Name:

Jose A. Rovalcaba



ACKNOWLEDGMENT

STATE OF TEXAS

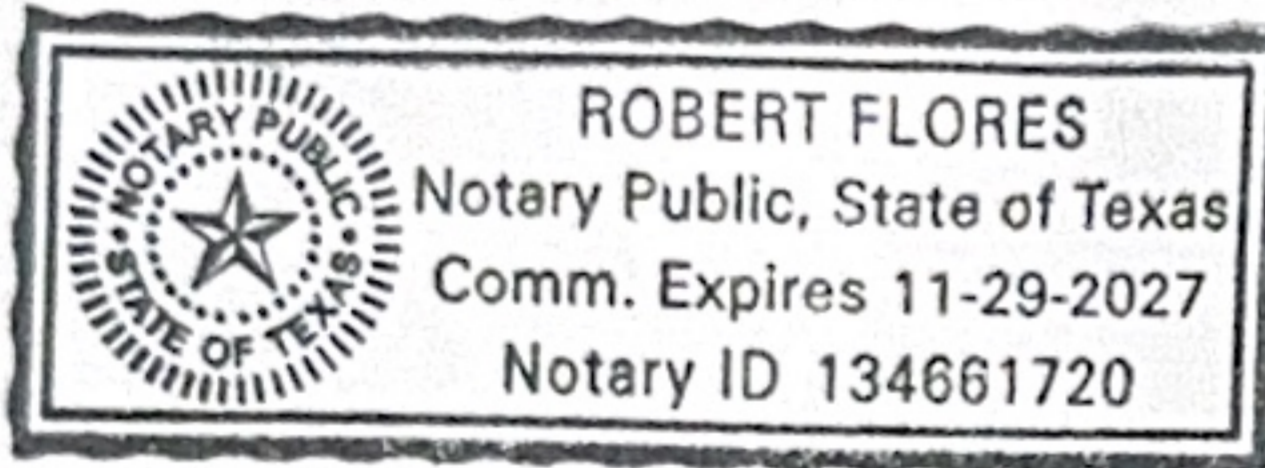
COUNTY OF Bexar

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jose Kvakaba, 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 18 October, 2020. 2025

[Signature]

Notary Public, in and for  
State of Texas





## Registration for Division of Land in Atascosa County

Erika Rodriguez Ruvalcaba am the owner of the attached filed division of land located at Breezy Oaks Ranch Lot PT of Tract 5 12.691 (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: 10/21/2025

Signature:

Erika Rodriguez Ruvalcaba

Printed Name:

Erika Rodriguez Ruvalcaba



ACKNOWLEDGMENT

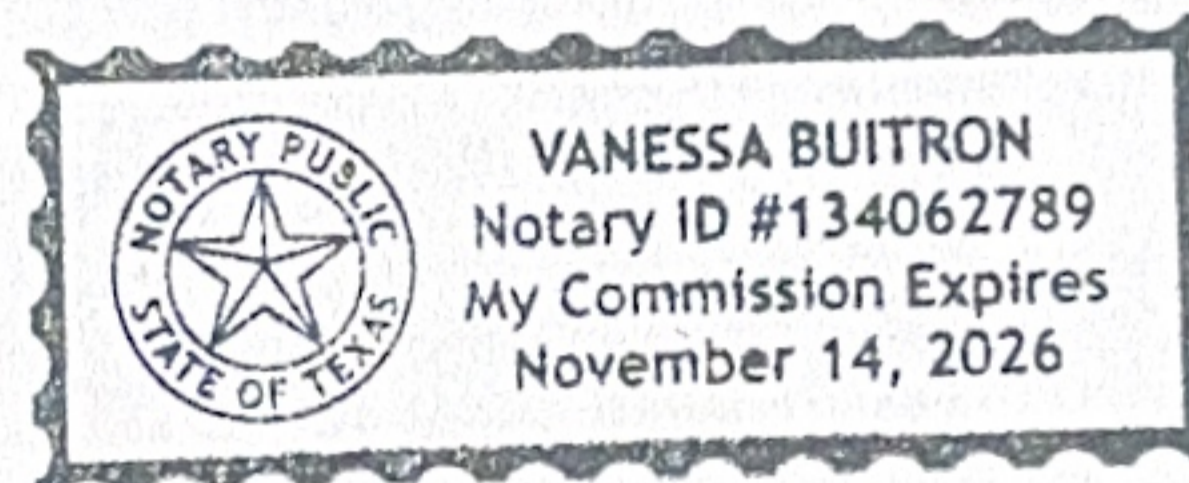
STATE OF TEXAS

COUNTY OF DeFur

BEFORE ME, the undersigned Notary Public, on this day personally appeared Erika Rodriguez 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 10/21/2025, ~~2020~~

Notary Public, in and for  
State of Texas





TTT/GF# 1317744 /Closer SV /\$ \_\_\_\_\_

GF# 11317NW

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

## WARRANTY DEED WITH VENDOR'S LIEN

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

THAT, **JAMES P. ORR**, hereinafter called Grantor (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid by **SAMUEL OLMOS RAMOS, BRYAN RAMOS, JOSE ALBERTO RUVALCABA and ERIKA RUVALCABA RODRIGUEZ**, hereinafter called Grantee (whether one or more), whose mailing address is: 9913 RAVENFIELD, SAN ANTONIO, TX 78245, the receipt of which is hereby acknowledged, and for the further consideration that the Grantee has executed and delivered one certain promissory note of even date herewith in the original principal sum of **ONE HUNDRED THIRTY EIGHT THOUSAND AND NO/100 DOLLARS (\$138,000.00)**, payable to the order of Grantor herein, at such place as is designated by Grantor, bearing interest and payable as in said note provided; said note containing the usual provisions for attorney's fees and acceleration of maturity in case of default and being secured by Vendor's Lien herein and hereby expressly retained in favor of the holder thereof on the property hereinafter described, and as further security for the payment of said indebtedness, the SUPERIOR TITLE and VENDOR'S LIEN of said property are hereby retained by Grantor herein, until the whole of said note has been fully paid; said note being additionally secured by a Deed of Trust of even date herewith to **NORTH O. WEST**, Trustee; has GRANTED, SOLD and CONVEYED and by these presents Grantor does hereby GRANT, SELL and CONVEY unto Grantee herein, the following described real property together with all improvements thereon situated in Atascosa County, Texas, described as follows, to-wit:

**Being 12.689 acres of land, more or less, out of the Valentino Trevino Survey No. 79, Abstract No. 866, Atascosa County, Texas, out of Tract 5 of the Breezy Oaks Ranch Subdivision as shown on survey drawing recorded in Volume 413, Page 128 of the Deed Records of Atascosa County, Texas, and being the same property recorded in Clerk's File No. 173032, Official Public Records of Atascosa County, Texas, said 12.689 acres being more particularly described by metes and bounds in the Exhibit "A" attached hereto.**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Grantee herein, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors and/or assigns, TO WARRANT and FOREVER DEFEND all and singular the said premises unto the Grantee herein, Grantee's heirs, successors and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

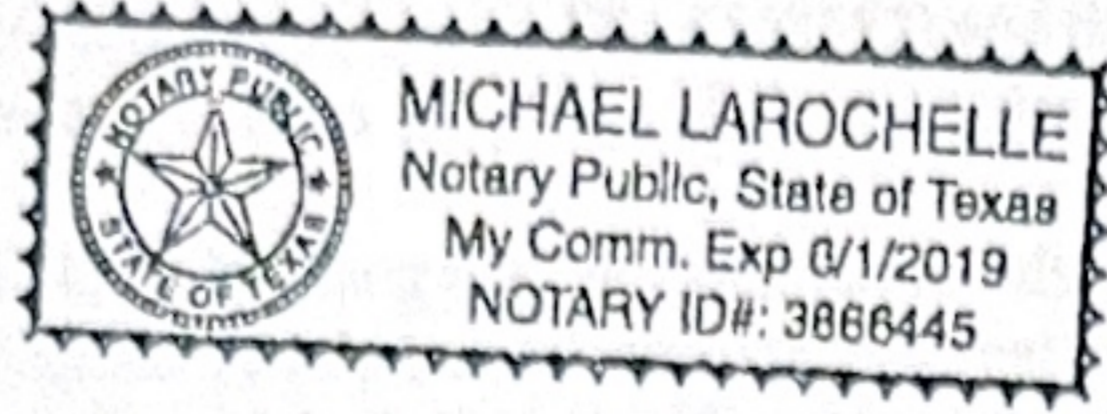
EXECUTED ON THE FOLLOWING DATE: February 10, 2017.

*James P. Orr*  
JAMES P. ORR

(ACKNOWLEDGMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 10 day of February, 20 17, by JAMES P. ORR.



*Michael Larochelle*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Prepared in the Law Offices of:

*West & West*

Attorneys at Law, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

THENCE along the easterly line of said 30 foot Road Extension, South 89 degrees 59 minutes 59 seconds West, a distance of 446.84 feet (called 446.84 feet) to a point for an interior angle of the 12.559 acre, same being the northeast corner of said Hernandez 3.789 acre, said point bears North 71 degrees 33 minutes 34 seconds West, a distance of 0.54 feet from the center of a metal fence post;

North 89 degrees 29 minutes 41 seconds West (called South 89 degrees 59 minutes 59 seconds West), a distance of 371.21 feet (called 371.21 feet) to a point for the upper southwest corner of this 12.559 acre, same being the northeast corner of said Hernandez 3.789 acres and on the West line of said Tract 5, same also being on the East Right-of-Way line of Welch Road, a 40 foot Right-of-Way, said point bears South 28 degrees 15 minutes 33 seconds East, a distance of 1.21 feet from the center of a metal fence post;

THENCE along the East Right-of-Way line of said Welch Road, North 60 degrees 17 minutes 26 seconds West (called North 60 degrees 17 minutes 26 seconds West), a distance of 123.74 feet to a point for the southeast corner of the 12.559 acre, same being the northeast corner of said Tract 5 and the east line of said Tract 11;

THENCE along the line between the 12.559 acre and said Tract 1, North 89 degrees 41 minutes 59 seconds West (called North 89 degrees 41 minutes 59 seconds West), a distance of 341.99 feet (called 341.99 feet) to the POINT OF BEGINNING and thence by said Tract 1 land, more or less.

*Mark J. Swaid*  
Mark J. Swaid  
Registered Professional Land Surveyor  
Texas Registration No. 3894  
February 8, 2017



Exhibit A  
METES AND BOUNDS

Being 12.689 acres of land, more or less, out of the Valentino Trevino Survey No. 79, Abstract No. 866, Atascosa County, Texas, out of Tract 5 of the Breezy Oaks Ranch Subdivision as shown on survey drawing recorded in Volume 413, Page 128 of the Deed Records of Atascosa County, Texas, and being the same property recorded in Clerk's File No. 173032, Official Public Records of Atascosa County, Texas, said 12.689 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1 inch iron pipe found for the northeast corner of this 12.689 acres, same being the northeast corner of said Tract 5 and the southeast corner of Tract 1 of said Breezy Oaks Ranch Subdivision, same also being the southwest corner of the Richard E. Hernandez, et ux 10.000 acres (Clerk's File #163582) and the northwest corner of the Thaddeus J. Crawford 8.240 acres (Volume 157, Page 103), same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 12.689 acres and said Crawford 8.240 acres, South 00 degrees 16 minutes 19 seconds East (called South 00 degrees 13 minutes 00 seconds West), passing a 1 inch iron pipe found 0.38 feet East of line at the North line of a 50 foot Road Easement shown on Plat of said Breezy Oaks Ranch Subdivision at 942.79 feet, and continuing a total distance of 967.11 feet (called 927.29 feet) to a point for the southeast corner of this 12.689 acres, same being on the centerline of said 50 foot Road Easement known as PR D85 and the southeast corner of said Tract 1, the southwest corner of said Crawford 8.240 acres, and the North common corner of Tracts 10 and 9 of said Breezy Oaks Ranch Subdivision, from which a 1 inch iron pipe found on the South line of said 50 foot Road Easement bears South 00 degrees 16 minutes 19 seconds East (South 00 degrees 13 minutes 00 seconds West), a distance of 25.06 feet;

**THENCE** along the centerline of said 50 foot Road Easement, South 89 degrees 29 minutes 41 seconds West (called South 89 degrees 59 minutes 00 seconds West), a distance of 370.92 feet to a point for the lower southwest corner of this 12.689 acres, same being on the common line of said Tracts 5 and 9 at the southeast corner of the Benjamin Hernandez 3.789 acres (Clerk's File #160649);

**THENCE** along the lines common to this 12.689 acres and said Hernandez 3.789 acres, the following courses and distances:

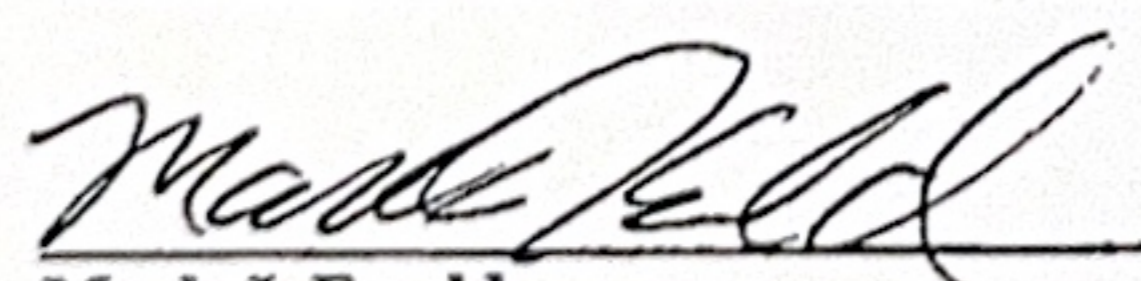
North 00 degrees 16 minutes 19 seconds West (called North 00 degrees 13 minutes 00 seconds East), a distance of 444.84 feet (called 445.02 feet) to a point for an interior angle of this 12.689 acres, same being the northeast corner of said Hernandez 3.789 acres, said point bears South 71 degrees 33 minutes 38 seconds West, a distance of 0.55 feet from the center of a metal fence post;

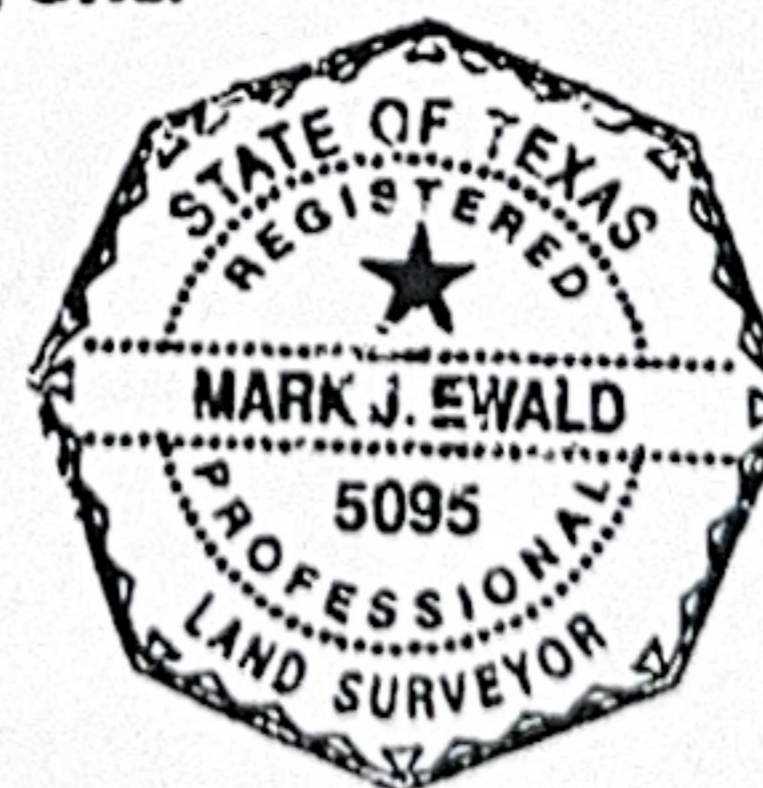
South 89 degrees 29 minutes 41 seconds West (called South 89 degrees 59 minutes 00 seconds West), a distance of 371.21 feet (called 370.92 feet) to a point for the upper southwest corner of this 12.689 acres, same being the northwest corner of said Hernandez 3.789 acres and on the West line of said Tract 5, same also being on the East Right-of-Way line of Webb Road, a 60 foot Right-of-Way, said point bears South 38 degrees 33 minutes 38 seconds East, a distance of 1.21 feet from the center of a metal fence post;

**THENCE** along the East Right-of-Way line of said Webb Road, North 00 degrees 15 minutes 25 seconds West (called North 00 degrees 13 minutes 00 seconds East), a distance of 522.75 feet to a point for the northwest corner of this 12.689 acres, same being the northwest corner of said Tract 5 and the southwest corner of said Tract 1;

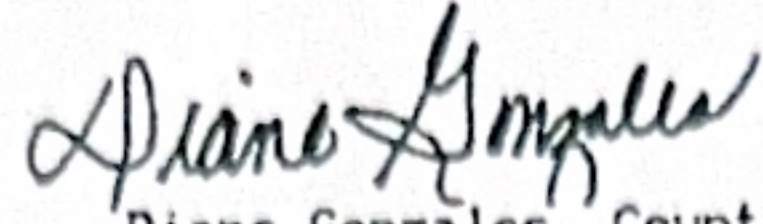
**THENCE** along the line common to this 12.689 acres and said Tract 1, North 89 degrees 31 minutes 54 seconds East (called South 89 degrees 58 minutes 47 seconds East), a distance of 741.99 feet (called 741.84 feet) to the **POINT OF BEGINNING** and containing 12.689 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
February 3, 2017



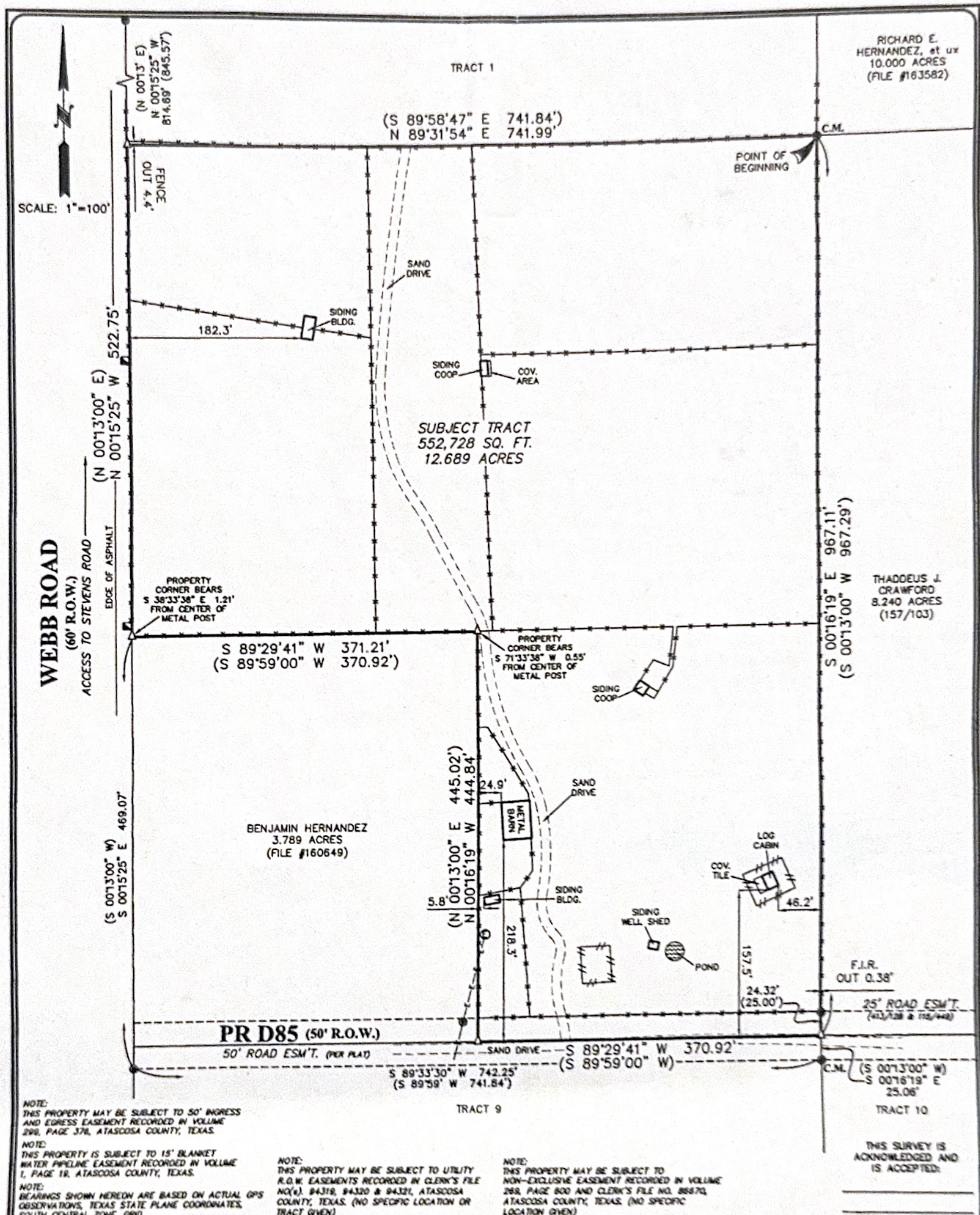
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS



Diane Gonzales, County Clerk  
Atascosa County, Texas

February 14, 2017 02:06:28 PM

FEE: \$34.00 KPONTON 177009  
LDVL



**Property Address:**  
 1515 STEVENS ROAD  
**Property Description:**  
 Being 12.689 acres of land, more or less, out of the Valentina Trevino Survey No. 78, Abstract No. 868, Atascosa County, Texas, out of Tract 3 of the Breezy Oaks Ranch Subdivision as shown on a survey drawing recorded in Volume 413, Page 128 of the Deed Records of Atascosa County, Texas, and being the same property recorded in Clerk's File No. 173032, Official Public Records of Atascosa County, Texas, said 12.689 acres being more particularly described by metes and bounds attached hereto.

**Owner:**  
 ERICKA RUIVALCABA RODRIGUEZ

**LEGEND**

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = WIRE FENCE
- = WOOD FENCE
- = ELECTRIC METER
- = FND 1" PVE
- = POWER POLE
- ⊗ = UNDERGROUND TELEPHONE

**WESTAR ALAMO**  
 LAND SURVEYORS, L.L.C.  
 P.O. BOX 1036 HELOTEN, TEXAS 78023-1036  
 PHONE (210) 372-8900 FAX (210) 372-8999

**MARK J. EWALD**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS  
 5895

**MARK J. EWALD**  
 Registered Professional Land Surveyor  
 Texas Registration No. 5085

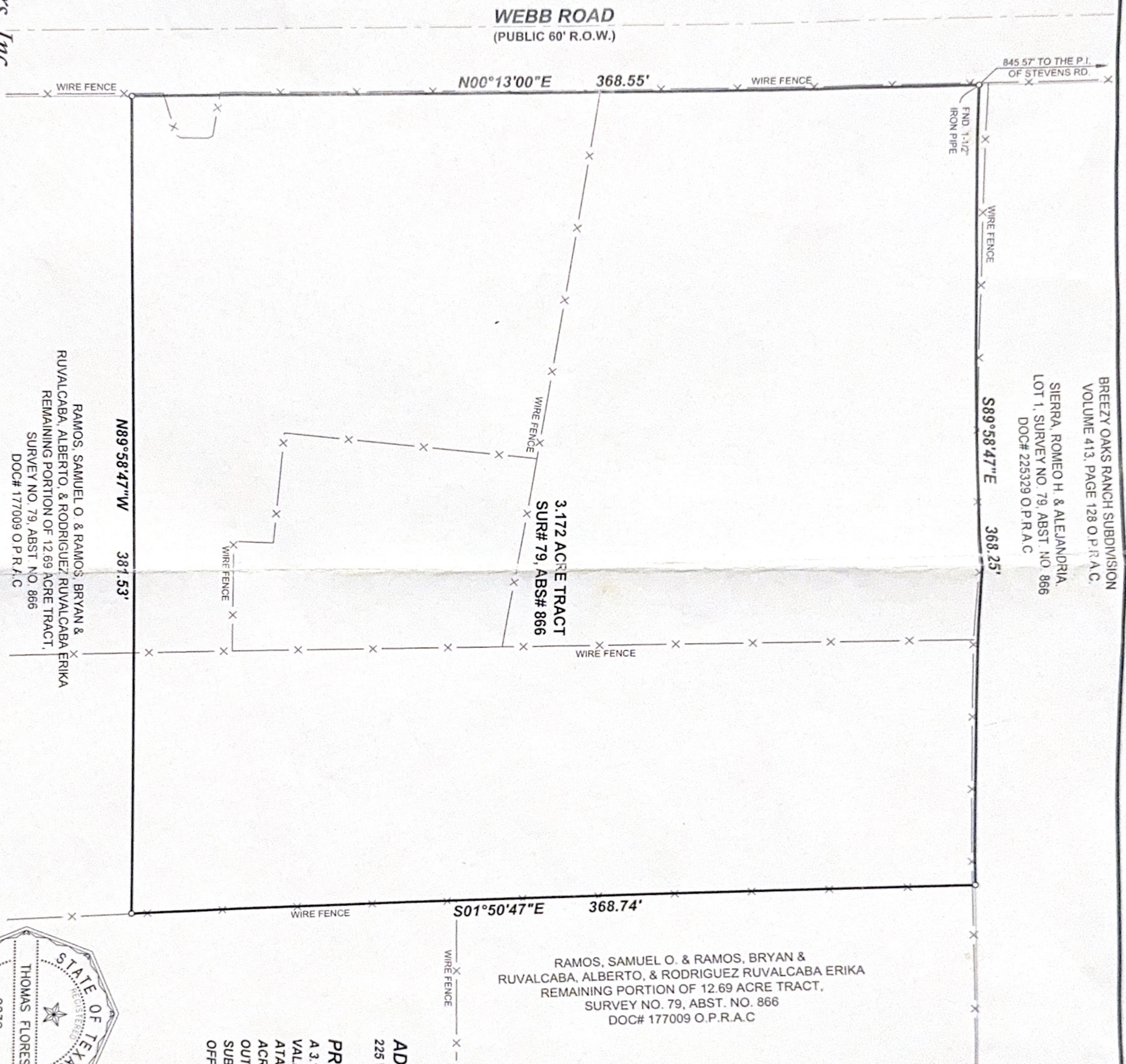
**DATE:** 02/03/2017

**JOB NO:** 74695

**FILE COMPANY:** TRINITY TITLE

**G.F. NO:** 11317NW

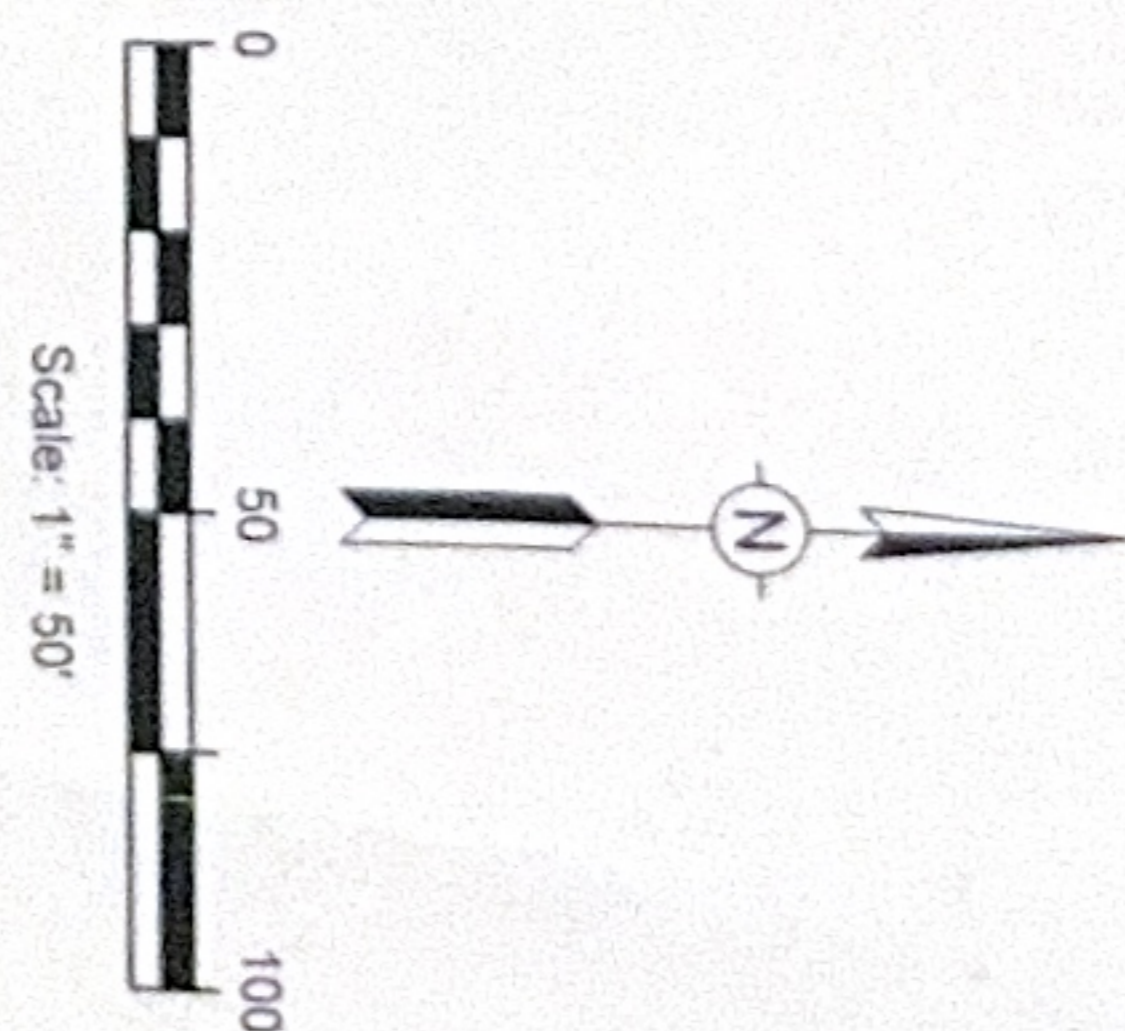
BREEZY OAKS RANCH SUBDIVISION  
 VOLUME 413, PAGE 128 O.P.R.A.C.  
 SIERRA, ROMEO H. & ALEJANDRIA  
 LOT 1, SURVEY NO. 79, ABST. NO. 866  
 DOC# 225329 O.P.R.A.C.



RAMOS, SAMUEL O. & RAMOS, BRYAN &  
 RUVALCABA, ALBERTO, & RODRIGUEZ, RUVALCABA ERIKA  
 REMAINING PORTION OF 12.69 ACRE TRACT,  
 SURVEY NO. 79, ABST. NO. 866  
 DOC# 177009 O.P.R.A.C.

RAMOS, SAMUEL O. & RAMOS, BRYAN &  
 RUVALCABA, ALBERTO, & RODRIGUEZ, RUVALCABA ERIKA  
 REMAINING PORTION OF 12.69 ACRE TRACT,  
 SURVEY NO. 79, ABST. NO. 866  
 DOC# 177009 O.P.R.A.C.

- NOTES:
1. IRON PINS (1/2") SET AT ALL CORNER, UNLESS OTHERWISE NOTED.
  2. NO IMPROVEMENTS LOCATED WITH THE EXCEPTION OF PERIMETER FENCES.



ADDRESS:  
 225 WEBB ROAD

PROPERTY SURVEY OF:  
 A 3.172 ACRE TRACT (138.165 S.F.) OF LAND, OUT OF THE  
 VALENTINO TREVINO SURVEY NO. 79, ABSTRACT NO. 866,  
 ATASCOSA COUNTY, TEXAS, ALSO BEING OUT OF A 12.69  
 ACRE TRACT AS RECORDED IN DOCUMENT NO. 177009, AND  
 OUT OF TRACT 5 OF THE BREEZY OAKS RANCH  
 SUBDIVISION, AS RECORDED IN VOLUME 413, PAGE 128,  
 OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

CERTIFICATION

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above.

This 17th Day of APRIL, A.D. 2025

*Thomas Flores*  
 THOMAS FLORES  
 RPLS # 2238



**Flores & Company**  
 Consulting Engineers, Inc.

Texas Registered Engineering Firm #E-1794  
 12915 Jones Maltsberger, Suite 401  
 San Antonio, Texas 78247  
 210.490.9963 Phone  
 210.490.0820 Fax