



## Registration for Division of Land in Atascosa County

I PABLO MENDOZA, am the owner of the attached filed division of land located at 680 Hickory LN SAN ANTONIO TX 78264 (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 checked="" 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: 11-18-2025

Signature: Pablo Mendoza

Printed Name: PABLO MENDOZA

ACKNOWLEDGMENT

STATE OF TEXAS

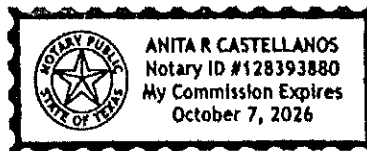
COUNTY OF Bexar

BEFORE ME, the undersigned Notary Public, on this day personally appeared Pablo R. Mendoza, 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.

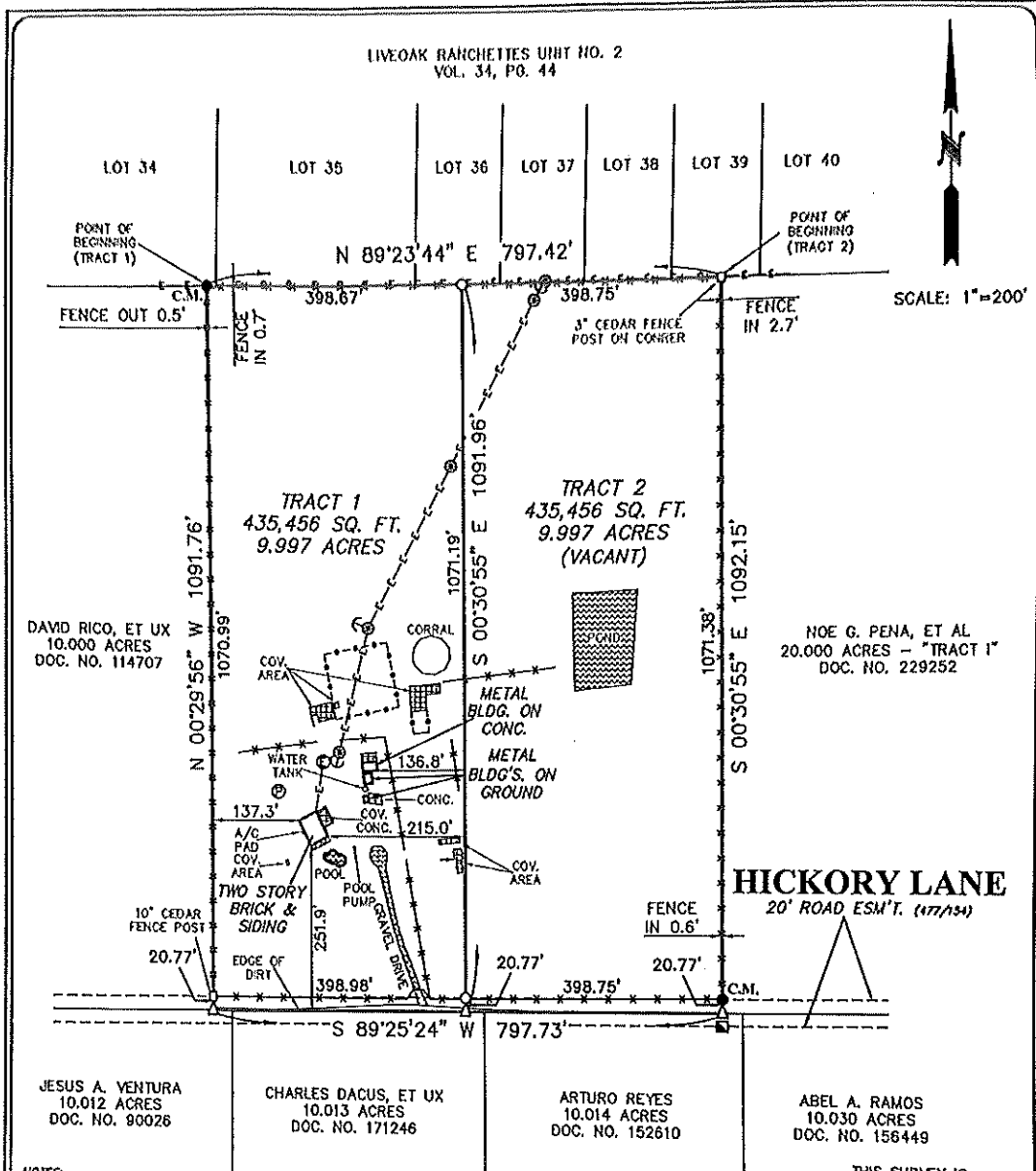
GIVEN under my hand and seal of office this November 18, 2025.

Anita R. Castellanos

Notary Public, in and for  
State of Texas



LIVEOAK RANCHETTES UNIT NO. 2  
VOL. 34, PG. 44



DAVID RICO, ET UX  
10.000 ACRES  
DOC. NO. 114707

NOE G. PENA, ET AL  
20.000 ACRES - "TRACT 1"  
DOC. NO. 229252

JESUS A. VENTURA  
10.012 ACRES  
DOC. NO. 90026

CHARLES DACUS, ET UX  
10.013 ACRES  
DOC. NO. 171246

ARTURO REYES  
10.014 ACRES  
DOC. NO. 152610

ABEL A. RAMOS  
10.030 ACRES  
DOC. NO. 156449

NOTES:  
PRIOR SURVEY (WESTAR JOB NO. 90156) WAS USED FOR REFERENCE.  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS  
STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY NO. 48013C, PANEL NO. 0100 C, WHICH IS DATED 11/14/2010. BY COPYING FROM THIS FIRM, A SURVEYOR PROPERLY OTHER THAN TO INTERPRET THE INFORMATION SET OUT ON FEMA'S FIRMS, AS DESCRIBED ABOVE, THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, WHICH MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT <https://nac.fema.gov/portal>.

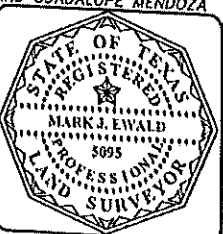
Property Address: 680 HICKORY LANE  
Property Description:  
**TRACT 1:** Being 9.997 acres of land, more or less, out of San Antonio and Mexican Gulf Railroad Company Survey No. 709, Abstract No. 813, Atascosa County, Texas, and being out of that certain 19.993 acres described as "Tract 1" in Warranty Deed with Vendor's Lien recorded in Document No. 197099, Official Public Records, TOGETHER WITH AND SUBJECT TO that 20 foot wide road easement (known as Hickory Lane) recorded in Volume 477, Page 154, Deed Records, Atascosa County, Texas, said 9.997 acres being more particularly described by metes and bounds attached hereto.  
**TRACT 2:** Being 9.997 acres of land, more or less, out of San Antonio and Mexican Gulf Railroad Company Survey No. 709, Abstract No. 813, Atascosa County, Texas, and being out of that certain 19.993 acres described as "Tract 1" in Warranty Deed with Vendor's Lien recorded in Document No. 197099, Official Public Records, TOGETHER WITH AND SUBJECT TO that 20 foot wide road easement (known as Hickory Lane) recorded in Volume 477, Page 154, Deed Records, Atascosa County, Texas, said 9.997 acres being more particularly described by metes and bounds attached hereto.

Owner: PABLO MENDOZA AND GUADALUPE MENDOZA

FIRM REGISTRATION NO. 1011700

LAND SURVEYORS, LLC.  
P.O. BOX 1849 BOERNE, TEXAS 78008  
PHONE (210) 372-8500 FAX (210) 372-8999

- LEGEND**
- CALCULATED POINT
  - FENCED 1/2" MON ROD
  - FENCE POST AT CORNER
  - SET 1/2" MON ROD CLAYED WALL
  - RECORD INFORMATION
  - CONTROLLING INSTRUMENT
  - POWER POLE
  - ELECTRIC METER POLE
  - OVERHEAD ELECTING
  - GUY WIRE
  - PROPANE
  - TELEPHONE PEDICEL
  - WIRE FENCE
  - METAL FENCE

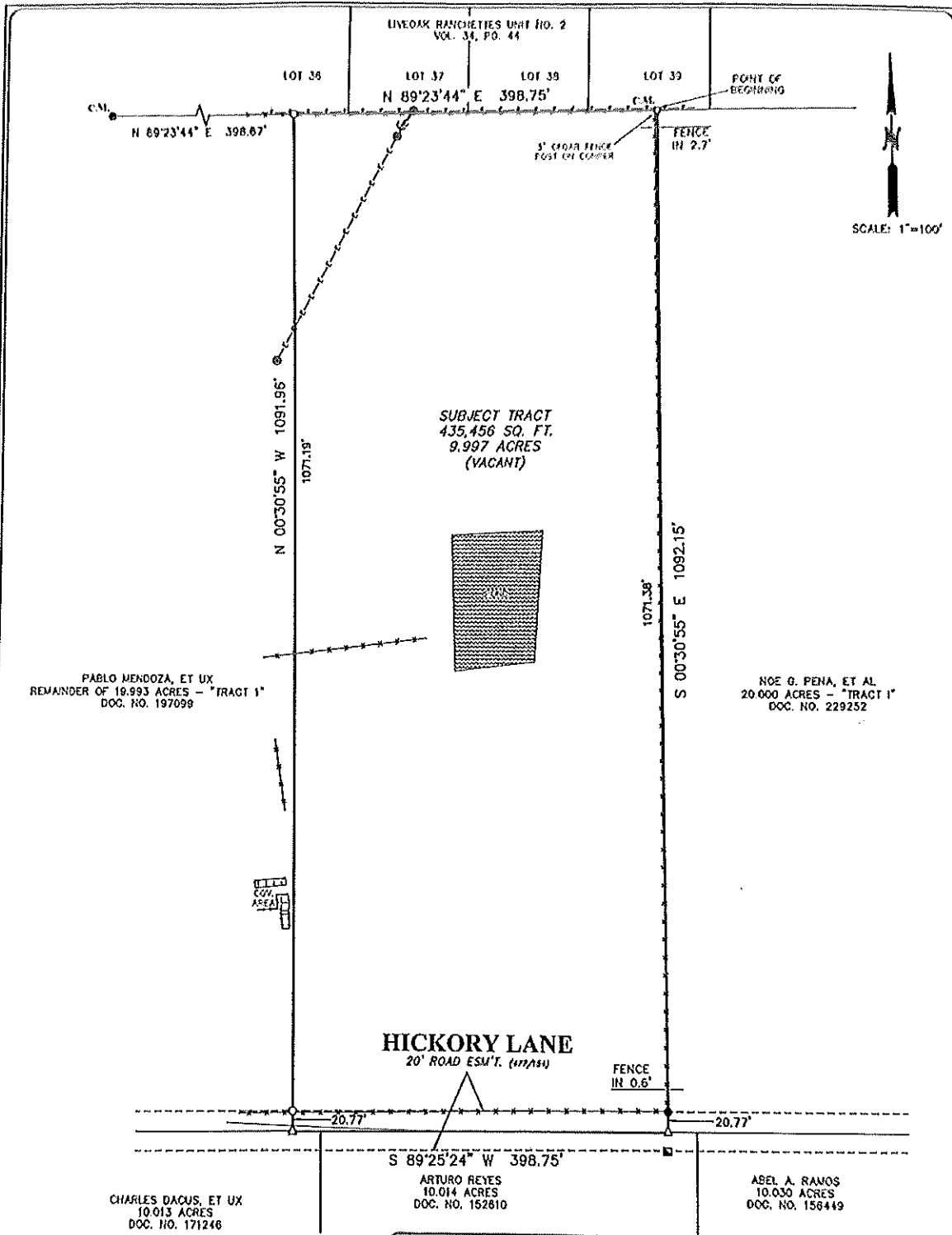


I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

*Mark J. Ewald*

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

G.F. NO. 1032883    JOB NO. 133888    DWG: CS/AJS    RVD: MJE    TITLE COMPANY: PRESERVE TITLE    DATE: 11/13/2025



PABLO MENDOZA, ET UX  
REMAINDER OF 18.993 ACRES - "TRACT 1"  
DOC. NO. 197099

NOE G. PEÑA, ET AL  
20.000 ACRES - "TRACT 1"  
DOC. NO. 229252

CHARLES DACUS, ET UX  
10.013 ACRES  
DOC. NO. 171246

ARTURO REYES  
10.014 ACRES  
DOC. NO. 152810

ABEL A. RAMOS  
10.030 ACRES  
DOC. NO. 156449

HICKORY LANE  
20' ROAD ESM'T. (11/2/15)

NOTES:  
PRIOR SURVEY (WESTAR JOB NO. 80156) WAS USED FOR REFERENCE.  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GDA.

FLOOD ZONE INTERPRETATION. IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA Flood Insurance Rate Map (FIRM), Identified as Community No. 48312C, Panel MA0100.G, which is dated 11/21/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM as described above. HIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONE, WHICH MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA or lists of local officials, and which may not agree with the tract's actual standing. More information concerning FEMA's Flood Flood Hazard Areas and Zones may be found at <http://www.fema.gov/flood>.

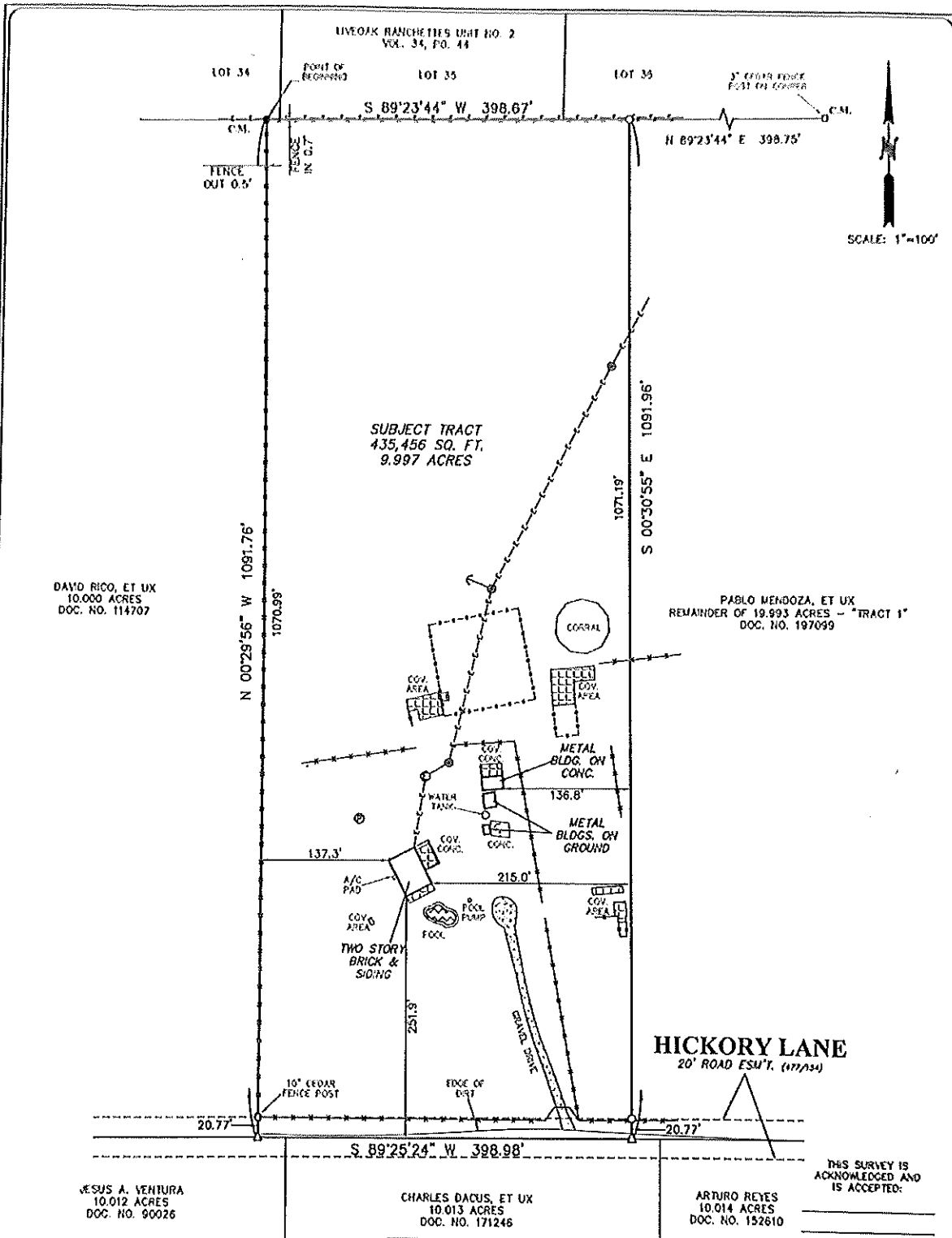
Property Address:  
690 HICKORY LANE  
Property Description:  
TRACT 2: Being 9.997 acres of land, more or less, out of San Antonio and Mexican Gulf Railroad Company Survey No. 705, Abstract No. 518, Atascosa County, Texas, and being out of that certain 19.993 acres described as "Tract 1" in Warranty Deed with Vendor's Lien recorded in Document No. 197099, Official Public Records, TOGETHER WITH AND SUBJECT TO that 20 foot wide easement (known as Hickory Lane) recorded in Volume 472, Page 154, (New Records, Atascosa County, Texas, and 9.997 acres being more particularly described by metes and bounds attached hereto.

Owner:  
PASLO MENDOZA AND GUADALUPE MENDOZA  
I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein to the best of my knowledge and belief.  
MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5093

FWA REGISTRATION NO. 1511700  
**Westar Alamo**  
LAND SURVEYORS, L.L.C.  
P.O. BOX 1818 BOERNE, TEXAS 78004  
PHONE (817) 772-1600 FAX (817) 772-1699  
O.F. NO. 1032683

**LEGEND**  
 A = CALCULATED POINT  
 B = FOUND 1/2" IRON ROD  
 C = FENCE POST AT CORNER  
 D = RT 1/2" IRON ROD CAPPED NAIL  
 E = RECORD INFORMATION  
 F = CONTROLLING MONUMENT  
 G = POWER POLE  
 H = OPEN END ELECTRIC  
 I = GUY WIRE  
 J = WIRE FENCE  
 DWG: CS/AJS RVD: DJE  
 JOB NO. 133888

TITLE COMPANY: PRESERVE TITLE DATE: 11/13/2025



DAVID RICO, ET UX  
10.000 ACRES  
DOC. NO. 114707

PABLO MENDOZA, ET UX  
REMAINDER OF 19.993 ACRES - "TRACT 1"  
DOC. NO. 197099

JESUS A. VENTURA  
10.012 ACRES  
DOC. NO. 90026

CHARLES DACUS, ET UX  
10.013 ACRES  
DOC. NO. 171246

ARTURO REYES  
10.014 ACRES  
DOC. NO. 152610

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

NOTES:  
PRIOR SURVEY (WESTAR JOB NO. 90150) WAS USED FOR  
REFERENCE.

NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS  
OBSERVATIONS, TEXAS STATE PLANE COORDINATES,  
SOUTH CENTRAL ZONE, GRID.

FLOOD ZONE INTERPRETATION: IT IS THE  
RESPONSIBILITY OF ANY INTERESTED PERSONS TO  
VERIFY THE ACCURACY OF FEMA FLOOD ZONE  
DESIGNATION OF THIS PROPERTY WITH FEDERAL  
AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE  
THE EFFECT THAT SUCH DESIGNATION MAY HAVE  
REQUIRE THE PROPOSED USE OF THE  
PROPERTY. THE PROPERTY MADE THE SUBJECT OF  
THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA  
FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS  
COMMUNITY NO. 552355. FEMA'S FIRM, WHICH IS DATED 11/21/2012, IS BY REFERENCE TO BE  
THE FIRM. IT APPEARS THAT ALL OR A PORTION OF  
THE PROPERTY MAY BE IN FLOOD ZONE "X".  
BECAUSE THIS IS A BOUNDARY SURVEY, THE SURVEYOR  
DID NOT TAKE ANY ACTIONS TO DETERMINE THE FLOOD  
ZONE STATUS OF THE SURVEYED PROPERTY OTHER THAN  
TO INTERPRET THE INFORMATION SET OUT ON FEMA'S  
FIRM, AS DESCRIBED ABOVE. THIS SURVEYOR DOES  
NOT GUARANTEE THE ACCURACY OF THE  
INTERPRETATION OF THE FLOOD ZONES, WHICH  
MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA  
OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT  
AGREE WITH THE TRACT'S ACTUAL FLOOD ZONE  
INFORMATION CONCERNING FEMA'S Special Flood  
Hazard Areas and Zones may be found at  
http://www.fema.gov/firm

Property Address:  
680 HICKORY LANE  
Property Description:  
TRACT 1: Being 9.997 acres of land, more or less, out of San Antonio and Mexican Gulf  
Ranchettes Company Survey No. 109, Abstract No. 314, Anderson County, Texas, and being  
out of that certain 14.993 acres described as "TRACT 1" in Warranty Deed with Vendor's  
Easement recorded in Deed Book No. 14308, Official Public Records, TOGETHER WITH  
AND SUBJECT TO that 20 foot wide road easement (shown in Deed Book 14308) recorded  
in Volume 471, Page 134, Deed Book 143, Anderson County, Texas, and 9.997 acres being  
more particularly described by notes and bounds attached hereto.

OWNER:  
PABLO MENDOZA AND GUADALUPE MENDOZA

FPM REGISTRATION NO.  
1011700

LAND SURVEYORS, L.L.C.  
P.O. BOX 1843 BROWNSVILLE, TEXAS 77808  
PHONE (361) 371-9500 FAX (361) 371-9548

**LEGEND**

- = CALCULATED POINT
- = FOUND 1/2" IRON ROD
- = FENCE POST AT CORNER
- = 1/2" IRON ROD CLAPPED BALL
- = FLOOD INFORMATION
- = CONTROLLING MONUMENT
- = POWER POLE
- = ELECTRIC METER POLE
- = OVERHEAD ELECTRIC
- = GUT MARK
- = PROPANE
- = METAL FENCE
- = WIRE FENCE

DWG. CS/AJS RVD: HJE  
JOB NO. 1133589

FILE COMPANY: PRESERVE FILE

DATE: 11/13/2023

MARK J. EWALD, Registered Professional  
Land Surveyor, State of Texas, certify that  
the above plat represents an actual survey  
made on the ground under my supervision,  
and that my professional opinion is that  
there are no discrepancies, conflicts,  
shortages in area or boundary break, or any  
improvements or overlapping of  
improvements, except as may appear herein,  
to the best of my knowledge and belief.

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

C.F. NO. 1032683

**METES AND BOUNDS**

**TRACT 1**

Being 9.997 acres of land, more or less, out of San Antonio and Mexican Gulf Railroad Company Survey No. 709, Abstract No. 813, Atascosa County, Texas, and being out of and a part of that certain 19.993 acres described as "Tract 1" in Warranty Deed with Vendor's Lien recorded in Document No. 197099, Official Public Records, **TOGETHER WITH AND SUBJECT TO** that 20 foot wide road easement (known as Hickory Lane) recorded in Volume 477, Page 154, Deed Records, Atascosa County, Texas, said 9.997 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northwest corner of this 9.997 acres, same being the northwest corner of said 19.993 acres and the northeast corner of the David Rico, et ux 10.000 acres (Document No. 114707), same being on the South line of Lot 34 of Liveoak Ranchettes Unit No. 2 (Volume 34, Page 44) and the **POINT OF BEGINNING**;

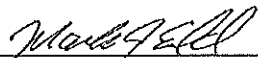
**THENCE** along the line common to this 9.997 acres and said Lot 34, North 89 degrees 23 minutes 44 seconds East, a distance of 398.67 feet to a 1/2 inch iron rod capped WALs set for the northeast corner of this 9.997 acres;

**THENCE** departing the North line of and severing said 19.993 acres, South 00 degrees 30 minutes 55 seconds East, at a distance of 1071.19 feet pass a 1/2 inch iron rod capped WALs set on line on the North line of said Hickory Lane, and continuing for a total distance of 1091.96 feet to a point for the southeast corner of this 9.997 acres, same being on the South line of said 19.993 acres and on the centerline of said Hickory Lane, same also being on the North line of Charles Dacus, et ux, 10.013 acres (Document No. 171246);

**THENCE** along the line common to this 9.997 acres and said Dacus 10.013 acres, South 89 degrees 25 minutes 24 seconds West, a distance of 398.98 feet to a point for the southwest corner of this 9.997 acres, same being the southwest corner of said 19.993 acres and on the North line of the Jesus A. Ventura 10.012 acres (Document No. 90026), same also being the southeast corner of said Rico 10.000 acres;

**THENCE** along the line common to this 9.997 acres and said Rico 10.000 acres, North 00 degrees 29 minutes 56 seconds West, at a distance of 20.77 feet pass a 10 inch cedar fence post found on line at the North line of said Hickory Lane, and continuing for a total distance of 1091.76 feet to the **POINT OF BEGINNING**, and containing 9.997 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 hereon 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  
November 13, 2025



## METES AND BOUNDS

### TRACT 2

Being 9.997 acres of land, more or less, out of San Antonio and Mexican Gulf Railroad Company Survey No. 709, Abstract No. 813, Atascosa County, Texas, and being out of that certain 19.993 acres described as "Tract 1" in Warranty Deed with Vendor's Lien recorded in Document No. 197099, Official Public Records, **TOGETHER WITH AND SUBJECT TO** that 20 foot wide road easement (known as Hickory Lane) recorded in Volume 477, Page 154, Deed Records, Atascosa County, Texas, said 9.997 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3 inch cedar fence post found for the northeast corner of this 9.997 acres, same being the northeast corner of said 19.993 acres and on the South line of Lot 39 of Liveoak Ranchettes Unit No. 2 (Volume 34, Page 44), same also being the northwest corner of the Noc G. Pena, et al 20.000 acres (Document No. 229252 - "Tract 1") and the **POINT OF BEGINNING**;


**THENCE** along the line common to this 9.997 acres and said Pena 20.000 acres, South 00 degrees 30 minutes 55 seconds East, at a distance of 1071.38 feet pass a 1/2 inch iron rod found on line for the North line of said Hickory Lane, and continuing for a total distance of 1092.15 feet to a point for the southeast corner of this 9.997 acres, same being the southeast corner of said 19.993 acres and on the centerline of said Hickory Lane, same also being the southwest corner of said Pena 20.000 acres and on the North line of the Arturo Reyes 10.014 acres (Document No. 152610);

**THENCE** along the line common to this 9.997 acres and said Reyes 10.014 acres, South 89 degrees 25 minutes 24 seconds West, a distance of 398.75 feet to a point for the southwest corner of this 9.997 acres, same being on the North line of the Charles Davus, et ux, 10.013 acres (Document No. 171246);

**THENCE** departing the South line of and severing said 19.993 acres, North 00 degrees 30 minutes 55 Seconds West, at a distance of 20.77 feet pass a 1/2 inch iron rod capped WALs set on line for the North line of said Hickory Lane, and continuing for a total distance of 1091.96 feet to a 1/2 inch iron rod capped WALs set for the northwest corner of this 9.997 acres, same being on the North line of said 19.993 acres and on the South line of Lot 36 of said Liveoak Ranchettes Unit No. 2;

**THENCE** along the line common to this 9.997 acres and said Lot 36, North 89 degrees 23 minutes 44 seconds East, a distance of 398.75 feet to the **POINT OF BEGINNING**, and containing 9.997 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 hereon 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  
November 13, 2025



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

Date: July 1, 2019

Grantor: ROGELIO TORRES, JR.

Grantor's Mailing Address:  
(including county)

Grantee: PABLO MENDOZA and spouse, GUADALUPE MENDOZA

Grantee's Mailing Address: 680 Hickory Ln  
(including county) San Antonio, Atascosa County, TX 78264

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of Two Hundred Fifty One Thousand Seven Hundred Fifty and no/100 DOLLARS (\$251,750.00) executed by Grantee payable to the order of RANDOLPH-BROOKS FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of RANDOLPH-BROOKS FEDERAL CREDIT UNION in this deed and by a deed of trust of even date from Grantee to MORTON W. BAIRD, II, Trustee.

Property (including any improvements):

Tract 1: Being 19.993 acres more or less, out of the San Antonio and Mexican Gulf Railroad Company Survey No. 709, Abstract No. 813, Atascosa County, Texas; said 19.993 acres being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes. Tract 2: Being a 20 foot easement out of a 100.117 acre tract of land described in a deed from Wilbur A. Wilson and wife, Florine S. Wilson, to Roger P. Deskins, et al, dated the 1st day of November, 1969, duly recorded in Volume 353, Page 244 of the Deed Records of Atascosa County, Texas; said 20 foot easement out of 100.117 acre tract of land being more particularly described in Exhibit "B" attached hereto and incorporated herein for all purposes. Tract 3: A 20.00 foot wide Ingress and Egress Easement situated in Atascosa County, Texas, out of the S. A. & M. G. Railroad Company Survey No. 709, being a part of a 100.00 acre tract No. 2 of the Talley 214.37 acre tract, said 214.37 acre tract being Subdivision No. 3 of the Thomas L. Haiduk Subdivision in Atascosa County, Texas; said 20.00 foot wide Ingress and Egress easement being more particularly described in Exhibit "B" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:



THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

}

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
by .

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Notary's Name (printed)

\_\_\_\_\_  
Notary's commission expires

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

}

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
by .

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Notary's Name (printed)

\_\_\_\_\_  
Notary's commission expires

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

}

(Corporate Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
by

of

a , on behalf of said .

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Notary's Name (printed)

\_\_\_\_\_  
Notary's commission expires

AFTER RECORDING RETURN TO:

PABLO MENDOZA  
680 Hickory Ln  
San Antonio TX 78264

PREPARED IN THE LAW OFFICE OF:

MORTON W. BAIRD II  
242 W. Sunset Suite 201  
San Antonio, Texas 78209



This conveyance is made subject to any easements, conditions, mandatory homeowners assessments, and/or restrictions of record affecting the title to the hereinbefore described property

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

RANDOLPH-BROOKS FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of RANDOLPH-BROOKS FEDERAL CREDIT UNION and are transferred to that party.

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

\_\_\_\_\_  
ROGELIO TORRES, JR.  
\_\_\_\_\_

THE STATE OF TEXAS } (Acknowledgment)  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019,

by ROGELIO TORRES, JR.

\_\_\_\_\_  
Notary Public, State of Texas      Notary's Name (printed)      Notary's commission expires

THE STATE OF TEXAS } (Acknowledgment)  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019,

by .

\_\_\_\_\_  
Notary Public, State of Texas      Notary's Name (printed)      Notary's commission expires

