



Registration for Division of Land in Atascosa County

RENE M. AGUILAR, am the owner of the attached filed division of land located at
ABS ADD173 G DE LA CRUZ SV-1429, 210 ACRES
ABS ADD173 G DE LA G CRUZ SV-1429, 58 ACRES (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: 6 APR 2026

Signature:

R AL

Printed Name:

RENE M. AGUILAR

STATE OF TEXAS

ACKNOWLEDGMENT

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jessie Ann Paul 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 April 6, 20 26

[Signature]
Notary Public, in and for
State of Texas



Registration for Division of Land in Atascosa County

I Chester M. Aguilar am the owner of the attached filed division of land located at ABS A 00173 G De La Cruz SV-1429, 58 Acres
ABS A 00173 G De La Cruz SV-1429, 210 Acres (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 checked="" 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: 6 April 2026

Signature: Chester M. Aguilar

Printed Name: Chester M. Aguilar

ACKNOWLEDGMENT

STATE OF TEXAS

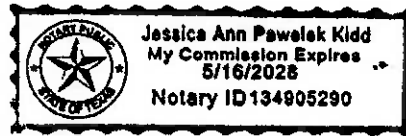
COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jessica Ann Pawelek Kidd 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 April 6, 2026.

[Handwritten signature of Notary Public]

Notary Public, in and for
State of Texas





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.

General Warranty Deed

Date: April 26, 2010

Grantor: Ommar M. Aguilar, an unmarried person, or if married, owning, occupying, claiming, and using other property as homestead

Grantor's Mailing Address:

Ommar M. Aguilar
1333 Flanders, San Antonio, Texas 78211
Bexar County

Grantee: Chester M. Aguilar; and Rene M. Aguilar

Grantee's Mailing Address:

Chester M. Aguilar
7414 Castle Glen, San Antonio, Texas 78218
Bexar County

Rene M. Aguilar
1333 Flanders, San Antonio, Texas 78211
Bexar County

Consideration:

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

Property (including any improvements):

Sixty (60) acres of land, more or less, being part of the Gaspar Cruz Survey No. 1429. Abstract No. 173, in Atascosa County, Texas, described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of said survey;
THENCE West following the southern boundary line of said survey 903 varas to the southwest corner of said survey;
THENCE North with the West line of said survey- No. 1429, 375 varas, stake for corner,
THENCE East in a straight line parallel with the southern boundary line of said survey No. 1429, 903 varas to a point on the east line of said survey No. 1429,
THENCE South with the East line of said survey-No. 1429, 375 varas to the Place of Beginning, and being the same property described by Deed dated January 26, 1959, and recorded in Volume.267 at Page 325 of the Deed Records of Atascosa County, Texas.

Reservations from Conveyance:

None

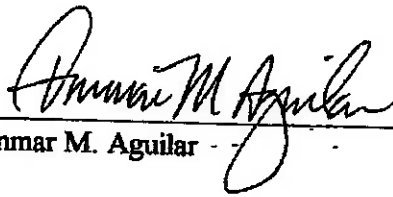
Exceptions to Conveyance and Warranty:

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 2010, 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.

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




Ommar M. Aguilar

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on May 16, 2010, 2010, by Ommar M. Aguilar.




Notary Public, State of Texas
My commission expires: June 28, 2011

PREPARED IN THE OFFICE OF:
ERIC C SUTTON
8400 Blanco, Suite 205
San Antonio, TX 78216
Tel: (210) 377-0422
Fax: (210) 377-0217

AFTER RECORDING RETURN TO:
Chester M. Aguilar
7414 Castle Glen, San Antonio, Texas 78218

And

Rene M. Aguilar
1333 Flanders, San Antonio, Texas 78211

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS


June 17, 2010 11:28 25 AM

FEE \$28 00

113730

Diane Gonzales County Clerk
Atascosa County TEXAS

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 29.99 ACRES OF LAND
TRACT A

BEING 29.99 ACRES OF LAND OUT OF THE M. SAUCEDO SURVEY NO. 50, ABSTRACT NO. 818, ATASCOSA COUNTY, TEXAS AND BEING KNOWN AS TRACT A IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO CHESTER M. AGUILAR AND RENE M. AGUILAR IN THE DEED OF RECORD IN DOCUMENT 113730 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 at the intersection of the center of Hickman Road and the northerly right-of-way of Stevens Road for the southwesterly corner of the Aguilar land and of this tract;

THENCE North 00° 22' 33" West, with the center of said Hickman Road, a distance of 1041.67 feet to a set ½" rebar with a "Pollok & Sons" cap for the northwesterly corner of the Aguilar land and of this tract;


THENCE North 89° 37' 27" East, passing a set ½" rebar with a "Pollok & Sons" cap on the easterly right-of-way of Hickman Road for the southwesterly corner of the John H. Sowell, et al land as described in Book 204, Page 645 of the Official Public Records of Atascosa County, Texas at 25.00 feet, continuing with the common line of said Sowell land, in all a distance of 1254.17 feet to a set ½" rebar with a "Pollok & Sons" cap for the northwesterly corner of a 29.99 acre tract known as Tract B in this survey and partition and the northerly corner of this tract;

THENCE South 00° 22' 33" East, into and across the Aguilar land and with the common line of said Tract B, a distance of 1041.67 feet to a set ½" rebar with a "Pollok & Sons" cap on the aforementioned northerly right-of-way of Stevens Road for the southwesterly corner of said Tract B and the southeasterly corner of this tract;

THENCE South 89° 37' 27" West, with said right-of-way and passing a set ½" rebar with a "Pollok & Sons" cap at the intersection of the aforementioned easterly right-of-way of Hickman Road at 1229.17 feet, in all a distance of 1254.17 feet to the **POINT OF BEGINNING** and containing 29.99 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
March 3, 2026



Refer. 26-046

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 29.99 ACRES OF LAND
TRACT B

BEING 29.99 ACRES OF LAND OUT OF THE M. SAUCEDO SURVEY NO. 50, ABSTRACT NO. 818, ATASCOSA COUNTY, TEXAS AND BEING KNOWN AS TRACT B IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO CHESTER M. AGUILAR AND RENE M. AGUILAR IN THE DEED OF RECORD IN DOCUMENT 113730 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 northerly right-of-way of Stevens Road for the southeasterly corner of a 29.99 acre tract known as Tract A in this survey and partition and the southwesterly corner of this tract from which a set ½" rebar with a "Pollok & Sons" cap at the intersection of the center of Hickman Road and the northerly right-of-way of said Stevens Road for the southwesterly corner of the Aguilar land bears South 89° 37' 27" West, a distance of 1254.17 feet;

THENCE North 00° 22' 33" West, into and across the Aguilar land and with the common line of said Tract A, a distance of 1041.67 feet to a set ½" rebar with a "Pollok & Sons" cap on the southerly line of the John H. Sowell, et al land as described in Book 204, Page 645 of the Official Public Records of Atascosa County, Texas for the northeasterly corner of said Tract A and the northwesterly corner of this tract;


THENCE North 89° 37' 27" East, with the common line of said Sowell land, a distance of 1254.17 feet to a found ½" pin on the westerly line of the Gary Maske land as described in Book 698, Page 128 of the Official Public Records of Atascosa County, Texas for the southeasterly corner of said Sowell land and the northeasterly corner of the Aguilar land and of this tract;

THENCE South 00° 22' 33" East, with the common line of said Maske land and with the common line of the Richard S. Tyler land as described in Document 173249 of the Official Public Records of Atascosa County, Texas and of the Rafeal Cisneros, et al land as described in Documents 188284 and 71940 of the Official Public Records of Atascosa County, Texas, in all a distance of 1041.67 feet to a set ½" rebar with a "Pollok & Sons" cap for an interior corner of said Cisneros land and the southeasterly corner of the Aguilar land and of this tract;

THENCE South 89° 37' 27" West, continuing with the common line of said Cisneros land and with the common line of the Juan Jose Mireles land as described in Book 865, Page 529 and Book 855, Page 98 of the Official Public Records of Atascosa County, Texas and partially with the aforementioned northerly right-of-way of Stevens Road, in all a distance of 1254.17 feet to the POINT OF BEGINNING and containing 29.99 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
March 3, 2026



Refer. 26-046