



2106938405
Guadalupe

Registration for Division of Land in Atascosa County

I Yolanda Guevara am the owner of the attached filed division of land located at ABS A00286T GALT SV-1344, TRACT 4, 10.97 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: 04/15/20

Signature:

Volanda Guevara

Printed Name:

Volanda Guevara

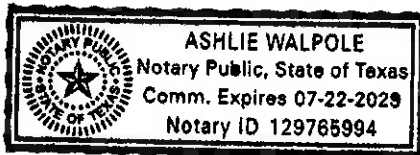
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Volanda Guevara, 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 15th, 2020.



Ashlie Walpole

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 this instrument before it is filed for record in the public records: your Social Security Number or your driver's license number.

Special Warranty Deed with Vendor's Lien

Date: November 24, 2007

Grantor: GREG DICARO and RAFTER D. INVESTMENTS, INC., a Texas corporation

Grantor's Mailing Address: 830 CR 339, Jourdanton, Texas 78026

Grantee: CARLOS O. GUEVARA and wife, YOLANDA GUEVARA

Grantee's Mailing Address: 707 Keats Ave, San Antonio, Bexar County, Texas 78214

Consideration: Cash in the amount of TEN AND NO/100 DOLLARS and a note of even date executed by Grantee and payable to the order of RAFTER D INVESTMENTS, INC. in the principal amount of FORTY FIVE THOUSAND AND NO/100 (\$45,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to BRYAN DICARO, Trustee.

Property (including any improvements):

Tract 1: 10.97 acres of land called Tract 3 in this survey and partition out of the Thomas Galt Survey, Abstract 286, Atascosa County, Texas and being a part or portion of the land described in a conveyance to Billie Jean Davis of record in Volume 303, Page 269, Deed Records of Atascosa County, Texas; and being more particularly described by metes & bounds attached hereto as Exhibit A, and incorporated herein by this reference, and

Tract 2: 10.97 acres of land called Tract 4 in this survey and partition out of the Thomas Galt Survey, Abstract 286, Atascosa County, Texas and being a part or portion of the land described in a conveyance to Billie Jean Davis of record in Volume 303, Page 269, Deed Records of Atascosa County, Texas; and being more particularly described by metes & bounds attached hereto as Exhibit B, and incorporated herein by this reference.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty: This conveyance is made subject to all restrictions, reservations, rights of way, regulations, easements, and other encumbrances of record, but only to the extent still valid and in full force and effect.

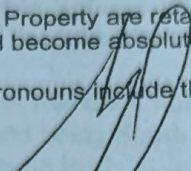
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE ACCEPTS THE PROPERTY AS IS AND WITH ALL FAULTS. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES, OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE SQUARE FOOTAGE OF THE PROPERTY; THE QUALITY OR CONDITION OF THE PROPERTY CONVEYED TO GRANTEE; THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; COMPLIANCE BY GRANTOR AND/OR THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY; OR THE HABITABILITY, MERCHANTABILITY, OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE GRANTOR HAS NOT, DOES NOT, AND WILL NOT MAKE ANY

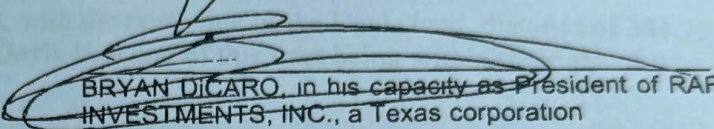
REPRESENTATIONS OR WARRANTIES AS TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS INCLUDING BUT NOT LIMITED TO THOSE PERTAINING TO THE USE, HANDLING, GENERATING, TREATING, STORING, OR DISPOSING OF HAZARDOUS WASTE, HAZARDOUS SUBSTANCES, PETROLEUM PRODUCT STORAGE TANKS, OR ASBESTOS. THIS PROVISION SHALL SURVIVE DELIVERY OF THIS DEED. GRANTEE ACCEPTS THE PROPERTY IN ITS PRESENT "AS IS - WHERE IS" CONDITION, WITH ALL FAULTS. THESE WARRANTY DISCLAIMERS SHALL NOT DIMINISH ANY LIMITED AND/OR SPECIAL WARRANTIES OF TITLE MADE BY GRANTOR IN THIS DEED, IF ANY.

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 will become absolute.

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



GREG DiCARO

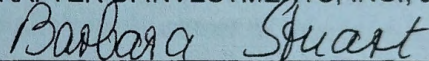


BRYAN DiCARO, in his capacity as President of RAFTER D INVESTMENTS, INC., a Texas corporation

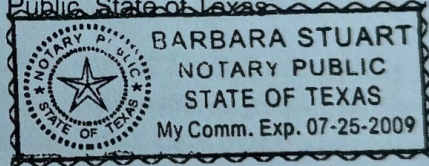
STATE OF TEXAS §

COUNT OF ATASCOSA §

SWORN TO AND SUBSCRIBED BEFORE ME this 8th day of November, 2007, by BRYAN DiCARO in his capacity as President of RAFTER D. INVESTMENTS, INC., a Texas corporation.



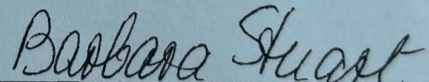
Notary Public, State of Texas



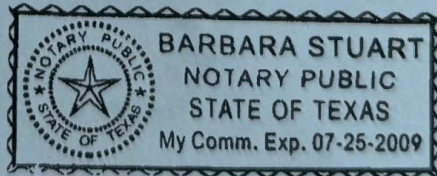
STATE OF TEXAS §

COUNT OF ATASCOSA §

SWORN TO AND SUBSCRIBED BEFORE ME this 8th day of November, 2007, by GREG DiCARO.



Notary Public, State of Texas



AFTER RECORDING RETURN TO
CARLOS O GUEVARA and YOLANDA GUEVARA
707 Keats Ave
San Antonio, TX 78214

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 10.97 ACRES OF LAND

BEING 10.97 acres of land called Tract 3 in this survey and partition out of the Thomas Galt Survey, Abstract 286, Atascosa County, Texas and being a part or portion of the land described in a conveyance to Billie Jean Davis of record in Volume 303, Page 269, Deed Records of Atascosa County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the northwesterly corner of this tract, northeasterly corner of a 10.97 acre tract called Tract 2 in this survey and partition and being South $71^{\circ} 15' 07''$ East, distance of 1189.80 feet from the northwesterly corner of the Davis land;

THENCE South $71^{\circ} 15' 07''$ East, with the north line of the Davis land, distance of 381.76 feet to the northeasterly corner of the Davis land and of this tract being within the right-of-way of Ed Davis County Road;

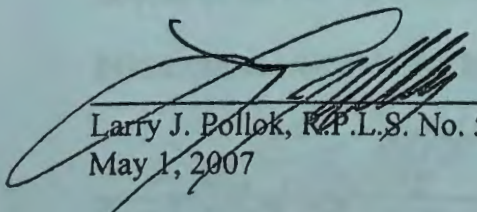
THENCE South $07^{\circ} 35' 07''$ East, with the easterly line of the Davis land and of this tract, distance of 808.24 feet to the southeasterly corner of this tract and northeasterly corner of a 10.97 acre tract called Tract 4 in this survey and partition;

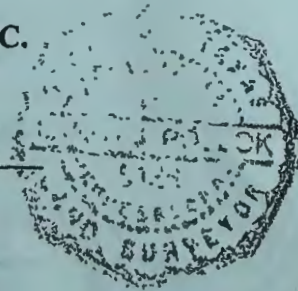
THENCE North $79^{\circ} 27' 17''$ West, with the common line of Tract 4 and of this tract, at 25.0 feet a set 1/2 inch rebar with a "Pollok & Sons" cap, total distance of 825.50 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the southwesterly corner of this tract and southeasterly corner of the aforementioned Tract 2,

THENCE North $23^{\circ} 57' 24''$ East, with the common line of Tract 2 and of this tract, at 820.64 feet a set 1/2 inch rebar with a "Pollok & Sons" cap, total distance of 845.64 feet to the **POINT OF BEGINNING** containing 10.97 acres of land as shown on a plat that accompanies this description.

BASIS of the bearing system is WGS84.

POLLOK & SONS SURVEYING, INC.


Larry J. Pollok, R.P.L.S. No. 5186
May 1, 2007



ref: 07-0214
07050704

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 10.97 ACRES OF LAND

BEING 10.97 acres of land called Tract 4 in this survey and partition out of the Thomas Galt Survey, Abstract 286, Atascosa County, Texas and being part or portion of the land described in a conveyance to Billie Jean Davis of record in Volume 303, Page 269, Deed Records of Atascosa County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch rebar with a "Pollok & Sons" cap on the south line of the Davis land for the southwest corner of this tract, southeast corner of a 10.97 acre tract called Tract 5 in this survey and partition and being South 70° 38' 01" East, distance of 60.00 feet from the intersection of the south line of the Davis land with the west right-of-way line of Western Street as shown on plat of Lemming of record in Volume 34, Page 24, Plat Records of Atascosa County, Texas;

THENCE North 18° 53' 10" East, with the common line of Tract 5 and of this tract, distance of 427.54 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for a common corner and the southwesterly corner of a 10.97 acre tract called Tract 3 in this survey and partition;

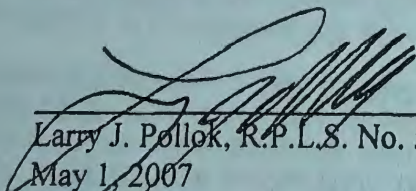
THENCE South 79° 27' 17" East, with the common line of Tract 3 and of this tract, at 800.25 feet a set 1/2 inch rebar with a "Pollok & Sons" cap, total distance of 825.50 feet to a common corner with the right-of-way of Ed Davis County Road;

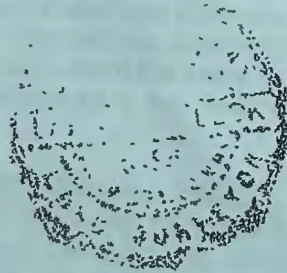
THENCE South 07° 35' 07" East, with the easterly line of the Davis land and of this tract, distance of 621.64 feet to a set 1/2 inch rebar for the southeasterly corner of the Davis land and of this tract;

THENCE North 70° 38' 01" West, with the south line of the Davis land and north right-of-way line of North Street as shown on plat of the aforementioned townsite of Lemming, distance of 1093.91 feet to the POINT OF BEGINNING containing 10.97 acres of land as shown on a plat that accompanies this description.

BASIS of the bearing system is WGS84.

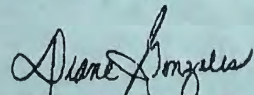
POLLOK & SONS SURVEYING, INC.


Larry J. Pollok, R.P.L.S. No. 5186
May 1, 2007



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS


May 28, 2008 09 42:28 AM

FEE \$28.00

Diane Gonzales County Clerk

Atascosa County TEXAS

ref: 07-0214
07050705

EXHIBIT OF SURVEY

OF
5.00 ACRES, BEING OUT OF A 10.97 ACRE TRACT OF LAND, CALLED TRACT 4, LYING IN
THE THOMAS GALT SURVEY, ABSTRACT NO. 286, ATASCOSA COUNTY, TEXAS

TRACT 5
10.97 ACRES
CLERK'S FILE NO.
98092, OPR

TRACT 4
10.97 ACRES
CLERK'S FILE NO.
98732, OPR

1" = 300'

THE BASIS OF BEARING
ON THIS PLAT IS GRID
NORTH, TEXAS STATE
PLANE COORDINATE
SYSTEM, NAD 83 (2011),
SOUTH CENTRAL ZONE

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- ▲ A calculated point

- Boundary line
- Adjoiner
- X — Barbed wire fence
- O—O— Overhead electric

Prepared for:
Frank Cardenas

REFERENCES:

DEED: Clerk's File No. 98732, OPR

THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT,
VISIBLE ENCROACHMENTS ARE SHOWN

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.



Walt F. Rakowitz

0.26 ACRES OF
BOUNDARY LIES OUTSIDE
OF FENCE LINE

Line Table

Line #	Length	Direction
L1	234.71	S7° 48' 00"E

RAKOWITZ
Engineering & Surveying

Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00
830-281-4060

Date of survey: February 11, 2026

Job No. 26-3802

State of Texas
County of Atascosa

Field notes for 5.00 acres, being out of a 10.97 acre tract of land, called Tract 4, lying in the Thomas Galt Survey, Abstract No. 286, Atascosa County, Texas, as shown on the accompanying Plat of Survey, prepared for Frank Cardenas, on February 11, 2026.

Field notes for 5.00 acres, being out of a 10.97 acre tract of land, called Tract 4, described in an instrument, recorded in Clerk's File No. 98732, Official Public Records, Atascosa County, Texas, and lying in the Thomas Galt Survey, Abstract No. 286, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 1/2 inch steel rod monument found for the Southwest corner of said Tract 4, being the Southeast corner of a 10.97 acre tract of land, called Tract 5, described in an instrument, recorded in Clerk's File No. 98092, Official Public Records, Atascosa County, Texas, and lying on a North line of W. North Street, said point of beginning being the Southwest corner of this tract of land;

Thence North $18^{\circ} 40' 23''$ East, 209.22 feet, along the West line of said Tract 4, being the East line of said Tract 5, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the Northwest corner of this tract of land;

Thence South $70^{\circ} 30' 54''$ East, across said Tract 4, at 954.26 feet passing a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, lying on the occupied East line of said Tract 4, continuing across Ed Davis Road, in all a total distance of 989.28 feet to a calculated point lying on the East line of said Tract 4, said calculated point being the Northeast corner of this tract of land;

Thence South $07^{\circ} 48' 00''$ East, 234.71 feet, along the East line of said Tract 4, and across Ed Davis Road, and across the S.A.U. & G. Railroad to a calculated point, being the Southeast corner of said Tract 4, being the intersection of Ed Davis Road and W. North Street, said calculated point being the Southeast corner of this tract of land;

Thence North $70^{\circ} 50' 54''$ West, along the South line of said Tract 4, and across Ed Davis Road, and said S.A.U. & G. Railroad, at 73.24 feet passing a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the occupied Southeast corner of said Tract 4, and continuing along North line of W. North Street, in all a total distance of 1093.91 feet, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 5.00 acres as shown on the accompanying Exhibit of Survey prepared for Frank Cardenas, dated February 11, 2026, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

Walt F. Rakowitz

Walt F. Rakowitz R.P.L.S. 6435
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060

