



Registration for Division of Land in Atascosa County

I HECTOR LOPEZ am the owner of the attached filed division of land located at CARUTHERS 5/6 LOT PT of 3A 8.20 (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: 05-08-2024

Signature: _____

Printed Name: _____

Hector Lopez

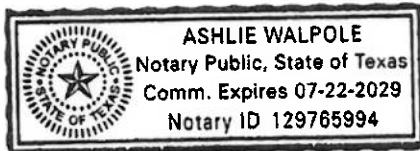
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Hector Lopez, 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 May 8th, 2026.



Ashlie Walpole
Notary Public, in and for
State of Texas

Sur. 378

8.20 ACRES
CHRISTINE DE LEON PINA
& ERIK CAMACHO PINA
TO
HECTOR HERRERA LOPEZ
& NORMA L. LOPEZ
MAY 9, 2012
DOC #131650, O.P.R.

SET 5/8" IRON PIN

S 89°38'39"W
151.07'

SET 5/8" IRON PIN



PROPOSED
HOUSE SITE

GEO W. CARUTHERS
SUBDIVISION
TRACT 3A
SLIDE 10-B, NEW PLAT CABINET

**3.05
ACRES**

8.78 ACRES
JUAN G. MARTINEZ, ET UX
TO
CARMEN BARBOLA
AUGUST 30, 2009
DOC #105773, O.P.R.

8.34 ACRES
MICHAEL W. PARTIN & GRACE PARTIN
TO
SHAWN BOWEN
AUGUST 12, 2015
DOC #164523, O.P.R.

ISAAC N. COOPER

N 00°21'23"W 865.00'

S 00°21'23"E 891.88'

8.20 ACRES
CHRISTINE DE LEON PINA & ERIK CAMACHO PINA
TO
HECTOR HERRERA LOPEZ & NORMA L. LOPEZ
MAY 9, 2012
DOC #131650, O.P.R.

TRIC LINE

NNING

IC RECORDS
TY, TEXAS

FND. 5/8" IRON PIN
BY 4" PIPE POST

ENTRANCE

SET 5/8"
IRON PIN

POB

abst. 164

F. M. L.

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

THE STATE OF TEXAS

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§
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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ATASCOSA

THAT THE UNDERSIGNED, CHRISTINE DE LEON PINA, formerly known as CHRSTINE DE LEON, and ERIK CAMACHO PINA, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$150,000.00, payable to the order of TEXAS COMMUNITY BANK, N.A, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Jim Briscoe, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto HECTOR HERRERA LOPEZ and NORMA L. LOPEZ, herein referred to as the "Grantee", whether one or more, the following described real property, to-wit:

BEING an 8.20 acre tract of land situated about 20.5 miles N 23 deg. E of Jourdanton in Atascosa County, Texas, out of survey No. 378, Abstract No. 164, Isaac N. Cooper, original grantee, and being out of a 9.67 acre tract conveyed from Santos Martinez, et ux to Juan G. Martinez by Deed dated August 26, 1978 and recorded in Volume 492, Page 179 of the Deed Records of Atascosa County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof

This conveyance, is executed, delivered and accepted subject to ad valorem taxes for the current year, rollback taxes due to this conveyance or Grantee's use of the subject property, maintenance fund liens, zoning ordinances, utility district assessments and standby fees, if any, any and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, recorded easements, reservations, mineral reservations and leases, restrictions, covenants, conditions, and rights of way easements, if any, affecting the herein described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to

RELIABLE TITLE COMPANY
GF# 20124202



3 PGS
ADVL

131650

to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. That TEXAS COMMUNITY BANK, N.A. ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED the 9th day of May, 2012.


CHRISTINE DE LEON PINA,
formerly known as CHRISTINE DE LEON


ERIK CAMACHO PINA

Grantee's Address, And After Recording Return To:

Hector and Norma Lopez
16115 S. Evans Road
Von Army, Texas 78073

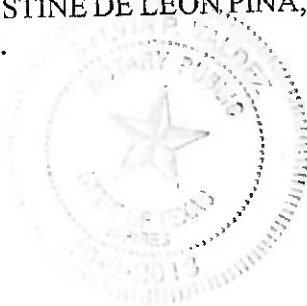
THE STATE OF TEXAS

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§
§

COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 9th day of May, 2012, by CHRISTINE DE LEON PINA, formerly known as CHRISTINE DE LEON and ERIK CAMACHO PINA.


NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS
COUNTY OF ATASCOSA

PREPARED FOR: Hector Hernandez, Sr.

FIELD NOTES TO DESCRIBE

An 9.20 Acre Tract of land situated about 20.5 miles N 23° E of Jourdanston in Atascosa County, Texas out of Survey No. 378, Abstract No. 164, Isaac N. Cooper, original grantee, and being out of a 9.67 Acre Tract conveyed from Santos Martinez, et ux to Juan G. Martinez by Deed dated August 26, 1978 and recorded in Volume 492, Page 179 of the Deed Records of Atascosa County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set at the intersection of the North line of F.M. Highway 1175 (100 feet wide) and the West line of a 9.67 Acre Tract (Volume 303, Page 413, Official Public Records) and the East line of said 9.67 Acre Tract (Volume 492, Page 179 Deed Records) for the Southeast corner of this tract from which a concrete highway marker found for a point of curvature in the North line of said highway bears with the chord of a curve S 86° 50' 19" E 358.05 feet;

THENCE: With fence and the North line of said highway along said curve to the right having a radius of 2805.56 feet, a central angle of 04° 28' 44", an arc of 219.32 feet and a chord bearing N 80° 56' 26" W 219.26 feet to a 5/8" iron pin set at the intersection of the North line of said highway and the East line of a 11.57 Acre Tract (Volume 317, Page 198, Deed Records) and the West line of said 9.67 Acre Tract (Volume 492, Page 179 Deed Records) for the Southwest corner of this tract;

THENCE: N 00° 21' 23" W 1632.45 feet to a 5/8" iron pin set for the Northeast corner of said 11.57 Acre Tract, and the Northwest corner of said 9.67 Acre Tract (Volume 492, Page 179 Deed Records) and of this tract;

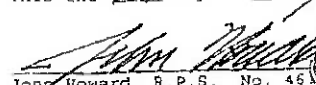
THENCE: N 89° 38' 39" E 216.31 feet with fence and the South line of an 85.96 Acre Tract (Volume 10, Page 240, Probate Records) to a 5/8" iron pin set for the Northwest corner of said 9.67 Acre Tract (Volume 303, Page 413 Official Public Records) and for the Northeast corner of said 9.67 Acre Tract (Volume 492, Page 179 Deed Records) and of this tract; from which a 1/2" iron pin found for the Northeast corner of a 9.67 Acre Tract (Volume 492, Page 191) bears N 89° 38' 39" E 432.62 feet.

THENCE: S 00° 21' 23" E 1668.32 feet to the POINT OF BEGINNING.

Bearings shown herein are geodetic from GPS observations.

I hereby certify that the foregoing fieldnote description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 6th day of June, 2007.


Jonn Howard, R.P.S. No. 4611
401 State Highway 173 S
Hondo, Texas 78861
(830) 425-4775

REVISED: June 12, 2008 

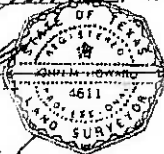


Exhibit A

RECORD'S MEMORANDUM

At the time of recordation, this Instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Diane Gonzales, County Clerk
Atascosa County Texas

May 17, 2012 03:20:50 PM

FEE: \$24.00
WDVL

131650