



Registration for Division of Land in Atascosa County

Maximeno S. Hernandez
I Maria M. Hernandez, am the owner of the attached filed division of land located at 9.27 ac +/- out of Abstract # 796 (legal description). I have had the division of Atascosa Co., TX. 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: 05/11/2026

Signature:

Max S. Hernandez Maria M. Hernandez

Printed Name:

MAXIMENO S. HERNANDEZ MARIA M. HERNANDEZ



ACKNOWLEDGMENT

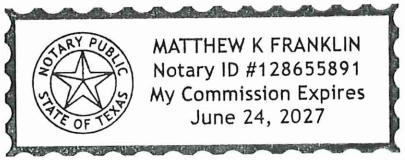
STATE OF TEXAS

COUNTY OF ATASCOSA

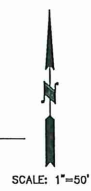
BEFORE ME, the undersigned Notary Public, on this day personally appeared Maximero S. Hernandez and Maria M. Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 11th day of May, 2020. ²⁶

Notary Public, in and for
State of Texas

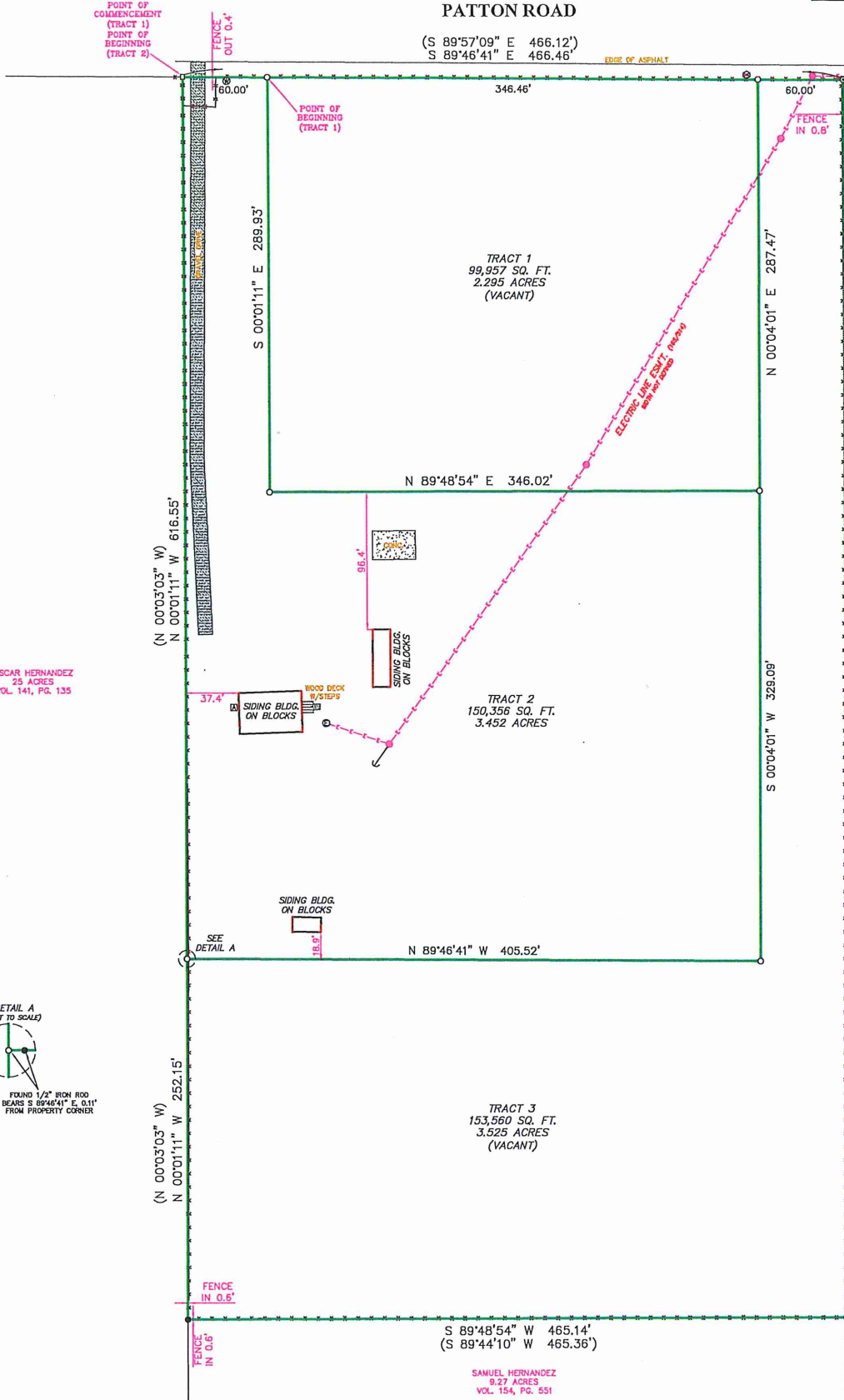


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTIES TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS. AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY OWNER IS ADVISED THAT ANY APPEARANCE TO BE INCLUDED IN A FEMA FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY NO. 880122, PARCEL NO. 0021, WHICH IS DATED 11/17/2010. BY REFERRING TO THE 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 SURVEY DOES NOT INTEND TO DETERMINE THE FLOOD ZONE STATUS OF THE SURVEYED PROPERTY OTHER THAN TO INTERPRET THE INFORMATION SET OUT IN FEMA'S FIRM, AS DESCRIBED ABOVE. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONE(S), WHICH MAY NOT AGREE WITH THE INTERPRETATION 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://www.fema.gov/pfm/>.



PATTON ROAD

(S 89°57'09" E 466.12')
(S 89°46'41" E 466.46')

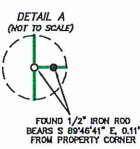


OSCAR HERNANDEZ
25 ACRES
VOL. 141, PG. 135

JV2 SERVICES, LLC
110.772 ACRES
DOC. NO. 183735

SAMUEL HERNANDEZ
9.27 ACRES
VOL. 154, PG. 551

NOTES:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EXISTING RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.



ACCEPTED BY: _____

PLM REGISTRATION NO. 1011700

LAND SURVEYORS, LLC.
P.O. BOX 1845 BOONVILLE, TEXAS 76028
PHONE (817) 272-5000 FAX (817) 272-9999

LEGEND

- 1/2" IRON ROD CAPPED BALL
- 1/2" IRON ROD
- 3/4" IRON PIPE
- 1" METAL EDGE POST AT CORNER
- BEARING INFORMATION
- CONTROLLED MONUMENT
- POWER POLE
- ELECTRIC METER POLE
- CORNER POLE
- UTILITY METER
- 1/2" IRON ROD
- UNDERGROUND CABLE
- 1/2" IRON ROD

CDWG: AJS RVD: RJP

Property Address: 1965 PATTON ROAD
Property Description:
TRACT 1: Being 2,295 acres of land, more or less, out of the Comanche Statute Survey No. 14334, Abstract 100, Atascosa County, Texas, and being out of that called 9.27 acres described in Ordinance Deed recorded in Volume 154, Page 5, Official Public Records, Atascosa County, Texas, and 2,291 acres being more particularly described by notes and books attached hereto.
TRACT 2: Being 3,452 acres of land, more or less, out of the Comanche Statute Survey No. 14334, Abstract 100, Atascosa County, Texas, and being out of that called 27 acres described in Ordinance Deed recorded in Volume 154, Page 5, Official Public Records, Atascosa County, Texas, and 3,425 acres being more particularly described by notes and books attached hereto.
TRACT 3: Being 3,525 acres of land, more or less, out of the Comanche Statute Survey No. 14334, Abstract 100, Atascosa County, Texas, and being out of that called 27 acres described in Ordinance Deed recorded in Volume 154, Page 5, Official Public Records, Atascosa County, Texas, and 3,522 acres being more particularly described by notes and books attached hereto.

OWNER: T.B.D.



RUDOLF J. PATA, JR., 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 encroachments, or overlapping of improvements, except as may appear hereon, to the best of my knowledge and belief.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5358

DATE: 10/24/2025

METES AND BOUNDS

TRACT 1: Being 2.295 acres of land, more or less, out of the Cornelius Santus Survey No. 1433A, Abstract 769, Atascosa County, Texas, and being out of that called 9.27 acres described in Quitclaim Deed recorded in Volume 157, Page 1, Official Public Records, Atascosa County, Texas; said 2.295 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 3-inch metal fence post found for the northwest corner of said 9.27 acres, same being the northeast corner of the Oscar Hernandez 25 acres (Volume 141, Page 135) and on the South Right-of-Way line of Patton Road, same also being the **POINT OF COMMENCEMENT**;

THENCE along the South Right-of-Way line of said Patton Road, South 89 degrees 46 minutes 41 seconds East (called South 89 degrees 57 minutes 09 seconds East), a distance of 60.00 feet to a 1/2-inch iron rod capped WALS set for the northwest corner of this 2.295 acres, same being the **POINT OF BEGINNING**;

THENCE continuing along the South Right-of-Way line of said Patton Road, South 89 degrees 46 minutes 41 seconds East (called South 89 degrees 57 minutes 09 seconds East), a distance of 346.46 feet to a 1/2-inch iron rod capped WALS set for the northeast corner of this 2.295 acres;

THENCE departing the North line of, across and severing said 9.27 acres, the following courses and distances:

South 00 degrees 04 minutes 01 seconds West, a distance of 287.47 feet to a 1/2-inch iron rod capped WALS set for the southeast corner of this 2.295 acres;

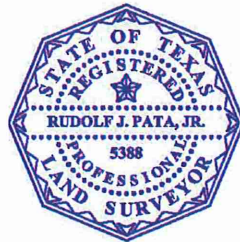
South 89 degrees 48 minutes 54 seconds West, a distance of 346.02 feet to a 1/2-inch iron rod capped WALS set for the southwest corner of this 2.295 acres;

North 00 degrees 01 minutes 11 seconds West, a distance of 289.93 feet to the **POINT OF BEGINNING**, and containing 2.295 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.



Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
Texas Registration No. 5388
October 24, 2025



METES AND BOUNDS

TRACT 2: Being 3.452 acres of land, more or less, out of the Cornelius Santus Survey No. 1433A, Abstract 769, Atascosa County, Texas, and being out of that called 9.27 acres described in Quitclaim Deed recorded in Volume 157, Page 1, Official Public Records, Atascosa County, Texas; said 3.452 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3-inch metal fence post found for the northwest corner of this 3.452 acres, same being the northwest corner of said 9.27 acres and the northeast corner of the Oscar Hernandez 25 acres (Volume 141, Page 135), same also being on the South Right-of-Way line of Patton Road, same also being the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way line of said Patton Road, South 89 degrees 46 minutes 41 seconds East (called South 89 degrees 57 minutes 09 seconds East), a distance of 60.00 feet to a 1/2-inch iron rod capped WALS set for an exterior corner of this 3.452 acres;

THENCE departing the North line of, across and severing said 9.27 acres, the following courses and distances:

South 00 degrees 01 minutes 11 seconds East, a distance of 289.93 feet to a 1/2-inch iron rod capped WALS set for an interior corner of this 3.452 acres;

North 89 degrees 48 minutes 54 seconds East, a distance of 346.02 feet to a 1/2-inch iron rod capped WALS set for the northeast corner of this 3.452 acres;

South 00 degrees 04 minutes 01 seconds West, a distance of 329.09 feet to a 1/2-inch iron rod capped WALS set for the southeast corner of this 3.452 acres;

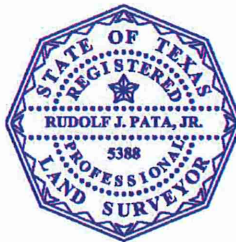
North 89 degrees 46 minutes 41 seconds West, a distance of 405.52 feet to a 1/2-inch iron rod capped WALS set for the southwest corner of this 3.452 acres, same being on the West line of said 9.27 acres and on the East line of said Hernandez 25 acres, and from which a 1/2-inch iron found rod bears South 89 degrees 46 minutes 41 seconds East, a distance of 0.11 feet;

THENCE along the line common to this 3.452 acres and said Hernandez 25 acres, North 00 degrees 01 minutes 11 seconds West (called North 00 degrees 03 minutes 03 seconds West), a distance of 616.55 feet to the **POINT OF BEGINNING**, and containing 3.452 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.



Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
Texas Registration No. 5388
October 24, 2025



METES AND BOUNDS

TRACT 3: Being 3.525 acres of land, more or less, out of the Cornelius Santus Survey No. 1433A, Abstract 769, Atascosa County, Texas, and being out of that called 9.27 acres described in Quitclaim Deed recorded in Volume 157, Page 1, Official Public Records, Atascosa County, Texas; said 3.525 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron rod found for the northeast corner of this 3.525 acres, same being the northeast corner of said 9.27 acres and the northwest corner of the JX2 Services, LLC, 110.772 acres (Document No. 183735), same also being on the South Right-of-Way line of Patton Road, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 3.525 acres and said JX2 Services 110.772 acres, South 00 degrees 04 minutes 01 seconds West (called South 00 degrees 00 minutes 00 seconds East), a distance of 865.40 feet (called 865.81 feet) to a 1/2-inch iron rod found for the southeast corner of this 3.525 acres, same being the southeast corner of said 9.27 acres and the northeast corner of the Samuel Hernandez 9.27 acres (Volume 154, Page 551);

THENCE along the line common to this 3.525 acres and said Hernandez 9.27 acres, South 89 degrees 48 minutes 54 seconds West (called South 89 degrees 44 minutes 10 seconds West), a distance of 465.14 feet (called 465.36 feet) to a 1/2-inch iron rod found for the southwest corner of this 3.525 acres, same being the southwest corner of said 9.27 acres and the northwest corner of said Hernandez 9.27 acres, same also being on the East line of the Oscar Hernandez 25 acres (Volume 141, Page 135);

THENCE along the line common to this 3.525 acres and said Hernandez 25 acres, North 00 degrees 01 minutes 11 seconds West (called North 00 degrees 03 minutes 03 seconds West), a distance of 252.15 feet to a 1/2-inch iron rod capped WALS set for the northwest corner of this 3.525 acres, and from which a 1/2-inch iron rod found bears South 89 degrees 46 minutes 41 seconds East, a distance of 0.11 feet;

THENCE departing the West line of, across and severing said 9.27 acres, the following courses and distances:

South 89 degrees 46 minutes 41 seconds East, a distance of 405.52 feet to a 1/2-inch iron rod capped WALS set for an interior corner of this 3.525 acres;

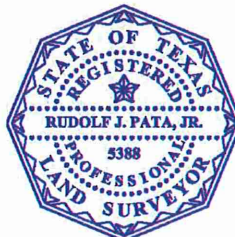
North 00 degrees 04 minutes 01 seconds East, at a distance of 329.09 feet pass a 1/2-inch iron rod capped WALS set on line, and continuing for a total distance of 616.56 feet to a 1/2-inch iron rod capped WALS set for an exterior corner of this 3.525 acres, same being on the North line of said 9.27 acres and on the South Right-of-Way line of said Patton Road;

THENCE along the South Right-of-Way line of said Patton Road, South 89 degrees 46 minutes 41 seconds East (called South 89 degrees 57 minutes 09 seconds East), a distance of 60.00 feet to the **POINT OF BEGINNING**, and containing 3.525 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.



Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
Texas Registration No. 5388
October 24, 2025



40528

00 NOV -9 AM 8:47 (1)

QUITCLAIM DEED

LAQUITA HAYDEN
ATASCOSA COUNTY CLERK

By [Signature] DEPUTY

9.00 Pd

BE IT KNOWN, that I, Samuel Hernandez, residing at 19670 Carruthers / PO Box 1032, City of Somerset, County of Bexar, State of Texas 78069, and

GRANTOR, of Tract No 1, located in the County of Atascosa, State of Texas, Hereby Quite Claim and grant and transfer a tract of land more particularly described herein, to:

GRANTEE, Maximeno S. Hernandez, residing at 7515 E. 3rd / PO Box 261, City of Somerset, County of Bexar, State of Texas 78069, to wit;

TRACT: Lot 1, North Half [9.27 acres] Atascosa County, of the Wm. McD Stevens survey, better known as Cornelius Santos Survey, Abstract No. 769, being the same tract called 18 1/2 acre tract described in Volume 141, Page 133, Official Public Records of Atascosa County Texas

[Signature]
Grantor, Samuel Hernandez

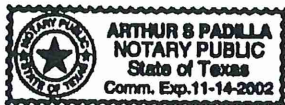
STATE OF TEXAS

COUNTY OF BEXAR

§
§
§

ACKNOWLEDGMENT

THEN PERSONALLY APPEARED, before me the undersigned authority, on this the 6th day of November November, A.D., 2000 Samuel Hernandez, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.



[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

My Commission Expires 11-14-2002

After Recording Return To:
Maximeno S. Hernandez
PO Box 261
Somerset, Texas 78069

STATE OF TEXAS COUNTY OF ATASCOSA

I hereby certify that this instrument was filed on the date a/c. time stamped hereon by me and was duly recorded in the volume and page of the OPR records of Atascosa County, Texas stamped hereon by me.



COUNTY CLERK Atascosa County, Texas

By [Signature] Deputy

Vesting
Deed /
Parent
Tract