



Registration for Division of Land in Atascosa County

I Henry Cruz, am the owner of the attached filed division of land located at SS Farms, Lot 5102-5105, Acres 80 (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: 6/9/2026

Signature: [Handwritten Signature]

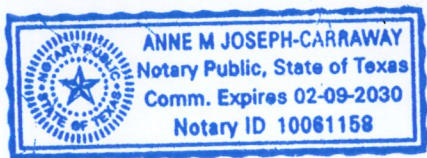
Printed Name: Henry Cruz

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Henry Cruz, 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 June 9, 2026.



[Handwritten Signature: Anne M Joseph-Carraway]

Notary Public, in and for
State of Texas

2004 AUG 18 PM 2:20 (2)

LAQUITA HENDERSON
ATASCOSA COUNTY CLERKBY *[Signature]* FEE \$11.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

CWD MARY LEE MAYS LIVING TRUST TO HENRY CRUZ

CASH WARRANTY DEED

THE STATE OF TEXAS §

COUNTY OF ATASCOSA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARY LEE MAYS, Trustee of the MARY LEE MAYS LIVING TRUST created by Trust Agreement dated August 16, 1996, of Nueces County, Texas, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged;

have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto HENRY CRUZ, whose address is 801 Willow, Jourdanton, Atascosa County, Texas 78026, the following described real property, lying and being situated in Atascosa County, Texas, to-wit:

BEING S.S. Farm Tracts Numbers 5102, 5103, 5104 and 5105 containing 20 acres of land each, more or less, aggregating in all 80 acres of land, more or less, all being out of the Dr. Chas F. Simmons' 95,000 acre Subdivision, situated in Atascosa County, Texas, as per map or plat of said Subdivision recorded in Vol. 37, Deed Records of Atascosa County, Texas.

This conveyance and the hereinafter warranty are expressly made subject to the following:

(a) Any visible or apparent roadway or easement over or across the subject property, the existence of which does not appear of record.

(b) Easement dated October 14, 1976, executed by V. T. Blalock, et ux to McCoy Water Supply Co., recorded in Vol. 457, Page 197 of the Deed Records of Atascosa County, Texas.

(c) Oil Lease dated February 28, 1980, executed by Mildred K. Kuykendall to William Peavy, Trustee, recorded in Vol. 522, Page 21, Deed Records of Atascosa County, Texas.

(d) Mineral and/or Royalty Reservation as set out in Assumption Warranty Deed dated September 30, 1980, executed by Mildred K. Kuykendall to Mary Lee Mays, recorded in Vol. 534, Page 145, Deed Records of Atascosa County, Texas.

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 HENRY CRUZ, his heirs and assigns forever; and I do hereby bind myself, my successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the

said HENRY CRUZ, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

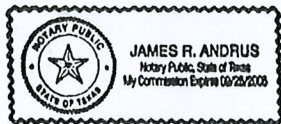
EXECUTED this 18th day of August, 2004.

Mary Lee Mays, Trustee
MARY LEE MAYS, Trustee of the Mary Lee
Mays Living Trust

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

This instrument was acknowledged before me this 18th day of August, 2004,
by MARY LEE MAYS, Trustee of the Mary Lee Mays Living Trust.

James R. Andrus
NOTARY PUBLIC, STATE OF TEXAS



After Recording Return to:
Henry Cruz
801 Willow
Jourdan, Texas 78026

GF# 9103MAC

Prepared in the Law Office of:
Alfred A. Steinle
P. O. Box 400
Jourdan, Texas 78026

STATE OF TEXAS COUNTY OF ATASCOSA

I hereby certify that this instrument was filed on the
date and 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.



RECORDING DATE
AUG 19 2004
LAQUITA HAYDEN

COUNTY CLERK Atascosa County, Texas
By A. Steinle Deputy

EXHIBIT OF SURVEY

OF
6.50 ACRES, BEING 3.49 ACRES OUT OF TRACT 5102, 1.83 ACRES OUT OF TRACT 5103, AND 1.18 ACRES OUT OF TRACT 5104, OF THE DR. CHAS F. SIMMONS 95,000 ACRE SUBDIVISION, ATASCOSA COUNTY, TEXAS

SS FARM TRACT #5101
CLERK'S FILE NO.
148041, OPR

S 89° 45' 05" E 1450.86'

N 89° 45' 05" W 1211.88'

N 1° 52' 56" E 874.14'

6.50 ACRES

S 1° 52' 56" W 814.12'

80 ACRES OF LAND,
MORE OR LESS
BOOK 284,
PG. 165, OPR

80 ACRES OF LAND,
MORE OR LESS
BOOK 284,
PG. 165, OPR

EXISTING GATE

P.O.B.

STATE HIGHWAY NO. 16

1" = 200'



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

■ 4" Pipe corner post

Boundary line

Adjoiner

X Barbed wire fence

Overhead electric

5103 Tract number

Prepared for:
Megan Cruz

REFERENCES:

DEED: Book 284, Pg. 165, OPR

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



Walt F. Rakowitz

Line Table		
Line #	Length	Direction
L1	60.00	S0° 00' 51" W
L2	240.93	N89° 45' 05" W



RAKOWITZ
Engineering & Surveying
Texas Registered Engineering Firm P-9155
Texas Registered Surveying Firm 101812-00
830-281-4060

Date of survey: May 7, 2026
Job No. 26-3867

State of Texas
County of Atascosa

Field notes for a tract of land containing 6.50 acres, being 3.49 acres out of Tract 5102, 1.83 acres out of Tract 5103, and 1.18 acres out of Tract 5104, of the Dr. Chas F. Simmons 95,000 acre Subdivision, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey, prepared for Megan Cruz, on May 7, 2026, and under Job No. 26-3867.

A tract of land containing 6.50 acres, being 3.49 acres out of Tract 5102, 1.83 acres out of Tract 5103, and 1.18 acres out of Tract 5104, of the Dr. Chas F. Simmons 95,000 acre Subdivision, Atascosa County, Texas, described in an instrument, recorded in Book 284, Page 165, Official Public Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 4" pipe corner post lying on the West line of State Highway No. 16, found for the Northeast corner of said Tract 5102, being the Southeast corner of Tract 5101, described in an instrument, recorded in Clerk's File No. 148041, Official Public Records, Atascosa County, Texas, said point of beginning being the upper Northeast corner of this tract of land;

Thence South $00^{\circ} 00' 51''$ West, 60.00 feet along West line of State Highway No. 16, being the East line of said Tract 5102, to a point marked by a found 4" pipe corner post, said point being the lower Northeast corner of this tract of land;

Thence North $89^{\circ} 45' 05''$ West, 1211.88 feet, across said Tract 5102 to a set point, marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, said point being a reentrant corner of this tract of land;

Thence South $01^{\circ} 52' 56''$ West, 814.12 feet, along a fence and across said Tract 5102, Tract 5103 and said Tract 5104 to a set point, marked by 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, said point being the Southeast corner of this tract of land;

Thence North $89^{\circ} 45' 05''$ West, 240.93 feet, across said Tract 5104 to a set point, marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, said point being the Southwest corner of this tract of land;

Thence North $01^{\circ} 52' 56''$ East, 874.14 feet, across said Tract 5104, 5103, and 5102 to a set point, marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, lying on the North line of said Tract 5102, being the South line of said Tract 5101, said point being the Northwest corner of this tract of land;

Thence South $89^{\circ} 45' 05''$ East, 1450.86 feet, along the North line of said Tract 5102, being the South line of said Tract 5101, 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.

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 6.50 acres, as shown on the accompanying Exhibit of Survey prepared for Megan Cruz, dated May 7, 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

