

**PA-2023-11600060**

# PARTITION DEED

COUNTY OF BEXAR )

\*\* also known as MIGUEL ORTEGA

VILLAGOMEZ, his heirs, successors and assigns forever, and MIGUEL ORTEGA VILLENOR does hereby bind himself, his heirs, successors and assigns, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the ELISEO CAMPOS VILLAGOMEZ, and his heirs, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

THAT, MIGUEL ORTEGA VILLENOR shall from date hereof have, hold, possess and enjoy, in severalty, by himself and to his heirs, successors and assigns, for his part, share and proportion of the said property and premises, free from any and all claims of the other party hereto, all of that certain tract described as follows, to-wit:

TRACT 2: a 6.73 acre tract out of a 13.46 acre tract as recorded in Volume 13046, Page 782, Official Public Records of Real Property of Bexar County, Texas, being also out of Tracts 61 and 62, Cable Ranch Subdivision as recorded in Volume 105, page 162, Deed and Plat Records of Bexar County, Texas, and said Tract 1 being more particularly described in the EXHIBIT "B" attached hereto and made a part hereof.

and the said ELISEO CAMPOS VILLAGOMEZ does hereby grant, sell, convey, release and confirm unto the said MIGUEL ORTEGA VILLENOR the premises last above described, to have and to hold in severalty the above described property and premises, with all and singular the hereditaments and appurtenances thereunto belonging unto the said MIGUEL ORTEGA VILLENOR, his heirs, successors and assigns forever, and ELISEO CAMPOS VILLAGOMEZ, does hereby bind himself, his heirs, successors and assigns, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the MIGUEL ORTEGA VILLENOR, and his heirs, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

This conveyance is made subject to any and all restrictions, easements, covenants, conditions and reservations of record affecting the herein described property.

EXECUTED this the following date: 11-12-, 2015.

  
ELISEO CAMPOS VILLAGÓMEZ

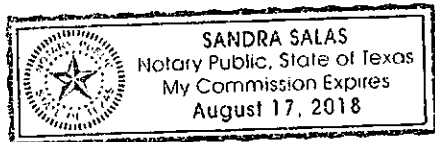
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389 STONECREEK RD  
CENTER POINT TX 78010

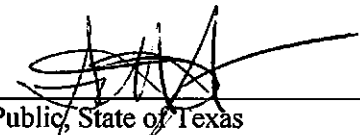
  
MIGUEL ORTEGA VILLENOR

Mailing Address: 9019 ATHENS  
SAN ANTONIO TX 78251

STATE OF TEXAS                    )  
COUNTY OF WILSON                )

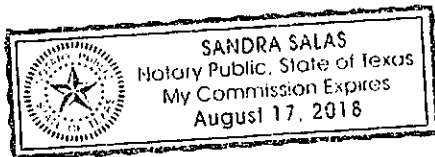
*November* This instrument was ACKNOWLEDGED before me, on this 12 day of  
*November*, 2015 by ELISEO CAMPOS VILLAGOMEZ.

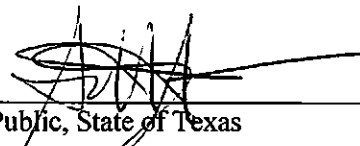


  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS                    )  
COUNTY OF WILSON                )

*November* This instrument was ACKNOWLEDGED before me, on this 12 day of  
*November*, 2015 by MIGUEL ORTEGA VILLENOR.



  
\_\_\_\_\_  
Notary Public, State of Texas

Prepared in the Law Offices of:

WEST AND WEST, ATTORNEYS  
2929 Mossrock #204  
San Antonio, Texas 78230

AFTER RECORDING RETURN TO:

*Miguel Ortega*  
*9019 Athens*  
*San Antonio, TX 78257*

Exhibit "A"

***Northstar Land Surveying, Inc.***

***9033 Aero St., Suite 105  
San Antonio, Texas 78217  
(210) 826-6228  
FAX (210) 930-5101***

**FIELD NOTES FOR  
TRACT 1**

A 6.73 ACRE TRACT OF LAND OUT OF A 13.46 ACRE TRACT AS RECORDED IN VOLUME 13046, PAGE 782, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF TRACTS 61 AND 62, CABLE RANCH SUBDIVISION AS RECORDED IN VOLUME 105, PAGE 162, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING:** At a set 1/2 inch iron rod on the west right-of-way line of Callaghan Road, said iron rod is South 89 degrees 31 minutes 48 seconds West (bearings are based on the recorded deeds), 10.00 feet from a found 1/2 inch iron rod, the northeast corner of Lot 39, Block 3, Grover Subdivision, as recorded in Volume 2805, Page 57, Deed and Plat Records of Bexar County, Texas, the most easterly southeast corner of the herein described tract;

**THENCE:** South 89 degrees 31 minutes 48 seconds West, 2,068.64 feet coincident with the north line of Grover Subdivision to a found 1/2 inch iron rod, an angle;

**THENCE:** South 89 degrees 23 minutes 05 seconds West, at 50.00 feet pass the northwest corner of Lot 1, Block 1, Grover Subdivision, the northeast corner of a 1 acre tract as recorded in Volume 5696, Page 806, Official Public Records of Real Property of Bexar County, Texas, continuing a total distance of 169.15 feet to a set 1/2 inch iron rod, the northwest corner of the 1 acre tract, a corner of the herein described tract;

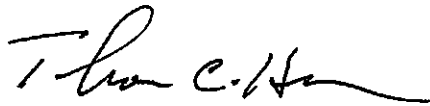
**THENCE:** South 00 degrees 44 minutes 25 seconds East, 364.67 feet coincident with the west line of the 1 acre tract, to a set 1/2 inch iron rod, the southwest corner of the 1 acre tract, a point on the north line of a 20-foot private road as recorded in Volume 1839, Page 1, Deed Records of Bexar County, the most southerly southeast corner of the herein described tract;

**THENCE:** South 89 degrees 28 minutes 29 seconds West, 548.07 feet coincident with the north line of the above referenced 20-foot private road to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

Continued . . . .

- THENCE:** North 00 degrees 44 minutes 25 seconds West, 461.20 feet to a set 1/2 inch iron rod, the beginning of a non-tangent curve to the left, the northwest corner of the herein described tract;
- THENCE:** 508.40 feet with the curve to the left, concave to the north, which has a central angle of 16 degrees 11 minutes 41 seconds, a radius of 1,798.67 feet, and a chord bearing and length of South 82 degrees 24 minutes 27 seconds East, 506.71 feet to a set 1/2 inch iron rod, the end of this curve;
- THENCE:** North 83 degrees 10 minutes 07 seconds East, 50.28 feet to a set 1/2 inch iron rod, an angle;
- THENCE:** North 89 degrees 31 minutes 24 seconds East, 2,234.50 feet to a set 1/2 inch iron rod on the west right-of-way line of Callaghan Road, the northeast corner of the herein described tract;
- THENCE:** South 00 degrees 44 minutes 44 seconds East, 30.34 feet coincident with the west right-of-way line of Callaghan Road to the **POINT OF BEGINNING**, containing 6.73 acres

These Field Notes are based on a survey made on the ground by employees of Northstar Land Surveying who were working under my supervision.



Thomas C. Haberer  
Registered Professional Land Surveyor #4350  
October 29, 2014  
Job Number 5-96-0264D

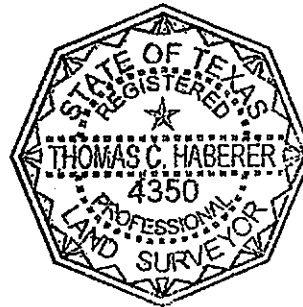


Exhibit "B"

***Northstar Land Surveying, Inc.***

***9033 Aero St., Suite 105***

***San Antonio, Texas 78217***

***(210) 826-6228***

***FAX (210) 930-5101***

**FIELD NOTES FOR  
TRACT 2**

A 6.73 ACRE TRACT OF LAND OUT OF A 13.46 ACRE TRACT AS RECORDED IN VOLUME 13046, PAGE 782, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF TRACTS 61 AND 62, CABLE RANCH SUBDIVISION AS RECORDED IN VOLUME 105, PAGE 162, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING:** At a set 1/2 inch iron rod on the west right-of-way line of Callaghan Road, said iron rod is South 89 degrees 31 minutes 48 seconds West (bearings are based on the recorded deeds), 10.00 feet from a found 1/2 inch iron rod, the northeast corner of Lot 39, Block 3, Grover Subdivision, as recorded in Volume 2805, Page 57, Deed and Plat Records of Bexar County, Texas;

**THENCE:** North 00 degrees 44 minutes 44 seconds West, 30.34 feet coincident with the west right-of-way line of Callaghan Road to a set 1/2 inch iron rod, the most easterly southeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE:** South 89 degrees 31 minutes 48 seconds West, 2,234.50 feet to a set 1/2 inch iron rod, an angle;

**THENCE:** South 83 degrees 10 minutes 07 seconds West, 50.28 feet to a set 1/2 inch iron rod, the beginning of a curve to the right;

**THENCE:** 508.40 feet with the curve to the right, concave to the north, which has a central angle of 16 degrees 11 minutes 41 seconds, a radius of 1,798.67 feet, and a chord bearing and length of North 82 degrees 24 minutes 27 seconds West, 506.71 feet to a set 1/2 inch iron rod, the end of this curve;

Continued . . . .

- THENCE:** South 00 degrees 44 minutes 25 seconds East, 461.20 feet to a set 1/2 inch iron rod on the north line of a 20-foot private road as recorded in Volume 1839, Page 1, Deed Records of Bexar County, the most southerly southeast corner of the herein described tract;
- THENCE:** South 89 degrees 28 minutes 29 seconds West, 354.35 feet coincident with the north line of the above referenced 20-foot private road to a set ½ inch iron rod, the southeast corner of an 8.266 acre tract as recorded in Volume 16212, Page 574, Official Public Records of Real Property of Bexar County, Texas, the southwest corner of the herein described tract;
- THENCE:** North 05 degrees 01 minute 11 seconds West, 599.02 feet coincident with the east line of the above referenced 8.266 acre tract to a found 1/2 inch iron rod, the northeast corner of the 8.266 acre tract, an angle point of the herein described tract;
- THENCE:** North 05 degrees 11 minutes 48 seconds West, 28.29 feet to a found 1/2 inch iron rod, the southeast corner of a 0.622 acre tract awarded to the City of San Antonio by Judgement of County Court at Law No. 6, Bexar County, Texas, dated February 3, 1980, in Condemnation Proceeding Number C-1349, the southwest corner of a 9.223 acre tract recorded in Volume 3573, Page 494, Official Public Records of Real Property of Bexar County, Texas, the northwest corner of the herein described tract;
- THENCE:** South 72 degrees 05 minutes 16 seconds East, 359.17 feet coincident with the south line of the aforementioned 9.223 acre tract to a found 1/2 inch iron rod, the beginning of a curve to the left;
- THENCE:** 571.11 feet coincident with the south line of the 9.223 acre tract and the curve to the left, concave to the north, which has a central angle of 18 degrees 30 minutes 03 seconds, a radius of 1,768.67 feet, and a chord bearing and length of South 81 degrees 12 minutes 04 seconds East, 568.63 feet to a found 1/2 inch iron rod, the end of this curve;
- THENCE:** North 83 degrees 10 minutes 07 seconds East, 50.28 feet coincident with the south line of the 9.223 acre tract to a found 1/2 inch iron rod, an angle;
- THENCE:** North 89 degrees 31 minutes 24 seconds East, 2,236.03 feet coincident with the south line of the 9.223 acre tract to a set 1/2 inch iron rod on the west right-of-way line of Callaghan Road, the southeast corner of the 9.223 acre tract, the northeast corner of the herein described tract;

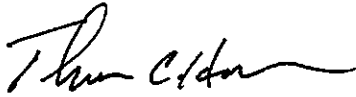
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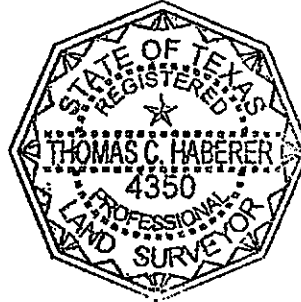
Page 3 of 3  
Tract 2-6.73 acres

**THENCE:** South 00 degrees 44 minutes 44 seconds East, 30.00 feet coincident with the west right-of-way line of Callaghan Road to the **POINT OF BEGINNING**, containing 6.73 acres

These Field Notes are based on a survey made on the ground by employees of Northstar Land Surveying who were working under my supervision.



Thomas C. Haberer  
Registered Professional Land Surveyor #4350  
October 29, 2014  
Job Number 5-96-0264D





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# Pages 9  
11/17/2015 12:19PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$54.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
11/17/2015 12:19PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*