



Registration for Division of Land in Atascosa County

We REGINA E. WILSON and MARGARET MYER HOESE are the owners of that certain 114.52 acres of land, described in Clerk's File No. 195701, Official Public Records, Atascosa County, Texas, which we intend to divide into two (2) parcels. We 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. We acknowledge that the property described is subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County, and that 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: 12-13-24

Signature: Regina E. Wilson

Printed Name: Regina E. Wilson

ACKNOWLEDGMENT

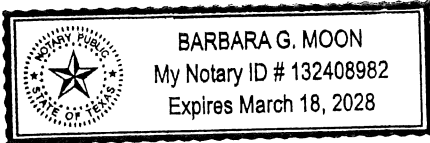
STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Regina E. Wilson, 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 December 13, 2024.

Barbara G. Moon



Notary Public, in and for
State of Texas



Date: 12-13-24

Signature: Margaret Hoese

Printed Name: Margaret Meyer Hoese

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF ATASCOSA

BEFORE ME, the undersigned Notary Public, on this day personally appeared Margaret Meyer Hoese, 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 13th day of December, 2024.



[Signature]

Notary Public, in and for
State of Texas



Division Type Definitions:

Agricultural: The land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution, or for farm, ranch, wildlife management, or timber production use within the meaning of Section 1-d-1, Article VIII, Texas Constitution. However, if any part of a tract divided under this exception ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use as to defined, the platting requirements of this Order shall apply;

Family: The land is divided into four or fewer parts and each of the parts is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, provided that the division is not part of a larger planned development or a sham, or a contrivance to avoid these regulations. If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements of this Order apply;

10+ Acres: All the lots are more than ten (10) acres in area and the owner does not lay out part of the tract [see Chapter 232.001(a)(3), Local Government Code];

Veterans Land Board: All the lots are sold to veterans through the Veterans' Land Board program;

State Agency: The land belongs to the state or any state agency board, or commission or the permanent school fund or any other dedicated funds of the state;

Political Subdivision: The land belongs to a political subdivision of the state; the land is situated in a floodplain; and the lots are sold to adjoining landowners;

Divided into two parts: One new part is to be retained by the Owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of Chapter 232 of the Texas Local Government Code and these Rules;

All parts to original owner: All parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further development of any part of the tract; or,

5 pgs
D

195701

Administrator's Deed

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.

Effective Date: November 3, 2016

Grantor: Joe Hely, Temporary Administrator of the Estate of Martha M. Ciomperlik, Deceased, pending in cause number 7819 in the County Court-at Law of Atascosa County, Texas

Grantee: Margaret Myer Hoese, an undivided ½ interest
1200 Dragon Fly
Spring Branch, Texas 78070

Regina E. Wilson, an undivided ½ interest
P.O. Box 7
Jourdanton, Texas 78026

Consideration:

Partial fulfillment of the terms of the Mediated Settlement Agreement entered into by the parties dated October 30, 2018, which Agreement has been approved by the Court.

Property (including any improvements):

That 114.52 acre tract of land out of the A.M. Highsmith Survey No. 1187, Abstract No. 401, Atascosa County, Texas, described by metes and bounds and by plat map, attached.

Reservations from and Exceptions to Conveyance and Warranty:

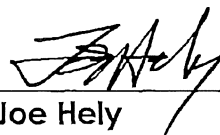
This conveyance is made subject to rights of any parties in possession and to any restrictions, reservations, easements and covenants of record.

GRANTOR, for the consideration and subject to the reservations from and 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 wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors,

administrators, successors or assigns forever.

Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, but only by, through, or under Grantor, and not otherwise.

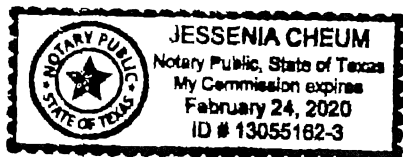
When the context requires, singular nouns and pronouns include the plural.



Joe Hely
Temporary Administrator of the
Estate of Martha M. Ciomperlik,
Deceased

Bexar County, Texas ⚙

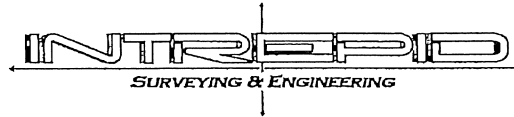
This instrument was acknowledged before me on April 16, 2019, by Joe Hely, Temporary Administrator of the Estate of Martha M. Ciomperlik, Deceased.



Notary Public, State of Texas

After Recording, Return to:
Margaret Hoese
1200 Dragon Fly
Spring Branch, Texas 78070

Prepared by:
J.W. HELY, P.C.
208 Arvin Drive
San Antonio, Texas 78209



114.52 ACRE TRACT

LEGAL DESCRIPTION: Being 114.52 acres of land out of the A. M. Highsmith Survey No. 1187, Abstract No. 401, Atascosa County, Texas and being a portion of that certain 100.44 acre tract described in Volume 111, Page 410 of the Deed Records of Atascosa County, Texas and that certain 54.84 acre tract described in said Volume 111, Page 410; Said 114.52 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in December, 2018:

BEGINNING at a wooden fence corner post found in the east line of County Road No. 323 for the northwest corner of that certain 126.102 acre tract described in Volume 327, Page 94 of said Deed Records, the southwest corner of said 54.84 acre tract and the southwest corner hereof;

THENCE North 00°22'38" West a distance of 1930.36 feet along the east line of said County Road No. 323 and the west lines of said 54.84 acre tract and said 100.44 acre tract to a 1/2 inch iron rod set for the southwest corner of that certain 70.00 acre tract surveyed the same day by: Intrepid Surveying and Engineering Corporation and the northwest corner hereof;

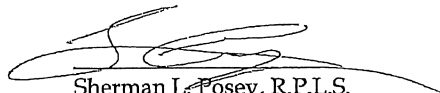
THENCE North 89°16'48" East a distance of 2578.83 feet over and across said 100.44 acre tract and along the south line of said 70.00 acre tract to a 1/2 inch iron rod found in the west line of the residual of that certain 140.04 acre tract described in Volume 327, Page 185 of said Deed Records for the southeast corner of said 70.00 acre tract and the northeast corner hereof;

THENCE South 01°04'35" East a distance of 1921.00 feet along the west line of the residual of said 140.04 acre tract and the east lines of said 100.44 acre tract and said 54.84 acre tract to a wooden fence corner post found for the northeast corner of said 126.102 acre tract, the southeast corner of said 54.84 acre tract and the southeast corner hereof;

THENCE South 89°04'26" West a distance of 2602.34 feet along the common line of said 126.102 acre tract and said 54.84 acre tract to the **POINT OF BEGINNING** containing 114.52 acres more or less, and as shown on certified plat herewith

Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;


 Sherman L. Posey, R.P.L.S.
 Job# 18-1320.

December 13, 2018

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Diane Gonzales, County Clerk

Atascosa County Texas

May 08, 2019 09:52:01 AM

FEE: \$38.00

KPONTON

195701

D



COUNTY ROAD NO. 323
 (N 00°22'38" W)
 N 00°22'38" W 1075.05'

BEGINNING

LINE #	BEARING	LENGTH
L1	S89°04'26" W	217.86'



TRACT 1
 57.26 ACRES
 (114.52 ACRES)
 DOC. NO. 195701 A.C.O.P.R.

TRACT 2
 57.26 ACRES

S 89°04'26" W 2602.34'
 (S 89°04'26" W 2602.34')

S 86°17'48" E 1472.64'

S 01°04'35" E 825.22'
 (S 01°04'35" E)
 (RESIDUAL OF 140.04 ACRES)
 327/185 A.C.D.R.

- LEGEND:
- BOUNDARY LINE
 - ADJACENT LINE
 - SURVEY LINE
 - BURNED PIPELINE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - WATER LINE
 - PUBLIC UTILITY EASEMENT
 - PUBLIC SERVICE LINE
 - B.L. - BURNED PIPELINE
 - U.L. - UNDERGROUND UTILITY EASEMENT
 - (REG.-DIST.) RECORD CALL
 - A.C.O.P.R. - ANNEASCO COUNTY PLAT RECORDS
 - A.C.O.P.R. - ANNEASCO COUNTY DEED RECORDS
 - A.C.O.P.R. - ANNEASCO COUNTY OFFICIAL PUBLIC RECORDS
 - A.C.O.P.R. - ANNEASCO COUNTY ROLL RECORDS
 - POINT
 - AS MARKED
 - 1/2" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - 1200 WAIL FOUND
 - 1/2" IRON PIPE FOUND
 - WAIL SET
 - 3/8" IRON ROD FOUND
 - PIPE FENCE CORNER POST FOUND
 - WOOD FENCE CORNER POST FOUND
 - FILE 2024 BOUNDARY ANNEASCO 24-0378 OR 213 Property Division (Revised)

THE UNDERSIGNED, SHIRLEY GRIFFIN, THE SURVEYOR, HEREBY CERTIFIES THAT THE SURVEY INFORMATION CONTAINED ON THIS PLAN WAS OBTAINED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE MADE A REASONABLE INVESTIGATION OF THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

DATE: 10-08-2024

INTERPRET & ELEVATING

P.O. Box 1209 - 109 DUNWORTH PLAZA
 P.O. Box 393 88833 - F. 830.393.3388
 WWW.INTERPRET.COM
 TBP#LS #10193936 - TBP# #16260

NOTES:
 1. BEARINGS, DISTANCES & AREA/ACRE ARE GIVEN IN THIS REPORT.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THIS PROPERTY. NOT SHOWN HEREON.
 3. A LETTER AND BEARINGS DESCRIPTION ACCOMPANIES THIS PLAN.
 4. IRON ROD SET ARE 1/2 INCH IRON BEAM WITH PLASTIC CAPS MARKED "INTERPRET".

REFERENCE: MARKET MAPS MADE BY ANNEASCO COUNTY ROAD NO. 323

LEGAL DESCRIPTION: BEING 57.26 ACRES (TRACT 2) OUT OF THE A. K. HOBBS SURVEY NO. 1187, ABSTRACT NO. 451, ANNEASCO COUNTY, TEXAS

DOB NO. 24-0378 FIELD BOOK IN FILE DRAWN BY: ALS REV. 0