



## Registration for Division of Land in Atascosa County

Joel Bracewell  
I, Jana Bracewell, am the owner of the attached filed division of land located at ABS A00600 A Moyer SV-700 (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.

Tract 4+5 20.43 AC

Exception Type (see attachment for definitions of each type):

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Agricultural Use       | <input type="checkbox"/> Family                      | <input checked="" type="checkbox"/> 10+ Acres  |
| <input type="checkbox"/> Veterans Land Board    | <input type="checkbox"/> State Agency                | <input type="checkbox"/> Political Subdivision |
| <input type="checkbox"/> Divided into two parts | <input type="checkbox"/> All parts to original owner |  |



Date: 6/13/25

Signature: *Joel Bracewell*

Printed Name: Joel Bracewell

*Jana Bracewell*  
Jana Bracewell

STATE OF ~~TEXAS~~ <sup>pm</sup> Colorado  
COUNTY OF Pitkin

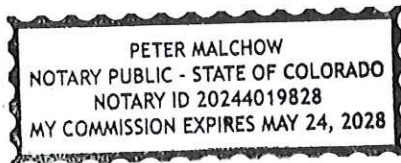
ACKNOWLEDGMENT

BEFORE ME, the undersigned Notary Public, on this day personally appeared Joel Bracewell, 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 13<sup>th</sup> June, 20 25.

*Peter Malchow*

Notary Public, in and for  
State of Texas <sup>pm</sup> Colorado



LAST WILL AND TESTAMENT

THE STATE OF TEXAS :

COUNTY OF ATASCOSA :

I, LOLITA MAE BRACEWELL, a single woman, of the County of Atascosa and State of Texas, being of sound mind and disposing mind and memory, and being desirous to settle my worldly affairs while I have strength to do so, do make this, my Last Will and Testament, hereby revoking all others heretofore made.

I.

I desire and direct that my body be buried in a decent and Christianlike manner, suitable to my circumstances and condition in life.

II.

I desire and direct that my just debts be paid out of my estate without delay, by my Executor to be hereinafter appointed.

III.

I give, devise, and bequeath all of the following described real property to my son, JOEL DEAN BRACEWELL, in fee simple, to manage, sell or dispose of as he deems proper, to-wit:

BEING 37.40 acres, lying in the Albert Moye Survey No. 700, 'Abstract No. 600, in Atascosa County, Texas, out of a 51.80 acre tract of land, and a 20.00 acre tract of land, described in instrument recorded in Book 129, Page 254, of the Deed Records of Atascosa County, Texas, and out of a 23.233 acre tract of land, described in instrument recorded in Book 468, Page 188, of the Deed Records of Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 1/2 inch steel rod monument, found at the East corner of said 23.233 acre tract of land, being the South corner of a 46.78 acre tract of land, described in instrument recorded in Book 408, Page 190, of the Deed Records of Atascosa County, Texas, and lying in the Northwest line of McCaughan County Road, said point being the East corner of this tract of land;

Thence South 29° 10' 50" West, 1503.47 feet, along the Northwest line of said county road, and with the Southeast line of said 23.233 acre tract of land and the Southeast line of said 20.00 acre tract of land, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, set at the flare to FM Highway 476, said point being the most Easterly South corner of this tract of land;

Thence South 74° 02' 28" West, 111.31 feet, along the flare to FM Highway 476, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, set at the flare to the right-of-way of said FM Highway No. 476, lying on

SIGNED FOR IDENTIFICATION:

  
LOLITA MAE BRACEWELL

the Southwest line of said 20.00 acre tract of land, said point being the most Westerly South corner of this tract of land;

Thence North 61° 30' 02" West, 940.64 feet, along the Northeast right-of-way line of said FM Highway No. 476, being the Southwest line of said 20.00 acre tract of land and said 51.80 acre tract of land, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, set at the South corner of a 37.40 acre tract of land, called Tract 1, surveyed this same day, said point being the West corner of this tract of land;

Thence North 28° 29' 58" East, 1592.41 feet, along the Southeast line of said Tract 1, across said 51.80 acre tract of land and said 23.233 acre tract of land, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, set at the East corner of said Tract 1, lying on the Northeast line of said 23.233 acre tract of land, being the Southwest line of said 46.78 acre tract of land, said point being the North corner of this tract of land;

Thence South 60° 53' 19" East, 1038.03 feet, along the Northeast line of said 23.233 acre tract of land, being the Southwest line of said 46.78 acre tract of land, to the point of beginning; (this property being denoted on plat dated January 13, 2014, prepared by Walt F. Rakowitz, Registered Public Surveyor and referred to thereon as Tract 2).

#### IV.

I give, devise, and bequeath all of the following described real property to my daughter, to JANA LYNN BRACEWELL, in fee simple, to manage, sell or dispose of as she deems proper, to-wit:

BEING 37.40 acres, lying in the Albert Moye Survey No. 700, Abstract No. 600, in Atascosa County, Texas, out of a 51.80 acre tract of land, described in instrument recorded in Book 129, Page 254, of the Deed Records of Atascosa County, Texas, and out of a 23.233 acre tract of land, described in instrument recorded in Book 468, Page 188, of the Deed Records of Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 1/2 inch steel rod monument, found at the Southeast corner of a 10.00 acre tract of land, described in instrument recorded in Book 408, Page 188, of the Deed Records of Atascosa County, Texas, and lying on the Northeast right-of-way line of FM Highway 476, being the Southwest line of said 51.80 acre tract of land, said point being the West corner of this tract of land;

Thence North 29° 07' 17" East, 1603.30 feet, along the Southeast line of said 10.00 acre tract of land and across said 51.80 acre tract of land and said 23.233 acre tract of land to a point marked by a 1/2 inch steel rod monument, found on the Northeast line of said 23.233 acre tract of land, being the Southwest line

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LOLITA MAE BRACEWELL

of a 46.78 acre tract of land, described in instrument recorded in Book 408, Page 190, of the Deed Records of Atascosa County, Texas, said point being the North corner of this tract of land;

Thence South 60° 53' 19" East, 1010.94 feet, along the Northeast line of said 23.233 acre tract of land being the Southwest line of said 46.78 acre tract of land, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, set at the North corner of a 37.40 acre tract of land, called Tract 2, surveyed this same day, said point being the East corner of this tract of land;

Thence South 28° 29' 58" West, 1592.41 feet, along the Northwest line of said Tract 2, across said 23.233 acre tract of land and said 51.80 acre tract of land to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, set at the West corner of said Tract 2, lying on the Northeast right-of-way line of FM Highway 476, being the Southwest line of said 51.80 acre tract of land, said point being the South corner of this tract of land;

Thence North 61° 30' 02" West, 1028.29 feet, along the Northeast right-of-way line of FM Highway 476, and the Southwest line of said 51.80 acre tract of land, to the point of beginning; (this property being denoted on plat dated January 13, 2014, prepared by Walt F. Rakowitz, Registered Public Surveyor and referred to thereon as Tract 1).

V.

I give and bequeath unto my daughter, JANA LYNN BRACEWELL, an amount of cash out of my estate equal to one-half (1/2) of the value of the residence situated on the 37.40 acres of land devised to my son, JOEL DEAN BRACEWELL, as described in paragraph III herein. In the event my son and daughter cannot agree on the value of this improvement the Executor of my estate shall have the improvement appraised and one-half (1/2) of the appraised value shall be paid to my daughter.

VI.

I will, devise, and bequeath all of the rest and remainder of my property and estate, real, personal, and mixed, unto my beloved children, JANA LYNN BRACEWELL and JOEL DEAN BRACEWELL, share and share alike, to manage, sell, or dispose of as they may wish or see proper.

VII.

I nominate, constitute, and appoint my beloved son, JOEL DEAN BRACEWELL, as Independent Executor of this, my Last Will and Testament, and if he should fail or cease to serve, then I appoint JANA LYNN BRACEWELL as Substitute Independent Executrix and direct that no bond or other security be required of either of them.

SIGNED FOR IDENTIFICATION:

Lolita Mae Bracewell  
LOLITA MAE BRACEWELL

VIII.

I hereby give my said Independent Executor and Substitute Independent Executrix full power and authority to sell (at public or private sale, for cash or credit), and to mortgage, lease, and convey any part of my estate, both real and personal, and to execute good and sufficient deeds or other instruments necessary to convey title to the same at such time, and upon such terms and conditions as they may deem best, all without court order.

IX.

If any property passing hereunder shall pass to a minor, then such property shall not pass to such minor outright, but shall pass to his or her custodian under the Texas Uniform Gifts to Minors Act. My Executor shall have the right to act as custodian, and shall further have the right to designate the custodian.

X.

If I leave a written memorandum, written entirely in my handwriting, signed by me, bearing a date later than the date of this Will, and disposing of certain of my furniture, jewelry, household goods, and personal effects, such memorandum, if contrary to any term or provision of this Will, shall supersede such term or provision. If for any reason such a memorandum is not filed for probate with this Will, then the terms and conditions of this Will shall govern. In any event, any of said items of personalty not covered by the terms of this Will or by said memorandum, if any, shall become a part of my residuary estate disposed of herein.

XI.

It is my will that no other action shall be had in the County Court in the administration of my estate, than to prove and record this Will and to return an Inventory and Appraisement of my estate, and List of Claims.

IN TESTIMONY WHEREOF, I have hereto set my hand this the 30<sup>th</sup> day of January, A.D., 2014.

Lolita Mae Bracewell  
LOLITA MAE BRACEWELL

SIGNED, DECLARED, AND PUBLISHED by LOLITA MAE BRACEWELL as her Last Will and Testament, in the presence of us, the attesting witnesses, who have hereto subscribed our names in the presence of each other and in the presence of said LOLITA MAE BRACEWELL at her special instance and request, this the 31<sup>st</sup> day of January, A.D., 2014.

Ann Roggen  
WITNESS  
Cecilia Mottley  
WITNESS

THE STATE OF TEXAS :

COUNTY OF ATASCOSA :

BEFORE ME, the undersigned authority, on this day personally appeared LOLITA MAE BRACEWELL, ANNE BOGCESS and BELINDA MONTOYA, known to me to be the Testatrix and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and all of said persons being by me duly sworn, the said LOLITA MAE BRACEWELL, declared to me and to the said witnesses in my presence that said instrument is her Last Will and Testament, and that she had willingly made and executed it as her free act and deed for the purposes therein expressed; and the said witnesses, each on their oath, stated to me, in the presence and hearing of the said Testatrix, that the said Testatrix had declared to them that said instrument is her Last Will and Testament, and that she executed the same as such and wanted each of them to sign it as a witness; and upon their oaths, each witness stated further that they did sign the same as witnesses in the presence of said Testatrix and at her request; that she was at that time nineteen years of age or over, and was of sound mind; and that each of said witnesses was then at least fourteen years of age.

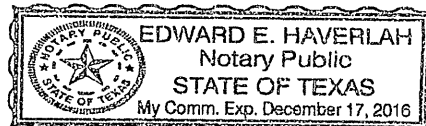
Lolita Mae Bracewell  
LOLITA MAE BRACEWELL

Anne Bogcess  
WITNESS

Belinda Montoya  
WITNESS

SUBSCRIBED AND ACKNOWLEDGED before me by the said LOLITA MAE BRACEWELL, Testatrix, and subscribed and sworn to before me by ANNE BOGCESS and BELINDA MONTOYA, witnesses, this 31<sup>st</sup> day of January, A.D., 2014.

Edward E. Haverlah  
NOTARY PUBLIC, STATE OF TEXAS



#8120  
FILED FOR RECORD  
2019 AUG -9 PM 1:41  
DIANE GONZALES  
ATASCOSA COUNTY CLERK  
BY [Signature] DEPUTY

NO. 8120

IN RE: ESTATE OF : IN THE COUNTY COURT  
LOLITA MAE BRACEWELL, : OF  
DECEASED. : ATASCOSA COUNTY, TEXAS

ORDER ADMITTING WILL TO  
PROBATE AS A MUNIMENT OF TITLE

On this day came on to be heard the Application for Probate of Will as a Muniment of Title filed by JOEL DEAN BRACEWELL ("Applicant"), in the Estate of LOLITA MAE BRACEWELL, DECEASED ("Decedent").

The Court, having heard the evidence and having reviewed the Will and the other documents filed herein, finds that the allegations contained in the Application are true; that notice and citation have been given in the manner and for the length of time required by law; that Decedent is dead; that this Court has jurisdiction and venue of the Decedent's estate; that Decedent left a Will dated January 31, 2014, executed with the formalities and solemnities and under the circumstances required by law to make it a valid Will; that on such date Decedent had attained the age of 18 years and was of sound mind; that such Will was not revoked by Decedent; that no objection to or contest of the probate of such Will has been filed; that all of the necessary proof required for the probate of such Will has been made; that such Will is entitled to probate; that there are no unpaid debts owing by the Estate of Decedent other than those secured by liens on real estate; and that there is no necessity for administration of such Estate.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that such Will is admitted to probate as a Muniment of Title only, and the Clerk of this Court is ORDERED to record the Will, together with the Application, in the Minutes of this Court, and this Order shall constitute sufficient legal authority to all persons owing any money, having custody of any property, or acting as registrar or transfer agent, for payment or transfer by them to the persons described in such Will.

SIGNED and ENTERED this 6th day of September, A.D., 2019.

FILED FOR RECORD  
2019 SEP -6 AM 10:58

DIANE GONZALES  
ATA SCOSA COUNTY CLERK  
BY [Signature] DEPUTY

[Signature]  
JUDGE PRESIDING

Ben Q. Filed

# LAYOUT EXHIBIT



1" = 500'

THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE



## RAKOWITZ

**Engineering & Surveying**  
Texas Registered Engineering Firm F-9155  
Texas Registered Surveying Firm 101812-00  
830-281-4060

Job No. 25-3590