Registration for Division of Land in Atascosa County

I Leah A. Lopez am the owner of the attached filed division of land located at 10824 W. County Rd 326, Jourdanton TX 78026 (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

Adopted 6/27/2022

Date: 10-14-26

Signature: Leah A. Lopez

Printed Name: Leah A. Lopez

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF ATASCOSA

BEFORE ME, the undersigned Notary Public, on this day personally appeared _____, 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 Oct. 14th, 2026

Brenda Ross

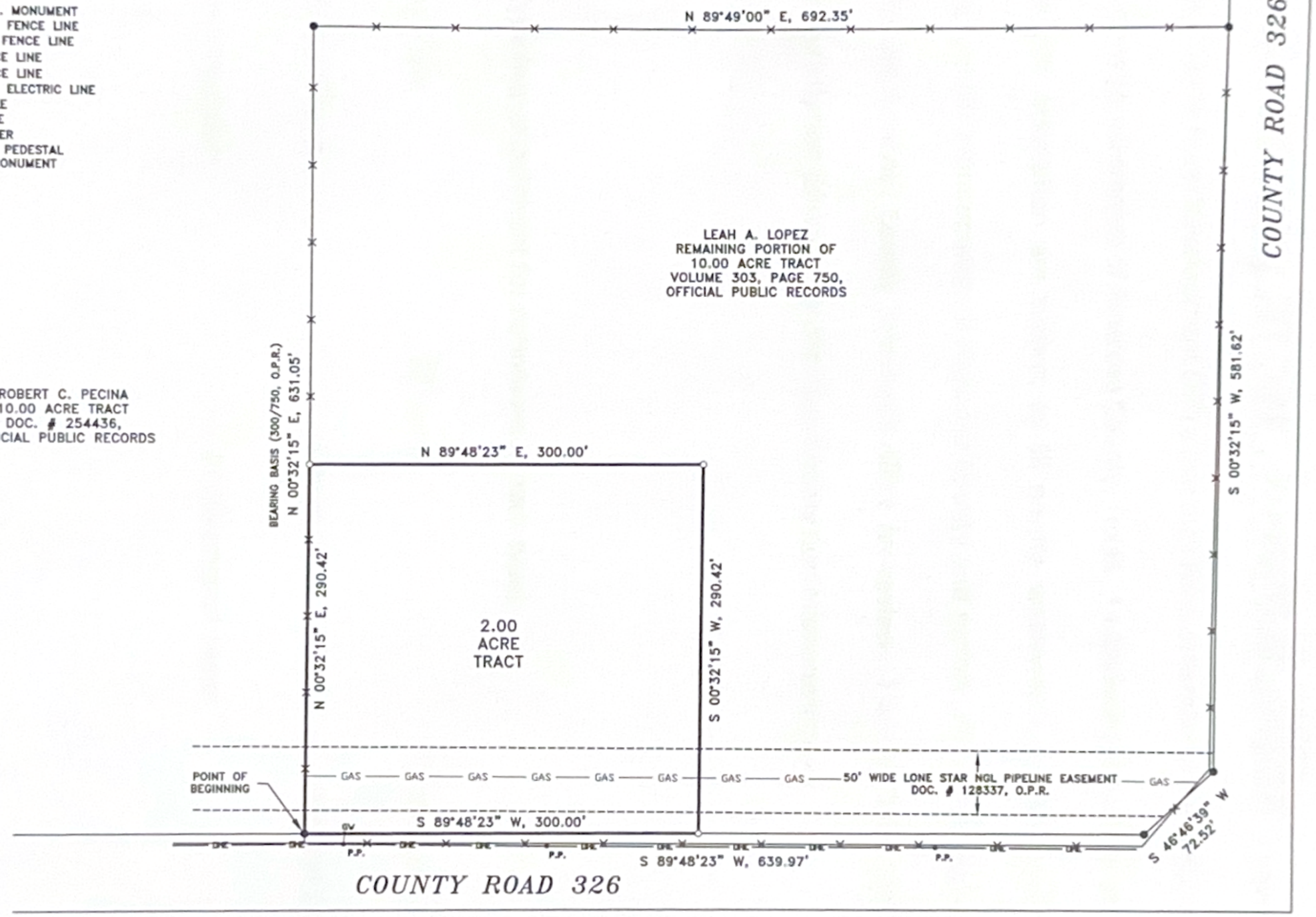
Notary Public, in and for
State of Texas

BRENDA ANN ROSS
Notary ID #128465999
My Commission Expires
December 9, 2026

PLAT LEGEND

- ● 1/2" IRON PIN FOUND
- ○ 1/2" IRON PIN SET WITH CAP STAMPED (RPLS 5482)
- ⊗ IRON PIPE FOUND
- □ DENOTES FENCE POST
- △ DENOTES HWY. R.O.W. MONUMENT
- —⊖— DENOTES CHAIN-LINK FENCE LINE
- —×— DENOTES BARB WIRE FENCE LINE
- —/— DENOTES WOOD FENCE LINE
- —◇— DENOTES STEEL FENCE LINE
- —OHE— DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- M.P. DENOTES METER POLE
- WM DENOTES WATER METER
- TP DENOTES TELEPHONE PEDESTAL
- CM DENOTES CONTROL MONUMENT

NATASCOSA COLONY FARMS



50 100

SCALE: 1" = 100'

SURVEY PLAT OF

2.00 ACRES IN ATASCOSA COUNTY, TEXAS, OUT OF THE EDWARD ESTIS SURVEY NO. 1188, AND BEING A PORTION OF TRACT 20 OF THE NATASCOSA COLONY FARMS, AS SHOWN ON PLAT THEREOF RECORDED ON SHEET 7A, NEW PLAT CABINET RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 10.00 ACRE TRACT DESCRIBED IN CONVEYANCE FROM JOSE R. IRUEGAS TO LEAH A. LOPEZ, OF RECORD IN VOLUME 303, PAGE 750, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

NOTES:

SURVEYED FOR: LEAH A LOPEZ/ JENNIFER URUEGAS

PROPERTY ADDRESS: COUNTY ROAD 326

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE, ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

THIS PROPERTY IS PARTITIONED OUT OF A LARGER TRACT AND THE PROPERTY MAY SUBJECT TO SUBDIVISION RULES AND REGULATIONS OF THE CITY AND/OR COUNTY.

MARTINEZ
SURVEYING & MAPPING CO
FIRM # 101822-00
P.O. BOX 17971
SAN ANTONIO, TX, 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF ATASCOSA

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.

STATE OF TEXAS
REGISTERED
REYNALDO MARTINEZ JR.
5482
PROFESSIONAL
LAND SURVEYOR

This 23rd day of JUNE, 20 26 A.D.

Reynaldo Martinez Jr.

REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

JOB No. 26-6-24

MARTINEZ
SURVEYING AND MAPPING Co.
Firm # 101822-00
P.O. Box 17971
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF ATASCOSA

2.00 ACRE TRACT

All that certain tract or parcel of land containing 2.00 acres in Atascosa County, Texas, out of the Edward Estis Survey No. 1188, and being a portion of Tract 20 of the Natascosa Colony Farms, as shown on plat thereof recorded on Sheet 7A, New Plat Cabinet Records of Atascosa County, Texas and being a portion of that certain 10.00 acre tract described in conveyance from Jose R. Iruegas to Leah A. Lopez, of record in Volume 303, Page 750, Official Public Records of Atascosa County, Texas.

BEGINNING: at a ½" iron pin found on the North line of County Road 326 at the Southwest corner of said Lopez, 10.00 acre tract and same being the Southeast corner of Robert C. Pecina, 10.00 acre tract, of record in Document # 254436, Official Public Records of Atascosa County, Texas, for the Southwest corner of this tract;

THENCE: North 00 deg. 32 min. 15 sec. East, 290.42 feet along with common line between said Lopez, 10.00 acre tract and said Pecina, 10.00 acre tract o a ½" iron pin set with cap, for the Northwest corner of this tract;

THENCE: North 89 deg. 48 min. 23 sec. East, 300.00 feet to a ½" iron pin set with cap, for the Northeast corner of this tract;

THENCE: South 00 deg. 32 min. 15 sec. West, 290.42 feet to a ½" iron pin found found on the North line of County Road 326 and same being the South line of said Lopes, 10.00 acre tract, for the Southeast corner of this tract;

THENCE: South 89 deg. 48 min. 23 sec. West, 300.00 feet along with the North line of County Road 326 to the POINT OF BEGINNING.

Bearing Basis – North 00 deg. 32 min. 15 sec. East, 631.05 feet – from the West line of said Lpez, 10.00 acre tract of record in Volume 303, Page 750, Official Public Records of Atascosa County, Texas.



REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
Job No. 26-6-24
June 23, 2026
(SEE ATTACHED SURVEY PLAT)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: September 24, 2026

Grantor: Jose Raul Iruegas, Sr.

Grantor's Mailing Address: 1082 W. CR 326
Jourdanton, TX 78026

Grantee: Leah Andrea Lopez a/k/a Leah A. Lopez

Grantee's Mailing Address: 2106 Zanderson Ave.
Jourdanton, Texas 78026

Consideration:

Pursuant to Divorce Decree styled "In The Matter of The Marriage of Leah Andrea Lopez and Jose Raul Iruegas, Sr.," Cause No. 06-01-0023-CVA in the District Court of Atascosa County, Texas.

Property (including any improvements):

Being 10.00 acres of land called TRACT 7 in this survey and partition out of the Edward Estis Survey No. 1188, Atascosa County Texas and being a part or portion of Tract 20 of the Natascosa Colony Farms as shown on plat of record on Sheet 7A, (NPC) of the New Plat Cabinet of Atascosa County, Texas and further being a part or portion of the Rafter D Investments, Inc. and Castle Systems, Inc. land as described in Book 270, Page 226 of the Official Public Records of Atascosa County, Texas; further described on Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and any unpaid taxes for prior years, taxes for the current year, and taxes for subsequent years, the payment of all of which Grantee assumes and agrees to pay.

Grantor, for the consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Jose Raul Iruegas, Sr.

The preparer of this document has made no investigation of the following matters:

- **The accuracy of the legal description used herein.**
- **Whether or not the grantor is the correct owner of the property.**
- **Whether or not the party signing on behalf of the Grantor is authorized to sign on behalf of the Grantor.**
- **Any title matters whatsoever.**
-

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Atascosa §

This instrument was acknowledged before me on September 24, 2026 by Jose Raul Iruegas, Sr.

SARAH V. SEGURA
Notary Public, State of Texas
My Comm. Exp. 04-23-2030
ID No. 128204174

Notary Public, State of Texas

SARAH V. Segura
Printed Name of Notary Public

AFTER RECORDING RETURN TO:
FIVE STAR TITLE, LLC
304 N AUSTIN ST.
Seguin, Texas 78155