



Registration for Division of Land in Atascosa County

I Leslie Mueller, am the owner of the attached filed division of land located at Natascosa Colony Farms, Lot P7 of TR 23, 12.1, Acres 92867 (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: 10/9/2026

Signature:

Leslie Ray Mueller

Printed Name:

Leslie Ray Mueller

ACKNOWLEDGMENT

STATE OF TEXAS

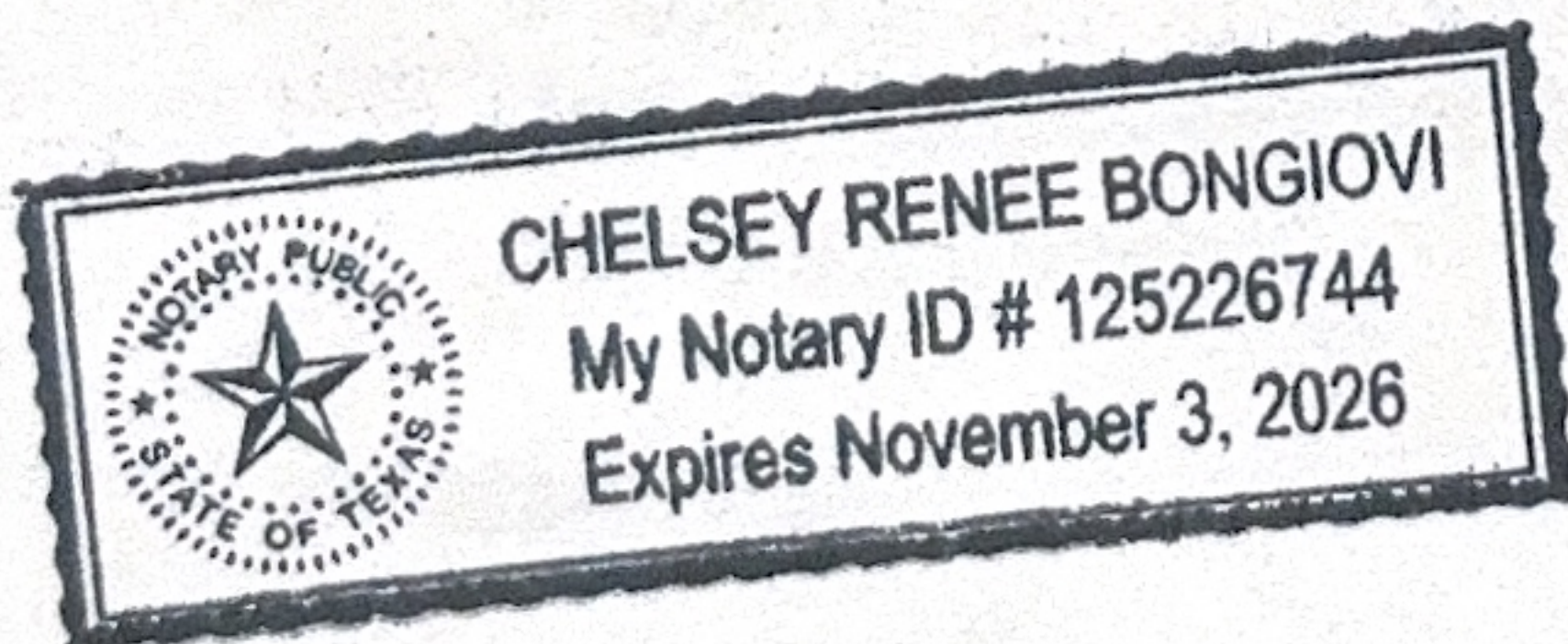
COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Leslie Ray Mueller, 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 October 9, 2026.

Chelsey Renee Bongiovi

Notary Public, in and for
State of Texas



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237038

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.

**SURFACE DISTRIBUTION DEED
BY DEPENDENT ADMINISTRATOR**

Date: Effective September 15, 2023, 7:01 a.m. (CDT)

Grantor:

MICHAEL A. REPKA, AS DEPENDENT ADMINISTRATOR WITH WILL ANNEXED OF THE ESTATE OF JOHN WILLIAM MUELLER, DECEASED

Grantor's Mailing Address:

P.O. Box 737
Pleasanton, Texas 78064
Atascosa County

Grantee:

LESLIE RAY MUELLER, as his separate property

Grantee's Mailing Address:

P.O. Box 521
Jourdanton, Texas 78026
Atascosa County

Consideration:

For the purpose of making a distribution of the Estate of John William Mueller, Deceased, pursuant to the terms of decedent's Last Will and Testament dated December 2, 2015, modified by the Mediated Settlement Agreement dated November 15, 2016, and admitted to probate in Cause No. 7702, County Court at Law, Atascosa County, Texas, styled *In the Estate of John William Mueller, Deceased*.

Property (including any improvements):

The SURFACE ESTATE ONLY of the following described property:

- i. 92.867 acres, more or less, described in two parcels as follows:

Parcel 1:

92.14 acres of land, more or less, out of Tract 2 and Tract 12 of the Natascosa Colony Farms Subdivision, Atascosa County, Texas, being described as a 97.14 acre tract described in that Exchange Deed dated October 18, 1992 from Joyce Briesemeister to Alberta Mueller recorded in Volume 854, Page 73 of the Deed Records of Atascosa County, Texas; SAVE AND EXCEPT four (4.00) acres of land, more or less, being the same land described in Cash Warranty Deed dated December 28, 2007, from Alberta Mueller to Gary R. Craig, recorded under County Clerk's File No. 95564 of the Official Public Records of Atascosa County, Texas; SAVE AND EXCEPT one (1.00) acre of land, more or less, being the same land described in Gift Deed dated December 28, 2007, from Alberta Mueller to Deborah L. Mueller, recorded under County Clerk's File No. 95565 of the Official Public Records of Atascosa County, Texas.

Parcel 2:

1.727 acres of land, more or less, out of Tract 12 of the Natascosa Colony Farms Subdivision, Atascosa County, Texas, being the same land described in Warranty Deed dated March 1, 2007, from Joyce Briesemeister to John W. Mueller, et ux., recorded under County Clerk's File No. 89380 of the Official Public Records of Atascosa County, Texas.

SAVE AND EXCEPT from the above two parcels one (1.00) acre of land, more or less, being that same land described in a Cash Warranty Deed dated July 17, 2003, from Alberta Mueller and husband, John W. Mueller to Leslie Mueller and Janice Mueller, recorded in Volume 241, Page 497, Official Public Records, Atascosa County, Texas, leaving 92.867 acres, more or less.

- ii. 165 acres of land, more or less, out of A-640, Atascosa County, Texas, being all of Tract Number Twenty-Eight (28), containing 100 acres of land, and the North sixty five (65) acres of Tract Number Twenty-Nine (29) of Chupick's La Parita Colony Farms Subdivision as shown by plat which is of record in Volume 2, Page 38 of the Map and Plat Records of Atascosa County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

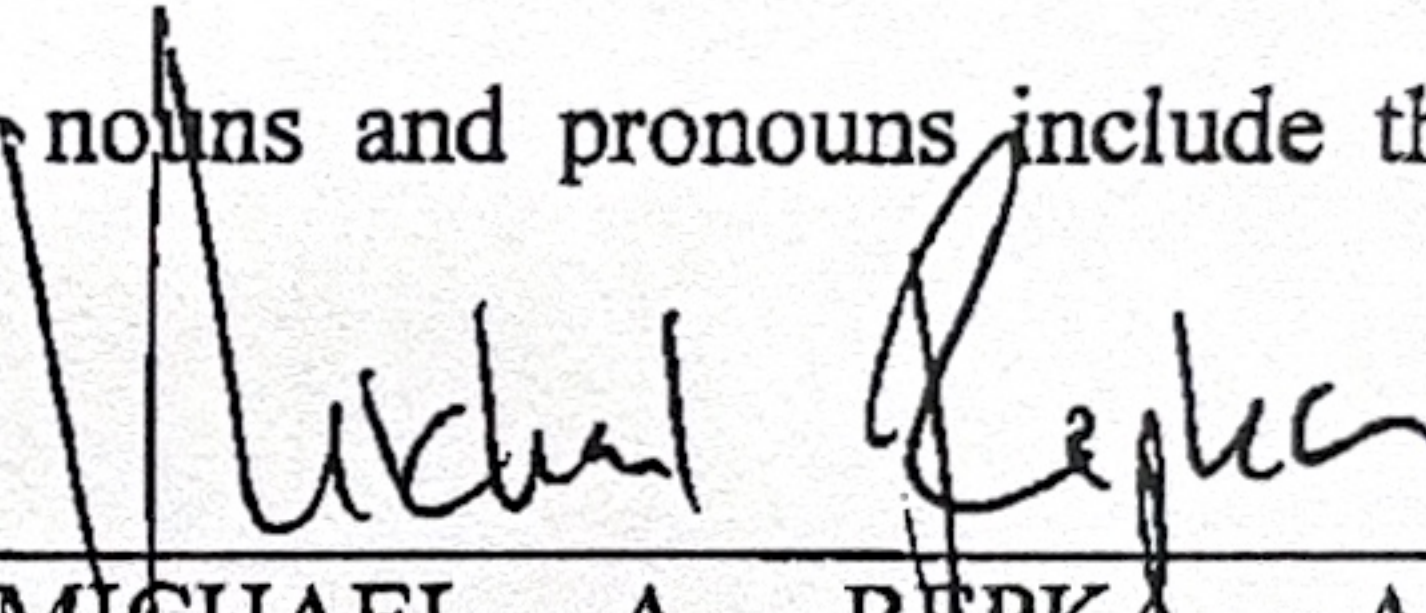
- i. Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee, by acceptance of this deed, assumes and agrees to pay.

- ii. Any interest of said estate in the oil, gas, and other minerals in and under the Property; notwithstanding anything to the contrary herein, this deed is a conveyance of the surface estate of the Property only.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants and conveys to Grantee the Property, as separate property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's 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, when the claim is by, through, or under Grantor but not otherwise.

The undersigned executes this deed in his capacity as Dependent Administrator with Will Annexed of the Estate of John William, Deceased and not in his individual capacity.

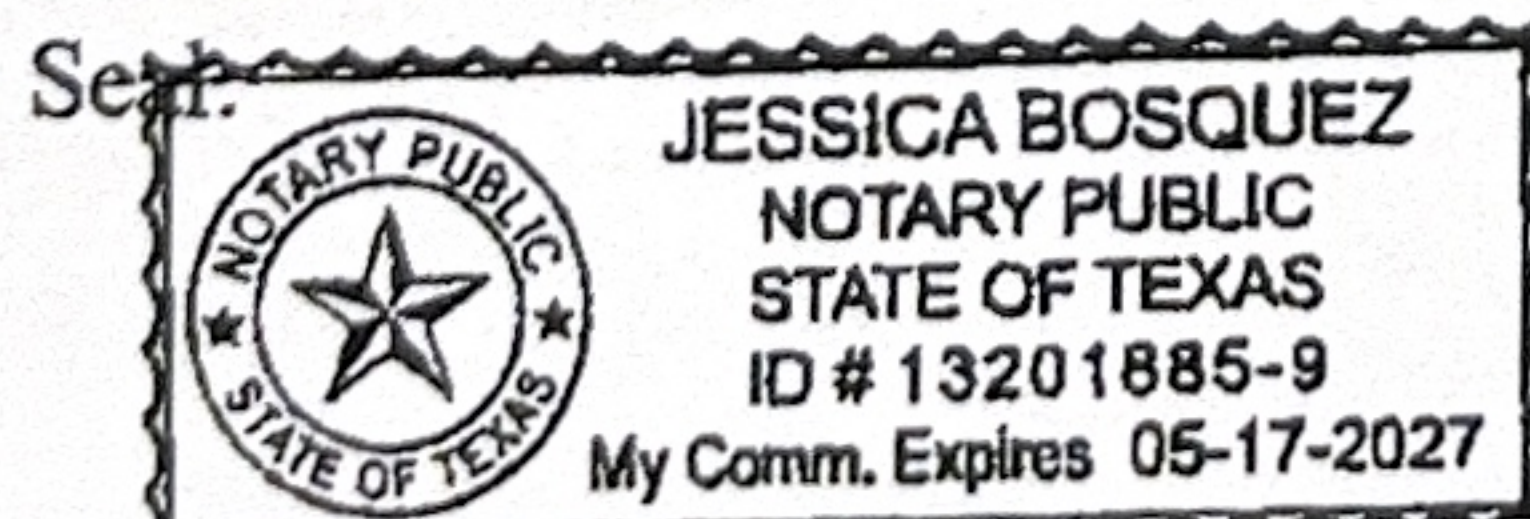
When the context requires, singular nouns and pronouns include the plural, and vice versa.


MICHAEL A. REPKA, AS DEPENDENT
ADMINISTRATOR WITH WILL ANNEXED OF
THE ESTATE OF JOHN WILLIAM MUELLER,
DECEASED

ACKNOWLEDGMENT

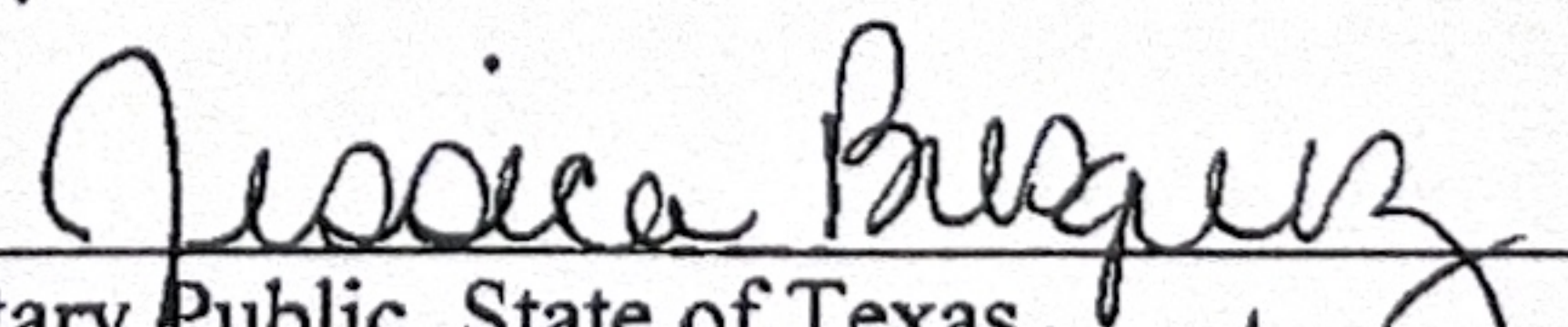
STATE OF TEXAS §
 §
COUNTY OF ATASCOSA §

This instrument was acknowledged before me on September 8, 2023, by MICHAEL A. REPKA, AS DEPENDENT ADMINISTRATOR WITH WILL ANNEXED OF THE ESTATE OF JOHN WILLIAM MUELLER, DECEASED.



AFTER RECORDING RETURN TO:

Repka Law PLLC
P.O. Box 737
Pleasanton, Texas 78064


Notary Public, State of Texas
My commission expires: 5/17/2027

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Theresa Carrasco

Theresa Carrasco, County Clerk

Atascosa County Texas

September 15, 2023 02:23:15 PM

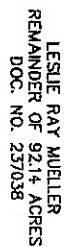
FEE: \$34.00

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THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



LESLIE RAY MUELLER
REMAINDER OF 92.14 ACRES
DOC. NO. 237038

NOTES

THIS PROPERTY IS NOT SUBJECT TO THE
ELECTRIC EASEMENT RECORDED IN VOLUME 104,
PAGE 209, DEED RECORDS, ATASCOSA COUNTY,
TEXAS.

THIS PROPERTY MAY BE SUBJECT TO THE PIPELINE EASEMENT RECORDED IN VOLUME 200, PAGE 400, DEED RECORDS, ATASCOOSA COUNTY, TEXAS. (LOCATION NOT DEFINED)

THIS PROPERTY MAY BE SUBJECT TO THE
WATERLINE EASEMENT RECORDED IN VOLUME 86
PAGE 860, VOLUME B3, PAGE 53 AND VOLUME
861, PAGE 760, DEED RECORDS, ATASCOSA
COUNTY, TEXAS. (LOCATION NOT DEFINED)

THIS PROPERTY MAY BE SUBJECT TO THE 25' WIDE WATERLINE EASEMENT RECORDED IN CLERK'S FILE NO. 280319, OPTICAL PUBLIC RECORDS, AVASCOCA COUNTY, TEXAS. (LOCATION NOT DEFINED)

(N 30°29' W) 775.86'
N 30°34'22" W

NOTES:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS
OBSERVATIONS, TEXAS STATE PLANE COORDINATES,
SOUTH CENTRAL ZONE, GRID.
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

PRM REGISTRATION NO.

VENTICEK, LLC
275.55 ACRES
CONVEYED DOC. NO. 209225
DESCRIBED VOL. 319, PG. 406

LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

G.F. NO. 2026-12184

DWG: AJS RVD: RJP
JOB NO. 136761

BRIAN S. JONES AND KARA L. JONES	
TITLE COMPANY:	RELIABLE TITLE

DATE: 05/07/2026

RUDOLF J. PATI, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

LEGEND
CALCULATED POINT
ROUND 1/2" ROD
1/2" ROD CAPPED WALL
RECORD INFORMATION
CONTROLLING MONUMENT
WIRE FENCE

Property Address:
1860 F.M. 1332

Being 14.00 acres of land, more or less, out of Lot 2, Nacacoe Cokery Farm, Nacacoe County, Texas, as recorded on Sheet 14, N.P.C. Plat Record, Alacacoe County, Texas, and being out of that certain 94.40 acres described in a Surface Distribution Deed recorded in Document No. 237032, Official Public Records, Alacacoe County, Texas, and 14.00 acres being more particularly described by metes and bounds attached hereto.

Owners

BRIAN S. JONES AND KARA L. JONES

TITLE	COMPANY:	RELIABLE TITLE

DATE: 05/07/2025

RUDOLF J. PATI, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388