

June 25, 2025

Karen McKinnon
Brazoria County Engineering
451 N Velasco, Suite 230
Angleton, Texas 77515

RE: Brazoria County
CR 81
Transmittal of Counteroffer
Parcel 24-552 Christy Ngo

Owner:	Christy Ngo
Date of Offer:	April 15, 2025
Date of Final Offer:	June 17, 2025
Whole Tract:	10 acres (435,600 square feet)
Partial Take:	0.871 acres (37,941 square feet)
Remainder:	9.129 acres (397,659 square feet)
County's Offer:	\$37,941.00
Counteroffer:	\$51,220.35
Increase:	\$13,279.35
% Change:	35 %

CF RECOMMENDATION: ACCEPT

Dear Ms. McKinnon:

Please find enclosed an Administrative Settlement Request submitted by the above-referenced property owner. The subject property is located along the South line of County Road 81, Brazoria, Brazoria County, Texas. The parcel to be acquired consists of 0.871 acres (37,941 square feet) being purchased as a Deed.

COUNTY'S OFFER: The County's offer is based on an appraisal prepared by Jason Mushinski, MAI, Senior Managing Director and Erin Pechal, MAI, Senior Appraiser for Valbridge Property Advisors. The initial offer of \$37,941.00, which includes \$1.00 psf, for the land and no money for the cost to cure.

COUNTEROFFER: The Owner proposes a counteroffer of \$51,220.35 or \$1.35psf, for the land, which is a 35% increase. She did not provide any back-up documentation but does note in her counter-offer letter that she has reviewed and assessed other comparable properties sold in the general area and believes that her counteroffer is justified.

FACTORS CONSIDERED IN EVALUATION

CFA recommends accepting this counteroffer based on a cost and timing savings standpoint. Even though the landowner is asking for slightly more than what the market currently shows, if the County accepted this counteroffer, it would save an estimated 2-4 months. Acquiring this parcel outside of condemnation is anticipated to take 1-2 months. Also, while there was no supporting documentation provided with this counteroffer of \$1.35psf, we are aware of a comparable sale—used in a separate parcel acquisition within the same project—that reflects a price of \$1.38 per square foot. While this comparable is not located in immediate proximity, it shares similar characteristics with the subject tract and others in the project area. It should also be noted that we provided this sale to the County’s hired appraiser, Jason Mushinski, of Valbridge Property Advisors; and has reviewed this comparable and acknowledged that, had it been available during the original valuation process, it likely would have been considered and may have supported a higher valuation than the current \$1.00 per square foot assessment. Based on this, we believe the \$1.35 counteroffer appears to fall within a reasonable market range and can be supported for consideration. Lastly, title is clear and closing will be expedient with no title curative matters to contend with.

Cost Saving Issues: By going through the condemnation process the county will expend additional monies and resources utilized by the DA and costs for hearing and testimony from the County’s appraiser.

Timing Issues: We anticipate a time savings of 2-4 months.

Sincerely,



Abel Garcia, Senior Right of Way Project Manager
Cobb, Fendley & Associates, Inc.

From: [christy.ngo](#)
To: [Michael Staines](#)
Subject: Counter-Offer
Date: Monday, June 16, 2025 6:15:01 PM

Christy Ngo
11906 Glen Bay Ct.
Houston, TX 77089
Email: ChristyNDNgo@yahoo.com
Phone: (281)804-7072

Date: 06/16/2025

To:
Michael Staines
Right-of-Way Agent
Cobb, Fendley & Associates, Inc.
4424 W Sam Houston Parkway N, Suite 600
Houston, TX 77041

RE: Parcel 24-552 – Counter-Offer for Acquisition under Bullard Parkway Phase III (CR 81)

Dear Mr. Staines,

Thank you for your offer of \$37,941.00 for the purchase of a 0.871-acre portion of my property located in Brazoria County, Texas, as part of the Bullard Parkway Phase III project. I appreciate the information and documentation you provided.

After reviewing the appraisal and current land values in the area, I believe a higher valuation more accurately reflects the fair market value of the property and its location. Therefore, I respectfully submit a counter-offer in the amount of \$51,220.35, which represents a 35% increase over the original offer.

This revised amount accounts for the unique characteristics of the property, its development potential, and the importance of fair compensation in accordance with the Texas Landowner's Bill of Rights.

I remain open to further discussion and look forward to reaching a mutually agreeable resolution. Please contact me directly at (281)804-7072 or via email at ChristyNDNgo@yahoo.com should you have any questions or require additional documentation.

Sincerely,

Christy Ngo

[Sent from Yahoo Mail for iPhone](#)

All Properties 360 Property View

0 County road 62, Iowa Colony, Texas, 77583 Brazoria County

Listing



Lots	Sold	
ML#:	14077222	List Price: \$1,200,000
Address:	0 County road 62	Orig Price: \$1,200,000
Area:	5	LP/SF: \$1.38
Tax Acc #:	0532-0003-000	DOM: 6
City/Location:	Iowa Colony	State: Texas
County:	Brazoria	Zip Code: 77583
Market Area:	Alvin North	Section #:
Subdivision:	C M Hays	Lot Num:
Lot Size:	871,200 / Appr Dist	Acres: 20.0000
Master Planned:	No	LP/Acre: \$60,000.00
Legal Desc:	A0532 C M HAYS TRACT 507-511 ACRES 20.00	

Directions: Coming from Downtown Houston, go towards 59 South, Get onto 288 South, Keep on 288 Toll Road S, Then make a right onto CR 64, Make a left onto Valley Glen Rd., Then a right onto County Road 62, Then you will arrive.

Recent Change: 06/03/2025 : CLOSD : P->S

Listing Office Information

List Agent: Kstevens1/Kristin M. Stevens	List Broker: RPTI01/Real Properties
Agent Phone: 713-416-2169	Appt #: 713-930-0427 / ShowingSmart Call Center (HAR)
Address: 2950 North Loop West Suite 500, Houston TX 77092	Office Phone: 713-832-2550
List Agent Web:	Fax #:
Agent Email: kristinstevens2023@gmail.com	Office Web: http://www.realproperties.com/
Licensed Supervisor:	

School Information

School District: 3 - Alvin	Elem: MERIDIANA ELEMENTARY SCHOOL
Middle: CAFFEY JUNIOR HIGH SCHOOL	High: IOWA COLONY HIGH SCHOOL
2nd Middle:	

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:	Type Contract: Unimproved Property
Front Dim:	Left Dim:
Back Dim:	Right Dim:
Lot Use: Leisure Ranch, Other, Single-Family	Lot Improve:
Lot Description: Open	Key Map: 692X
Road Surface:	Acreage: 20 Up to 50 Acres
Gas: Gas Not Available	Dev Community:
Electric: Electric Available	Cable: Not Available
	Phone: Not Available

Agent Remarks: Provide offers with POF and or Pre-approval to Kristinstevens2023@gmail.com. Broker Real Properties: #9013292, Licensed Broker: Adam Lambert #593003, Licensed Supervisor: Shenandoah Lopez #649504, Kristin Stevens #798258. 1% EM min and \$250 option money. Reach out for seller's preferred title company.

Physical Property Description:

Discover this exceptional 20-acre undeveloped property offering tranquility in Rosharon, TX. Build your dream home with no HOA restrictions and a convenient location near city amenities. Enjoy the benefits of a low tax rate and the freedom to create a unique space. Don't miss out on this rare opportunity, schedule a visit today before it's gone. There is new development communities being built all around the area. What you get is tons of acreage to be able to build your dream home. The seller would like to keep the mineral rights but negotiable. No septic or well.

Utilities, Features and Additional Information

Utility District:	Area Pool:
Water/Sewer: No Water	Area Tennis:
Golf Course Nm:	Waterfront Feat:
Restrictions: Deed Restrictions	Disclosures: No Disclosures
55+ Community: No	City/ETJ: IOWA COLONY
Sub Lake:	PID:
Access:	
HOA Amenities:	
HOA: No	List Type: Exclusive Right to Sell/Lease
List Date: 03/22/2025	T/Date:
Expire Date:	

Financial Information

Finance Cnsdr:	
Seller May Contribute to Buyer Expenses Up To:	
Maint. Fee: No	Exemptions: ,,,,,,,,,,Agricultur
Other Mand Fee: No	Auction:
Taxes w/o Exempt: \$44/2024	Online Bidding:
Tax Rate: 2.3303	
Affordable Housing Desc:	

Pending Information

Pending Date: 03/28/2025	Est Close Dt:	OPT End:	Sell Agt Rep Buyer: Yes
Sell Agent: Cameron Crouch (CCROUCH)		Sell Broker: Gulf Coast Properties (GCP001)	
TREC #:			

Sell Team
Name:

Sold Information					
Sale Price:	\$945,000	SP/SF:	\$1.08	SP/ACR:	\$47,250.00
Adj Sale Price:	\$945,000	Adj SP\$/SF:	\$1.08	Adj SP\$/AC:	\$47,250.00
Seller	0	Repairs Paid:	\$0	Days to Close:	67
Contribution:				Close Date:	06/03/2025
CoOp:	No	Terms:		SP/LP #:	0.79
				Title Pd By:	Both

Prepared By: Chris Lantz

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 06/10/2025 3:52 PM

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Tax

Owner Information

Owner Name:	Turner Rhonda	DMA No Mail Flag:	Y
Carrier Route:	R011	Tax Billing Address:	2531 Shadow Oaks Dr
Tax Billing City & State:	Fresno Tx	Tax Billing Zip:	77545
Tax Billing Zip+4:	6071		

Location Information

Subdivision:	C M Hays	School District Name:	Alvin ISD
Township:	Iowa Colony	MLS Area:	5
Market Area:	ALVIN NORTH	MLS Sub Area:	692X
Topography:	FLAT/LEVEL	Census Tract:	661902
Neighborhood Description:	CIC-CIC		

Tax Information

Parcel ID:	0532-0003-000	Parcel ID:	05320003000
% Improved:	%	Tax Area:	GBC
Fire Dept Tax Dist:	EM3	Water Tax Dist:	NAV
M.U.D. Information:	NAV		
Legal Description:	A0532 C M HAYS TRACT 507-511 ACRES 20.00		
Exemptions:	Agricultural		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$1,900	\$2,300	\$2,200
YOY Assessed Change (\$)	-\$400	\$100	
YOY Assessed Change (%)	-17%	5%	
Market Value - Total	\$608,400	\$608,400	\$416,000
Market Value - Land	\$608,400	\$608,400	\$416,000
Tax Year	2024	2023	2022
Total Tax	\$44	\$55	\$58
Change (\$)	-\$10	-\$4	
Change (%)	-18.82%	-6.75%	

Jurisdiction	Tax Amount	Tax Type	Tax Rate
City Of Iowa Colony	\$9.86	Actual	.51921
Brazoria Cnty Drain Dist #5	\$1.98	Actual	.10408
Brazoria Co ESD #3	\$1.47	Actual	.07746
Brazoria County	\$4.97	Actual	.26163
Alvin Community College	\$2.96	Actual	.15599
County Road & Bridge	\$0.80	Actual	.04192
Alvin ISD	\$22.23	Actual	1.17

Characteristics

Land Use - CoreLogic:	Agricultural Land	Land Use - County:	Real Prop-Qual. Open Space Lnd
Land Use - State:	Real Prop-Qual. Open Space Lnd	Lot Acres:	20.0000
		Lot Sq Ft:	871,200
Elec Svs Type:	ELECTRIC/GAS	Garage Capacity:	0

Photos



360 History

Listing History from MLS

MLS#: [14077222](#)
Sold

[0 County Road 62 Iowa Colony 77583](#)

Prop Type:LND



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
GCP001	Ccrouch	Status	PEND->CLOSD	Sold	\$945,000	06/03/25 02:56 PM	6
GCP001	Ccrouch	Status	OP->PEND	Pending	\$1,200,00	04/28/25 12:16 AM	6
GCP001	Ccrouch	Status	ACT->OP	Option Pending	\$1,200,00	03/28/25 01:57 PM	6
RPTI01	Kstevens1	Status	->ACT	New Listing	\$1,200,00	03/22/25 02:47 PM	0

MLS#: [10035648](#)
Active

[000 County Road 62 Manvel 77583](#)

Prop Type:LND



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
TOBI01	mtnguyen	ListPrice	\$449,000->\$439,000	Price Decrease	\$439,000	02/03/25 11:19 AM	76
TOBI01	mtnguyen	Status	->ACT	New Listing	\$449,000	11/19/24 06:01 PM	0

MLS#: [70740386](#)
Terminated

[0 County Road 62 Rosharon 77583](#)

Prop Type:LND

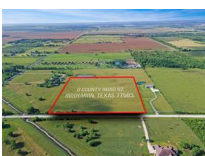


Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
RXLL01	SSudderth	Status	ACT->TERM	Terminated	\$700,000	06/03/24 08:58 AM	166
RXLL01	SSudderth	ListPrice	\$750,000->\$700,000	Price Decrease	\$700,000	03/11/24 01:49 PM	82
RXLL02	SSudderth	Status	->ACT	New Listing	\$750,000	12/20/23 08:49 AM	0

MLS#: [37458869](#)
Terminated

[0 County Road 62 Rosharon 77583](#)

Prop Type:LND



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
RXLL02	SSudderth	Status	ACT->TERM	Terminated	\$750,000	12/18/23 11:11 AM	461
RXLL01	SSudderth	ListPrice	\$700,000->\$750,000	Price Increase	\$750,000	05/30/23 04:42 PM	259
RXLL01	SSudderth	Status	->ACT	New Listing	\$700,000	09/13/22 09:42 PM	0

MLS#: [10294094](#)
Terminated

[00 County Road 62 Rosharon 77583](#)

Prop Type:LND



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
GCP001	CCROUCH	Status	WITH->TERM	Terminated	\$375,000	11/08/22 07:25 PM	134
GCP001	CCROUCH	Status	ACT->WITH	Withdrawn	\$375,000	10/25/22 09:11 PM	134
GCP001	CCROUCH	ListPrice	\$500,000->\$375,000	Price Decrease	\$375,000	07/06/22 08:30 PM	23
GCP001	CCROUCH	Status	->ACT	New Listing	\$500,000	06/13/22 10:41 AM	0

MLS#: 88760016
Expired

0 County Road 62 Rosharon 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
RXLL01	SSudderth	Status	ACT->EXP	Expired	\$700,000	09/08/22 12:11 AM	307
RXLL01	SSudderth	ListPrice	\$750,000->\$700,000	Price Decrease	\$700,000	07/05/22 03:46 PM	243
RXLL01	SSudderth	ListPrice	\$775,000->\$750,000	Price Decrease	\$750,000	06/25/22 05:01 PM	233
RXLL01	SSudderth	ListPrice	\$800,000->\$775,000	Price Decrease	\$775,000	04/20/22 08:01 AM	167
RXLL01	SSudderth	Status	CS->ACT	New Listing	\$800,000	11/04/21 07:01 AM	0
RXLL01	SSudderth	Status	I->CS	Coming Soon	\$800,000	11/01/21 11:50 AM	0

MLS#: 80743892
Sold

0 County Road 62 Rosharon 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
ROOF01	CaroLinaE	Status	PEND->CLOSD	Sold	\$237,000	01/24/21 07:25 PM	17
ROOF01	CaroLinaE	Status	OP->PEND	Pending	\$239,500	01/14/21 12:15 AM	17
ROOF01	CaroLinaE	Status	ACT->OP	Option Pending	\$239,500	01/05/21 10:30 PM	17
IDGR01	CTubbs	ListPrice	\$255,000->\$239,500	Price Decrease	\$239,500	01/04/21 10:08 AM	16
IDGR01	CTubbs	ListPrice	\$269,000->\$255,000	Price Decrease	\$255,000	12/26/20 06:04 PM	7
IDGR01	CTubbs	Status	->ACT	New Listing	\$269,000	12/19/20 06:31 PM	0

MLS#: 94852849
Sold

0 County Road 62 Rosharon 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
KWSW01	WINONA	STATUS	PEND->CLOSD	Sold	\$185,000	09/27/16 09:29 AM	146
WALZ02	ocampb	STATUS	OP->PEND	Pending	\$198,000	04/12/16 06:58 AM	146
WALZ02	ocampb	STATUS	ACT->OP	Option Pending	\$198,000	03/03/16 08:06 AM	148
WALZ02	ocampb	STATUS	->ACT	New Listing	\$198,000	10/08/15 12:32 PM	1

MLS#: 22968420
Sold

00 County Road 62 Iowa Colony 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
TDEC01	knw	STATUS	PSHO->CLOSD	Sold	\$88,500	10/22/13 10:25 AM	152
TDEC01	knw	STATUS	ACT->PSHO	Pending Continu	\$94,800	10/04/13 08:14 AM	173
utxr01	CLLerma	ListPrice	\$99,800->\$94,800	Price Decrease	\$94,800	06/02/13 07:34 PM	49
utxr01	CLLerma	STATUS	->ACT	New Listing	\$99,800	04/16/13 01:27 PM	1

MLS#: 48970591
Terminated

00 County Road 62 Iowa Colony 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
utxr01	CLLerma	STATUS	ACT->TERM	Terminated	\$49,900	04/16/13 01:31 PM	92
utxr01	CLLerma	STATUS	->ACT	New Listing	\$49,900	01/16/13 12:15 PM	1

MLS#: 92486903
Terminated

00 County Road 62 Iowa Colony 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
utxr01	CLLerma	STATUS	ACT->TERM	Terminated	\$99,800	04/16/13 01:23 PM	92
utxr01	CLLerma	ListPrice	\$49,900->\$99,800	Price Increase	\$99,800	04/16/13 01:22 PM	92
utxr01	CLLerma	STATUS	->ACT	New Listing	\$49,900	01/16/13 12:08 PM	1

MLS#: 3016040
Expired

0 County Road 62 Rosharon 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
KWHM01	wleblanc	STATUS	ACT->EXP	Expired	\$120,000	10/02/07 01:30 AM	186
KWHM01	wleblanc	STATUS	->ACT	New Listing	\$120,000	04/02/07 03:00 PM	1

MLS#: 45466698
Expired

0 County Road 62 Rosharon 77583

Prop Type:**ACR**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
WALZ02	ocampb	Status	ACT->EXP	Expired	\$442,500	07/20/18 12:10 AM	181
WALZ02	ocampb	ListPrice	\$480,000->\$442,500	Price Decrease	\$442,500	02/24/18 08:45 AM	36
WALZ02	ocampb	Status	->ACT	New Listing	\$480,000	01/23/18 11:28 AM	4

MLS#: 45339804
Terminated

0 County Road 62 Rosharon 77583

Prop Type:**ACR**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
KWPL01	HEIDIALL	STATUS	WITH->TERM	Terminated	\$130,000	09/16/14 02:58 PM	65
KWPL01	HEIDIALL	STATUS	ACT->WITH	Withdrawn	\$130,000	06/25/14 10:01 AM	65
KWPL01	HEIDIALL	STATUS	PEND->ACT	Back On Market	\$130,000	06/24/14 05:27 PM	62
KWPL01	HEIDIALL	STATUS	PSHO->PEND	Pending	\$130,000	05/28/14 09:37 AM	62
KWPL01	HEIDIALL	STATUS	PEND->PSHO	Pending Continu	\$130,000	04/29/14 06:17 AM	62
KWPL01	HEIDIALL	STATUS	PSHO->PEND	Pending	\$130,000	04/10/14 12:30 AM	62
KWPL01	HEIDIALL	STATUS	PEND->PSHO	Pending Continu	\$130,000	04/02/14 06:32 AM	62
KWPL01	HEIDIALL	STATUS	ACT->PEND	Pending	\$130,000	02/07/14 09:04 AM	64
KWPL01	HEIDIALL	STATUS	->ACT	New Listing	\$130,000	12/05/13 10:22 AM	1

MLS#: **62303748**
Expired

0 County Road 62 Rosharon 77583

Prop Type: **ACR**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
KWHM01	MBEYER	STATUS	ACT->EXP	Expired	\$596,000	03/06/13 12:30 AM	365
KWHM01	MBEYER	STATUS	->ACT	New Listing	\$596,000	03/06/12 07:25 AM	1

Deed History from Public Records

Rec. Date	Deed Date	Nom.	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Doc. #	Document Type
10/06/03	09/25/03		Turner Rhonda		Chernosky Family Ptshp Ltd	64295	Warranty Deed
09/29/03	07/25/03		Vanle Thu		Le Tony H	62286	Deed (Reg)
12/04/02	11/19/02		Harris Michael E	Le Tony H	Chernosky Family Ptshp Ltd	62852	Warranty Deed
11/21/02	11/19/02		Bryant Dexter & Belinda	Bryant Jeffrey & Michelle	Chernosky Family Ptshp Ltd	60748	Warranty Deed

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Code	Borrower Name	Borrower Name 2	Term	Int Rate	Title Company
10/06/2003	\$40,000	Private Individual	YEARS				15		
12/04/2002	\$40,000	Private Individual	YEARS				15		
11/21/2002	\$40,000	Private Individual	YEARS				15		