



Brazoria County

Application for Property Adjustments



This application must be completed for all requests that are exempt from Platting. In order for this request to be reviewed, the application must be filled out *in its entirety* and be submitted to the Brazoria County Engineers Office at 451 N. Velasco, Ste. 230 Angleton, Texas 77515, or emailed to engineer-development@brazoriacountytx.gov. For questions concerning this application, please contact the Engineering Department at (979) 864-1265.

This application will expire after 6 months due to applicant activity – at that point – you will need to submit a new application and possibly new exhibits for any land reconfiguration.

SECTION I. Property Owner Information

Name: ROY CRAIG LOSTRACCO Phone: 832-659-0393

Name: STEPHEN R. LOSTRACCO, MARK C. LOSTRACCO

Owner Signature: [Signature] Date: 12/8/23

Owner Signature: [Signature] Date: 12/8/23

My signature acknowledges my request to the County Engineer, Matt Hanks, for an exception from the Brazoria County Subdivision Regulations.

Mailing Address: 2102 AVENUE J DANBURY, TX 77534

E-mail Address: ROY.LOSTRACCO@GMAIL.COM

Purpose:

- Combine lots – See Section II.
- Divide lot – See Section III. - You may not create more than 4 lots
- Adjust Lot Lines – See Section III.
- Divide with Exemption – See Section III - You may not create more than 4 lots nor create an easement or road
- Family Division - Gift Decded to _____ (Grandchild, Child, Sibling, In-Law, etc.) - You may not create more than 4 lots nor create an easement or road – See Section IV.

Property Information

Acreage: 80

Site Address or Legal Location, Abstract, CR#: 22523 COUNTY ROAD 48

Property ID#: 241167 & 241168

Tax Account #: 7176-0036-000 & 7176-0036-001

Number of Structures: 3 Mobile Homes: _____ Other homes: _____

Business or other structure with restrooms: _____

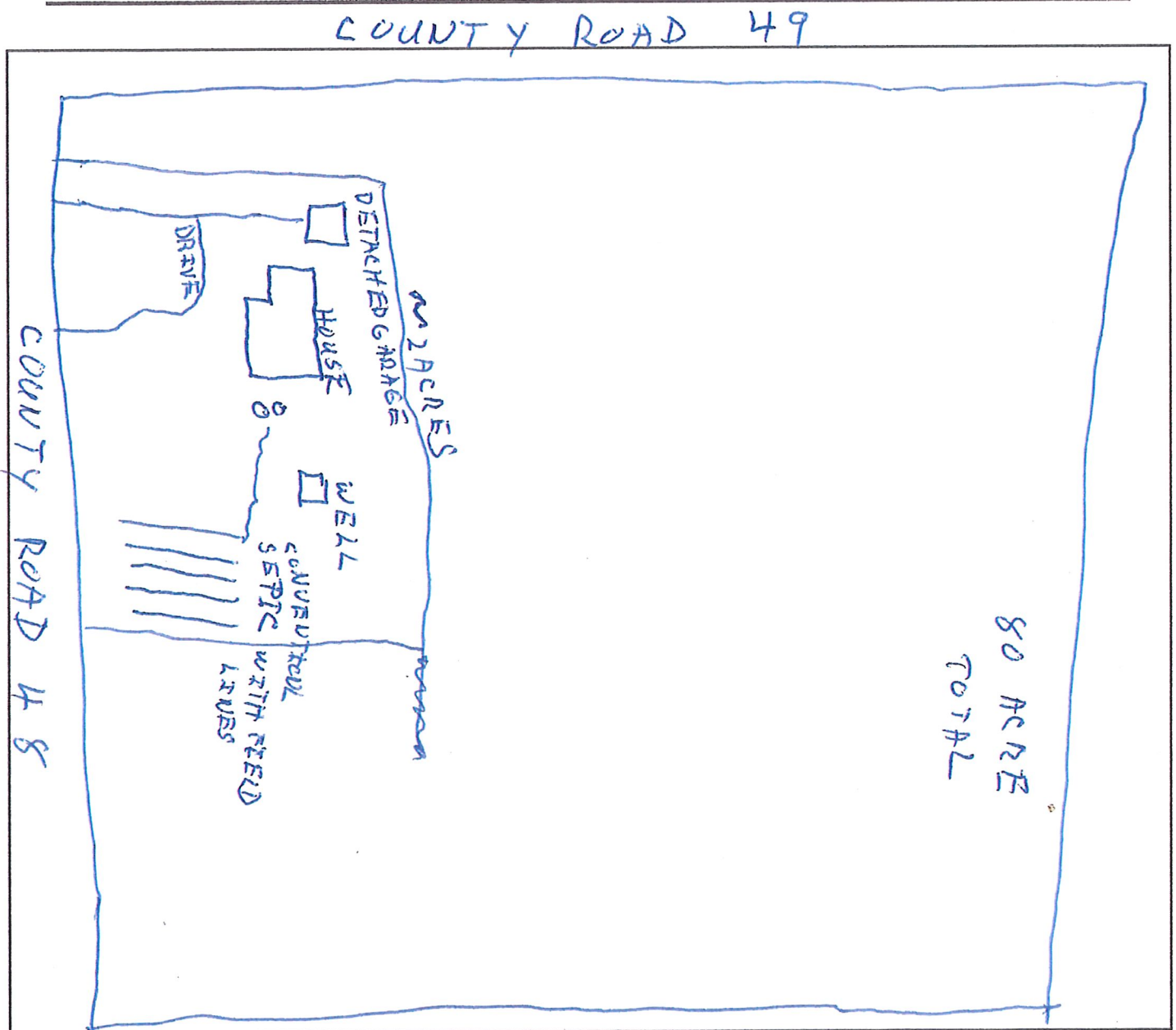
Private Water Well check: YES or NO

Public Water System MUD or

Please provide a sketch of your plans below:

- Include your best estimate for lengths, widths, and acreage in the diagram.
- All lots must have 80' frontage along a public right of way. Shared driveways do not qualify as road frontage.
- All structures with water and/or septic (restrooms)
- Location of Septic (S), Spray Head location *, spray radius or field lines
- Location of Water Wells (W) (indicate separation distance between Well and Septic)

Property ID - _____



(S) Septic Tank (W) Water Well - - - - - Septic Lines *Spray Head add circle radius

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.

DEED IN DISTRIBUTION

THE STATE OF TEXAS)
 COUNTY OF BRAZORIA)

KNOW ALL MEN BY THESE PRESENTS: THAT ROY CRAIG LOSTRACCO, Independent Executor of the Estate of Eva Jo Lostracco, Deceased, by virtue of the power and authority given in and by the Last Will and Testament of Eva Jo Lostracco, Deceased, and pursuant to due appointment and qualification in the Probate of the Estate of Eva Jo Lostracco, Deceased in Cause No. PR43214 pending in the County Court at Law No. 2 and Probate Court of Brazoria County, Texas, hereinafter referred to as "Grantor", for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and in distribution of the following assets pursuant to the terms of said Will; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto STEPHEN RALPH LOSTRACCO, of the County of Brazoria and State of Texas, MARK CLINTON LOSTRACCO, of the County of Brazoria and State of Texas, and ROY CRAIG LOSTRACCO, of the County of Brazoria, State of Texas ("Grantees") the following described real property in Brazoria County, Texas, to wit:

Decedent's interest in the surface, any improvements on, and any mineral interest under that certain parcel or real property commonly known by street address 22523 County Road 48, Angleton, Texas 77515, which property is more particularly described legally as:

Lot No. Sixteen (16) of the Subdivision of a part of the Joshua Abbott Survey, Abstract No. 144, as shown on the map or plat thereof recorded in Vol. 1, page 88, of the Plat Records of Brazoria County, Texas, said tract containing 80 acres of land

And being the same property described in the following deeds:

1. *From Horace Elliott, as guardian, to Marco Lostracco, dated April 22, 1927, and recorded in Vol. 206, page 380, of the Deed Records of Brazoria County, Texas;*
2. *From Marco Lostracco, individually and as Independent Executor of the Estate of Leberate Lostracco, Deceased to A.C. Lostracco, R.J. Lostracco, and A.K. Lostracco, dated January 11, 1950, and recorded in Vol. 468, page 307, of the Deed Records of Brazoria County, Texas;*
3. *From A.C. Lostracco and wife, Estrella Lostracco to Ralph J. Lostracco, dated January 16, 1962, and recorded in Vol. 812, page 276, of the Deed Records of Brazoria County, Texas; and*

4. *From Andrew K. Lostracco to Ralph J. Lostracco, dated January 15, 1962, and recorded in Vol. 812, page 277, of the Deed Records of Brazoria County, Texas.*

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto in anywise belonging unto Grantees and their heirs, successors and assigns forever; and Grantor does bind Grantor and Grantor's executors and administrators to WARRANT AND FOREVER DEFEND the Property unto Grantees and their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

However, this conveyance is made subject to the liens securing standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership (collectively, "Ad Valorem Taxes"), as well as to all easements of record in Brazoria County, Texas, or visible or apparent on the ground, and all reservations, covenants, conditions, restrictions and outstanding mineral or royalty interests which are in effect and apply to the Property (collectively, "Permitted Exceptions"). Grantees, by acceptance of delivery of this deed, assume and agree to perform all of Grantor's obligations under the Permitted Exceptions and to pay the Ad Valorem Taxes.

Grantor is acting herein in his capacity as Independent Executor of the Estate of Eva Jo Lostracco, Deceased under the Will admitted to probate in Cause No. PR43214 in the County Court at Law No. 2 and Probate Court of Brazoria County, Texas. The foregoing covenants and agreements made by Grantor is made solely in his fiduciary capacity as Executor of the Estate of Eva Jo Lostracco, Deceased, and in no other capacity whatsoever, and the liability of said Grantor under those covenants and agreements is limited to the Grantor acting in that fiduciary capacity and is limited to the assets of the estate held by the Grantor at the time any such liability may be conclusively established.

EXECUTED this 21 day of June, 2023.

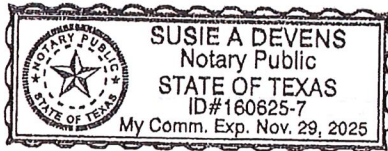


Roy Craig Lostracco, Independent Executor
for the Estate of Eva Jo Lostracco, Deceased

THE STATE OF TEXAS)

COUNTY OF BRAZORIA)

This instrument was acknowledged before me on June 21, 2023 by Roy Craig Lostracco, Independent Executor for the Estate of Eva Jo Lostracco, Deceased.



Susie A. Devens
Notary Public, State of Texas
My commission expires: 11-29-2025

Address of Grantees:

Stephen Ralph Lostracco: 46 Colony Square, Angleton, Texas 77515
Mark Clinton Lostracco: 30 Fulton Dr. W, Alvin, Texas 77511
Roy Craig Lostracco: 2102 Avenue J, Danbury, Texas 77534

Prepared in the office of:

STEVENS & RAU
A Professional Corporation
Attorneys at Law
2513 North Velasco
P. O. Box 878
Angleton, Texas 77516-0878

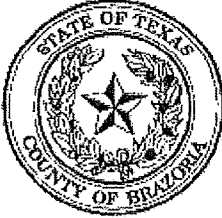
RETURN TO:
Stevens & Rau, P.C.
P.O. Box 878
Angleton, Texas 77516-0878

FILED and RECORDED

Instrument Number: 2023028652

Filing and Recording Date: 06/28/2023 12:08:51 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-rachael

LOT 4

LOT 5

COUNTY ROAD 49

S 86°23'56" W - 1534.0 (CALL)

PRO. 1/2" LR
NEO LOT 16 & MFG LOT 15

JOSHUA ABBOTT A - 144

BOSLER S\ D 1\ 88 BCPR

ORIGINAL LOT 16

COUNTY ROAD 48

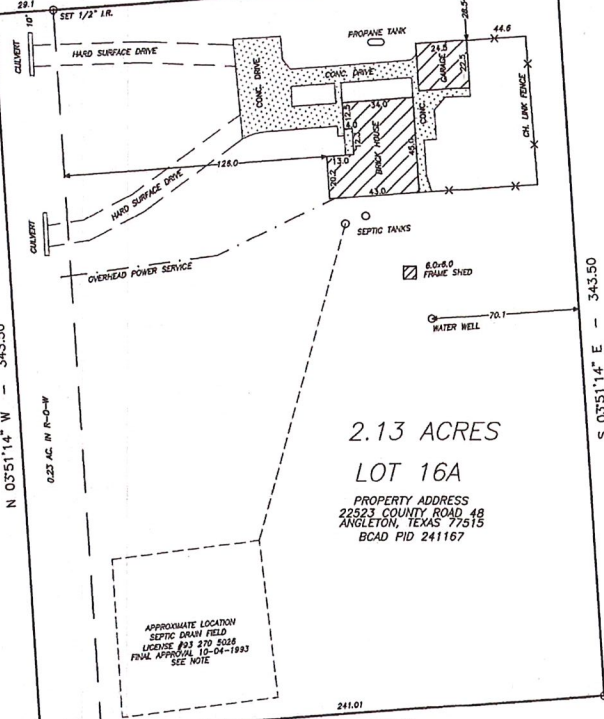
LOT 17

N 0°55'14" W - 343.50

0.23 AC. IN R-O-W

N 86°08'46" E - 270.11

SET 1/2" LR.



77.87 ACRES

LOT 16B

DEED IN DISTRIBUTION
STEPHEN RALPH LOSTRACCO, MARK CLINTON LOSTRACCO,
AND ROY CRAIG LOSTRACCO
BCCF 2023028652

RESIDUE

2.13 ACRES

LOT 16A

PROPERTY ADDRESS
22523 COUNTY ROAD 48
ANGLETON, TEXAS 77515
BCAD PID 241167

APPROXIMATE LOCATION
SEPTIC DRAIN FIELD
LICENSE #93 270 8028
FINAL APPROVAL 10-04-1993
SEE NOTE

SURVEY PREPARED IN RELIANCE UPON SCHEDULE B OF TITLE COMMITMENT
ISSUED BY GREAT AMERICAN TITLE COMPANY UNDER OF NO. 2203854.
SURVEYOR DID NOT SEPARATELY ABSTRACT OR RESEARCH RECORDS FOR OTHER
EASEMENTS OR MATTERS OF RECORD.

SURVEY PLAT SHOWING 2.13 ACRES OF LAND, SITUATED IN LOT 16 OF THE
BOSLER SUBDIVISION OF THE JOSHUA ABBOTT LEAGUE, ABSTRACT 144,
BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME
1, PAGE 88, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING A
PART OF THAT CERTAIN TRACT DESCRIBED IN A DEED IN DISTRIBUTION TO
STEPHEN RALPH LOSTRACCO, MARK CLINTON LOSTRACCO, AND ROY CRAIG
LOSTRACCO RECORDED IN BRAZORIA COUNTY CLERK'S FILE 2023028652. SEE
ATTACHED FIELD NOTES.



SCALE 1"=40'

BEARING BASE - TEXAS STATE PLANE COORDINATE SYSTEM
SOUTH CENTRAL ZONE

THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION DECEMBER 13, 2023,
AND CONFORMS TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND
THE GENERAL RULES OF PRACTICES AND PROCEDURES OF THE TEXAS BOARD OF
PROFESSIONAL LAND SURVEYING AS REVISED 11-92.



STEVE D. ADAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3686
P.O. BOX 114 ALVIN, TEXAS 77512 281/331-3523

SEPTIC FIELD SHOWN PER APPROVED DRAWING ATTACHED TO PERMIT AND LICENSE #83 270 8028 AS FURNISHED BY CLIENT.
THIS FIELD IS AN IN GROUND DRAIN FIELD WITH NO ABOVE GROUND EVIDENCE OTHER THAN VEGETATION ASSOCIATED WITH DRAIN FIELDS.
EASEMENT TO TEXAS EASTERN PIPELINE IN VOLUME 684, PAGE 147, DEED RECORDS DOES NOT APPLY TO THIS TRACT

THIS SURVEY DOES NOT ADDRESS THE MINERAL ESTATE, INCLUDING THE AFFECT TO THIS TRACT BY ANY OF
THE PROVISIONS DESCRIBED IN MINERAL LEASES SET FORTH AS SCHEDULE B EXCEPTIONS IN THE
COMMITMENT IDENTIFIED ABOVE.



ADAMS SURVEYING CO.
FIRM #10085400
STEVE D. ADAMS, RPLS 3686
STEPHEN D. ADAMS, RPLS 5611
P.O. BOX 114
ALVIN, TEXAS 77512
281/331-3523
CF - LOSTRACCO-A144-24C

ADAMS SURVEYING CO.
Steve D. Adams, RPLS 3666
Stephen D. Adams, Jr., RPLS 5611
Firm No. 10085400

P.O. Box 114
2004B South Gordon
Alvin, TX 77512
Phone (281) 331-3523

FIELD NOTES

16A

2.13 ACRES OF LAND, SITUATED IN LOT 16 OF THE BOSLER SUBDIVISION OF THE JOSHUA ABBOTT LEAGUE, ABSTRACT 144, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 88, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT DESCRIBED IN A DEED IN DISTRIBUTION TO STEPHEN RALPH LOSTRACCO, MARK CLINTON LOSTRACCO, AND ROY CRAIG LOSTRACCO RECORDED IN BRAZORIA COUNTY CLERK'S FILE 2023028652, SAID 2.13 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in County Road 48 marking the Northwest corner of the herein described tract, said point being in the common line of Lots 16 and 17, Bosler Subdivision, said point being located South 86 deg. 23 min. 56 sec. West - 1534.0 feet and South 03 deg. 51 min. 14 sec. East - 212.76 feet from a 1/2 inch iron rod found at the Northeast corner of Lot 16 and the Northwest corner of Lot 15;

THENCE North 86 deg. 08 min. 46 sec. East, at 29.1 feet pass a 1/2 inch iron rod set in the East right-of-way line of County Road 48, and continue for a total distance of 270.11 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract;

THENCE South 03 deg. 51 min. 14 sec. East a distance of 343.50 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract;

THENCE South 86 deg. 08 min. 46 sec. West, at 241.01 feet pass a 1/2 inch iron rod set in the East right-of-way line of County Road 48, and continue for a total distance of 270.11 feet to a point marking the Southwest corner of the herein described tract in the common line of Lots 16 and 17;

THENCE North 03 deg. 51 min. 14 sec. West, with the common line of Lots 16 and 17, a distance of 343.50 feet to the PLACE OF BEGINNING and containing 2.13 acres of land.

Bearing Base - Texas State Plane Coordinate System
South Central Zone

Note: These Field Notes accompany a drawing of same date and same file name.



Field Notes written from an actual survey
made on the ground December 13, 2023.

A handwritten signature in blue ink, appearing to read "S. Adams", written over a horizontal line.

STEVE D. ADAMS
Registered Professional Land Surveyor No. 3666

Revised December 20, 2023

Lostracco-A144-2ac



Brazoria County Environmental Health Department
111 E. Locust, Bldg A-29, Suite 270; Angleton, TX 77515
Phone: 979-864-1600 Fax: 979-864-1904
Jodie Vice, BS, RS, DR Director

January 4, 2024

Roy Craig Lostracco
2105 Avenue J
Danbury, TX 77534

RE: Divide Lot
Divide Lot (if applicable): Lostracco Property
Legal Descriptions of Properties: RANSOM BOSLER (A0144 J ABBOTT) BLK G LOT 16 (PT) ACRES 2.0
BCAD ID: 241167
Site Addresses of Properties: 22523 County Road 48 Danbury, TX 77534

The Environmental Health Department has received your request to review the subdivision of the above described property. This department must ensure compliance with Title 30 of the Texas Administrative Code, Chapter 285 with regard to On-Site Sewage Facilities. The applicable rules related to land planning and site evaluation are found in §285.4(a) which reads as follows:

(1) Residential lot sizing.

(A) Platted or unplatted subdivisions served by a public water supply. Subdivisions of single-family dwellings platted or created after the effective date of this section, served by a public water supply and using individual OSSFs for sewage disposal, shall have lots of at least 1/2 acre.

(B) Platted or unplatted subdivisions not served by a public water supply. Subdivisions of single-family dwellings platted or created after the effective date of this section, not served by a public water supply and using individual OSSFs, shall have lots of at least one acre.

The referenced documents imply sufficient room to install on-site sewage facilities without creating a public health nuisance provided the design of the on-site sewage facility complies with all setback requirements as described in §285.91(10) of the above referenced statutes. The division proposes to divide an 80-acre tract into two tracts creating a 2.13-acre tract (Lot 16A) with a 1963 built home and a permitted septic system 9327005026 and a 77.87-acre tract (Lot 16B) of undeveloped property. The property owners may utilize on-site sewage facilities with authorized permits from the Brazoria County Environmental Health Department. Therefore, the Brazoria County Environmental Health Department has no objection to the moving a line for the properties described as RANSOM BOSLER (A0144 J ABBOTT) BLK G LOT 16 (PT) ACRES 2.0 in Brazoria County, Texas.

Sincerely,

A handwritten signature in blue ink that reads "Jodie Vice".

Jodie Vice, DR # OS0024815
Director
Brazoria County Environmental Health



Brazoria County Drainage District# 5
1022 Fm 1462 Rosharon, TX 77583
P.O. Box 1 Rosharon, TX 77583 * Phone (281) 369-0071
Lee Walden, P.E.-President * Kerry L. Osburn-Vice President
Brandon Middleton-Secretary/Treasurer

December 5, 2023

Brazoria County Drainage District #5 has no objection with Mark Lostracco selling 2 acres out of 80 acres that is owned by Mark, Roy, and Stephen Lostracco. Property location is 22523 CR 48 Angleton, TX.

A handwritten signature in black ink, appearing to read "Adam Eversole", written over a horizontal line.

Adam Eversole
Superintendent



KRISTIN R. BULANEK
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:
71760036000

Statement Date: 12/13/2023
 Owner: LOSTRACCO ROY CRAIG &
 Mailing Address: STEPHEN R & MARK C
 2102 AVE J
 DANBURY TX 77534

Property Location: 0022523 COUNTY ROAD 48
 Legal: RANSOM BOSLER (A0144 J
 ABBOTT)BLK G LOT 16 (PT) ACRES
 2.0 0022523 COUNTY ROAD 48
 Acres: 2 ACRES

TAX CERTIFICATE FOR ACCOUNT : 71760036000
 AD NUMBER: 241167
 GF NUMBER:
 CERTIFICATE NO : 2513481

FEE : \$10.00
 DATE : 12/13/2023

COLLECTING AGENCY
 Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2,023
 APPRAISED VALUE: 157,950
 EXEMPTIONS:

REQUESTED BY
 MARK LOSTRACCO

 30 FULTON DR W
 ALVIN TX 77511

YEAR	TAX UNIT
2023	ANGLETON - DANBURY HOSPITAL
2023	BC EMERGENCY SERVICES #3
2023	BRAZORIA CO DRAINAGE DIST 5
2023	BRAZORIA COUNTY
2023	DANBURY ISD
2023	PORT FREEPORT
2023	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 71760036000

CERTIFICATE NO : 2513481

TOTAL CERTIFIED TAX DUE 12/2023 : \$0.00



Jam Johnson 12/13/23
 Signature of Authorized officer of collection office Date



KRISTIN R. BULANEK
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:
71760036001

Statement Date: 12/13/2023
Owner: LOSTRACCO ROY CRAIG &
Mailing Address: STEPHEN R & MARK C
 2102 AVE J
 DANBURY TX 77534

Property Location: 0022523 COUNTY ROAD 48
Legal: RANSOM BOSLER (A0144 J
 ABBOTT)BLK G LOT 16 (PT) ACRES
 78.00 0022523 COUNTY ROAD 48
Acres: 78 ACRES

TAX CERTIFICATE FOR ACCOUNT : 71760036001
 AD NUMBER: 241168
 GF NUMBER:
 CERTIFICATE NO : 2513480

FEE : \$10.00
 DATE : 12/13/2023

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2,023

APPRAISED VALUE: 645,290
 EXEMPTIONS: Ag 1D1

REQUESTED BY

MARK LOSTRACCO

30 FULTON DR W
 ALVIN TX 77511

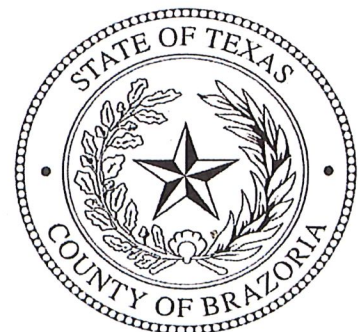
YEAR	TAX UNIT
2023	ANGLETON - DANBURY HOSPITAL
2023	BC EMERGENCY SERVICES #3
2023	BRAZORIA CO DRAINAGE DIST 5
2023	BRAZORIA COUNTY
2023	DANBURY ISD
2023	PORT FREEPORT
2023	SPECIAL ROAD & BRIDGE

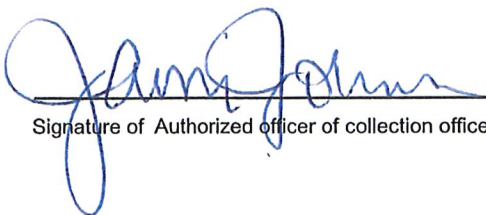
THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 71760036001

CERTIFICATE NO : 2513480

TOTAL CERTIFIED TAX DUE 12/2023 : \$0.00



 12/13/23
 Signature of Authorized officer of collection office Date