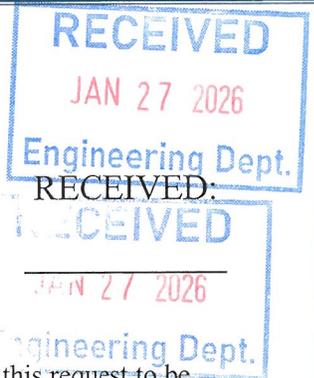




**Brazoria County**  
**Application for Property Adjustments**



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](mailto: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: Brian Craft Phone: 281-687-9762  
 Name: Mark Craft  
 Name: Christine Craft  
 Owner Signature: [Signature] Date: 1-27-26  
 Owner Signature: [Signature] Date: \_\_\_\_\_  
 Signature: [Signature]

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

Mailing Address: 9425 County Rd 95 Manor Tx 77578

E-mail Address: Bcraft2222@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 Deeded 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**

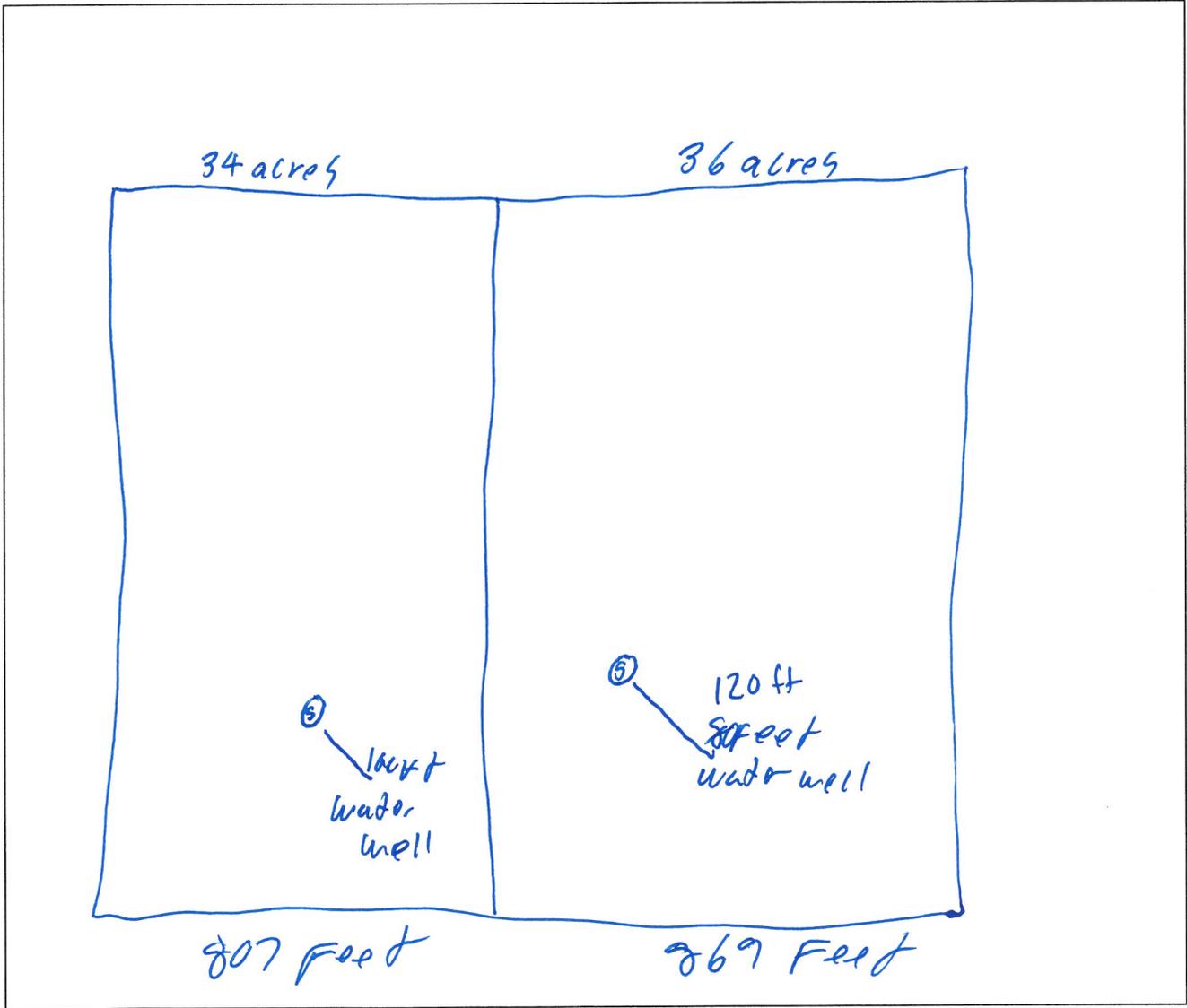
Acreage: 70.00  
 Site Address or Legal Location, Abstract, CR #: \_\_\_\_\_  
 Property ID#: 722115  
 Tax Account #: 0017-0029-009  
 Number of Structures: \_\_\_\_\_ Mobile Homes: \_\_\_\_\_ Other homes: \_\_\_\_\_  
 Business or other structure with restrooms: \_\_\_\_\_  
 Private Water Well check:  YES or  NO  
 Public Water System MUD or Provider: \_\_\_\_\_

**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 - 722115

---



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

## Public Information for Property Adjustments

To determine the process that you will need to follow, please reference the section number listed next to your selected option under the “Purpose” section on page one of the application. You will be contacted once your completed application has been received by our Development Team.

*Application Submissions will receive a response within 10 Business Days.*

### **SECTION II. Lot Combinations**

Combinations may not result in land-locked tracts – this includes neighboring tracts.

#### **Preliminary Steps for Submittals**

- Completed application – Pg. 1 filled out *completely* and signed by all owners on deed
- One (1) paper copy of the preliminary proposed reconfiguration – i.e. a ‘sketch’
  - ➔ Completed on Pg. 2
- One (1) copy of the official recorded deed(s) – may be obtained from the County Clerk’s office

#### **Final Steps for Submittals**

- One (1) copy of final survey of the desired adjustment(s) with corresponding legal description
  - ➔ Total acreage and new lot name *must* be notated within each desired lot
  - ➔ Each desired lot must be outlined and labeled clearly
- Original tax certificates – All taxes paid on tract

### **SECTION III. Divisions or Adjusting Tract Lines**

*You may not create more than 4 new lots and each lot must be 1 acre or more in size if no public water services provided.*

#### **Preliminary Steps for Submittals**

- Completed application – Pg. 1 filled out completely and signed by all owners on deed
- One (1) paper copy of the preliminary proposed division – i.e. a ‘sketch’
  - ➔ Completed on Pg. 2
- One (1) copy of the official recorded deed(s) – may be obtained from the County Clerk’s office

#### **Final Steps for Submittals**

- One (1) copy of final survey of the desired adjustment(s) with corresponding legal description
  - ➔ Total acreage and new lot names must be notated within each desired lot
  - ➔ Each desired lot must be outlined and labeled clearly
- Original tax certificates – All taxes paid on tract
- Letter of No Objection from Environmental Health Department – *Application forwarded from Engineering*
- Letter of No Objection from Drainage District – *Applicant must obtain directly from Drainage District*

### **SECTION IV. Family Exceptions**

*You may not create more than 4 new lots*

- Completed Application – Pg. 1 filled out completely and signed by all owners on deed
- One (1) paper copy of the preliminary proposed conveyance – i.e. a ‘sketch’ or survey
  - ➔ Completed on Pg. 2
- One copy of the official recorded deed of *current* landowner
- One copy of the official recorded *Gift deed* stating it will be conveyed to family member  
Record the letter and Affidavit provided by the Engineers office at the County Clerk’s office

### **STEPS TO RECORD DOCUMENTS - (For Sections II and III)**

- Applicant(s) meet the County Engineer’s representative to sign and notarize Affidavit
- Applicant(s) record notarized Affidavit, Exhibits, and any other required documentation in the County Clerk’s office
  - Official Copy of Court Order – *to be purchased from County Clerk’s office*
  - Affidavit – *to be provided by the Engineers office*
  - Exhibits (i.e. Survey(s) and Metes and Bounds) – *Included with Affidavit from Engineers office*

If you have questions concerning the processes outlined in this application; feel free to contact the County Engineers office by phone at (979) 864-1265 or by e-mail at [engineer-development@brazoriacountytx.gov](mailto:engineer-development@brazoriacountytx.gov).

**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.**

**Warranty Deed with Vendor's Lien**

**Date:** December 4, 2024

**Grantor:** DFW COW CREEK RANCH, LLC, a Texas limited liability company

**Grantor's Mailing Address:**

\_\_\_\_\_  
\_\_\_\_\_

**Grantee:** BRIAN KEITH CRAFT, a single person; and CHRISTINE E. CRAFT and MARK JEREMY CRAFT, a married couple

**Grantee's Mailing Address:**

BRIAN KEITH CRAFT  
9425 County Road 95  
Manvel, TX 77578

CHRISTINE E. CRAFT and MARK JEREMY CRAFT  
10110 Masters Rd  
Manvel, Texas 77578

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of CAPITAL FARM CREDIT, ACA, as agent/nominee in the principal amount of SIX HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$645,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of CAPITAL FARM CREDIT, ACA, as agent/nominee and by a first-lien deed of trust of even date from Grantee to Jeffrey C. Norte, trustee.

**Covenants and Recitals:**

The Grantors and Grantees agree to the following restrictions on the herein-described property:

1. No singlewide or doublewide mobile homes, mobile home parks, or RV parks shall be permitted.

GF# 2443215  
GREAT AMERICAN TITLE

2. **The property shall not be used for trash or junk storage, storage of junk cars or junkyard.**
3. **The property shall not be used for a gun range or shooting range.**
4. **The owner(s) shall be allowed to subdivide the original seventy (70) acre tract in half. One additional subdivision of up to five (5) acres shall be permitted.**
5. **Five (5) years from the date of this deed, owners shall be permitted to further subdivide the property into tracts no smaller than ten (10) acres.**
6. **Property shall be used for single family residential and agricultural purposes only.**
7. **These Restrictions are to run with the land and shall be binding upon all parties and all persons claiming under them**

**Property (including any improvements):**

ALL THAT CERTAIN 70.000 ACRES of land out of a 663.938 acre tract conveyed to DFW Cow Creek Ranch, LLC in County Clerk's File 23-053207 of the Brazoria County Official Records, being that same called 6671/4 acre tract known as the Rachel Hunter Tract, described in Volume 63, Page 70 of the Brazoria County Deed Records and situated in the James A. E. Phelps Survey, Abstract 117, Brazoria County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached hereto.

**Reservations from Conveyance:**

Grantor reserves for itself, its successors, and assigns all minerals, royalties, bonuses and other incidents of the mineral estate presently owned by Grantor. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

**Exceptions to Conveyance and Warranty:**

SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Brazoria County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

CAPITAL FARM CREDIT, ACA, as agent/nominee, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of CAPITAL FARM CREDIT, ACA, as agent/nominee and are transferred to CAPITAL FARM CREDIT, ACA, as agent/nominee without recourse against Grantor.

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

DFW COW CREEK RANCH, LLC, a Texas limited liability company,

By *Bobby Glenn Fortner*  
BOBBY GLENN FORTNER, Manager

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on December 13, 2024, by BOBBY GLENN FORTNER, a Manager of DFW COW CREEK RANCH, LLC, a Texas limited liability company, on behalf of said entity.



*K. Traylor*  
Notary Public, State of Texas

Accepted by:

*Brian Keith Craft*  
BRIAN KEITH CRAFT

*Christine E. Craft*  
CHRISTINE E. CRAFT

*Mark Jeremy Craft*  
MARK JEREMY CRAFT

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on December 13, 2024, by BRIAN KEITH CRAFT.



*Kristen Traylor*  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on December 13, 2024, by CHRISTINE E. CRAFT and MARK JEREMY CRAFT.



*Kristen Traylor*  
Notary Public, State of Texas

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 2443215

ALL THAT CERTAIN 70.000 ACRES of land out of a 663.938 acre tract conveyed to DFW Cow Creek Ranch, LLC in County Clerk's File 23-053207 of the Brazoria County Official Records, being that same called 867¼ acre tract known as the Rachel Hunter Tract, described in Volume 63, Page 70 of the Brazoria County Deed Records and situated in the James A. E. Phelps Survey, Abstract 117, Brazoria County, Texas, being more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAO 83), in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths (S.F.=0.999864493) as follows:

BEGINNING at a point for corner in the centerline of County Road 26 (60' wide easement recorded in Volume 120, Page 590 B.C.D.R. and Volume 120, Page 598 B.C.D.R.), same being the southwest corner of a called 265.1 acre tract known as Tract 3 conveyed to Black Ranch Partners, LLC in County Clerk's File 19-001084 of the Brazoria County Official Records, same being the southeast corner of said DFW Cow Creek Ranch, LLC 663.938 acre tract;

THENCE South 88°24'37" West, coincident with the centerline of County Road 26, same being the south line of the James A. E. Phelps League, same being the south line of a the said DFW Cow Creek Ranch, LLC 663.938 acre tract, a distance of 1677.42 feet to a point for corner;

THENCE North 1°06'42" West, at a distance of 30.00 feet pass a set 5/8" iron rod in the north right-of-way line of County Road 26, and continue to a total distance of 1833.06 feet to a set 5/8" iron rod marking the northwest corner of the herein described tract;

THENCE North 88°24'37" East, a distance of 1649.59 feet to a set 5/8" iron rod in the west line of the said Black Ranch Partners LLC 265.1 acre tract, same being the east line of the said DFW Cow Creek Ranch, LLC 663.938 acre tract;

THENCE South 1°58'54" East, coincident with the west line of the said Black Ranch Partners LLC 265.1 acre tract, same being the east line of the DFW Cow Creek Ranch, LLC 663.938 acre tract, at a distance of 1803.04 feet pass a set 5/8" Iron rod in the north right-of-way line County Road 26, continuing to a total distance of 1833.04 feet to the POINT OF BEGINNING, containing 70.000 acres of land, more or less.

File No.: 2443215

AFTER RECORDING RETURN TO:  
GREAT AMERICAN TITLE CO. Page 1 of 1  
212 THAT WAY  
LAKE JACKSON, TX 77566

## FILED and RECORDED

Instrument Number: 2024054268

Filing and Recording Date: 12/16/2024 08:00:49 AM Pages: 6 Recording Fee: \$41.00

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 cursive script, 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-emily



**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**

February 3, 2026

RE: Subdivision of Property

Subdivision Name (if applicable): Craft Property (BRIAN, CHRISTINE & MARK)

Legal Description of Property: A0117 J A E PHELPS, TRACT 2C, ACRES 70.00

Site Address of Property: 8431 County Road 26, Damon, TX 77430

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 survey plat implies 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 70.00-acre tract is proposed to be divided into two tracts: Tract 2C1 34.000-acres of undeveloped property and Tract 2C2 36.000-acres of undeveloped property. The property owner may utilize on-site sewage facilities with an authorized permit from Brazoria County Environmental Health Department. Therefore, the Brazoria County Environmental Health Department has no objection to the subdivision of the property described as A0117 J A E PHELPS, TRACT 2C, ACRES 70.00 in Brazoria County, Texas.

Sincerely,

Jodie Vice, DR # OS0024815

Director

Brazoria County Environmental Health

**WEST BRAZORIA COUNTY DRAINAGE DISTRICT  
LETTER OF NO OBJECTION FOR LAND SURVEY  
FOR CONSOLIDATION, PARTITION, OR BOUNDARY  
ADJUSTMENT (MAXIMUM 4 LOTS)**

LEGAL DESCRIPTION OF PROPERTY AND LOCATION: 70.00 acres in the James E. A. Phelps League, Abstract 117 described in File 2024-054268 Official Records  
8431 County Road 26

REASON FOR SURVEY: (Attach survey plat) Divide into a 34.00 acre tract for Brian Craft and a 36.00 acre tract for his brother Mark Craft.

APPLICANT NAME AND CONTACT INFORMATION (including email): Brian Craft 10110 Masters Road Manvel, TX 77578-4998 281-687-9762 Bcraft2222@gmail.com

OWNER NAME AND ADDRESS: (If different than applicant) Same

GENERAL CONDITIONS:

1. Survey is for a non-commercial entity or owner.
2. Survey does not alter previously defined drainage easements.
3. Survey does not alter or imply change to existing drainage paths, structures, facilities, or include modifications which would change drainage behavior.

AFFIRMATION OF THE CONDITIONS BY OWNER:

  
Signature of Owner

2-7-26  
Date

AUTHORIZATION FROM DRAINAGE DISTRICT:

Randy L. Stroud, P. E. 50839 Firm No F-572, District Engineer

201 South Velasco  
Angleton, TX 77515  
979-248-0620

  
Signature 2-04-2026  
Date

COPIES TO:

Applicant- Brian Craft  
Michael Bendit, District Accountant  
Natalie Broaddus, District's Attorney  
Section Director John Phillips  
Appropriate Building Official- Sabrina Serbantez-Hardeman



**KRISTIN R. BULANEK**  
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR  
 237 E. Locust St. Suite 104  
 Angleton, TX 77515  
 (979) 864-1320

**Tax Certificate**

Property Account Number:  
**01170029009**

**Statement Date:** 02/09/2026  
**Owner:** CRAFT BRIAN KEITH & CHRISTINE E  
**Mailing Address:** & MARK JEREMY CRAF  
 10110 MASTERS RD  
 MANVEL TX 775784998

**Property Location:** 0008431 COUNTY ROAD 26  
**Legal:** A0117 J A E PHELPS TRACT 2C ACRES 70.00

TAX CERTIFICATE FOR ACCOUNT : 01170029009  
 AD NUMBER: 722115  
 GF NUMBER:  
 CERTIFICATE NO : 4119919

FEE : \$10.00  
 DATE : 2/9/2026

**COLLECTING AGENCY**  
 Brazoria County  
 237 E. Locust St. Suite 104  
 Angleton TX 77515

**CURRENT VALUES 2025**  
 APPRAISED VALUE: 1,092,000  
 EXEMPTIONS: Ag 1D1

**REQUESTED BY**  
 CRAFT BRIAN KEITH  
  
 9425 COUNTY ROAD 95  
 MANVEL TX 77578

TAX UNIT
BC EMERGENCY SERVICES #1
BC EMERGENCY SERVICES #2
BRAZORIA COUNTY
COLUMBIA-BRAZORIA ISD
PORT FREEPORT
SPECIAL ROAD & BRIDGE
WEST BRAZORIA DRNGE DIST #11

PURSUANT TO TAX CODE SECTION 31.08, THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL DELINQUENT TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID EXCEPT AS LISTED BELOW. 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: 01170029009

CERTIFICATE NO : 4119919

TOTAL CERTIFIED TAX DUE 2/2026 : \$0.00



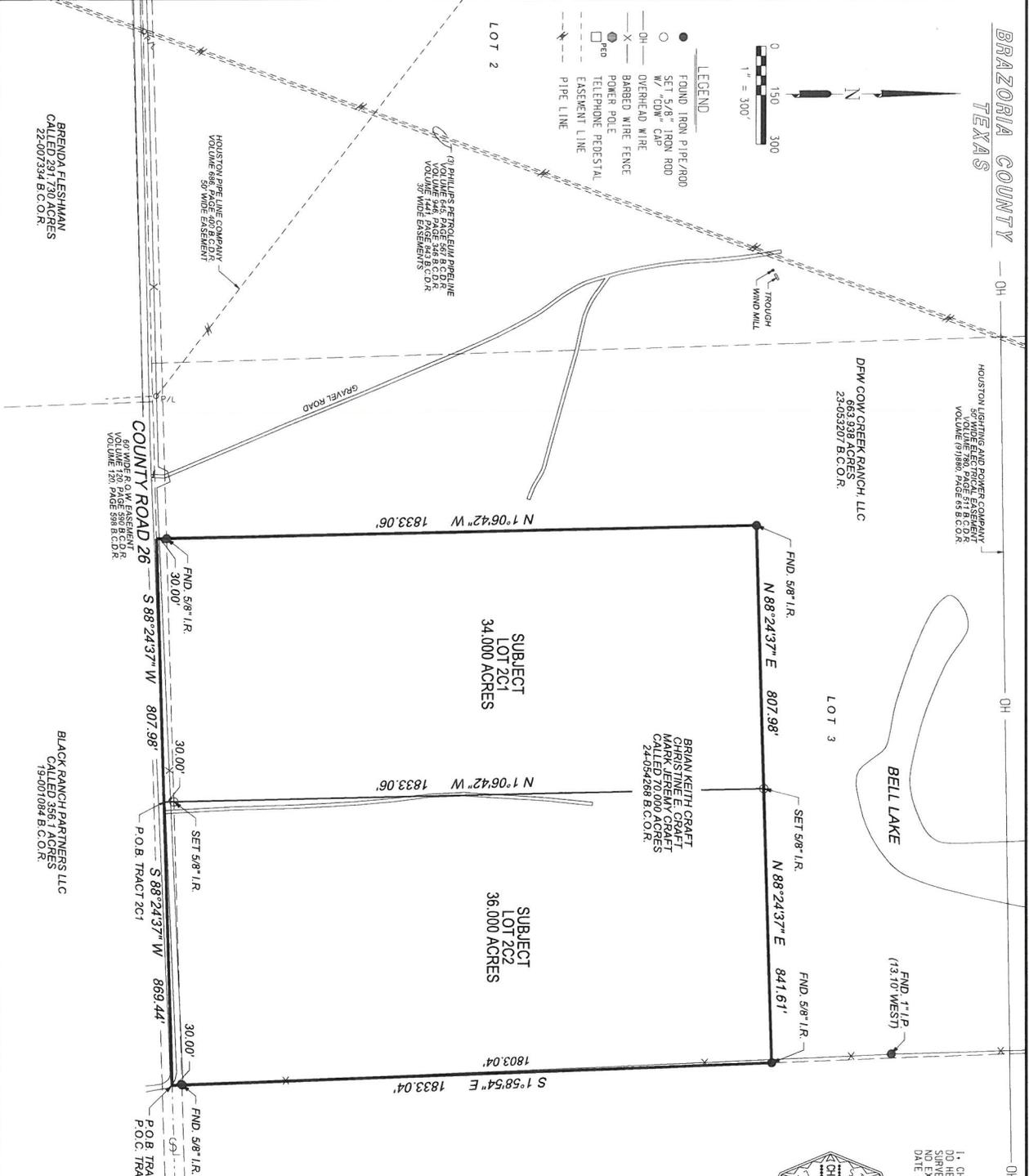
*Sandy Bulaneck*  
 Signature of Authorized officer of collection office

2-9-26  
 Date

BRAZORIA COUNTY TEXAS



- LEGEND**
- FOUND IRON PIPE/ROD
  - SET 5/8" IRON ROD W/ "COM" CAP
  - OH — OVERHEAD WIRE
  - X — BARBED WIRE FENCE
  - P — POWER POLE
  - T — TELEPHONE PEDESTAL
  - E — EASEMENT LINE
  - P — PIPE LINE



1. CHARLES D. WACHSSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO UNRECORDED INTERESTS IN THIS PROPERTY, EXCEPT AS SHOWN.  
 DATE SURVEYED: AUGUST 11, 2025



*Charles D. Wachstetter*  
 CHARLES D. WACHSSTETTER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 4941

**NOTES:**

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH-CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF=0.999864493)
3. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM GREAT AMERICAN TITLE COMPANY, G.F. NO.: 2443215, EFFECTIVE DATE: SEPTEMBER 11, 2024. ASSUMED DATE: SEPTEMBER 21, 2024, FOR ALL ITEMS OF RECORD.
4. THIS PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION, DATED AUGUST 11, 2025, ON FILE IN THE OFFICES OF DOYLE AND WACHSSTETTER, INC.
5. THE HOUSTON PIPE LINE COMPANY R.O.M. EASEMENTS RECORDED IN VOLUME 698, PAGE 37 AND VOLUME 701, PAGE 354 B.C.D.R. AND THE PHILLIPS 66 PIPE LINE R.O.M. EASEMENT RECORDED IN 15-003128 B.C.O.R. DO NOT AFFECT THE SUBJECT PROPERTY.

BLACK RANCH PARTNERS LLC  
 CALLED 2851 ACRES  
 19-001094 B.C.O.R.

**SURVEY PLAT**  
 OF A  
 34,000 ACRE TRACT AND  
 A 36,000 ACRE TRACT

OUT OF  
 A 70,000 ACRE TRACT  
 CONVEYED TO BRIAN KEITH CRAFT  
 CHRISTINE E. CRAFT AND MARK JEREMY CRAFT  
 RECORDED IN  
 COUNTY CLERK'S FILE 24-054268

BRAZORIA COUNTY OFFICIAL RECORDS  
 IN THE  
 JAMES A.E. PHELPS LEAGUE  
 ABSTRACT 117  
 BRAZORIA COUNTY, TEXAS  
 FOR  
 BRIAN CRAFT, MARK CRAFT  
 AND CHRISTINE CRAFT

**Doyle & Wachstetter, Inc.**  
 Surveying and Mapping, GPS/GIS  
 8-11-23 BORN, MO.: DAVID, VOLUME 7 PROJECT NO.: 17832-28-01  
 OFFICE: 979-261-5027 FAX: 979-261-5940  
 1711 COMMERCE FRM NO. 10024300 TEXAS 775  
 CREATED: 8-11-23 REVISED: 1-28-26  
 DRAWN BY:



## ***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

**34.000 ACRE TRACT (LOT 2C1)  
JAMES A. E. PHELPS SURVEY, ABSTRACT 117  
BRAZORIA COUNTY, TEXAS  
PAGE 1 OF 2**

**ALL THAT CERTAIN 34.000 ACRES** of land out of a 663.938 acre tract conveyed to DFW Cow Creek Ranch, LLC in County Clerk's File 23-053207 of the Brazoria County Official Records, being that same called 667 ¼ acre tract known as the Rachel Hunter Tract, described in Volume 63, Page 70 of the Brazoria County Deed Records and being out of a called 70.000 acre tract conveyed to Brian Keith Craft, Christine E. Craft and Mark Jeremy Craft described in County Clerk's File 24-0542668 of the Brazoria County Official Records and situated in the James A. E. Phelps Survey, Abstract 117, Brazoria County, Texas, being more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAD 83), in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths (S.F.=0.999864493) as follows:

**COMMENCING** at a point for corner in the centerline of County Road 26 (60' wide easement recorded in Volume 120, Page 590 B.C.D.R. and Volume 120, Page 598 B.C.D.R.) marking the southeast corner of the said Craft 70.000 acre tract, same being the southwest corner of a called 265.1 acre tract known as Tract 3 conveyed to Black Ranch Partners, LLC in County Clerk's File 19-001084 of the Brazoria County Official Records, same being the southeast corner of said DFW Cow Creek Ranch, LLC 663.938 acre tract;

**THENCE** South 88°24'37" West, coincident with the centerline of County Road 26, same being the south line of the James A. E. Phelps League, same being the south line of a the said DFW Cow Creek Ranch, LLC 663.938 acre tract, same being the south line of the said Craft 70.000 acre tract, a distance of 869.44 feet to the **POINT OF BEGINNING** of the herein described tract;

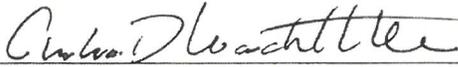
**THENCE** South 88°24'37" West, coincident with the centerline of County Road 26, same being the south line of the James A. E. Phelps League, same being the south line of a the said DFW Cow Creek Ranch, LLC 663.938 acre tract and being the south line of the said Craft 70.000 acre tract, a distance of 807.98 feet to a point for corner;

**THENCE** North 1°06'42" West, coincident with the west line of the said Craft 70.000 acre tract, at a distance of 30.00 feet pass a found 5/8" iron rod in the north right-of-way line of County Road 26, and continue to a total distance of 1833.06 feet to a found 5/8" iron rod for corner;

**THENCE** North 88°24'37" East, coincident with the north line of the said Craft 70.000 acre tract, a distance of 807.98 feet to a set 5/8" iron rod for corner marking the northwest corner of a 36.000 acre tract known as Lot 2C2, described by this author on this even date;

**34.000 ACRE TRACT (LOT 2C1)  
JAMES A. E. PHELPS SURVEY, ABSTRACT 117  
BRAZORIA COUNTY, TEXAS  
PAGE 2 OF 2**

**THENCE** South 1°06'42" East, coincident with the west line of said Lot 2C2, at a distance of 1803.06 feet pass a set 5/8" iron rod in the north right-of-way line County Road 26 and continue to a total distance of 1833.06 feet to the **POINT OF BEGINNING**, containing 34.000 acres of land, more or less.



**Charles D. Wachtstetter**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4547**  
**August 11, 2025**



*This description is based on a survey, a plat of which, dated August 11, 2025 is on file in the offices of Doyle and Wachtstetter, Inc.*



## **Doyle & Wachtstetter, Inc**

Surveying and Mapping • GPS/GIS

**36.000 ACRE TRACT (LOT 2C2)  
JAMES A. E. PHELPS SURVEY, ABSTRACT 117  
BRAZORIA COUNTY, TEXAS  
PAGE 1 OF 2**

**ALL THAT CERTAIN 36.000 ACRES** of land out of a 663.938 acre tract conveyed to DFW Cow Creek Ranch, LLC in County Clerk's File 23-053207 of the Brazoria County Official Records, being that same called 667 ¼ acre tract known as the Rachel Hunter Tract, described in Volume 63, Page 70 of the Brazoria County Deed Records and being out of a called 70.000 acre tract conveyed to Brian Keith Craft, Christine E. Craft and Mark Jeremy Craft described in County Clerk's File 24-0542668 of the Brazoria County Official Records and situated in the James A. E. Phelps Survey, Abstract 117, Brazoria County, Texas, being more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAD 83), in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths (S.F.= 0.999864493) as follows:

**BEGINNING** at a point for corner in the centerline of County Road 26 (60' wide easement recorded in Volume 120, Page 590 B.C.D.R. and Volume 120, Page 598 B.C.D.R.), marking the southeast corner of the said 70.000 acre tract, same being the southwest corner of a called 265.1 acre tract known as Tract 3 conveyed to Black Ranch Partners, LLC in County Clerk's File 19-001084 of the Brazoria County Official Records, same being the southeast corner of said DFW Cow Creek Ranch, LLC 663.938 acre tract;

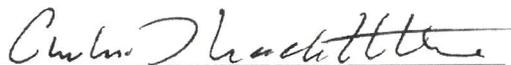
**THENCE** South 88°24'37" West, coincident with the centerline of County Road 26, same being the south line of the James A. E. Phelps League, same being the south line of a the said DFW Cow Creek Ranch, LLC 663.938 acre tract, same being the south line of the said Craft 70.000 acre tract, a distance of 869.44 feet to a point for corner;

**THENCE** North 1°06'42" West, coincident with the east line of a 34.000 acre tract known as Lot 2C1 described by this author on this even date, at a distance of 30.00 feet pass a set 5/8" iron rod in the north right-of-way line of County Road 26 and continue to a total distance of 1833.03 feet to a set 5/8" iron rod for corner in the north line of the said Craft 70.000 acre tract;

**THENCE** North 88°24'37" East, a distance of 841.61 feet to a found 5/8" iron rod in the west line of the said Black Ranch Partners LLC 265.1 acre tract, same being the east line of the said DFW Cow Creek Ranch, LLC 663.938 acre tract, same being the east line of the said Craft 70.000 acre tract;

**36.000 ACRE TRACT (LOT 2C2)  
JAMES A. E. PHELPS SURVEY, ABSTRACT 117  
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**THENCE** South 1°58'54" East, coincident with the west line of the said Black Ranch Partners LLC 265.1 acre tract, same being the east line of the DFW Cow Creek Ranch, LLC 663.938 acre tract, same being the east line of the said Craft 70.000 acre tract, at a distance of 1803.04 feet pass a found 5/8" iron rod in the north right-of-way line County Road 26 and continue to a total distance of 1833.04 feet to the **POINT OF BEGINNING**, containing 36.000 acres of land, more or less.



**Charles D. Wachtstetter**  
**Registered Professional Land Surveyor**  
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