



Brazoria County

Application for Property Adjustments

RECEIVED:

11-1-24

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: David E. Mouton Phone: 281-883-6347

Name: _____

Owner Signature: DE Mout Date: Oct 31, 2024

Owner Signature: _____ Date: _____

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

Mailing Address: 8930 CR 198, Alvin, TX 77511

E-mail Address: david.mouton@sbcglobal.net

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: 12.6

Site Address or Legal Location, Abstract, CR #: 8930 CR 198, Alvin, TX 77511

Property ID#: ~~20170520326, 2018051397, 2019056192~~ 151909

Tax Account #: 1045198

Number of Structures: 1 Mobile Homes: 0 Other homes: NA

Business or other structure with restrooms: _____

Private Water Well check: YES or NO

Public Water System MUD or Provider: NA

*BCAD never combined per doc#

Lots

4451	(151909)
44	
44	
43A	
43	

2019-056191
2019-056192
-States they couldn't read field notes.

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

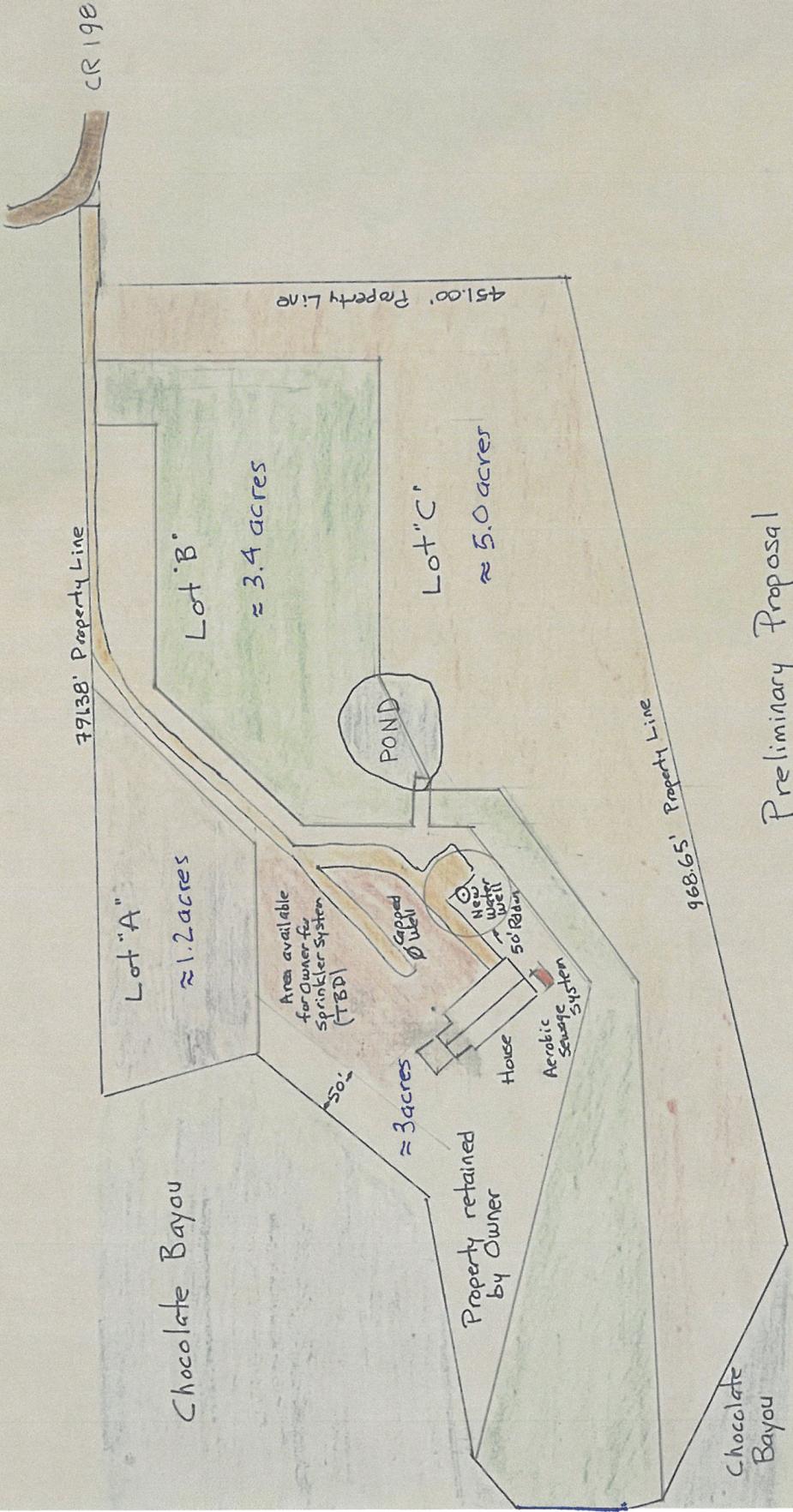
STEPS TO RECORD DOCUMENTS - (For Sections II and III)

- 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.



8930 CR 198,
BRAZORIA COUNTY
12.6 Acres



Preliminary Proposal
Not to Scale

WARRANTY DEED

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.

GF# 2246003113

Date: OCTOBER 12, 2017

Grantor: LISA HUDGENS ROSA, A MARRIED PERSON, NOT JOINED HEREIN BY MY SPOUSE AS THE PROPERTY HEREIN CONSTITUTES NO PART OF MY HOMESTEAD

Grantor's Mailing Address: 2228 SOUTHERN CIRCLE, CARROLLTON, TEXAS 75006

Grantee: DAVID E. MOUTON

Grantee's Mailing Address: 9727 CHRISMAN WAY, MISSOURI CITY, TEXAS 77459

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

BEING THAT CERTAIN TRACT OF LAND SITUATED IN BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and 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 Conveyance and Exceptions to Conveyance and Warranty.

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

Lisa Hudgens Rosa
LISA HUDGENS ROSA

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, photo-copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledged before me on the 12 day of October, 2017, by
LISA HUDGENS ROSA,



Krist Stokes
Notary Public, State of Texas
Notary's Name (printed): Krist T Stokes
Notary's commission expires: May 3, 2021

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
DAVID E. MOUTON
9727 CHRISMAN WAY
MISSOURI CITY, TEXAS 77459

PREPARED IN THE LAW OFFICE OF:
NEWMAN & LAWLER
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 100
FORT WORTH, TEXAS 76107

EXHIBIT "A" - LEGAL DESCRIPTION

Order No.: 2246003113
Title No.: ATCH16600726

Being a tract of land containing 12.5788 acres (547,933 square feet), being Tract 43 and 44 of the Pleasant Bayou Land Company Subdivision in the Stephen F. Austin 1-3/4 League Grant, Abstract 37, Brazoria County, Texas, being out of a 30.626 acre tract of land conveyed unto Carl C. Hall by deed recorded in Volume 1546, Page 196 of the Deed Records of Brazoria County, Texas, and being a tract of land conveyed unto Lisa Hudgens Rosa as recorded under County Clerk's File No. 2015030200 of the Official Records of Brazoria County, Texas. Said 12.5788-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the northeast corner of said 30.626 acre tract, and for the northeast corner of a tract of land conveyed unto Michael Doxey and Pamela Baker as recorded under County Clerk's File No. 2007015533 of the Official Records of Brazoria County, Texas;

THENCE North 71° 15' 00" West with the north line of said 30.626 acre tract and the north line of said Doxey and Baker Tract, a distance of 1,319.44 feet to the northwest corner of said Doxey and Baker Tract;

THENCE South 18° 45' 00" West with the west line of said 30.626 acre tract and the west line of said Doxey and Baker Tract, a distance of 100.00 feet to the POINT OF BEGINNING for the northwest corner of said tract herein described;

THENCE South 71° 15' 00" East with the south line of said Doxey and Baker Tract, a distance of 451.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the north line of said Hudgens Tract and the south line of said Doxey and Baker Tract, for the northeast corner of said tract herein described;

THENCE South 06° 03' 08" West with the west line of said Hudgens Tract, a distance of 949.06 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" and continuing for a total distance of 968.65 feet for the southeast corner of said tract herein described;

THENCE with the meanders of the north bank of said Chocolate Bayou, the following courses and distances:

South 40° 46' 16" West, a distance of 147.14 feet;

South 47° 07' 15" West, a distance of 138.31 feet;

North 85° 04' 19" West, a distance of 65.46 feet;

North 65° 52' 45" West, a distance of 74.00 feet;

North 22° 19' 55" West, a distance of 75.56 feet;

North 10° 06' 27" West, a distance of 254.66 feet;

North 10° 54' 06" West, a distance of 33.37 feet;

EXHIBIT "A" - LEGAL DESCRIPTION

(continued)

North 32° 48' 25" West, a distance of 202.20 feet;

North 88° 00' 08" West, a distance of 149.33 feet to a point for the southwest corner of said tract herein described;

THENCE North 18° 45' 00" East, a distance of 20.63 feet to a found 2-inch iron pipe and continuing for a total distance of 791.38 feet to the POINT OF BEGINNING and containing 12.5788 acres (547,933 square feet), more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

FILED and RECORDED

Instrument Number: 2017050326

Filing and Recording Date: 10/12/2017 04:52:00 PM Pages: 5 Recording Fee: \$38.00

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 that reads "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-bonnie

CORRECTION INSTRUMENT AS TO RECORDED ORIGINAL INSTRUMENTS

[Non-material correction pursuant to §5.028, Texas Property Code, where all parties to the recorded original instruments have not signed the correction affidavit (Instrument).]

Date: June 7, 2019

GF No. 021909413

Title Company: Select Title, LLC

Affiant: David E. Mouton

Description of Original Instruments (including name of instruments, date, parties, and recording information):

Warranty Deed dated October 12, 2017, from Lisa Hudgens Rosa (Grantor) to David E. Mouton, (Grantee), filed on October 12, 2017, as Instrument No(s) 2017050326 in the Official Public Records of Brazoria County, Texas.

Gift Special Warranty Deed dated July 24, 2017, from Larry M. Hudgens (Grantor) to Lisa Hudgens Rosa (Grantee), filed on September 7, 2017, as Instrument No(s) 2017043495 and then recorded a second time on October 12, 2017, as Instrument No(s) 2017050325, in the Official Public Records of Brazoria County, Texas.

Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

1. My name is David E. Mouton. I am over the age of eighteen (18) years and am otherwise competent to make this Correction Affidavit.
2. I have personal knowledge of the facts relevant to the correction of the above-referenced Original Instruments as evidenced by the following facts (describe facts indicating personal knowledge below):

I am the current owner of the property and was the grantee on the original instrument dated October 12, 2017 from Lisa Hudgens Rosa (Grantor). I have verified that there was an error in the legal description on the original instruments and obtained a new, corrected survey for the property referenced within the original instruments.

3. I am making this Affidavit as a correction instrument pursuant to §5.028 of the Texas Property Code, with regard to the following clerical error in the Original Instruments (describe error below):

In the legal description, the 10th call, after the 2 commencement calls, reflects "North 10°06'27" West", this call should reflect "North 10°06'27" East".

4. The Original Instrument should correctly read as follows with respect to the clerical error described above, this being a non-material change to the Original Instrument (insert corrected language below):

Being a tract of land containing 12.585 acres (548,212 square feet), being Tract 43 and part of 44 of the Pleasant Bayou Land Company Subdivision in the Stephen F. Austin 1-3/4 League Grant, Abstract 37, Brazoria County, Texas, being out of a 30.626 acre tract of land conveyed unto Carl C. Hall by deed recorded in Volume 1546, Page 196 of the Deed Records of Brazoria County, Texas, and being a tract of land conveyed unto Lisa Hudgens Rosa as recorded under County Clerk's File No. 2015030200 of the Official Records of Brazoria County, Texas. Said 12.585-acre tract being more particularly by metes and bounds as follows:

COMMENCING FOR REFERENCE at the northeast corner of said 30.626 acre tract, and for the northeast corner of a tract of land conveyed unto Michael Doxey as recorded under County Clerk's File No. 2017062612 of the Official Records of Brazoria County, Texas;

THENCE North 71° 15' 00" West with the north line of said 30.626 acre tract and the north line of said Doxey and Baker Tract, a distance of 1,289.44 feet to a point;

THENCE South 18° 45' 00" West, a distance of 54.95 feet to a point;

THENCE North 71° 15' 00" West, a distance of 30.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of a 22.00 feet access easement;

THENCE South 18° 45' 00" West, a distance of 44.74 feet to a found 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING and for the northwest corner of said tract herein described;

THENCE South 71° 15' 00" East, a distance of 451.00 feet to a found 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of said tract herein described;

THENCE South 06° 03' 08" West with the west line of said Hudgens Tract, a distance of 949.06 feet passing a found 1/2-inch iron rod with cap marked "SURVEY 1" and continuing for a total distance of 968.65 feet for the southeast corner of said tract herein described;

THENCE with the meanders of the north bank of said Chocolate Bayou, the following courses and distances:

South 40° 46' 16" West, a distance of 147.14 feet:

South 47° 07' 15" West, a distance of 138.31 feet;

North 85° 04' 19" West, a distance of 65.46 feet;

North 65° 52' 45" West, a distance of 74.00 feet;

North 22° 19' 55" West, a distance of 75.56 feet;

North 10° 06' 27" East, a distance of 254.66 feet;

North 100 54' 06" West, a distance of 33.37 feet;

North 32° 48' 25" West, a distance of 202.20 feet;

North 88° 00' 08" West, a distance of 149.33 feet to a point for the southwest corner of said tract herein described;

THENCE North 18° 45' 00" East, passing a found 2-inch iron pipe at a distance of 20.63 feet and continuing for a total distance of 791.38 feet to the POINT OF BEGINNING and containing 12.585 acres (548,212 square feet), more or less.

- 5. I have given notice of this correction of the Original Instruments by sending a copy of this Correction Affidavit by mail, email, or other reasonable means of notice to each party to the Original Instruments, in accordance with §5.028(d)(2) of the Texas Property Code. The evidence of said notice is attached to this affidavit as required by §5.028(d)(1) of the Texas Property Code.

David E. Mouton

STATE OF TEXAS

COUNTY OF

Fort Bend

This instrument was acknowledged before me on 6-7-, 2019, by David E. Mouton, for the purposes stated herein.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Select Title, LLC
1117 FM 359, Suite 110
Richmond, Texas 77406



NOTICE OF CORRECTION

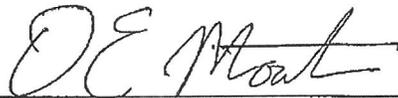
Date: 6-7-, 2019

Lisa Hudgens Rosa
2228 Southern Circle
Carrollton, Texas 75006

Larry M. Hudgens
P.O. Box 397
Vans, Texas 76780

RE: Warranty Deeds filed under Brazoria County Instrument No(s). 2017050326, 2017043495,
and 2017050325.

This letter serves as notice that at the time of the recording of the Warranty Deeds, a nonmaterial error as defined in Section 5.028 of the Texas Property Code was made. Pursuant to the requirements contained therein, the attached Correction Instrument and this Notice of Correction will be filed for record to correct that error.



David E. Mouton

FILED and RECORDED

Instrument Number: 2019026944

Filing and Recording Date: 06/07/2019 02:19:50 PM Pages: 5 Recording Fee: \$38.00

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

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

cclerk-jessie

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General Warranty Deed

Date: October 4, 2018

Grantor: Michael Doxey, a single person of Brazoria County, Texas

Grantee: David E. Mouton of Fort Bend County, Texas

Consideration:

Cash of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being a tract of land containing 0.0227 acres (987 square feet), more or less, being tract 43 and part of 44 of the Pleasant Bayou Land Company Subdivision in the Stephen F. Austin 1-3/4 League Grant, Abstract No. 37, Brazoria County, Texas, being out of a 30.626 acre tract of land conveyed unto Carl C. Hall by Deed recorded in Volume 1546, Page 196 of the Deed Records of Brazoria County, Texas, and being part of a tract of land conveyed into Michael Doxey as recorded under County Clerk's File No. 2017062612 of the Official Records of Brazoria County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof; or more commonly known as: 8803 County Road 198, Alvin, Texas 77511.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

All valid easements, restrictions, covenants, mineral reservations and maintenance fund liens, if any, applicable to the above described property as shown by the records of the county clerk of the county in which said real property is located; taxes for the current year, the payment of which Grantee assumes; and all zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the 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

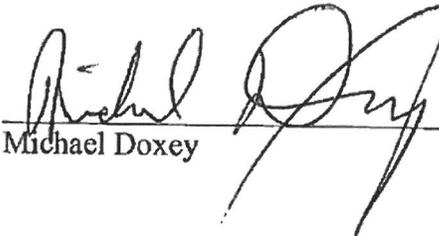
Select Title, LLC
GF# 021807171

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, photo-copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

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.


Michael Doxey

STATE OF TEXAS)
COUNTY OF Fort Bend

This instrument was acknowledged before me on 10-4, 2018, by Michael Doxey, for the purposes stated herein.


Notary Public, State of Texas
My commission expires: 9-19-19

AFTER RECORDING RETURN TO GRANTEE'S ADDRESS:

David E. Mouton
9727 Chriesman Way
Missouri City, Texas 77459



Exhibit "A"

Being a tract of land containing 0.0227 acres (987 square feet), being Tract 43 and part of 44 of the Pleasant Bayou Land Company Subdivision in the Stephen F. Austin 1-3/4 League Grant, Abstract 37, Brazoria County, Texas, being out of a 30,626 acre tract of land conveyed unto Carl C. Hall by deed recorded in Volume 1546, Page 196 of the Deed Records of Brazoria County, Texas, and being part of a tract of land conveyed unto Michael Doxey as recorded under County Clerk's File No. 2017062612 of the Official Records of Brazoria County, Texas. Said 0.0227-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the northeast corner of said 30,626 acre tract, and for the northeast corner of said Doxey tract;

THENCE North 71° 15' 00" West with the north line of said 30,626 acre tract and the north line of said Doxey Tract, a distance of 1,289.44 feet to a point;

THENCE South 18° 45' 00" West, a distance of 54.95 feet to a point;

THENCE North 71° 15' 00" West, a distance of 8.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING and for the northeast corner of said tract herein described;

THENCE South 18° 45' 00" West, a distance of 44.97 feet to a found 1/2-inch iron rod with cap marked "SURVEY 1" the northwest corner of said tract herein described;

THENCE North 71° 16' 45" West, a distance of 22.00 feet to a found 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of said tract herein described;

THENCE North 18° 45' 00" East, a distance of 44.74 feet for the northeast corner of said tract herein described;

THENCE South 71° 15' 00" East, a distance of 22.00 feet to the POINT OF BEGINNING and containing 0.0227 acres (987 square feet), more or less.

FILED and RECORDED

Instrument Number: 2018051397

Filing and Recording Date: 10/04/2018 04:46:08 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

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cclerk-nancy

City Council Members

Daniel Tucker
Marie Middleton
Philip Loving
Roland Agrella
Arthur Fuhrmann

The City of Liverpool
Regular City Council Meeting Minutes
8901 CR 171, Liverpool, TX
December 3, 2024, AT 6:30 PM
Mayor, Ric Bogue

Hours of Operation
Mon-Thurs 8:00am – 5:00pm
Friday 8:00am – Noon
www.cityofliverpooltexas.com

CALL TO ORDER- Mayor Ric Bogue called the meeting to order at 6:30 PM

INVOCATION & PLEDGE OF ALLEGIANCE-

- Invocation was rendered by Council Member Marie Middleton
- Pledge of Allegiance was led by Marie Middleton

ROLL CALL- Catherine Long called attendance.

-All Council Members were present; Council Member Arthur Fuhrmann arrived late.

STAFF IN ATTENDANCE -

City Secretary, Catherine Long; Water Utility Clerk, Kim Calhoun; Police Chief, Christopher Enloe; Water Plant Operator, Evan Kirkpatrick; EMO/Drainage Brandon Middleton; and City Attorney, Christopher Duncan

UNSCHEDULED VISITORS & COMMENTS - None

CLOSED MEETING/EXECUTIVE SESSION

The City Council of the City of Liverpool, Texas, reserves the right to meet in a closed council session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

-No executive Session.

REGULAR AGENDA

NEW BUSINESS – Discussion and Possible Action may be taken on the following:

- a. David Mouton – request to subdivide property located at 8930 CR 198.

Mr. Mouton stated that he has 12.6 acres that he is wanting to subdivide into 3 lots. He did not have the acreage for each lot, as he is trying to get a survey, and that he was told he had to come to the City first to get the approval to subdivide the property. He stated that it would be split like a pizza, and that he would have a private road going into the property.

-Motion to approve the subdivide of the 12.6 acres into 3 lots located at 8930 CR 198 was made by Council Member Marie Middleton.

-2nd by Council Member Daniel Tucker.

-All Approved

- b. Marsha Simpson – requesting to place a manufactured home at 2106 4th Street.

Ms. Simpson was not present

-No action was taken

- c. Jonas Duncan – requesting to subdivide 1.5 acres from 5 acres of property located at 16511 CR 191 Unit C.

Mr. Duncan wants to buy the 1.5 acres from the owner, the owner was not present at the meeting. The council and the Mayor would like the owner to be present before they vote on it.

-No action was taken, was tabled until February.

- d. Resolution for leave of absence for Mayor, Ric Bogue.

Mayor Bogue explained that due to his medical problems, he has been out for 2 months, and that the resolution needed to be done as a precaution.

-Motion was made by Council Member Philip Loving to adopt Resolution 2024-C, for the leave of absences for Mayor Ric Bogue.
-2nd by Council Member Arthur Furhmann.
-All Approved.

- e. Swearing in of Interim Police Chief Christopher Enloe.

City Secretary Catherine Long, read the oath of office with Christopher Enloe to swear him in, and presented him with the Chief of Police badge.

-No action was taken.

- f. Introduction to new water plant operator, Evan Kirpatrick.

Mayor Bogue introduced Evan to Council. Council Member (Mayor Pro Tem) Marie Middleton stated that she felt Evan was a good fit for the City, and that on his 1st day he got called out for an emergency water line break.

-No action was taken.

- g. Cleaning up and cutting back brush and trees roadside along CR 192 top find turn off valves and fire hydrants.

Mayor Ric Bogue stated that he felt it needed to be done, due to the problem of locating turn off valves for the water. Council Member (Mayor Pro Tem) Marie Middleton stated that when a contractor putting in fiber optic lines hit the water line it was nightmare for everyone trying to find the turn off valve. She stated that herself along with Evan, Catherine, Brandon, and her Husband looked for the valve and could not find it. Evan stated that he feels that it should be a joint project with the whole city, marking the turn off valves. City Secretary, Catherine Long stated that she spoke to Llarance with Kaluza Inc, and that he sent her a map of the water lines but once printed its hard to read. Everyone felt that it is necessary to have 1 or 2 big copies of the map to help with the project. Catherine stated that she would reach out to Llarance and see about having him

send one. The council will wait for bids to move forward. Will be moved to February's Council Meeting.

-No action was taken.

h. Bids for spray foam insulation for the Arsenic Removal building.

Three bids had been presented to Council: CCSI in the amount of \$1675.00 (1") and \$2800.00 (2"); Koala Insulation of Pearland in the amount of \$2957.00 (2"); and Lone Star Spray Foam in the amount of \$4,536.00 for 1". Council Member (Mayor Pro Tem) Marie Middleton stated that she has used CCSI and that they did a great job. Council Member Daniel Tucker stated that he also has used CCSI and that he was very happy with the work they did. The Council discussed whether the building needed 1" or 2". Everyone agreed that 1" would be enough.

-Motion was made by Council Member Philip Loving to award the job to CCSI for 1" in the amount of \$1675.00.

-2nd by Council Member Arthur Fuhmann.

-All Approved.

i. Replace AC unit in the water plant building.

Evan suggested getting a portable ac, and it was suggested to get a mini split as well. The council and the Mayor asked Evan to get prices on what it would cost and that they would look at it in February.

-Motion was made by Council Member Marie Middleton to table until February.

-2nd by Council Member Philip Loving

-All Approved.

j. Permits for running fiber optic lines the city.

City Attorney Chris Duncan stated that the companies use small contractors that are not careful and then when they hit a line, they don't pay for the repairs, and then change the name of the company to keep from having to pay for damages. He stated that the City needs to request all companies' working in the right of ways and easements that they provide the City with proof of being bonded and insurance, and request a bond be paid that will cover any damage to city property or water lines.

-Motion was made by Council Member Marie Middleton to get proof of insurance, and to set a bond that should be determined by the Water Department prior to any work being done.

-2nd by Council Member Daniel Tucker

-All Approved.

OLD BUSINESS –Discussion and possible action may be taken on the following items:

a.. Riverhaven dedicated roadway

Council Member (Mayor Pro Tem) Marie Middleton stated that the City has been dealing with this issue for well over a year, and that the city should reach out and tell Mr. Ricketts and his attorney that if we do not have it reply on the offer that was made by the City that the offer will be rescinded and that the City will fight for the dedicated roadway.

-Motion was made by Council Member, Marie Middleton to resend the offer if Mr. Ricketts and his attorney does not agree by the February Council Meeting.

-2nd by Philip Loving

-All Approved.

b. Building Security

City Secretary, Catherine Long presented the report that was sent by OCA. She pointed out that it is just a suggestion of things that should be done for the security of the building. She went over some points in the report. The council discussed getting a pipe rail in front of City Hall in the front parking lot, and having the key access installed. Catherine stated that she would work on getting quotes for February's Council Meeting

-Motion was made by Council Member Philip Loving to table until February's Council Meeting.

-2nd by Council Member Roland Agrella

-All Approved.

c. City Limit Signs

Mayor Ric Bogue stated that he would contact the companies that we have gotten quotes from to see about getting new quotes.

-Motion was made by Council Member Roland Agrella to table until February's Council Meeting.

-2nd by Council Member Daniel Tucker

-All Approved

d. Compliance update on Mary Orton – 9101 Avenue F, Liverpool, Texas 77577
(Legal Description: New Liverpool Blk 34 Lots 1 – 2).

Mayor Ric Bogue stated that the City Inspector, Darron Ray, stated that due to the age of the manufactured home that they would not be able to get windstorm insurance which means they cannot get a WP- 1 stamp and that the home needs to be torn down. Mr. Charles Orton, son of Mary Orton, stated that that was fine, because he really did not want to repair the home anyway. The Council discussed and decided that Mr. Orton has 90 days to have the home torn down and hauled off.

-Motin was made by Council Member Marie Middleton to remove the manufactured home within 90 days.
-2nd by Council Member Roland Agrella
-All Approved.

- e. Compliance update on Mary Orton – 2306 6th Street, Liverpool, Texas 77577
(Legal Description: A0006AH&B Lot 59B)

Mayor Ric Bogue stated that the City Inspector, Darron Ray, should inspect the home before any repairs can be made to make sure that it is repairable, and once the inspector approves repairs can be done, Mr. Orton needs to turn in repair plans to be approved.

-No action was taken.

STAFF/COUNCIL REPORTS:

- a. Police Department – Chief Christopher Enloe reported that they worked 342 hours, they had 1 violation, and 6 warnings, 3 criminal offense, 0 ordinance offense, 10 dispatched calls, 1 miscellaneous offense, 2 report taken and 1 assist other agency arrest.
- b. Finance – City Secretary, Catherine Long reported that Phyllis, the CPA will be coming in to finish up for the Audit, and everything else was fine.
- c. Fire Department/ESD – Noone was present to present the Fire Department
- d. Town Hall Committee – President Catherine Long reported that the food pantry gave out about 30 dinners for Christmas, and that the Santa Event was good, that there were about 130 kids that came and seen Santa and received a toy. She stated that they will be working on the calendar for this year’s events. She also stated that they are looking for volunteers.
- e. City Council – Council Member (Mayor Pro Tem) Marie Middleton stated that she wanted to thank Council for supporting her while Ric was out, and she was acting Mayor. She also wanted to thank the staff for working with her and stepping up where needed and putting in the extra hours with all the water issues. Mayor Ric Bogue thanked Marie for stepping up and taking over, he also thanked the Staff and the Council for supporting Marie and for helping out while he was out.
- f. Water Department – Water Plant Operator, Evan Kirpatrick stated that he is working on getting things lined out.
- g. Emergency Management Coordinator – Emergency Manager, Brandon Middleton stated that everything was good.
- e. Court Clerk – City Clerk, Kim Calhoun reported the amount of money taken in by the City was \$518.29, total for the State was \$543.21, total for the other was \$172.50 for a Total collection of \$1234.00.

ADJOURNMENT-

- Motion by Council Member Roland Agrella to adjourn the meeting @ 7:30 PM.
- 2nd by Council Member Philip Loving

- All approved

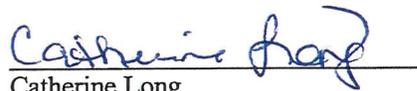
CERTIFICATION

I, Ric Bogue, Mayor, certify that these minutes are a true and correct record of the above-mentioned council meeting.



Ric Bogue
Mayor

ATTEST:



Catherine Long
City Secretary



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 29, 2026

RE: Subdivision of Property

Subdivision Name (if applicable): David E. Mouton Property

Legal Description of Property: A0037 S F AUSTIN, TRACT 43-44-44B1, ACRES 12.6015

Site Address of Property: PID 151909 8930 CR 198, Alvin, TX

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 survey proposes to divide Tract 43-44-44B1 acres 12.6015 into three new tracts: Tract 43A acres-5.08 with a 2019 built home and an OSSF installed under the 10-acre rule, Tract 43A1 acres-2.24 of undeveloped property and Tract 43A2 acres-5.11 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 A0037 S F AUSTIN, TRACT 43-44-44B1, ACRES 12.6015 in Brazoria County, Texas.

Sincerely,

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

Jodie Vice OS0024815

Director

Brazoria County Environmental Health



Brazoria County
Conservation and Reclamation District No. Three

P.O. Box 789
ALVIN, TEXAS 77512-0789

BOARD OF COMMISSIONERS

RICKY KUBECZKA, Place #1

ALFRED FROBERG, Place #2

JODY SCHIBI, Place #3

FAX 281-331-6761
TELEPHONE 281-331-3433
1318 ROSHARON ROAD

October 14, 2025,

Brazoria County/ To Whom It May Concern,

Brazoria County Conservation and Reclamation District No. 3 has no objection to the plating of the 12.585 acre tract along Chocolate Bayou owned by David E. Mouton. BCCRD#3 has a Drainage Easement shown on the plat of 50 ft from top of bank of Chocolate Bayou. This Easement will be recorded with this plat.

Please feel free to reach out if you have any questions or concerns.

Thank You,

Joshua Johnson
Assistant General Manager
Brazoria County Conservation & Reclamation District #3
P: 832-492-9035
O: 281-331-3433

 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: 00370076110
Statement Date: 01/29/2026 Owner: MOUTON DAVID E Mailing Address: PO BOX 603 LIVERPOOL TX 775770603	Property Location: 0008930 COUNTY ROAD 198 Legal: A0037 S F AUSTIN TRACT 43-44-44B1 ACRES 12.6015

TAX CERTIFICATE FOR ACCOUNT : 00370076110
 AD NUMBER: 151909
 GF NUMBER:
 CERTIFICATE NO : 4096855

FEE : \$10.00
 DATE : 1/29/2026

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

CURRENT VALUES 2025
 APPRAISED VALUE: 614,000
 EXEMPTIONS: General Homestead, Optional Homestead, Over 65

REQUESTED BY
 MOUTON DAVID E

 PO BOX 603
 LIVERPOOL TX 775770603

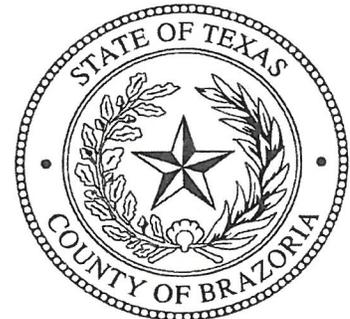
TAX UNIT
ALVIN COMMUNITY COLLEGE
ALVIN ISD
BC EMERGENCY SERVICES #3
BRAZORIA COUNTY
BRAZORIA COUNTY C & R DISTRICT
SPECIAL ROAD & BRIDGE

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: 00370076110

CERTIFICATE NO : 4096855

TOTAL CERTIFIED TAX DUE 1/2026 : \$0.00



Orlenny Travelstead

 Signature of Authorized officer of collection office

01/29/26

 Date

GORMLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
P, O, BOX 862, ALVIN, TEXAS, 77512-0862
PHONE 281 331-0883
FIRM# 10095700

TRACT 43A

5.08 acres of land, being part of a 12.585 acre tract of land as recorded in Document Number 2017050326, Official Records of Real Property, Brazoria County, Texas, situated in the Stephen F. Austin 1 3/4 League, Abstract 37, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the north corner of the herein described tract of land, in the northwest line of said 12.585 acre tract of land and the southeast line of a 1.800 acre tract of land as recorded in Document Number 2010054636, Official Records of Real Property, Brazoria County, Texas, being located South 15 deg. 06 min. 37 sec. West, a distance of 316.94 feet from a 1/2 inch capped iron rod found for the north corner of said 12.585 acre tract of land, also the west corner of Tract 43A1 this day surveyed;

THENCE South 30 deg. 29 min. 05 sec. East, along the southwest line of Lot 43A1, a distance of 161.65 feet to a point for angle;

THENCE South 74 deg. 53 min. 23 sec. East, continuing along the southwest line of said Lot 43A1, a distance of 179.36 feet to a point for corner of the herein described tract of land and angle point of said Lot 43A1, on the bank of a pond;

THENCE in a Northeasterly direction, along the bank of said pond and Lots 43A1 and 43A2, with the following courses and distances:

North 25 deg. 39 min. 30 sec. East, a distance of 2.98 feet;

North 35 deg. 21 min. 46 sec. East, a distance of 63.10 feet to a curve to the right;

Radius = 44.69 feet, Delta = 39 deg. 17 min. 20 sec., Length = 30.65 feet, with a chord bearing North 53 deg. 14 min. 45 sec. East, a distance of 30.05 feet to another curve to the right;

Radius = 43.07 feet, Delta = 68 deg. 52 min. 00 sec., Length = 51.77 feet, with a chord bearing South 71 deg. 54 min. 45 sec. East, a distance of 48.71 feet;

South 24 deg. 20 min. 00 sec. East, a distance of 68.16 feet to a curve to the right;

Radius = 24.52 feet, Delta = 77 deg. 42 min. 13 sec., Length = 33.25 feet, with a chord bearing South 20 deg. 57 min. 52 sec. West, a distance of 30.76 feet to a point for angle;

THENCE South 11 deg. 12 min. 38 sec. West, along the common line of Lots 43A and 43A2, a distance of 780.72 feet to a point on the high bank of Chocolate Bayou;

THENCE Along the high bank of said Chocolate Bayou with the following bearings and distances:

North 70 deg. 07 min. 05 sec. West, a distance of 50.72 feet;

North 34 deg. 01 min. 54 sec. West, a distance of 46.06 feet;

North 04 deg. 43 min. 46 sec. West, a distance of 67.99 feet;

North 02 deg. 26 min. 51 sec. East, a distance of 83.93 feet;

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FIRM# 10095700

North 05 deg. 25 min. 37 sec. East, a distance of 98.80 feet;
North 17 deg. 15 min. 54 sec. West, a distance of 118.45 feet;
North 43 deg. 20 min. 56 sec. West, a distance of 68.62 feet;
North 46 deg. 21 min. 50 sec. West, a distance of 64.48 feet;
North 68 deg. 06 min. 51 sec. West, a distance of 66.52 feet;
South 84 deg. 55 min. 30 sec. West, a distance of 95.48 feet to a point for the most west corner of the herein described tract of land, the south corner of said 1.800 acre tract of land and the west corner of said 12.585 acre tract of land;

THENCE North 15 deg. 06 min. 37 sec. East, at 19 feet pass a 2 inch iron pipe found for reference and continue along the southeast line of said 1.800 acre tract and the northwest line of said 12.585 acre tract of land, a distance of 472.81 feet to the PLACE OF BEGINNING and containing 5.08 acres of land.

METES AND BOUNDS WRITTEN AUGUST 27, 2025
METES AND BOUNDS REVISED OCTOBER 19, 2025
METES AND BOUNDS REVISED JANUARY 23, 2026

BY: _____

Chad A. Gormly
Registered Professional Land Surveyor No. 5796
Gormly Surveying, Inc. Firm # 10095700



*THIS METES AND BOUNDS PART OF A PROFESSIONAL LAND SURVEYING REPORT
CONSISTING OF THIS METES AND BOUNDS AND A MAP.*

GORMLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
P, O, BOX 862, ALVIN, TEXAS, 77512-0862
PHONE 281 331-0883
FIRM# 10095700

TRACT 43A1

2.24 acres of land, being part of a 12.585 acre tract of land as recorded in Document Number 2017050326, Official Records of Real Property, Brazoria County, Texas, situated in the Stephen F. Austin 1 3/4 League, Abstract 37, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most north corner of the herein described tract of land and the west corner of Lot 43A2 this day surveyed, in the northwest line of said 12.585 acre tract and the southeast line of a 1.800 acre tract of land as recorded in Document Number 2010054636, Official Records of Real Property, Brazoria County, Texas, said point being located South 15 deg. 06 min. 37 sec. West, a distance of 120.00 feet from a 1/2 inch capped iron rod found for the most north corner of said 12.585 acre tract of land;

THENCE South 74 deg. 53 min. 23 sec. East, along the common line between Lot 43A1 and Lot 43A2, a distance of 344.71 feet to a point for the most east corner of the herein described tract of land, and interior corner of said Lot 43A2;

THENCE South 15 deg. 06 min. 37 sec. West, along the common line between Lots 43A1 and Lot 43A2, a distance of 220.14 feet to a point in a curve to the left, on the bank of a pond for the most southeast corner of the herein described tract of land, and upper southwest corner of said Lot 43A2, in the upper northeast line of Lot 43A this day surveyed;

THENCE In a southwesterly direction, along the bank of said pond and Lot 43A with the following data: Radius = 43.07 feet, Delta = 13 deg. 06 min. 39 sec., Length = 9.86 feet, with a chord bearing South 80 deg. 12 min. 35 sec. West, a distance of 9.84 feet to a point for another curve to the left;

THENCE In a southwesterly direction, along the bank of said pond and Lot 43A with the following data: Radius = 44.69 feet, Delta = 39 deg. 17 min. 20 sec., Length = 30.65 feet, with a chord bearing South 53 deg. 14 min. 45 sec. West, a distance of 30.05 feet to a point for tangency;

THENCE South 35 deg. 21 min. 46 sec. West, along the bank of said pond and Lot 43A, a distance of 63.10 feet to a point for angle;

THENCE South 25 deg. 39 min. 30 sec. West, along the bank of said pond and Lot 43A, a distance of 2.98 feet to a point for the most south corner of the herein described tract of land, in the northern line of said Lot 43A;

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FIRM# 10095700

THENCE North 74 deg. 53 min. 23 sec. West, along the common line of Lot 43A1 and Lot 43A, a distance of 179.36 feet to a point for angle of the herein described tract of land and interior corner of Lot 43A;

THENCE North 30 deg. 29 min. 05 sec. West, along the northeast line of Lot 43A, a distance of 161.65 feet to a point for the most west corner of the herein described tract of land, in the northwest line of said 12.585 acre tract and the southeast line of said 1.800 acre tract;

THENCE North 15 deg. 06 min. 37 sec. East, along the northwest line of said 12.585 acre tract and the southeast line of said 1.800 acre tract, a distance of 196.94 feet to the PLACE OF BEGINNING and containing 2.24 acres of land.

METES AND BOUNDS WRITTEN AUGUST 27, 2025
METES AND BOUNDS REVISED JANUARY 23, 2026



BY: _____

Chad A. Gormly
Registered Professional Land Surveyor No. 5796
Gormly Surveying, Inc. Firm # 10095700

*THIS METES AND BOUNDS PART OF A PROFESSIONAL LAND SURVEYING REPORT
CONSISTING OF THIS METES AND BOUNDS AND A MAP.*

GORMLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
P, O, BOX 862, ALVIN, TEXAS, 77512-0862
PHONE 281 331-0883
FIRM# 10095700

TRACT 43A2

5.11 acres of land, being part of a 12.585 acre tract of land as recorded in Document Number 2017050326, Official Records of Real Property, Brazoria County, Texas, situated in the Stephen F. Austin 1 3/4 League, Abstract 37, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found for the north corner of said 0.0227 acre tract, in the northeast line of a 1.800 acre tract of land as recorded in Document Number 2010054636, Official Records of Real Property, Brazoria County, Texas;

THENCE South 74 deg. 28 min. 10 sec. East, along the northeast line of said 0.0227 acre tract, a distance of 21.96 feet to a 1/2 inch capped iron rod found for the east corner of said 0.0227 acre tract;

THENCE South 14 deg. 44 min. 28 sec. West, along the southeast line of said 0.0227 acre tract, a distance of 44.69 feet to a point for the south corner of said 0.0227 acre tract, from which a 1/2 inch iron rod was found South 61 deg. 32 min. 22 sec. East, a distance of 1.74 feet, said point being in the northwest line of said 12.585 acre tract of land;

THENCE South 74 deg. 53 min. 59 sec. East, along the northwest line of said 12.585 acre tract, a distance of 428.98 feet to a 1/2 inch capped iron rod found for the most east corner of said 12.585 acre tract of land, and the north corner of a 5.0322 acre tract of land as recorded in Document Number 2013009778, Official Records of Real Property, Brazoria County, Texas;

THENCE South 02 deg. 24 min. 09 sec. West, along the northwest line of said 5.0322 acre tract of land and the southeast line of said 12.585 acre tract of land, a distance of 968.65 feet to a point for the southeast corner of the herein described tract of land, on the bank of Chocolate Bayou;

THENCE Along the high bank of said Chocolate Bayou with the following bearings and distances:

South 39 deg. 00 min. 00 sec. West, a distance of 150.26 feet;

South 42 deg. 54 min. 48 sec. West, a distance of 128.29 feet;

South 80 deg. 22 min. 30 sec. West, a distance of 37.89 feet;

North 70 deg. 07 min. 05 sec. West, a distance of 31.33 feet to a point for the west corner of the herein described tract of land and the south corner of Lot 43A this day surveyed;

THENCE North 11 deg. 12 min. 38 sec. East, along the common line of Lot 43A2 and Lot 43A, a distance of 780.72 feet to a point for angle of the herein described tract of land, on the bank of a pond;

GORMLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
P, O, BOX 862, ALVIN, TEXAS, 77512-0862
PHONE 281 331-0883
FIRM# 10095700

THENCE in a Northeast direction, along the bank of said pond and the arc of a curve to the left with the following data: Radius = 24.52 feet, Delta 77 deg. 42 min. 13 sec., Length = 33.25, with a Chord Bearing North 20 deg. 57 min. 52 sec. East, a distance of 30.76 feet to a point for tangency;

THENCE North 24 deg. 20 min. 00 sec. West, along said bank of Pond, a distance of 68.16 feet to a point for the beginning of a curve to the left;

THENCE in a Northwest direction, along the bank of said pond and the arc of a curve to the left with the following data: Radius = 43.07 feet, Delta 55 deg. 45 min. 21 sec., Length = 41.92, with a Chord Bearing North 65 deg. 21 min. 25 sec. West, a distance of 40.28 feet to a point for the west corner of the herein described tract of land, and the south corner of said tract 43A1 this day surveyed;

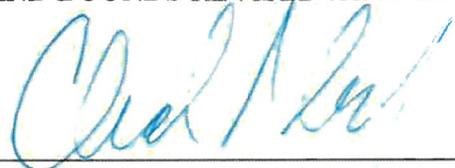
THENCE North 15 deg. 06 min. 37 sec. East, along the common line of Lots 43A1 and 43A2, a distance of 220.14 feet to a point for the east corner of said Lot 43A1 and interior corner of the herein described tract of land;

THENCE North 74 deg. 53 min. 23 sec. West, along the northeast line of Lot 43A2, a distance of 344.71 feet to a point for the north corner of Lot 43A1 and upper east corner of the herein described tract of land, in the northwest line of said 12.585 acre tract and the southeast line of said 1.800 acre tract of land;

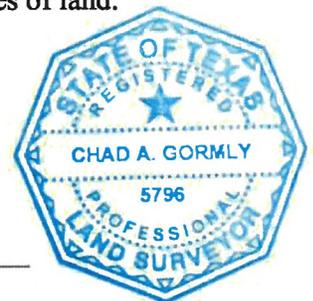
THENCE North 15 deg. 06 min. 37 sec. East, along the northwest line of said 12.585 acre tract and the southeast line of said 1.800 acre tract, a distance of 120.00 feet to a 1/2 inch capped iron rod found for the north corner of said 12.585 acre tract and the west corner of said 0.0227 acre tract of land;

THENCE North 14 deg. 44 min. 28 sec. East, along the northwest line of said 0.0227 acre tract, a distance of 44.86 feet to the PLACE OF BEGINNING and containing 5.11 acres of land.

METES AND BOUNDS WRITTEN JUNE 6, 2025
METES AND BOUNDS REVISED JANUARY 23, 2026

BY: 

Chad A. Gormly Registered Professional Land Surveyor No. 5796
Gormly Surveying, Inc. Firm # 10095700



*THIS METES AND BOUNDS PART OF A PROFESSIONAL LAND SURVEYING REPORT
CONSISTING OF THIS METES AND BOUNDS AND A MAP.*