




-  ROW to be abandoned
-  County Roads
-  Private Street

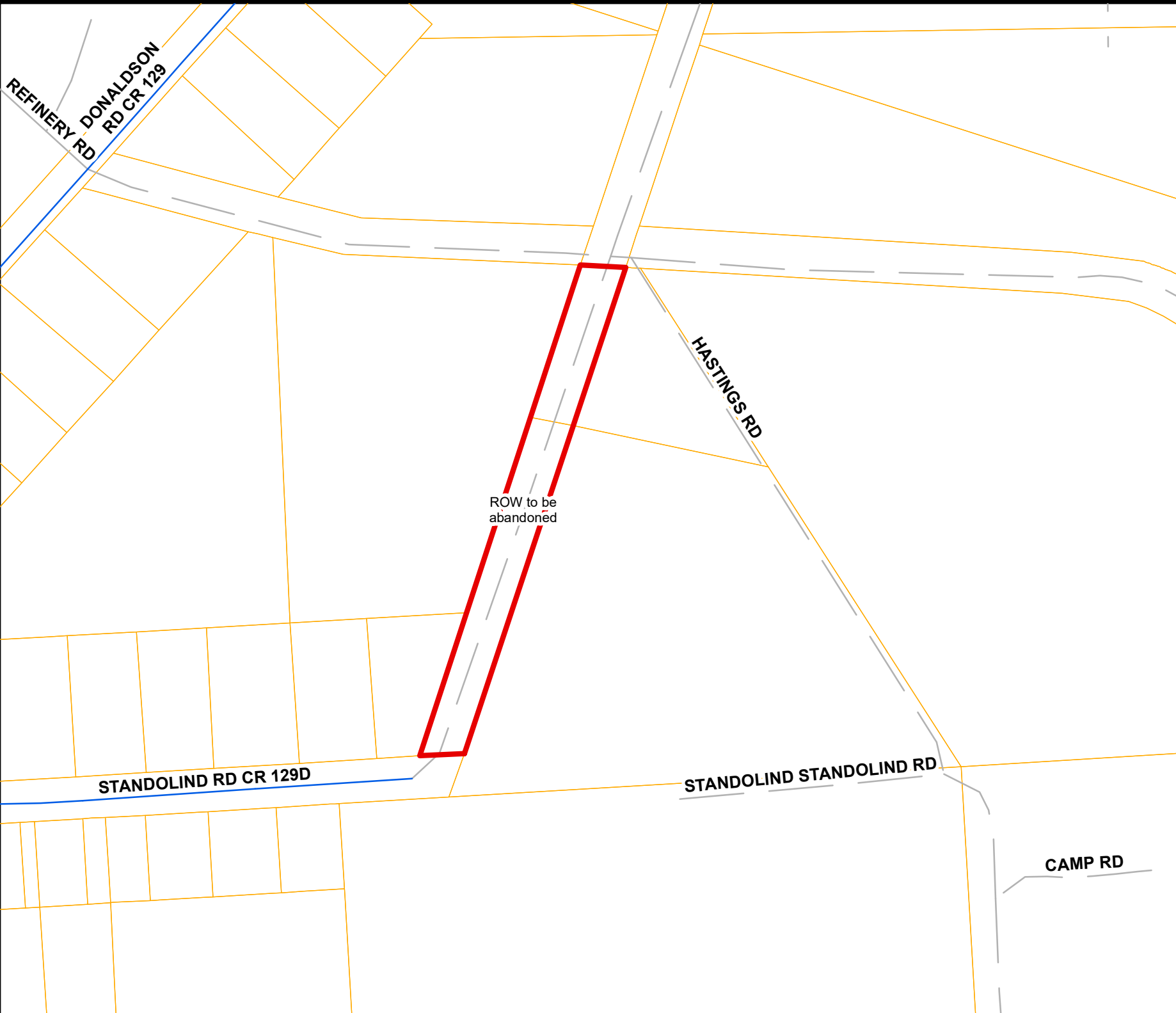
**Brazoria County  
Engineering**

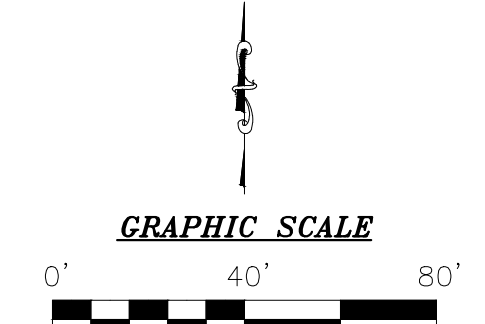
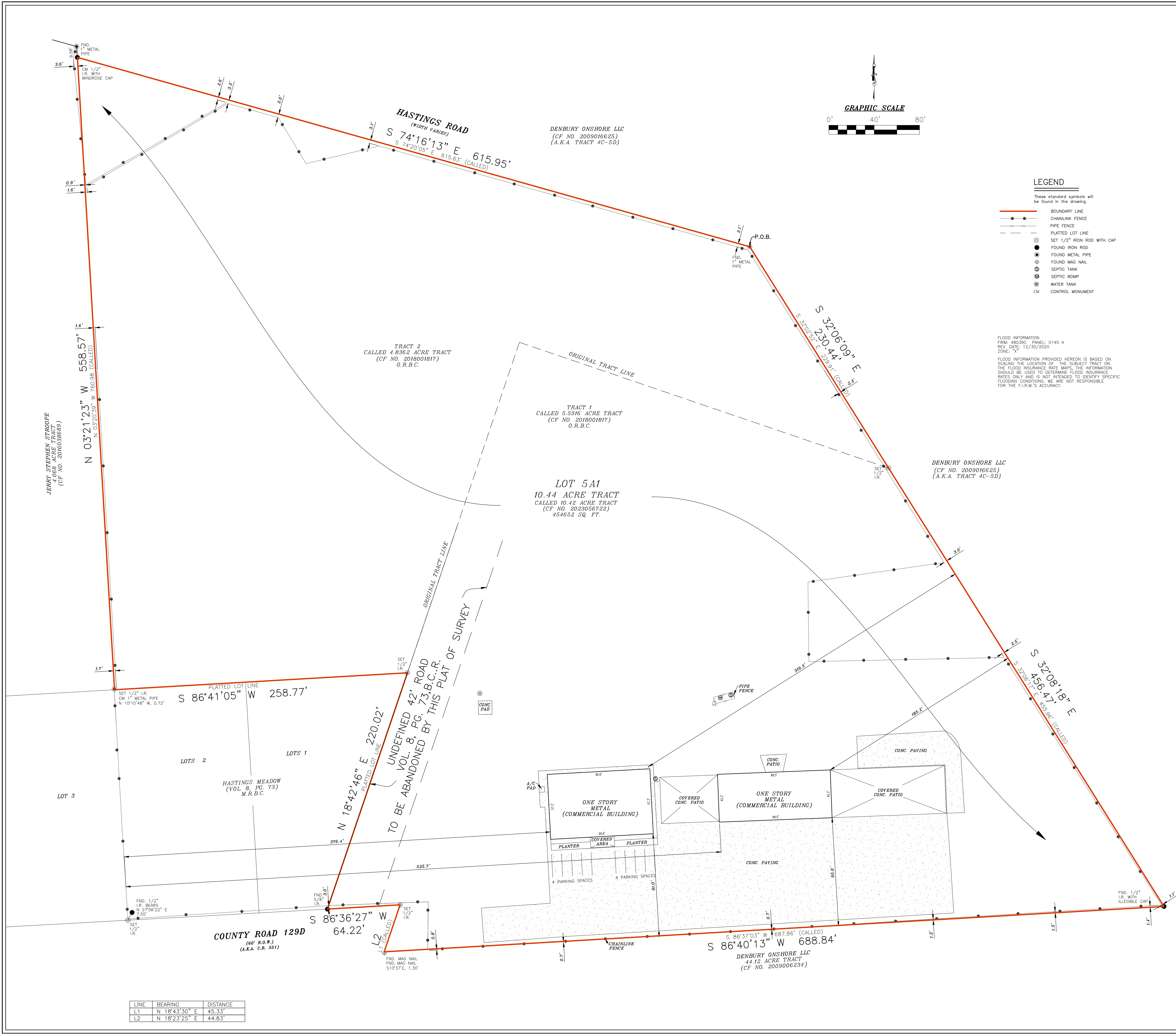


Right of way  
to be abandoned

Exhibit A

1/28/2025





- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - CHAINLINK FENCE
  - PIPE FENCE
  - PLATTED LOT LINE
  - ⊙ SET 1/2" IRON ROD WITH CAP
  - FOUND IRON ROD
  - ⊙ FOUND METAL PIPE
  - ⊙ FOUND MAG NAIL
  - ⊙ SEPTIC TANK
  - ⊙ SEPTIC TANK
  - ⊙ WATER TANK
  - CM CONTROL MONUMENT

FLOOD INFORMATION  
 FIRM: 48039C PANEL 0145 K  
 REV. DATE: 12/30/2020  
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

**DESCRIPTION**

BEING A 10.44 ACRE TRACT OF LAND LOCATED IN THE A.C.H. & B. RR. CO. SURVEY, A-416, BRAZORIA COUNTY, TEXAS, SAID 10.44 ACRE TRACT BEING ALL OF A CALLED 5.5916-ACRE TRACT, AND BEING ALL OF A CALLED 4.8362-ACRE TRACT, DESCRIBED IN CLERK'S FILE NUMBER 2018001817 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.), AND BEING ALL OF A CALLED 10.42-ACRE TRACT, DESCRIBED IN CLERK'S FILE NUMBER 2023056722, OF THE O.R.B.C.; SAID 10.44 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE);

BEGINNING AT 1/2-INCH METAL PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 10.42-ACRE TRACT AND SAID 4.8362-ACRE TRACT, ON THE SOUTH RIGHT-OF-WAY LINE OF HASTINGS ROAD (WIDTH VARIES NO RECORD FOUND) AND A SOUTHERLY LINE OF A DENBURY TRACT CALLED TRACT 4C-5D;

THENCE, SOUTH 32 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 230.44 FEET, WITH THE EAST LINE OF SAID 10.42-ACRE TRACT AND SAID 4.8362-ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "OSC" SET FOR AN ANGLE CORNER OF SAID 10.42 ACRE TRACT, AND THE COMMON EAST CORNER OF SAID 4.8362-ACRE TRACT AND SAID 5.5916-ACRE TRACT;

THENCE, SOUTH 32 DEGREES 08 MINUTES 18 SECONDS EAST, A DISTANCE OF 456.47 FEET, CONTINUING WITH THE EAST LINE OF SAID 10.42-ACRE TRACT AND SAID 5.5916-ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED (ILLEGIBLE) FOUND FOR THE SOUTHEAST CORNER OF SAID 10.42-ACRE TRACT AND SAID 5.5916-ACRE TRACT;

THENCE, SOUTH 86 DEGREES 40 MINUTES 13 SECONDS WEST, A DISTANCE OF 688.84 FEET, WITH THE SOUTH LINE OF SAID 10.42-ACRE TRACT AND SAID 5.5916-ACRE TRACT, TO A MAG NAIL FOUND FOR THE SOUTHERLY SOUTHWEST CORNER OF SAID 10.42-ACRE TRACT AND SAID 5.5916-ACRE TRACT, AND THE SOUTHEAST TERMINUS CORNER OF COUNTY ROAD 129D (CALLED 42 FEET WIDE) AS SHOWN IN VOLUME 8, PAGE 73 OF THE MAP RECORDS OF BRAZORIA COUNTY FROM WHICH A SECOND MAG NAIL BEARS S10°37' E, 1.30';

THENCE, NORTH 18 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 44.83 FEET, WITH THE EAST TERMINUS LINE OF SAID COUNTY ROAD 129D, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "OSC" SET FOR THE NORTHEAST TERMINUS CORNER OF SAID C.R. 129D;

THENCE, SOUTH 86 DEGREES 36 MINUTES 27 SECONDS WEST, A DISTANCE OF 64.22 FEET, WITH THE NORTH LINE OF SAID COUNTY ROAD 129D, THE SOUTH LINE OF SAID 10.42-ACRE TRACT AND THE SOUTH LINE OF SAID 5.5916-ACRE TRACT, TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 1, OF HASTINGS MEADOW, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 73, OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS;

THENCE, NORTH 18 DEGREES 42 MINUTES 46 SECONDS EAST, A DISTANCE OF 220.02 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "OSC" SET FOR THE NORTHEAST CORNER OF SAID LOT 1, AN INTERIOR CORNER OF SAID 10.42-ACRE TRACT AND THE SOUTHERLY SOUTHEAST CORNER OF SAID 4.8362-ACRE TRACT;

THENCE, SOUTH 86 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 258.77 FEET, WITH A SOUTH LINE OF SAID 10.42-ACRE TRACT, THE SOUTH LINE OF SAID 4.8362-ACRE TRACT, AND THE NORTH LINES OF LOTS 1 & 2 OF SAID HASTINGS MEADOW, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "OSC" SET FOR A WESTERLY CORNER OF SAID 10.42-ACRE TRACT, THE SOUTHWEST CORNER OF SAID 4.8362-ACRE TRACT, THE COMMON NORTH CORNER OF LOTS 2 & 3 OF SAID HASTINGS MEADOW SUBDIVISION, AND BEING THE SOUTHEAST CORNER OF A CALLED 4.068-ACRE TRACT DESCRIBED IN A DEED TO JERRY STEPHEN STROEPE IN CLERK'S FILE NUMBER 2018038689 OF THE O.R.B.C. FROM WHICH A 1-INCH METAL PIPE FOUND BEARS N10°18'48"W, 0.72';

THENCE, NORTH 03 DEGREES 21 MINUTES 23 SECONDS WEST, A DISTANCE OF 558.57 FEET, WITH THE WEST LINE OF SAID 10.42-ACRE TRACT AND THE WEST LINE OF SAID 4.8362-ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED WINDROSE FOUND FOR THE NORTHWEST CORNER OF SAID 10.42-ACRE TRACT AND SAID 4.8362-ACRE TRACT, ON THE SOUTH RIGHT-OF-WAY LINE OF HASTINGS ROAD;

THENCE, SOUTH 74 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 615.95 FEET, WITH THE NORTH LINE OF SAID 10.42-ACRE TRACT AND SAID 4.8362-ACRE TRACT, AND SAID SOUTH RIGHT-OF-WAY LINE OF HASTINGS ROAD, TO THE POINT OF BEGINNING AND CONTAINING 10.44 ACRES OF LAND.

**SURVEYOR'S NOTE(S):**

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATION FOR A CATEGORY 1B, CONDITION I SURVEY.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY; THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

**SURVEYOR'S CERTIFICATION**

I, LUTHER J. DALY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE (3') FEET.

*Luther J. Daly*  
 LUTHER J. DALY  
 Registered Professional Land Surveyor  
 Texas Registration No. 6150

11-13-24  
 DATE



**PLAT OF SURVEY**

10.44 ACRE TRACT  
 CALLED 10.42 ACRE TRACT  
 (CF NO. 2023056722)  
 454652 SQ. FT.  
 607 COUNTY RD., 127D, ALVIN, TX 77511

LINE	BEARING	DISTANCE
L1	N 18°43'50" E	45.33'
L2	N 18°23'25" E	44.83'

Troy Meikle  
607 County Road 129D  
Alvin, Texas 77511

11/13/14

Matt Hanks, County Engineer  
451 N. Velasco, Suite 230  
Angleton, TX 77515

RE: Petition to abandon the R.O.W. easement

Dear Mr. Hanks,

As the property owners of A.C.H & B Survey No. 1, Abstract No. 416 located in Brazoria County. This is a 10.42 acre property composed of Tract 1 – 5.59 acres and Tract 2 – 4.83 acres. The property id. # is 715835. We would like to formally request the abandonment of the 60' easement that starts on the south side of our property running to the north on a slight angle for approx.. 250'. My property is at the end of County Road 129D – located on the east end of the road. Please see the attached surveying showing the removal of this ROW. As I cannot see any future value in a road at this location and an unmaintained easement could cause a security issue, I would like to petition the county to abandon this road easement.

I can be reached by phone at (614) 774-6361 or e-mail at [tmeikle@contractlumber.com](mailto:tmeikle@contractlumber.com)

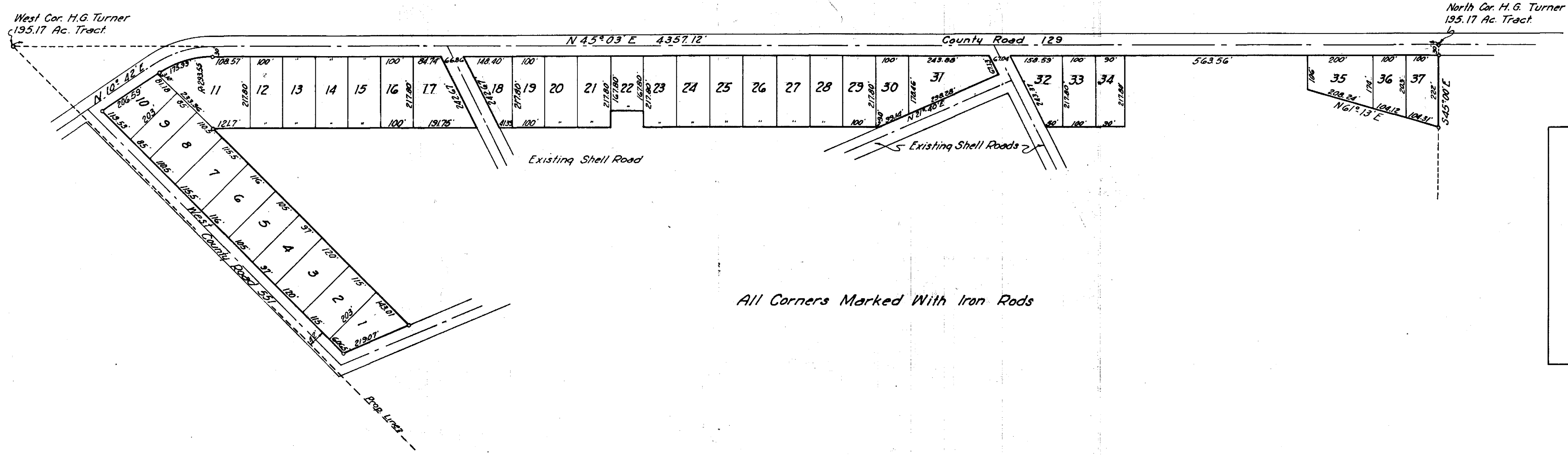
Thank you,

A handwritten signature in black ink, appearing to read 'Troy Meikle', with a long, sweeping horizontal line extending to the right.

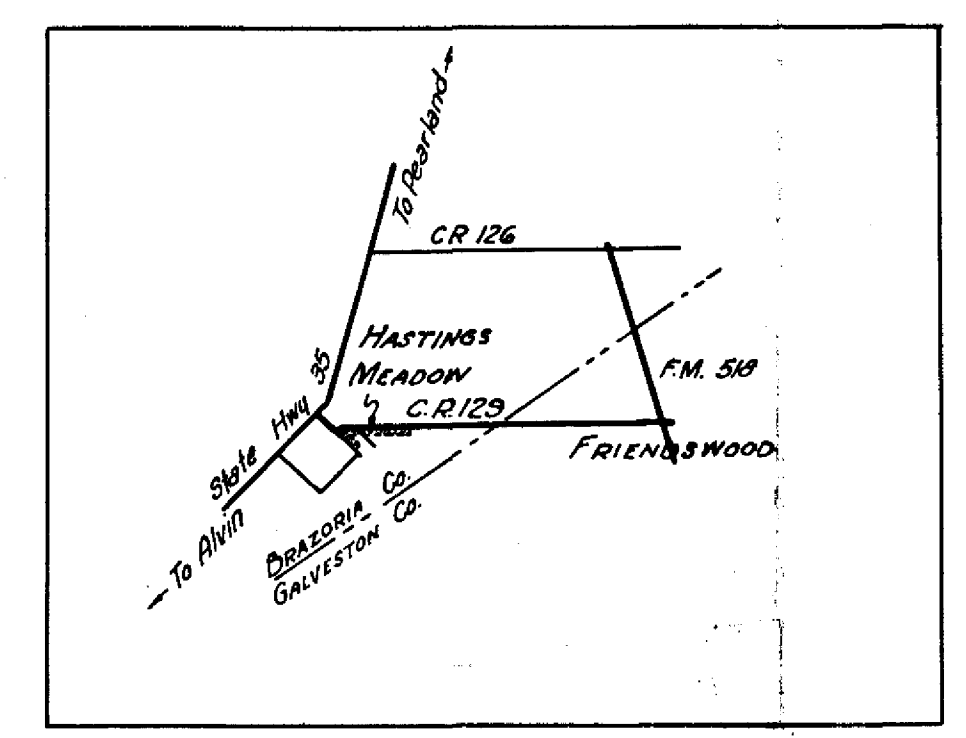
Troy Meikle  
President  
Contract Lumber

\*\*Landowner, please attach a copy of the deeds, survey and highlight/outline/etc. the easement to be abandoned\*\*

FILED FOR RECORD  
 AT 2:00 O'CLOCK P.M.  
 APR 9 1959  
 I. R. STEVENS, JR.  
 M. Nelson



All Corners Marked With Iron Rods



VICINITY MAP

Approved this the 4th day of March 1957 by the City Council of the City of Alvin, Texas.

E.A. Baker Mayor  
R.D. Burdick Councilman  
H.C. Friedrichsen Councilman  
H.H. Crutcher Councilman  
Nemo C. Jones Councilman  
L.A. Nelson Councilman

Attest: Ch. Strickland  
 City Secretary

Approved this the 23rd day of March 1957 by the Commissioners Court of Brazoria County, Texas.

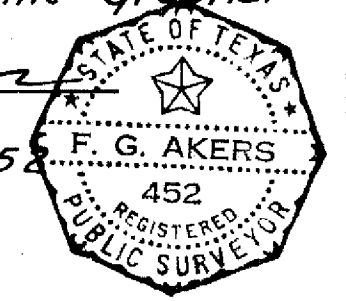
Victor C. Arnold County Judge  
W. Lewis County Engineer  
G.W. Norris Comm. Prec. No 1  
J. D. Darnford Comm. Prec. No 2  
W.R. Deane Comm. Prec. No 3  
James Duncan Comm. Prec. No 4

Submitted By Owner H.G. Turner  
 H.G. Turner

Approved: Ruby L. Rosier  
 Ruby L. Rosier  
 Plat Book Recorder

I, F.G. Akers, a Registered Public Surveyor of the State of Texas, and County Surveyor of Brazoria County, Texas do hereby certify that this plat is true and correct in accordance with a survey made on the ground.

F.G. Akers  
 F.G. AKERS  
 Reg. Pub. Sur. No 452



**HASTINGS MEADOW**  
 A SUBDIVISION OF 19.08 ACRES OUT OF THE  
 H.G. TURNER 195.17 (CALLED 191) ACRE TRACT  
 A.C.H. & B SECTION 1, ABSTRACT 416  
 BRAZORIA COUNTY, TEXAS  
 AUG. 28, 1957 SCALE: 1"=200'

**Special 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.**

**Date:** December 21, 2023

**Grantor:** 1<sup>ST</sup> CALL PROPERTIES, LLC

**Grantor's Mailing Address:**  
P.O. Box 1989, Seguin, TX 78156

**Grantee:** LINE DRIVE PROPERTIES ALVIN, LLC

**Grantee's Mailing Address:**  
3245 Hazelton-Etna Rd., Pataskala, OH 43062

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

**Property (including any improvements):**

**A TRACT OR PARCEL CONTAINING 10.42 ACRES OR 454,039 SQUARE FEET OF LAND SITUATED IN THE A.C.H. & B. RR CO. SURVEY NO. 1, ABSTRACT NO. 416, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 5.5916 ACRE TRACT ("TRACT 1") AND ALL OF A CALLED 4.8362 ACRES ("TRACT 2") CONVEYED TO 1<sup>ST</sup> CALL PROPERTIES, RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER (NO.) 2018001817, WITH SAID 10.42 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A"**

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

FILED BY  
ALAMO TITLE COMPANY  
atch23132820

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

(1)

IT IS EXPRESSLY AGREED AND UNDERSTOOD, HOWEVER, THAT GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY CONVEYED HEREBY, AND EXPRESSLY EXCLUDES ANY WARRANTIES AS TO THE FITNESS OF SAID PROPERTY FOR A PARTICULAR USE OR AS TO THE MERCHANTABILITY OR HABITABILITY OF SAID PROPERTY. GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS", WITH ALL FAULTS, IF ANY. NOTHING HEREIN CONTAINED HOWEVER, SHALL DIMINISH THE WARRANTIES AS TO TITLE MADE BY GRANTOR HEREIN.

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

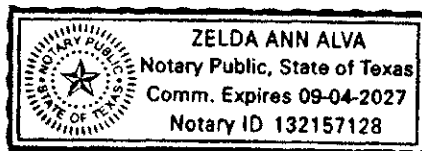
1ST CALL PROPERTIES, LLC

Donald W. Leonard  
Donald W. Leonard, Managing Member

THE STATE OF TX §  
COUNTY OF Guadalupe §

This instrument was acknowledged before me on this 2<sup>nd</sup> day of December, 2023 by Donald W. Leonard, Managing Member for 1<sup>st</sup> Call Properties, LLC

Zelda Alva  
Notary Public, State of TX  
Zelda Alva  
(Print or type name of notary)



PREPARED IN THE OFFICE OF:

Jarrod D. Smith, Attorney at Law  
122 E. Myrtle  
Angleton, TX 77515  
Tel: (979) 849-1286  
Fax: (979) 849-0500

(2)

**EXHIBIT "A"**

**Order No.:** ATCH23132820

A TRACT OR PARCEL CONTAINING 10.42 ACRES OR 454,039 SQUARE FEET OF LAND SITUATED IN THE A. C.H.&B. RR CO. SURVEY NO. 1, ABSTRACT NO. 416, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 5.5916 ACRE TRACT ("TRACT 1") AND ALL OF A CALLED 4.8362 ACRES ("TRACT 2") CONVEYED TO 1ST CALL PROPERTIES, RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER (NO.) 2018001817, WITH SAID 10.42 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR THE COMMON NORTH CORNER OF LOT 2 AND LOT 3, HASTINGS MEADOW, MAP OR PLAT THEREOF RECORDED UNDER VOLUME (VOL.) 8, PAGE (PG.) 73, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), THE SOUTHEAST CORNER OF A CALLED 4.068 ACRE TRACT CONVEYED TO JERRY STEPHEN STROOPE, RECORDED UNDER B.C.C.F. NO. 2016038689, THE SOUTHWEST CORNER OF SAID 4.8362 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1 INCH IRON PIPE (BENT) FOUND BEARS FOR REFERENCE NORTH 10 DEG. 10 MIN. WEST, A DISTANCE OF 0.72 FEET, AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOT 3 AND LOT 4 OF SAID HASTINGS MEADOW BEARS FOR REFERENCE SOUTH 86 DEG. 41 MIN. 49 SEC. WEST, A DISTANCE OF 120.00 FEET;

THENCE, NORTH 03 DEG. 20 MIN. 39 SEC. WEST, ALONG THE COMMON LINE OF SAID 4.8362 ACRE TRACT AND SAID 4.068 ACRE TRACT, A DISTANCE OF 557.98 FEET (CALLED 557.98 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF SAID 4.8362 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1 INCH IRON PIPE FOUND FOR THE NORTHEASTERLY CORNER OF SAID 4.068 ACRE TRACT BEARS FOR REFERENCE NORTH 03 DEG. 20 MIN. 39 SEC. WEST, A DISTANCE OF 10.32 FEET;

THENCE, SOUTH 74 DEG. 20 MIN. 05 SEC. EAST, ALONG THE NORTH LINE OF SAID 4.8362 ACRE TRACT, A DISTANCE OF 615.63 FEET (CALLED 614.53 FEET) TO A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 4.8362 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEG. 02 MIN. 52 SEC. EAST, ALONG THE MOST EASTERLY LINE OF SAID 4.8362 ACRE TRACT, A DISTANCE OF 229.91 FEET (CALLED 229.31 FEET) TO A 1/2 INCH CAPPED IRON ROD STAMPED "SURVEY-1" FOUND FOR THE COMMON EASTERLY CORNER OF SAID 4.8362 ACRE TRACT AND SAID 5.5916 ACRE TRACT AND AN EASTERLY ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEG. 06 MIN. 17 SEC. EAST, ALONG THE EASTERLY LINE OF SAID 5.5916 ACRE TRACT, A DISTANCE OF 455.96 FEET (457.32 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF LOT 27, D. J. RYAN'S SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 62, B.C.P.R., FOR THE SOUTHEASTERLY CORNER OF SAID 5.5916 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 37 MIN. 03 SEC. WEST, ALONG THE COMMON LINE OF SAID 5.5916 ACRE TRACT AND SAID LOT 27, A DISTANCE OF 687.86 FEET (CALLED 668.62 FEET) TO A MAG NAIL IN ASPHALT SET FOR AN EAST CORNER OF C.R. 129D (C.R. 551) (60 FOOT RIGHT-OW-WAY (R.O.W.) AS RECORDED UNDER VOL. 8, PG. 73-74 AND VOL. 6, PG. 104, B.C.P.R., THE SOUTHWESTERLY CORNER OF SAID 5.5916 ACRE TRACT AND THE MOST

**EXHIBIT "A"**

(continued)

SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A MAG NAIL FOUND BEARS FOR REFERENCE SOUTH 07 DEG. 29 MIN. EAST, A DISTANCE OF 1.36 FEET;

THENCE, NORTH 18 DEG. 43 MIN. 30 SEC. EAST, A DISTANCE OF 45.33 FEET (CALLED 45.20 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID C.R. 129D, AND INTERIOR CORNER OF SAID 5.5916 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A MAG NAIL FOUND BEARS FOR REFERENCE SOUTH 04 DEG 22 MIN. EAST, A DISTANCE OF 1.41 FEET;

THENCE, SOUTH 86 DEG. 37 MIN. 03 SEC. WEST, A DISTANCE OF 64.27 FEET (CALLED 64.27 FEET) TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID 5.5916 AND LOT 1 OF SAID HASTINGS MEADOW, AND A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID LOTS 3 AND 4 OF SAID HASTINGS MEADOWS BEARS FOR REFERENCE SOUTH 86 DEG. 37 MIN. 03 SEC. WEST, A DISTANCE OF 296.32 FEET (CALLED 295.65 FEET);

THENCE, NORTH 18 DEG. 43 MIN. 30 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 5.5916 ACRE TRACT, A DISTANCE OF 218.21 FEET (CALLED 219.07 FEET) TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 4.8362 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 41 MIN. 49 SEC. WEST, ALONG THE COMMON LINE OF SAID 4.8362 ACRE TRACT, SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 258.30 FEET (CALLED 258.01 FEET) TO THE PLACE OF BEGINNING AND CONTAINING 10.42 ACRES OR 454,039 SQUARE FEET OF LAND.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.



# FILED and RECORDED

Instrument Number: 2023056722

Filing and Recording Date: 12/22/2023 12:18:24 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 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-emily

**FILED BY  
FIDELITY NATIONAL TITLE**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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**

GF# FAH24007220

Date: June 17, 2024

Grantor: CANDELARIO PENA, JR., a single person

**Grantor's Mailing Address (including county):**

527 County Road 129D  
Alvin, TX 77511

( Brazoria County )

Grantee: LINE DRIVE PROPERTIES ALVIN LLC

**Grantee's Mailing Address (including county):**

527 County Road 129D  
Alvin, TX 77511

( Brazoria County )

**Consideration:**

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

Lots One (1) and Two (2), of HASTINGS MEADOW, Alvin, Brazoria County, Texas, according to the Map or Plat thereof recorded in Volume 8, Page 73 of the Plat Records of Brazoria County, Texas.

Property commonly known as: 527 County Road 129D, Alvin, TX 77511.

**Reservations from and Exceptions to Conveyance and Warranty:**


This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, 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 herein above described property.

Grantor, for the consideration and subject to the reservations from 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 and exceptions to warranty.

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

EXECUTED on the date first above written.

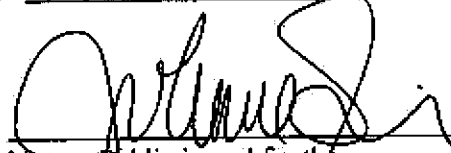
  
CANDELARIO PENA, JR.

STATE OF Texas )

COUNTY OF Prattoria )

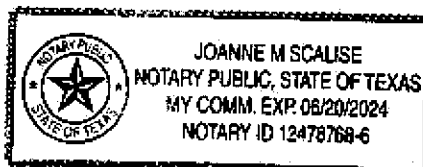
Before me, Joanne Scalise a notary public, on this day personally appeared CANDELARIO PENA, JR. known to me (or proved to me on the oath of word or through TRD description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of June, 2024.

  
Notary Public in and for the  
State of Texas

(personalized seal)

AFTER RECORDING RETURN TO:



# FILED and RECORDED

Instrument Number: 2024027152

Filing and Recording Date: 06/24/2024 02:18:05 PM Pages: 3 Recording Fee: \$29.00

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".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

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cclerk-kaegan