



Brazoria County

Application for Property Adjustments

RECEIVED:

8/21

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: Maria I Salazar Phone: 713-775-8158

Name: Joel Castillo Gabriel Lopez

Owner Signature: Maria I Salazar Date: 8-21-24

Owner Signature: Joel Castillo Gabriel Lopez Date: 8-21-24

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

Mailing Address: 526 Cuppamore St. Houston Tx 77013

E-mail Address: Msalazar2012@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: 3.43

Site Address or Legal Location, Abstract, CR #:

Property ID#: 547525

Tax Account #: 0739 000 5120

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

Business or other structure with restrooms: NONE

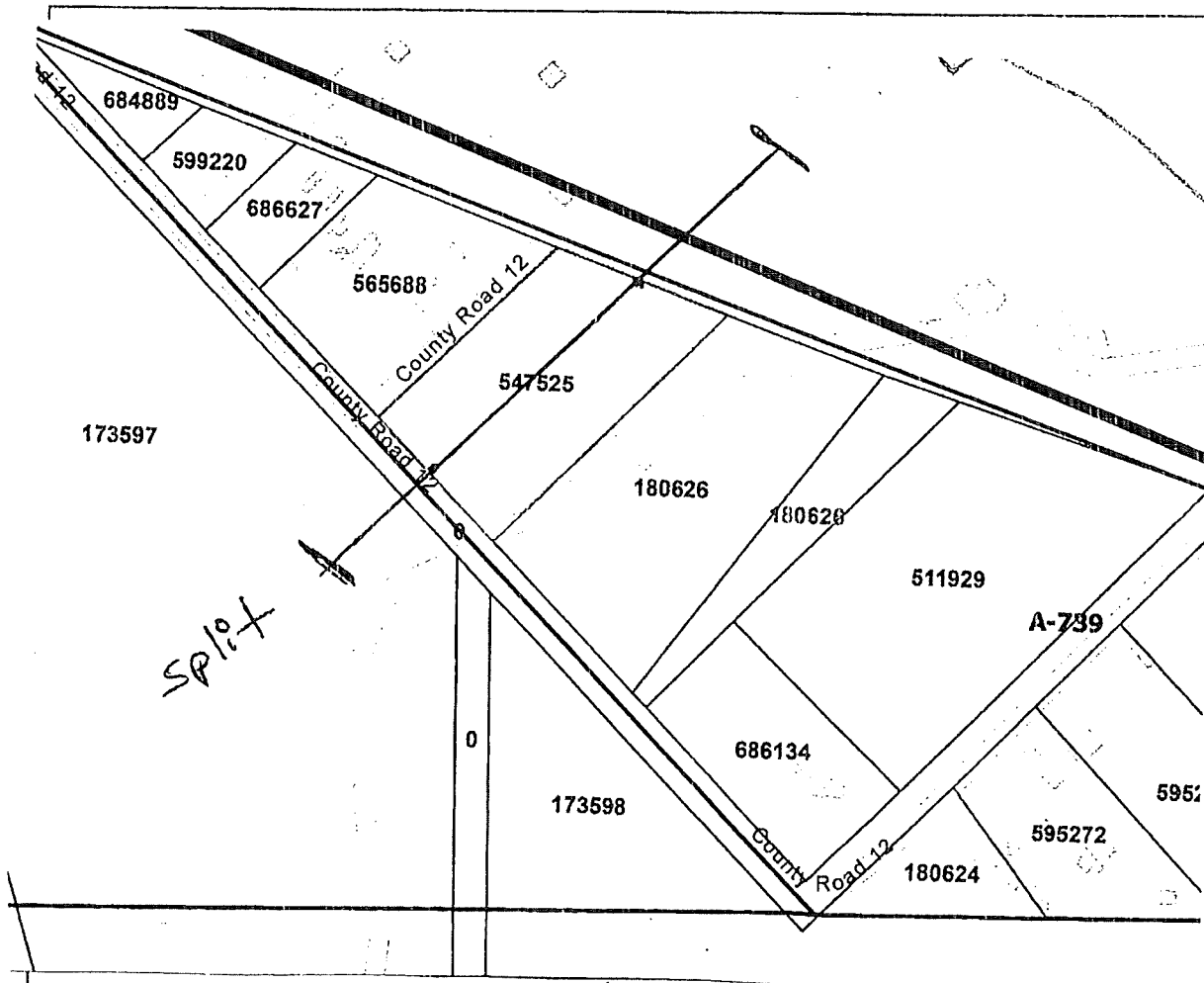
Private Water Well check: YES or NO

Public Water System MUD or Provider: NONE

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 - # 547525



(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
 - o Official Copy of Court Order – *to be purchased from County Clerk's office*
 - o Affidavit – *to be provided by the Engineers office*
 - o 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.

METS AND BOUNDS DESCRIPTION
TRACT VI

DESCRIPTION OF 10.21 ACRES OF LAND OUT OF A 94.649 ACRE TRACT OF LAND IN THE DAY LAND AND CATTLE COMPANY SURVEY, ABSTRACT 449 AS RECORDED IN VOLUME 2569, PAGE 1365 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND IN THE C. LONGLEY SURVEY ABSTRACT 739 AS RECORDED IN COUNTY CLERK FILE NO. 193035478 OF BRAZORIA COUNTY, TEXAS AND BEING PART OF A CALLED 144.9 ACRE TRACT OF LAND RECORDED IN VOLUME 218, PAGE 557 OF THE FORT BEND COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS BEING BASED ON VOLUME 2569, PAGE 1365:

COMMENCING at a point in the centerline of FM 1462 and Nordt Road, said point also being the most Westerly corner of the Day Land and Cattle Co. Survey, said point being referenced by a cotton picker spindle found South 44 degrees 37 minutes 52 seconds East at 50.00 feet;

THENCE North 44 degrees 41 minutes 39 seconds East, along the centerline of FM 1462, and along the common line of Abstract 449 and Abstract 259, 1448.14 feet to a point;

THENCE South 45 degrees 00 minutes 00 seconds East, along the Southwest line of a tract of land recorded in Fort Bend County Clerk File No. 2001032690 and Volume 750, Page 733 of the Fort Bend County deed records, at 50.0 feet pass a 1/2 inch iron pipe found for reference, in all a total distance of 1649.45 feet to a 5/8 inch iron rod set with a cap stamped "4728" at the POINT OF BEGINNING;

THENCE South 45 degrees 00 minutes 00 seconds East, 304.70 feet to a 5/8 inch iron rod found with a cap stamped "4728";

THENCE South 45 degrees 16 minutes 16 seconds West, at 868.60 feet pass the Fort Bend and Brazoria County line, at 1430.59 feet pass a 5/8 inch iron rod w/cap set for reference, in all a total distance of 1460.63 feet to a "PK" nail found in the centerline of Nordt Road;

THENCE North 44 degrees 37 minutes 52 seconds West, along the centerline of Nordt Road, 304.70 feet;

THENCE North 45 degrees 16 minutes 16 seconds East, at 30.03 feet pass a 5/8 inch iron rod with a cap found for reference, at 448.77 feet pass the Fort Bend and Brazoria County line, in all a total distance of 1438.66 feet returning to the POINT OF BEGINNING.

This tract contains 10.00 acres of land excluding the roadways, with 6.57 acres in Fort Bend County and 3.43 acres in Brazoria County.

EXHIBIT "A"

FILED and RECORDED

Instrument Number: 2022005329

Filing and Recording Date: 01/27/2022 12:21:13 PM Pages: 3 Recording Fee: \$30.00

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-april



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 20, 2025

Maria Salazar, Joel Castillo & Gabriel Loya
526 Cappamore St.
Houston, TX 77013

RE: Subdivision of Property

Subdivision Name (if applicable): Salazar, Castillo, Loya Property
Legal Description of Property: A0739 D L & C CO TRACT 1B (Called TR 6) ACRES 3.43
Site Address of Property: 19281 County Road 12, 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 tract is a 10.21-acre tract with 3.43-acres within Brazoria County and 6.78-acres within Fort Bend County. The proposed subdivision will divide the 10.21-acre tract into two tracts: Tract 1- Lot 1B5 being 5.1034-acres of unimproved property; roughly 1.53-acres within Brazoria County – 3.573-acres within Fort Bend County and Tract 2- Lot 1B4 being 5.1068-acres of unimproved property; roughly 1.90-acres within Brazoria County – 3.207-acres within Fort Bend County. The property owner may utilize on-site sewage facilities with an authorized permit from Brazoria County Environmental Health Department for the Brazoria County portion of this subdivision. Therefore, the Brazoria County Environmental Health Department has no objection to the subdivision of the property described as A0739 D L & C CO TRACT TRACT 1B (Called TR 6) ACRES 3.43 in Brazoria County, Texas.

Sincerely,

Jodie Vice, DR # OS0024815
Director
Brazoria County Environmental Health

FORM 4-6. WEST BRAZORIA COUNTY DRAINAGE DISTRICT NO. 11

Letter of No Objection for Land Survey

This Letter of No Objection-Survey is issued by the West Brazoria County Drainage District No. 11 this date of application: 12-06-24 for the survey of the land tract identified as / described by

Partition 5.1034 ACRES AND 5.1068 ACRES OUT OF 10.21
ACRE TRACT, FILE (1993) 035478, OFFICIAL RECORDS, BRAZORIA
COUNTY, TEXAS; PARTIALLY IN FORT BEND COUNTY. PLAT 11-04-24

and as further described in the attached copy or facsimile of the survey (or description of proposed survey if survey not yet performed)

This survey (or proposed survey) is made or commissioned by (property owner or other):

Complete name, address, and contact information (mailing address, email address, phone number) of owner or party commissioning the survey:	
ANTONIO LOYA	713-775-8158
UNION LOGISTICS TX, LLC	info.unionlogisticstx@gmail.com

This letter is issued under the assumption that the land tract in question meets the following criteria:

- Is done or commissioned by a noncommercial owner or entity.
- Does not alter previously defined drainage easements.
- Does not describe or imply change in drainage paths, structures, facilities, or land modifications which would change drainage behavior.

By dated signature below, the owner or party commissioning the survey affirms the above information.

Signature/ _____ date _____

All of the above to be completed by owner or party commissioning survey. Incomplete, inaccurate, or unreadable information will require resubmission of information. When completed, forward to West Brazoria County Drainage District No. 11 District Director or Engineer for the District.

Following to be completed by representative of the West Brazoria County Drainage District No. 11:
This Letter of No Objection for Land Survey for the above-described survey is issued by:

Randy L. Stewart DISTRICT ENGINEER
Signature of District Director OR Engineer for the West Brazoria County Drainage District No. 11 / date _____
Signed form will be returned to owner or his representative at the above listed contact information.



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

Tax Certificate

Property Account Number:
07390005120

Statement Date: 02/05/2025
Owner: LOYA GABRIEL & JOEL CASTILLO &
Mailing Address: MARIA I SALAZAR
 12526 VERSAILLES DR
 HOUSTON TX 77015

Property Location: 0019281 COUNTY ROAD 12 HC
Legal: A0739 D L & C CO TRACT 1B
 (CALLED TR 6) ACRES 3.43
 0019281 COUNTY ROAD 12
Acres: HOPKINS LN
 3.43 ACRES

TAX CERTIFICATE FOR ACCOUNT : 07390005120
 AD NUMBER: 547525
 GF NUMBER:
 CERTIFICATE NO : 3260689

FEE : \$10.00
 DATE : 2/5/2025

COLLECTING AGENCY
 Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024
 APPRAISED VALUE: 56,640
 EXEMPTIONS:

REQUESTED BY
 LOYA ANTONIO

 19281 COUNTY RD #12
 DAMON TX 77430

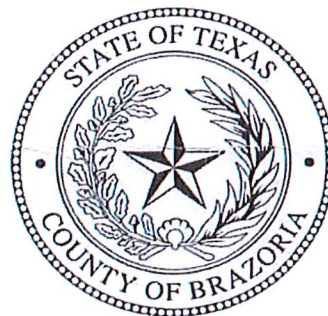
YEAR	TAX UNIT
2024	BC EMERGENCY SERVICES #1
2024	BC EMERGENCY SERVICES #2
2024	BRAZORIA COUNTY
2024	DAMON ISD
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE
2024	WEST BRAZORIA DRNGE DIST #11

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

ACCOUNT NUMBER: 07390005120

CERTIFICATE NO : 3260689

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00



Lupercia Taylor
 Signature of Authorized officer of collection office

2/5/25
 Date

