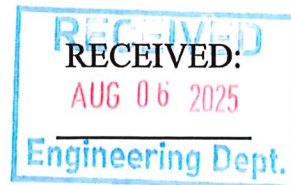




Brazoria County

Application for Property Adjustments



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

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

SECTION I. Property Owner Information

Name: JESUS RODRIGUEZ Phone: 979-824-0197

Name: _____

Owner Signature: Jesus Rodriguez Date: 8/6/25

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: 121 BELL CREEK, WEST COLUMBIA, TX 77486

E-mail Address: JRodriguez197@gmail.com
Dakota@BirdSongRealtors.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: 16.87

Site Address or Legal Location, Abstract, CR #: _____

Property ID#: 162635

Tax Account #: 0139-0096-110

Number of Structures: 2 Mobile Homes: _____ Other homes: _____

Business or other structure with restrooms: _____

Private Water Well check: ☒ YES or ☐ NO

Public Water System MUD or Provider: _____

Please provide a sketch of your plans below:

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

Property ID – _____

SEE ATTACHED

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 1, 2012

Grantor: PATRIC RAYMOND MOORE, Individually and as Independent Executor of the Estate of DOROTHY B. KAISER, deceased and JUDITH ANN WILLIS and GARY GENE MOORE

Grantor's Mailing Address: 9528 Fair Oak Blvd CA
(including county) Fair Oaks, CA, Yolo County, TX

Grantee: JESUS RODRIQUEZ, by his Agent and Attorney In Fact DEBORAH RODRIQUEZ HEATHCOCK and wife, AURORA RODRIQUEZ, by her Agent and Attorney In Fact DEBORAH RODRIQUEZ HEATHCOCK

Grantee's Mailing Address: 32606 FM 1301 Rd.
(including county) West Columbia, Brazoria County, TX 77486

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of One Hundred Ten Thousand and no/100 DOLLARS (\$110,000.00) executed by Grantee payable to the order of TEXAS DOW EMPLOYEES CREDIT UNION. The note is secured by a vendor's lien retained in favor of TEXAS DOW EMPLOYEES CREDIT UNION in this deed and by a deed of trust of even date from Grantee to Loretta Williams, Trustee.

Property (including any improvements):

Being a 33.89 acre, (called 33.87 acre), tract situated in the S.M. Williams League, Abstract No. 139, Brazoria County, Texas and being all of the same called 33.87 acre tract conveyed to Dorothy B. Moore recorded in Volume 1039, Page 411 of the Deed Records of Brazoria County, Texas; said 33.89 acre tract being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments and/or restrictions of record affecting the title to the hereinbefore described property ; including but not limited to reservation or conveyance of oil, gas and other mineral interest recorded in Volume 270, Page 110; Volume 173, Page 478; Volume 350, Page 370; all of the Deed Records of Brazoria County, Texas and File Nos. 97-033385; 97-043641; both of the Official Records of Brazoria County, Texas.

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

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 conveyance and warranty.

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

TEXAS DOW EMPLOYEES CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of TEXAS DOW EMPLOYEES CREDIT UNION and are transferred to that party without recourse on Grantor.

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

Patric Raymond Moore
 PATRIC RAYMOND MOORE, Individually and as JUDITH ANN WILLIS
 Independent Executor of the Estate of DOROTHY B.
 KAISER, deceased

GARY GENE MOORE

THE STATE OF TEXAS }

COUNTY OF _____

- SEE ATTACHED -
 CALIFORNIA ALL-PURPOSE
 ACKNOWLEDGEMENT
 DATED: 6-6-2012

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 20____.

by PATRIC RAYMOND MOORE, Individually and as Independent Executor of the Estate of DOROTHY B. KAISER, deceased

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS }

COUNTY OF _____

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 20____.

by JUDITH ANN WILLIS

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS

}

(Acknowledgment)

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____,

by GARY GENE MOORE

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS

}

(Acknowledgment)

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____,

by

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

AFTER RECORDING RETURN TO:

JESUS RODRIQUEZ, by his Agent and Attorney In Fact DEBORAH
RODRIQUEZ HEATHCOCK
32606 FM 1301 Rd.
West Columbia, TX 77486

PREPARED IN THE LAW OFFICE OF:

MORTON W. BAIRD II
242 W. Sunset, Suite 201
San Antonio, Texas 78209

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SacramentoOn June, 6 2012 before me, Luis H. Quintanilla, Notary Public
(Here insert name and title of the officer)personally appeared Patric Raymond Moore

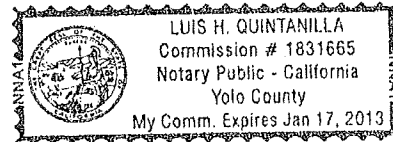
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) he subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed with Vendor's Lien
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 6-6-12

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 1203932439

Being a 33.89 acre, (called 33.87 acre), tract situated in the S.M. Williams League, Abstract No. 139, Brazoria County, Texas and being all of the same called 33.87 acre tract conveyed to Dorothy B. Moore recorded in Volume 1039, Page 411 of the Deed Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the Northeast line of called 33.87 acre tract being - South 71° 37' 40" East.)

BEGINNING at a 1" iron pipe found in the Southwest right-of-way of State Highway F. M. No. 1301 for the East corner of a called 2:1957 acre tract conveyed to Walter Louis Braddock, Jr. and Rebecca Nelle Braddock recorded in (85) Volume 203, Page 773 of the Official Records of Brazoria County, Texas and being the North corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron pipe bears South 71° 37' 40" West - 1691.33 feet from a 1/2" iron pipe found for the intersection of the Southwest R.O.W. of State Highway F.M. No. 1301 and the Southeast R.O.W. of County Road 376;

THENCE South 71° 37' 40" East [Reference Bearing] - 1316.29 feet, (called 131518 feet), along the Southwest R.O.W. of State Highway P.M. No. 1301 to a 1" iron pipe found for the North corner of a called 1.08 acre tract conveyed to Jason Brad Johnson recorded in County Clerk's File No. 2010-018668 of the Official Records of Brazoria County, Texas and being the East corner of the herein described tract, said iron pipe bears North 71° 37' 40" West - 316.00 feet from a 112" iron rod found for the East corner of the called 1.08 acre tract;

THENCE South 44° 12' 32" West - 1545.37 feet, (called South 44° 10' 50" West - 1544.46 feet), along the Northwest line of called 1.08 acre tract, the Northwest line of a called **1** acre tract labeled 'Tract A' conveyed to Bernice Phillips recorded in Volume 1668, Page 772 of the Deed Records of Brazoria County, Texas and the Northwest line of a called 7 acre tract conveyed to Bernice Phillips recorded in Volume 1168, Page 643 of the Deed Records of Brazoria County, Texas to a 1/2" iron pipe found in the Northeast R.O.W. of County Road 376 for the West corner of called 7 acre tract and being the South corner of the herein described tract;

THENCE North 45° 07' 58" West 1171.03 feet, (called North 45° 09' 00" West - 1171.60 feet), along the Northeast R.O.W. of County Road 376 to a 1" iron pipe found for the South corner of the aforesaid called 2.1957 acre tract and being the West corner of the herein described tract;

THENCE North 43° 23' 10" East - 958.37 feet, (called North 43° 26' 10" East - 958.32 feet), along the Southeast line of the called 2.1957 acre tract to the **PLACE OF BEGINNING** and containing 33.89 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane,*

RPLS No_ 6086 on May 24th 2012.

FILED and RECORDED

Instrument Number: 2012025197

Filing and Recording Date: 06/08/2012 05:37:02 PM Pages: 7 Recording Fee: \$36.00

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



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.

ccclerk-juanita

Affidavit of Facts Concerning Identity of Heirs

Date: July 18, 2024
Decedent: AURORA RODRIQUEZ
Spouse: JESUS RODRIQUEZ
Affiant: JESUS RODRIQUEZ

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

1. My name is JESUS RODRIQUEZ, and I live at 121 Bell Creek Dr. West Columbia, Texas. I am personally familiar with the family and marital history of AURORA RODRIQUEZ, Decedent, and I have personal knowledge of the facts stated in this affidavit.

2. I am Decedent's surviving spouse. Decedent died on January 19, 2024. Decedent's place of death was West Columbia, Texas. At the time of Decedent's death, Decedent's residence was 121 Bell Creek West Columbia, Texas.

3. Decedent's marital history was as follows: Decedent was married only once.

a. Name: JESUS RODRIQUEZ
Date of marriage: September 3, 1970
Place of marriage: Port Lavaca, Texas
Status of marriage: Married as of date of death.

4. Decedent had the following children:

a. Name: ELIZABETH LAURA MAY
Date of Birth: March 31, 1971
Name of Other Parent: JESUS RODRIQUEZ
Current Address: 1216 Ramona St. Angleton, Texas

b. Name: DEBORAH YVETTE HEATHCOCK
Date of Birth: August 1, 1973
Name of Other Parent: JESUS RODRIQUEZ
Current Address: 3709 CR 611 Angleton, Texas

c. Name: JESSICA JEANETEE FULLER
Date of Birth: March 20, 1981
Name of Other Parent: JESUS RODRIQUEZ
Current Address: 617 Humble West Columbia, Texas

GF# 2336623
GREAT AMERICAN TITLE

- d. Name: JENNY JOCELYN RODRIQUEZ
Date of Birth: November 25, 1984
Name of Other Parent: JESUS RODRIQUEZ
Current Address: 4022 Carl St Dallas, Texas
- e. Name: JOSHUA JACOB RODRIQUEZ
Date of Birth: May 17, 1989
Name of Other Parent: JESUS RODRIQUEZ
Current Address: 32606 FM 1301 West Columbia, Texas 77486

5. Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children, except: None.

6. Decedent died without leaving a written will.

7. There has been no administration of Decedent's estate.

8. Decedent left no debts that are unpaid, except: None.

9. There are no unpaid estate or inheritance taxes, except: None.

10. To the best of my knowledge, Decedent owned an interest in the following real property:

Tract 29A-30A-B: Being a 15.00 acre tract out of a called 33.89 acre tract situated in the S.M. Williams League, Abstract No. 139, Brazoria County, Texas and being a portion of the same called 33.89 acre tract conveyed to Jesus and Aurora Rodriguez recorded in County Clerk's File No. 2012-025196 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds on Exhibit "A" attached hereto..

11. The following were the heirs of Decedent:

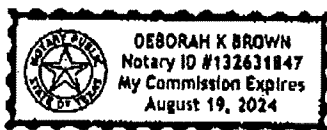
- a. JESUS RODRIQUEZ
- b. ELIZABETH LAURA MAY
- c. DEBORAH YVETTE HEATHCOCK
- d. JESSICA JEANETEE FULLER
- e. JENNY JOCELYN RODRIQUEZ
- f. JOSHUA JACOB RODRIQUEZ

Under the provisions of Section 201.003 of the Texas Estate Code, the interest of the Decedent in the community property estate passes to JESUS RODRIGUEZ.

12. I am aware of the penalties of perjury under federal law, which includes the execution of a false affidavit, pursuant to 18 U.S.C. § 1621, as amended, wherein it is provided that anyone found guilty shall be fined or imprisoned, or both. I am also aware that perjury in the execution of a false affidavit is also a criminal act pursuant to section 37.02 of the Texas Penal Code. Finally, I am aware that pursuant to section 32.46 of the Texas Penal Code, a person commits an offense if, with intent to defraud or harm any person, he or she, by deception, causes another to execute any document affecting property or service, or procure any interest of any person, and that offense under such section is a felony of the third degree."

Jesus Rodriguez
JESUS RODRIGUEZ

SUBSCRIBED AND SWORN TO before me on July 18, 2024, by JESUS RODRIGUEZ.



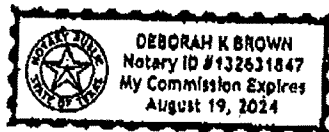
Deborah K Brown
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Brazoria

§
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§

This instrument was acknowledged before me on July 18, 2024 by JESUS RODRIGUEZ.



Deborah K Brown
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2338623

Tract 29A-30A-B: Being a 15.00 acre tract out of a called 33.89 acre tract situated in the S.M. Williams League, Abstract No. 139, Brazoria County, Texas and being a portion of the same called 33.89 acre tract conveyed to Jesus and Aurora Rodriguez recorded in County Clerk's File No. 2012-025196 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on Northeast line of called 33.89 acre tract being - South 71° 37' 40" East.)

BEGINNING at a 1-inch Iron pipe found in the Southwest right-of-way of State Highway F. M. No. 1301 for the East corner of called 33.89 acre tract, the North corner of a called 1.08 acre tract conveyed to Jason Brad Johnson recorded in County Clerk's File No. 2010-018688 of the Official Records of Brazoria County, Texas and being the East corner and TRUE PLACE OF BEGINNING of the herein described tract, said iron pipe bears North 71° 37' 40" West - 316.00 feet from a 1/2" Iron rod found for the East corner of the called 1.08 acre tract;

THENCE South 44° 12' 32" West - 1,545.37 feet along the Northwest line of called 1.08 acre tract, the Southeast line of called 33.89 acre tract and a Northwest line of a called 9.987 acre tract conveyed to Geneva Flora recorded in County Clerk's File No. 2022-020199 of the Official Records of Brazoria County, Texas to a 1/2" iron pipe found in the Northeast R.O.W. of County Road 376 for the South corner of called 33.89 acre tract, the West corner of called 9.987 acre tract and being the South corner of the herein described tract;

THENCE North 45° 07' 58" West - 689.07 feet along the Northeast R.O.W. of County Road 376 and the Southwest line of called 33.89 acre tract to a 1/2" Iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the South corner of the herein described tract;

THENCE North 61° 28' 41" East - 1,496.27 feet to a 1/2" Iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Southwest R.O.W. of State Highway F.M. No. 1301 and the Northeast line of called 33.89 acre tract for the North corner of the herein described tract said iron rod bears South 71° 37' 40" East - 1,066.47 feet from a 1-inch Iron pipe found for the West corner of called 33.89 acre tract and the East corner of a called 2.1957 acre tract conveyed to Walter Louis Braddock, Jr. and Rebecca Nelle Braddock recorded in (85) Volume 203, Page 773 of the Official Records of Brazoria County, Texas;

THENCE South 71° 37' 40" East [Reference Bearing] - 249.82 feet along the Northeast line of called 33.89 acre tract and the Southwest R.O.W. of State Highway F.M. No. 1301 to the PLACE OF BEGINNING and containing 15.00 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

CORROBORATING AFFIDAVIT

Before me, the undersigned authority, on this day personally appeared RONALD E. SCHMIDT, who, after being by me duly sworn, upon oath depose and say:

"That my name is RONALD E. SCHMIDT and I reside at 702 Maple Sweeny, Texas.

That I am over the age of eighteen years and am otherwise competent to make this affidavit. I am familiar with the marital and familial history of AURORA RODRIQUEZ (Decedent), and upon my oath state that the information given in the above and foregoing affidavit is true and accurate, to the personal knowledge of this Affiant

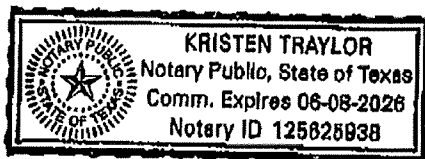
I have known the Decedent for over 36 years having been a family friend.

I am aware of the penalties of perjury under federal law, which includes the execution of a false affidavit, pursuant to 18 U.S.C. § 1621, as amended, wherein it is provided that anyone found guilty shall be fined or imprisoned, or both. I am also aware that perjury in the execution of a false affidavit is also a criminal act pursuant to section 37.02 of the Texas Penal Code. Finally, I am aware that pursuant to section 32.46 of the Texas Penal Code, a person commits an offense if, with intent to defraud or harm any person, he or she, by deception, causes another to execute any document affecting property or service, or procure any interest of any person, and that offense under such section is a felony of the third degree."

Further Affiant saith not.


RONALD E. SCHMIDT

SWORN TO SUBSCRIBED before me on July 3, 2024 by
RONALD E. SCHMIDT.



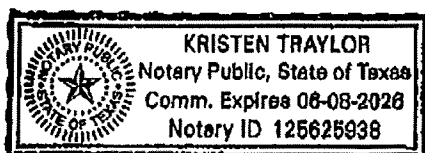

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

§
§
§

COUNTY OF BRAZORIA

This instrument was acknowledged before me on July 3, 2024
by RONALD E SCHMIDT.




NOTARY PUBLIC, STATE OF TEXAS

CORROBORATING AFFIDAVIT

Before me, the undersigned authority, on this day personally appeared FRANCES SCHMIDT, who, after being by me duly sworn, upon oath depose and say:

"That my name is FRANCES SCHMIDT and I reside at 702 Maple Sweeny, Texas.

That I am over the age of eighteen years and am otherwise competent to make this affidavit. I am familiar with the marital and familial history of AURORA RODRIQUEZ (Decedent), and upon my oath state that the information given in the above and foregoing affidavit is true and accurate, to the personal knowledge of this Affiant

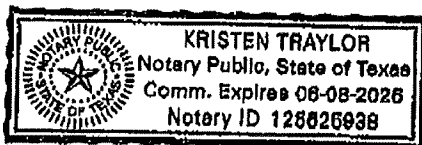
I have known the Decedent for over 36 years having been a family friend.

I am aware of the penalties of perjury under federal law, which includes the execution of a false affidavit, pursuant to 18 U.S.C. § 1621, as amended, wherein it is provided that anyone found guilty shall be fined or imprisoned, or both. I am also aware that perjury in the execution of a false affidavit is also a criminal act pursuant to section 37.02 of the Texas Penal Code. Finally, I am aware that pursuant to section 32.46 of the Texas Penal Code, a person commits an offense if, with intent to defraud or harm any person, he or she, by deception, causes another to execute any document affecting property or service, or procure any interest of any person, and that offense under such section is a felony of the third degree."

Further Affiant saith not.


FRANCES SCHMIDT

SWORN TO SUBSCRIBED before me on July 3, 2024 by
FRANCES SCHMIDT.



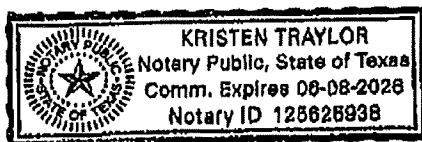

NOTARY PUBLIC, STATE OF TEXAS

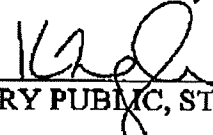
STATE OF TEXAS

§
§
§

COUNTY OF BRAZORIA

This instrument was acknowledged before me on July 3, 2024
by FRANCES SCHMIDT.




NOTARY PUBLIC, STATE OF TEXAS
AFTER RECORDING RETURN TO:
GREAT AMERICAN TITLE CO.
212 THAT WAY
LAKE JACKSON, TX 77566

FILED and RECORDED

Instrument Number: 2024031420

Filing and Recording Date: 07/24/2024 04:21:22 PM Pages: 7 Recording Fee: \$45.00

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



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

September 4, 2025

Jesus Rodriquez
121 Bell Creek
West Columbia, TX 77486

RE: Division

Subdivision Name (if applicable): Jesus Rodriquez

Legal Descriptions of Properties: A0139 S M WILLIAMS TRACT 29A-30A (PT) ACRES 16.87

A0139 S M WILLIAMS TRACT 29A-30A (PT) ACRES 2.00

Site Addresses of Properties: 32606 FM 1301, West Columbia, TX 77489

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

(1) Residential lot sizing.

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

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

The referenced documents imply sufficient room to install on-site sewage facilities without creating a public health nuisance provided the design of the on-site sewage facility complies with all setback requirements as described in §285.91(10) of the above referenced statutes. The 18.87-acre tract is proposed to be divided into four new tracts: Tract 29A1 7.69-acres of native pasture, Tract 29A2 5.20-acres with a 1960 built home, storage building and unpermitted septic system, Tract 29A3 3.00-acres of native pasture, and Tract 29A4 3.00-acres of native pasture. The property owners may utilize on-site sewage facilities with authorized permits from the Brazoria County Environmental Health Department. Therefore, the Brazoria County Environmental Health Department has no objection to the division for the properties described as A0139 S M WILLIAMS TRACT 29A-30A (PT) ACRES 16.87 and A0139 S M WILLIAMS TRACT 29A-30A (PT) ACRES 2.00 in Brazoria County, Texas.

Sincerely,

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

Jodie Vice, DR # OS0024815

Director

Brazoria County Environmental Health

**WEST BRAZORIA COUNTY DRAINAGE DISTRICT
PRE-CONSTRUCTION LETTER OF NO OBJECTION**

PROJECT NAME AND LOCATION: Jesus Rodriguez Partition being part of Tract 29 in the S. M. Williams League, Abstract 138 between FM 1301 and CR 376..

BRIEF DESCRIPTION OF PROJECT: Dividing 18.89 acres into four tract with 5.20 acres and 7.69 acres fronting on FM 1301 and two 3.00 acre tract fronting on CR 376. As requested by WBCDD a 40 foot drainage easement is dedicated to WBCDD on an existing ditch which drains from FM 1301 to CR 376 and beyond...

APPLICANT AND CONTACT INFORMATION (including email): Dakota Schmidt with Birdsong Realty 238 Plantation Drive, Clute, TX 77531 979-824-3693
dakota@birdsongrealtors.com

OWNER NAME AND ADDRESS: Jesus Rodriguez 979-824-0197
jrodriguez197@gmail.com

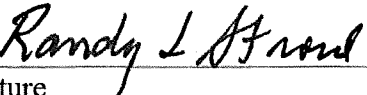
GENERAL CONDITIONS:

1. Maintenance of all detention facilities and on-site drainage structures and ditches is the responsibility of the owner/operator of the facility.
2. Drainage improvements must begin in the initial phase of construction.
3. Improvements of the facility are subject to the Maintenance Policy adopted by the District in August 7, 2023.
4. Use of this Letter of No Objection for obtaining construction permits must be exercised within 6 months of the date herein. In order to secure plat approval, submit this letter, along with subdivision plat to: Megan Cook, Brazoria County Engineering

POST CONSTRUCTION Letter of No Objection must be obtained with 30 days of completion of construction. At least one week notice must be given to the West Brazoria County Drainage District prior to the need for the final inspection.

AUTHORIZATION:

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

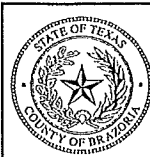

Signature

7-18-2025
Date

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

COPIES TO:

Applicant-: Dakota Schmidt
Michael Bendit- District Accountant
Natalie Broaddus, District's Attorney
Section Director- John Damon
Appropriate Building Official- Megan Cook



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

Statement Date: 12/31/2024
Owner: RODRIQUEZ JESUS
Mailing Address: 121 BELL CREEK
WEST COLUMBIA TX 77486

Tax Certificate

Property Account Number:
01390096110

Property Location: 0032606 FM 1301
Legal: A0139 S M WILLIAMS TRACT
29A-30A (PT) ACRES 31.87
0032606 FM 1301
Acres: 31.87 ACRES

TAX CERTIFICATE FOR ACCOUNT : 01390096110
AD NUMBER: 162635
GF NUMBER:
CERTIFICATE NO : 3191780

FEE : \$10.00
DATE : 12/31/2024

COLLECTING AGENCY

Brazoria County
111 E. Locust
Angleton TX 77515

CURRENT VALUES 2,024

APPRAISED VALUE: 776,350
EXEMPTIONS: Ag 1D1

REQUESTED BY

SCHMIDT DAKOTA

232 PLANTATION DR
LAKE JACKSON TX 77566

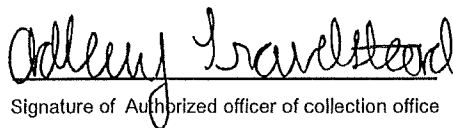
YEAR	TAX UNIT
2024	BC EMERGENCY SERVICES #1
2024	BC EMERGENCY SERVICES #2
2024	BRAZORIA COUNTY
2024	COLUMBIA-BRAZORIA ISD
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE
2024	WEST BRAZORIA DRNGE DIST #11

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.

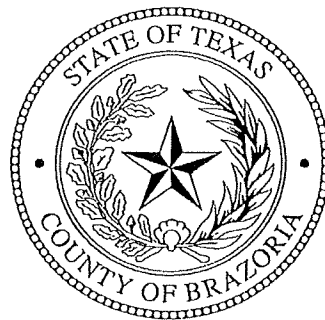
ACCOUNT NUMBER: 01390096110

CERTIFICATE NO : 3191780

TOTAL CERTIFIED TAX DUE 12/2024 : \$0.00


Signature of Authorized officer of collection office

12/31/24
Date





7.69 Acres – Tract 29A1
S.M. Williams League, Abstract No. 139
Brazoria County, Texas

Tract 29A1: Being a 7.69 acre tract out of a called 33.89 acre tract situated in the S.M. Williams League, Abstract No. 139, Brazoria County, Texas and being a portion of the same called 33.89 acre tract conveyed to Jesus and Aurora Rodriguez recorded in County Clerk's File No. 2012-025196 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on Northeast line of called 33.89 acre tract being - South 71° 37' 40" East.)

BEGINNING at a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Southwest right-of-way of State Highway F.M. No. 1301 and the Northeast line of called 33.89 acre tract for the Northeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod bears South 71° 37' 40" West – 2,757.80 feet from a ½" iron pipe found for the intersection of the Southwest R.O.W. of State Highway F.M. No. 1301 and the Southeast R.O.W. of County Road 376;

THENCE South 61° 28' 41" West – 1,022.68 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Southeast corner of the herein described tract;

THENCE North 45° 07' 58" West – 251.37 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Southwest corner of the herein described tract;

THENCE North 40° 19' 09" East – 684.08 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Southwest R.O.W. of State Highway F.M. No. 1301 and the Northeast line of called 33.89 acre tract for the Northwest corner of the herein described tract, said iron rod bears South 71° 37' 40" West – 398.33 feet from a 1-inch iron pipe found for the Northwest corner of called 33.89 acre tract and the Northeast corner of a called 2.1957 acre tract conveyed to Walter Louis Braddock, Jr. and Rebecca Nelle Braddock recorded in (85) Volume 203, Page 773 of the Official Records of Brazoria County, Texas;

THENCE South 71° 37' 40" East [Reference Bearing] – 668.14 feet along the Southwest R.O.W. of State Highway F.M. No. 1301 and the Northeast line of called 33.89 acre tract to the **PLACE OF BEGINNING** and containing 7.69 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on May 29th, 2024.*


George K. Lane, R.P.L.S.

Registered Professional Land Surveyor No. 6086

P.O. Box 3344 Lake Jackson, Tx 77566

(979) 299-3373 – phone

PinPointLJ@gmail.com -- email





5.20 Acres – Tract 29A2
S.M. Williams League, Abstract No. 139
Brazoria County, Texas

Tract 29A2: Being a 5.20 acre tract out of a called 33.89 acre tract situated in the S.M. Williams League, Abstract No. 139, Brazoria County, Texas and being a portion of the same called 33.89 acre tract conveyed to Jesus and Aurora Rodriguez recorded in County Clerk's File No. 2012-025196 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on Northeast line of called 33.89 acre tract being - South 71° 37' 40" East.)

BEGINNING at a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Southwest right-of-way of State Highway F.M. No. 1301 and the Northeast line of called 33.89 acre tract for the Northeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod bears South 71° 37' 40" West – 2,089.66 feet from a ½" iron pipe found for the intersection of the Southwest R.O.W. of State Highway F.M. No. 1301 and the Southeast R.O.W. of County Road 376;

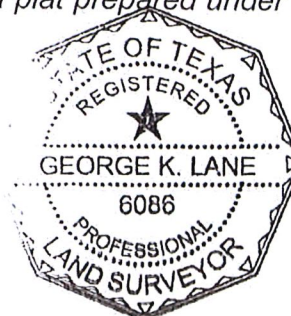
THENCE South 40° 19' 09" West – 684.08 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Southeast corner of the herein described tract;

THENCE North 45° 07' 58" West – 397.70 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Northwest line of called 33.89 acre tract and the Southeast line of a called 2.1957 acre tract conveyed to Walter Louis Braddock, Jr. and Rebecca Nelle Braddock recorded in (85) Volume 203, Page 773 of the Official Records of Brazoria County, Texas for the Southwest corner of the herein described tract;

THENCE North 43° 23' 10" East – 504.39 feet along the Southeast line of called 2.1957 acre tract and the Northwest line of called 33.89 acre tract to a 1-inch iron pipe found in the Southwest R.O.W. of State Highway F.M. No. 1301 for the Northwest corner of called 33.89 acre tract, the Northeast corner of called 2.1957 acre tract and being the Northwest corner of the herein described tract;

THENCE South 71° 37' 40" East [Reference Bearing] – 398.33 feet along the Southwest R.O.W. of State Highway F.M. No. 1301 and the Northeast line of called 33.89 acre tract to the **PLACE OF BEGINNING** and containing 5.20 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on May 29th, 2024.*

George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
P.O. Box 3344 Lake Jackson, Tx 77566
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PinPointLJ@gmail.com -- email





3.00 Acres – Tract 29A3
S.M. Williams League, Abstract No. 139
Brazoria County, Texas

Tract 29A3: Being a 3.00 acre tract out of a called 33.89 acre tract situated in the S.M. Williams League, Abstract No. 139, Brazoria County, Texas and being a portion of the same called 33.89 acre tract conveyed to Jesus and Aurora Rodriguez recorded in County Clerk's File No. 2012-025196 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on Northeast line of called 33.89 acre tract being - South 71° 37' 40" East. [See attached Survey])

BEGINNING at a 1-inch iron pipe found in the Northeast right-of-way of County Road 376 for the Southwest corner of called 33.89 acre tract, the Southeast corner of a called 2.1957 acre tract conveyed to Walter Louis Braddock, Jr. and Rebecca Nelle Braddock recorded in (85) Volume 203, Page 773 of the Official Records of Brazoria County, Texas and being the Southwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod bears South 46° 18' 12" East – 109.48 feet from a ½" iron rod found for the Southwest corner of called 2.1957 acre tract and the Southeast corner of a called 2.12 acre tract conveyed to Rebecca N. and Walter L. Braddock, Jr. recorded in County Clerk's File No. 2020-004268 of the Official Records of Brazoria County, Texas;

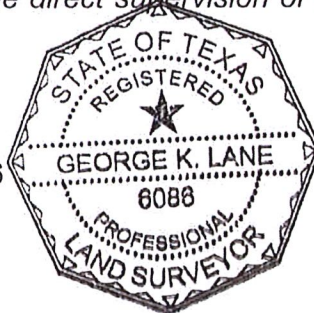
THENCE North 43° 23' 10" East – 453.98 feet along the Southeast line of called 2.1957 acre tract and the Northwest line of called 33.89 acre tract to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Northwest corner of the herein described tract

THENCE South 45° 07' 58" East – 287.95 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Northeast corner of the herein described tract;

THENCE South 43° 23' 10" West – 453.98 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Northeast R.O.W. of County Road 379 and the Southwest line of called 33.89 acre tract for the Southeast corner of the herein described tract;

THENCE North 45° 07' 58" West – 287.95 feet along the Northeast R.O.W. of County Road 376 and the Southwest line of called 33.89 acre tract to the **PLACE OF BEGINNING** and containing 3.00 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on May 29th, 2024.*


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3.00 Acres – Tract 29A4
S.M. Williams League, Abstract No. 139
Brazoria County, Texas

Tract 29A4: Being a 3.00 acre tract out of a called 33.89 acre tract situated in the S.M. Williams League, Abstract No. 139, Brazoria County, Texas and being a portion of the same called 33.89 acre tract conveyed to Jesus and Aurora Rodriguez recorded in County Clerk's File No. 2012-025196 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on Northeast line of called 33.89 acre tract being - South 71° 37' 40" East. [See attached Survey])


BEGINNING at a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Northeast right-of-way of County Road 376 and the Southwest line of called 33.89 acre tract for the Southeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod bears South 46° 18' 12" East – 501.96 feet from a 1-inch iron pipe found for the Southeast corner of a called 2.1957 acre tract conveyed to Walter Louis Braddock, Jr. and Rebecca Nelle Braddock recorded in (85) Volume 203, Page 773 of the Official Records of Brazoria County, Texas and the Southwest corner of called 33.89 acre tract;

THENCE North 45° 07' 58" West – 214.01 feet along the Northeast R.O.W. of County Road 376 and the Southwest line of called 33.89 acre tract to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Southwest corner of the herein described tract;

THENCE North 43° 23' 10" East – 453.98 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Northwest corner of the herein described tract;

THENCE South 45° 07' 58" East – 361.13 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Northeast corner of the herein described tract;

THENCE South 61° 28' 41" West – 473.59 feet to the **PLACE OF BEGINNING** and containing 3.00 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on May 29th, 2024.*


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