



Brazoria County

Application for Property Adjustments

RECEIVED:

9.30.25

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: Kenneth Stewart

Phone: 346-278-9866

Name: Bobbie Stewart

Owner Signature: Kenneth Stewart

Date: 9/29/25

Owner Signature: Bobbie Stewart

Date: 9/29/25

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

Mailing Address: 7203 County Road 172 Alvin, TX 77511

E-mail Address: Travis.Karge@claytonhomes.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: 72.87

Site Address or Legal Location, Abstract, CR #: A0007

Property ID#: 554775

Tax Account #: 00070029131

Number of Structures: 2 Mobile Homes: 0 Other homes: 1

Business or other structure with restrooms: 0

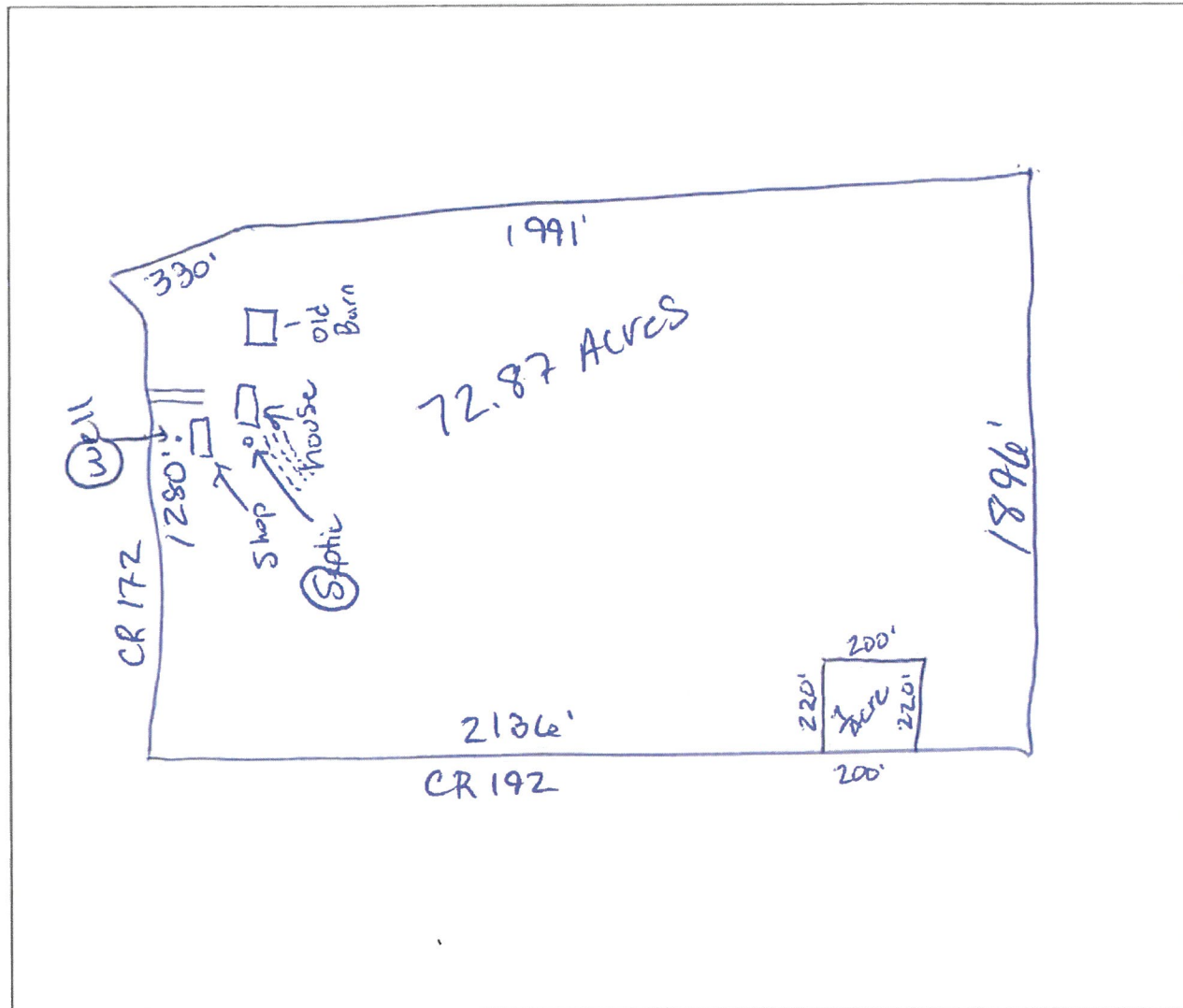
Private Water Well check: ☒ YES or ☐ NO

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 - 556775

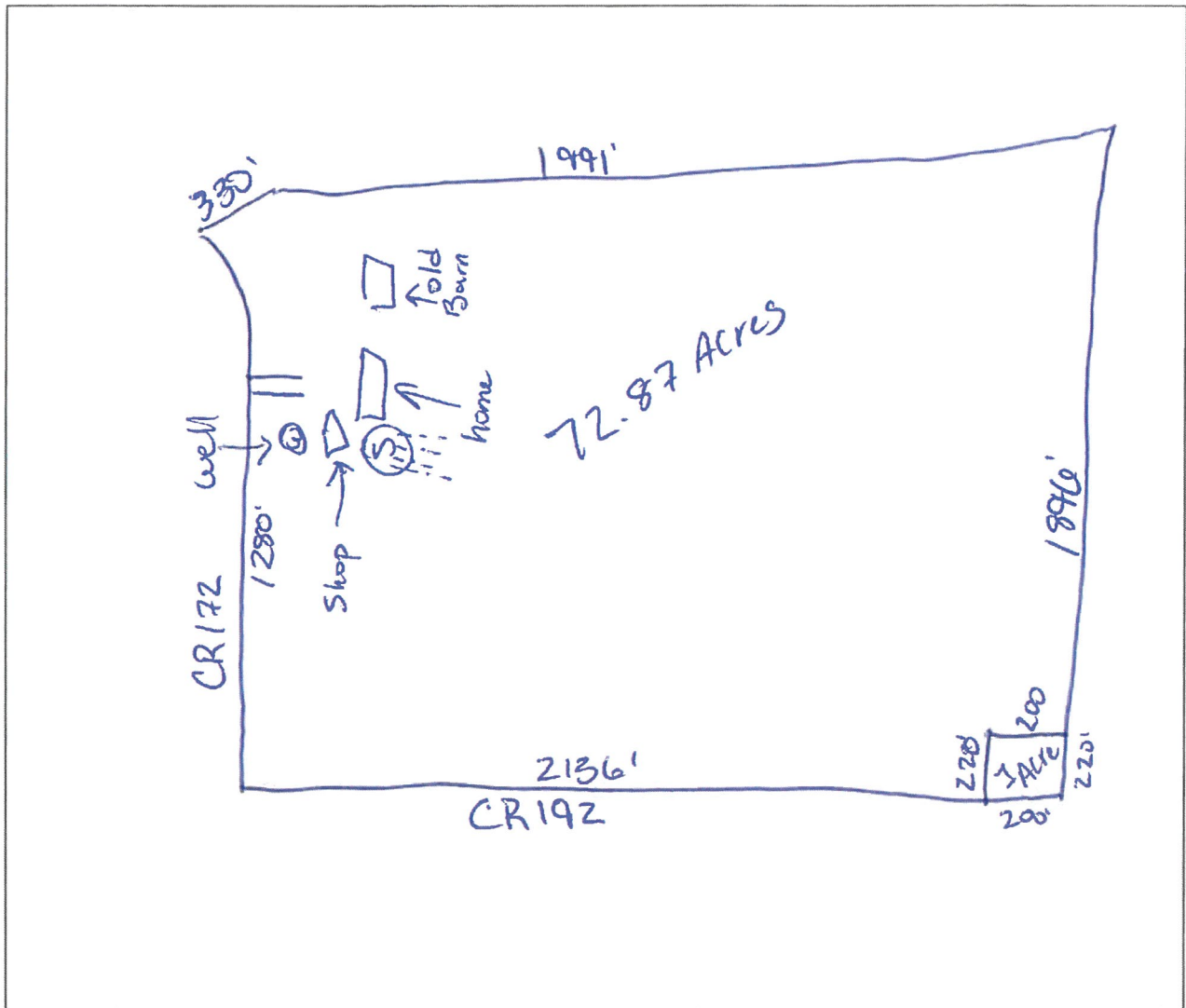


(S) Septic Tank (W) Water Well - - - - - Septic Lines *Spray Head add circle radius

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 - 556775



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

WARRANTY DEED

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

KNOW ALL MEN BY THESE PRESENTS: THAT EDWARD WAYNE CLARK and wife, LINDA S. CLARK of the County of Travis and State of Texas and JESSE LEE SMITH and wife, HELON G. SMITH of the County of Brazoria and State of Texas for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto KENNETH STEWART and BOBBYE L. STEWART, of the County of Brazoria and State of Texas, all of the following described real property, together with all improvements situated thereon, in Brazoria County, Texas, to-wit:

A 95.061 acre tract of land, being a part of Tract 3 of the Subdivision of the S. T. Angier Survey, Abstract 7, Brazoria County, Texas, and being a part of that certain 100 acre tract described in Volume 314, Page 526 of the Deed Records of Brazoria County, Texas, and being more particularly described by metes and bounds on the Property Exhibit attached hereto and made a part hereof.

LESS AND EXCEPT a 30 foot strip of land being the same strip of land described in Deed dated February 10, 1977 to R. A. Lonis, recorded in Volume 1328, Page 998 of the Deed Records of Brazoria County, Texas.

THERE IS EXCEPTED FROM THIS CONVEYANCE AND RESERVED unto Grantors and their predecessors in title all oil, gas and other minerals in or under or that may be produced from the above described property.

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, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Brazoria County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

* Deed Ref # 2008-033375
Stewarts sold 13.99 acres
to James + Rosalie Bates

* Deed Ref # 2025-031445 - 1.010 acres
* Deed Ref # 2025-031431 - 1.010 acres

Travis Karge
w/ Clayton Hornes

EXECUTED this 21st day of January, 1993.

Edward Wayne Clark
EDWARD WAYNE CLARK

Linda S. Clark
LINDA S. CLARK

Jesse L. Smith
JESSE LEE SMITH

Helon G. Smith
HELON G. SMITH

THE STATE OF TEXAS)
COUNTY OF Travis)

This instrument was acknowledged before me on
January 22, 1993, by EDWARD WAYNE CLARK and wife,
LINDA S. CLARK.

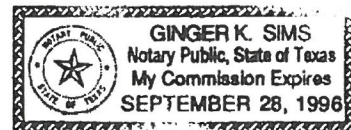
Kathleen Johnson
Notary Public, State of Texas
My commission expires: 12-23-95



THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

This instrument was acknowledged before me on
January 21, 1993, by JESSE LEE SMITH and wife, HELON G.
SMITH.

Ginger K. Sims
Notary Public, State of Texas
My commission expires: _____



✓ Address of grantees: Rt. 1, Box 43, Alvin, Texas 77511

Prepared in the office of:

STEVENS & RAU
A Professional Corporation
Attorneys at Law
300 North Velasco
P. O. Box 878
Angleton, Texas 77516-0878

wdoc3230.doc

Thence South 55 deg. 57 min. East a distance of 20.0 feet to another large corner fence post;

Thence North 32 deg. 36 min. 30 seconds East a distance of 236.88 feet to a point for corner on the southerly bank of Chocolate Bayou, from which an iron rod bears South 32 deg. 36 min. 36 seconds West 75.0 feet;

Thence South 44 deg. 31 min. 46 seconds East following the meanders of Chocolate Bayou - 357.34 feet to a point;

Thence South 16 deg. 15 min. 04 seconds East - 39.19 feet to a point;

Thence South 33 deg. 07 min. 32 seconds West - 761.14 feet to an angle point;

Thence South 15 deg. 36 min. 50 seconds East - 120.95 feet to a point;

Thence North 63 deg. 49 min. 58 seconds East - 296.77 feet to a point;

Thence North 64 deg. 41 min. 26 seconds East - 242.51 feet to a point;

Thence North 84 deg. 03 min. 14 seconds East - 27.15 feet to a point;

Thence South 17 deg. 44 min. East - 100.38 feet to a point for the most easterly corner of the herein described tract;

Thence South 62 deg. 57 min. 32 seconds West, at 75.0 feet set an iron rod for reference corner and continue for a total distance of 1016.65 feet to an iron rod for corner;

Thence South 38 deg. 51 min. 08 seconds East along the lower northeast line of the aforementioned 100 acre tract a distance of 1972.38 feet to the place of beginning and containing within this description 95.061 acres of land, SAVE AND EXCEPT a 30 foot strip of land, being the same strip of land described in deed dated February 10, 1977 to R. A. Lonis and recorded in Volume 1328, page 998 of the Brazoria County, Texas Deed Records;

PROPERTY EXHIBIT

A 95.061 acre tract or parcel of land, being a part of Tract Three (3) of the Sub-division of the S. T. Angier Survey, Abstract 7, Brazoria County, Texas, and being a part of that certain 100 acre tract or parcel of land described in Volume 314, page 526 of the Brazoria County, Texas Deed Records, said tract being more particularly described by metes and bounds as follows:

Beginning at an iron rod marking the most easterly corner of the aforementioned 100 acre tract, also being the most southerly corner of a 17-1/3 acre tract described in Volume 53, page 251, Deed Records;

Thence South 62 deg. 57 min. 32 seconds west along the southeast line of the aforementioned 100 acre tract a distance of 1878.36 feet to a point for corner on the northeast right of way line of County Road 192;

Thence North 26 deg. 55 min. 38 seconds West along the northeast right of way line of County Road 192 (as fenced) a distance of 1610.17 feet to an angle point;

Thence continuing along said right of way line, North 26 deg. 39 min. 29 seconds West a distance of 527.24 feet to a corner fence post at the intersection of the northeast right of way line of County Road 192 and the southerly right of way line of County Road 172;

Thence North 63 deg. 00 min. 52 seconds East along the fence on the southerly right of way line of County Road 172, a distance of 1216.80 feet to an angle point;

Thence North 32 deg. 53 min. 29 seconds East a distance of 123.97 feet to an angle point;

Thence continuing along the fence in the southeast right of way line of County Road 172 North 30 deg. 27 min. 54 seconds East a distance of 1169.06 feet to a large corner fence post;

PROPERTY EXHIBIT

THE STATE OF TEXAS
COUNTY OF BRAZORIA
I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at this time and date as indicated hereon by me.



County Clerk of Brazoria Co. TX

FILED FOR RECORD

JAN 28 3 41 PM '93

Dolly Bailey
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

93-03491

~~File~~
2000

grate's address

3.00mp
11.00
14.00
BCAC

THIGHT-PRES 3.00
RECORDING 11.00
TOTAL 14.00
FILE # 3491
DRAWER-A 1
CASH 14.00
0001 2127-0800 0298 1/28/93 3:56PM THU



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

November 13, 2025

Kenneth Stewart
7203 County Road 172
Alvin, TX 77511

RE: Subdivision of Property

Subdivision Name: Kenneth & Bobbye Stewart

Legal Description of Property: BCAD 556775: A0007 S T ANGIER, TRACT 4 (PT), ACRES 78.23

Site Address of Property: County Road 172 OFF TX 77511

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 property currently exists as a single tract of 78.23-acres. The proposal is to create two 1.010-acres tracts on the southwestern side of the original tract. 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 for the property currently described as: A0007 S T ANGIER, TRACT 4 (PT), ACRES 78.23 In Brazoria County, Texas.

Sincerely, \

A handwritten signature in cursive script that reads "Jodie Vice".

Jodie Vice, DR # OS0024815
Brazoria County Environmental Health Director



Brazoria County Drainage District# 5
1022 Fm 1462 Rosharon, TX 77583
P.O. Box 1 Rosharon, TX 77583 * Phone (281) 369-0071
Lee Walden, P.E.-President * Kerry L. Osburn-Vice President
Brandon Middleton-Secretary/Treasurer

October 15, 2025

Brazoria County Drainage District #5 has no objection to Travis Karge with Clayton Homes to subdivide the property located off CR 192 in Alvin, TX into separate lots.

A handwritten signature in blue ink, appearing to read "Adam Eversole", is written over a horizontal line.

Adam Eversole
Superintendent

 KRISTIN R. BULANEK BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR 111 E. Locust Angleton, TX 77515 (979) 864-1320	Tax Certificate
	Property Account Number: 00070029131
Statement Date: 10/20/2025 Owner: STEWART KENNETH & BOBBYE Mailing Address: 7203 COUNTY ROAD 172 ALVIN TX 775116251	Property Location: COUNTY ROAD 172 OFF Legal: A0007 S T ANGIER TRACT 4 (PT) ACRES 72.87

TAX CERTIFICATE FOR ACCOUNT : 00070029131
 AD NUMBER: 556775
 GF NUMBER:
 CERTIFICATE NO : 3946545

FEE : \$10.00
 DATE : 10/20/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2025

APPRAISED VALUE: 965,850
 EXEMPTIONS: Ag 1D1

REQUESTED BY

KARGE TRAVIS

3617 LOS CABOS BLVD
 DICKINSON TX 77539

TAX UNIT

ALVIN COMMUNITY COLLEGE
ALVIN ISD
BC EMERGENCY SERVICES #3
BRAZORIA CO DRAINAGE DIST 5
BRAZORIA COUNTY
PORT FREEPORT
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: 00070029131

CERTIFICATE NO : 3946545

TOTAL CERTIFIED TAX DUE 10/2025 : \$2,485.13


 Signature of Authorized officer of collection office

10/20/25
 Date





Basic Information

OWNER	TYPE	OWNERSHIP %	LOCATION	LEGAL
STEWART KENNETH & BOBBYE 7203 COUNTY ROAD 172 ALVIN, TX 77511-6251	Real	100.000000	0007203 COUNTY ROAD 172	A0007 S T ANGLIER TRACT 4 (PT) ACRES 8.2

[View More](#)

Property Tax Record

Sort year by: Descending

Show:

Current / Due

All Years

PAYMENT HISTORY / RECEIPTS

2025

DUE AMOUNT
\$600.66

2024

DUE AMOUNT
\$0.00

2023

DUE AMOUNT
\$0.00

2022

DUE AMOUNT
\$0.00

No delinquent
taxes



**LOT 4A
DESCRIPTION OF A TRACT OF LAND CONTAINING
78.23 ACRES (3,407,888 SQUARE FEET) SITUATED
IN THE SAM T. ANGIER SURVEY, ABSTRACT 7
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 78.23 acres (3,407,888 square feet), situated in the Sam T. Angier Survey, Abstract 7, Brazoria County, Texas, being part of a tract of land conveyed unto Kenneth W. Stewart and Bobbye Stewart by deed as recorded under County Clerk's File No. 1993003491 of the Official Records of Brazoria County, Texas. Said 78.23-acre tract being more particularly described by metes and bounds as follows:

(Bearings are referenced to the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83)

BEGINNING at a found 1/2-inch iron rod with cap marked "Survey 1" in the northeast right-of-way line of County Road 192 (70.00 feet wide) for the upper southwest corner of said tract herein described, being located North 30°18'56" West, a distance of 400.00 feet from a found 1/2-inch iron rod with cap marked "Survey 1" for the south corner of said Kenneth W. Stewart and Bobbye Stewart tract;

THENCE North 30°18'56" West, continuing along the northeast right-of-way line of said County Road 192, a distance of 1210.17 feet for a point of intersection;

THENCE North 30°02'47" West, continuing along the northeast right-of-way line of said County Road 192, a distance of 527.24 feet to the intersection of said County Road 192 and the southeast right-of-way line of County Road 172 (width varies) for the northwest corner of said Stewart tract and said tract herein described (from which a fence corner bears North 67°45' East, a distance of 4.9 feet);

THENCE North 59°39'13" East, along the southeast right-of-way line of said County Road 172 and the northwest line of said Stewart tract, a distance of 1203.51 feet (called 1216.80 feet) to a point of intersection;

THENCE North 29°28'22" East, continuing along the southeast right-of-way line of said County Road 172 and the northwest line of said Stewart tract, a distance of 92.74 feet (called 121.63 feet) to a found 1/2-inch iron rod with cap marked "RPLS 2112 RPLS 6017" for the north corner of said Stewart tract and said tract herein described;

THENCE South 64°35'27" East, along the northeast line of said Stewart tract, a distance of 304.51 feet to a found 1/2-inch iron rod with cap marked "RPLS 2112 RPLS 6017" for an angle point;

THENCE South 42°16'15" East, continuing along the northeast line of said Stewart tract, a distance of 1972.16 feet to a found 1/2-inch iron rod for the southeast corner of said Stewart tract and said tract herein described;

THENCE South 59°34'14" West, along the southeast line of said Stewart tract, a distance of 1646.16 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the south corner of said tract herein described;

THENCE North 30°18'56" West, a distance of 400.00 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for an angle point;

THENCE South 59°34'14" West, a distance of 220.00 feet to the POINT OF BEGINNING and containing 78.23 acres (3,407,888 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated October 23, 2025, job number 10-158375-25.



LOT 4A1
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.010 ACRES (44,000 SQUARE FEET) SITUATED
IN THE SAM T. ANGIER SURVEY, ABSTRACT 7
BRAZORIA COUNTY, TEXAS

Being a tract of land containing 1.010 acres (44,000 square feet), situated in the Sam T. Angier Survey, Abstract 7, Brazoria County, Texas, being part of a tract of land conveyed unto Kenneth W. Stewart and Bobby Stewart by deed as recorded under County Clerk's File No. 2025031445 of the Official Records of Brazoria County, Texas, being out of and a part of a tract of land conveyed unto Kenneth W. Stewart and Bobby Stewart by deed as recorded under County Clerk's File No. 1993033491 of the Official Records of Brazoria County, Texas. Said 1.010-acre tract being more particularly described by metes and bounds as follows:

(Bearings are referenced to the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83)

BEGINNING at a found 1/2-inch iron rod with cap marked "Survey 1" in the northeast right-of-way line of County Road 192 (70.00 feet wide) for the south corner of said Kenneth W. Stewart and Bobby Stewart tract and said tract herein described;

THENCE North 30°18'56" West, along the northeast right-of-way line of said County Road 192, a distance of 200.00 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the west corner of said tract herein described

THENCE North 59°34'14" East, a distance of 220.00 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the north corner of said tract herein described;

THENCE South 30°18'56" East, a distance of 200.00 feet to a found 1/2-inch iron rod with cap marked "Survey 1" in the southeast line of said Stewart tract for the east corner of said tract herein described

THENCE South 59°34'14" West, along the southeast line of said Stewart tract, a distance of 220.00 feet to the POINT OF BEGINNING and containing 1.010 acres (44,000 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated October 23, 2025, job number 10-158375-25.



**LOT 4A2
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.010 ACRES (44,000 SQUARE FEET) SITUATED
IN THE SAM T. ANGIER SURVEY, ABSTRACT 7
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 1.010 acres (44,000 square feet), situated in the Sam T. Angier Survey, Abstract 7, Brazoria County, Texas, being part of a tract of land conveyed unto Kenneth W. Stewart and Bobbye Stewart by deed as recorded under County Clerk's File No. 2025031431 of the Official Records of Brazoria County, Texas, being out of and a part of a tract of land conveyed unto Kenneth W. Stewart and Bobbye Stewart by deed as recorded under County Clerk's File No. 1993033491 of the Official Records of Brazoria County, Texas. Said 1.010-acre tract being more particularly described by metes and bounds as follows:

(Bearings are referenced to the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83)

BEGINNING at a found 1/2-inch iron rod with cap marked "Survey 1" in the northeast right-of-way line of County Road 192 (70.00 feet wide) for the south corner of said tract herein described, being located North 30°18'56" West, a distance of 200.00 feet from the south corner of said Kenneth W. Stewart and Bobbye Stewart tract;

THENCE North 30°18'56" West, along the northeast right-of-way line of said County Road 192, a distance of 200.00 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the west corner of said tract herein described

THENCE North 59°34'14" East, a distance of 220.00 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the north corner of said tract herein described;

THENCE South 30°18'56" East, a distance of 200.00 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the east corner of said tract herein described

THENCE South 59°34'14" West, along the southeast line of said Stewart tract, a distance of 220.00 feet to the POINT OF BEGINNING and containing 1.010 acres (44,000 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated October 23, 2025, job number 10-158375-25.

