



# COMMISSIONERS COURT OF BRAZORIA COUNTY

**ORDER NO. H.15.**

**6/25/2024**

Acceptance of Roads - Hastings Road and Choate Drive

Whereas, Hastings Road and Choate Drive are 60-foot public rights of way in the Arndt/Smith Subdivision No. 1, and the A.C.H. & B. Survey No. 2, Abstract 462, recorded and dedicated to the public in Volume 1301, Page 46; County Clerk's File number 2022067948; and County Clerk's File number 2022063069; and

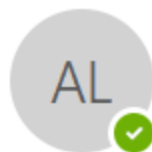
Whereas, Hastings Road and Choate Drive have now been constructed in accordance with the Brazoria County Subdivision Regulations; and

Whereas, said roads shall be accepted into the County Road System for maintenance beginning this day June 25, 2024.

<u>CR#</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length FT</u>
1285	Hastings Rd	60 ft	~4,509 ft
1286	Choate Dr	60 ft	~460 ft



Further, that a certified copy of this order be furnished to the County Engineer for distribution to all parties involved.




Thu 7/25/2024 10:02 AM



Amy Lanham

RE: 6/25/24 Commissioners' Court Order H.15

To  Patti Rodgers;  Vicki Coats

Cc  Phyllis Strong;  Jessica Romero;  Dana Cleere

 Follow up. Start by Thursday, July 25, 2024. Due by Thursday, July 25, 2024.

These are off of SH 35 between Pearland and Alvin, in North service center.

Amy Lanham  
Brazoria County Engineers' Office  
451 N. Velasco, Suite 230  
Angleton, Texas 77515  
(979) 864-1265

^ ^  
(= ^ . ^ =)  
(")(") \_/

**From:** Patti Rodgers <[Prodgers@brazoriacountytx.gov](mailto:Prodgers@brazoriacountytx.gov)>

**Sent:** Monday, July 22, 2024 4:30 PM

**To:** Vicki Coats <[VickiCo@brazoriacountytx.gov](mailto:VickiCo@brazoriacountytx.gov)>

**Cc:** Amy Lanham <[amyl@brazoriacountytx.gov](mailto:amyl@brazoriacountytx.gov)>; Phyllis Strong <[phylliss@brazoriacountytx.gov](mailto:phylliss@brazoriacountytx.gov)>; Jessica Romero <[JRomero@brazoriacountytx.gov](mailto:JRomero@brazoriacountytx.gov)>; Dana Cleere <[danac@brazoriacountytx.gov](mailto:danac@brazoriacountytx.gov)>

**Subject:** 6/25/24 Commissioners' Court Order H.15

Good Afternoon,

Do you know the city the attached new County Roads are located? Also, do you know which R&B Precinct will be in charge of the maintenance of these county roads?

Thank you,

*Patti Rodgers*

Senior Accountant  
Brazoria County Auditor's Office  
(979) 864-1036





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

**PUBLIC ROAD DEDICATION**

THE STATE OF TEXAS                   §           KNOW ALL PERSONS BY THESE PRESENTS:  
    §  
 COUNTY OF BRAZORIA               §

THAT **WALTER J. HALL and JODY K. HALL**, hereinafter collectively referred to as "**Grantor**," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto **BRAZORIA COUNTY**, a political subdivision of the state of Texas, hereinafter call "**Grantee**", the following described property (the "**Property**"), to wit:

*Tract 1: Being a 0.0512 acre (2,233 Sq. Ft.) tract of land out of and part of Lots 10 and 11, of the D.M. Jay Subdivision, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 41 of the Plat Records of Brazoria County, Texas, said 0.0512 acre tract being out of that certain 2.336 acre tract as described in conveyance to Pauline Hall as recorded under Brazoria County Clerk File No. 1979032106; Said 0.0512 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto.*

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, subject to the aforementioned exceptions, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor but not otherwise.

EXECUTED as of the 28 day of October, 2022.

**GRANTORS:**  
**WALTER J. HALL**  
**JODY K. HALL**


Signed this 28 day of October, 2022.

  
\_\_\_\_\_  
Walter J. Hall

STATE OF TEXAS           §  
                                     §  
COUNTY OF BRAZORIA   §

SUBSCRIBED AND SWORN TO BEFORE ME on October 28, 2022 by Walter J. Hall.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

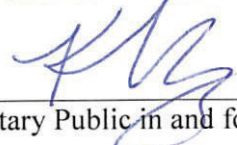
Signed this 28 day of October, 2022.

  
\_\_\_\_\_  
Jody K. Hall

STATE OF TEXAS           §  
                                     §  
COUNTY OF BRAZORIA   §

SUBSCRIBED AND SWORN TO BEFORE ME on October 28, 2022 by Jody K. Hall.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas



**GRANTEE:**

**BRAZORIA COUNTY**

a body politic

By:



L. M. "MATT" SEBESTA, JR.  
BRAZORIA COUNTY JUDGE

THE STATE OF TEXAS

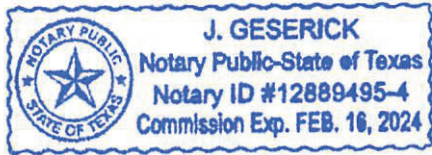
§

COUNTY OF BRAZORIA

§

§

This instrument was acknowledged before me on this 4<sup>th</sup> day of November, 2022,  
by L. M. "MATT" SEBESTA, JR., County Judge of Brazoria County, Texas, a body politic on  
behalf of said County.



  
Notary Public in and for the State of Texas

RETURN TO (GRANTEE):

Brazoria County Engineering Department

451 N Velasco, Suite 230

Angleton, Texas 77515

**EXHIBIT "A"**  
**0.0512 Road Dedication**

BEING a 0.0512 acre (2,233 Sq. Ft.) tract of land out of and a part of Lots 10 and 11, of the D.M. JAY SUBDIVISION, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 41, of the Plat Records, of Brazoria County, Texas, said 0.0512 acre tract being out of that certain 2.336 acre tract as described in conveyance to Pauline Hall as recorded under Brazoria County Clerk File No. 1979032106, said 0.0512 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod iron with orange cap stamped Scott Ellis 6261 set for the southwest corner of said 2.336 acre tract;

THENCE N 87°19'16 "E along and with the south line of said 2.336 acre tract a distance of 24.55 feet to a set 5/8" iron rod iron with orange cap stamped Scott Ellis 6261 for the southeast corner of the herein described tract;

THENCE N 05°30'53 " E a distance of 182.14 feet to a set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 in the west line of said 2.336 acre tract;

THENCE S 13°07'59" W along and with the said west line of 2.336 acre tract a distance of 184.99 feet to the PLACE OF BEGINNING;

Basis of Bearing: Grid North Texas State Plane Coordinate System, Nad83, South Central Zone.

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF SCOTT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR 6261, DATED October 05, 2021, AND TO WHICH REFERENCE IS HEREBY MADE.

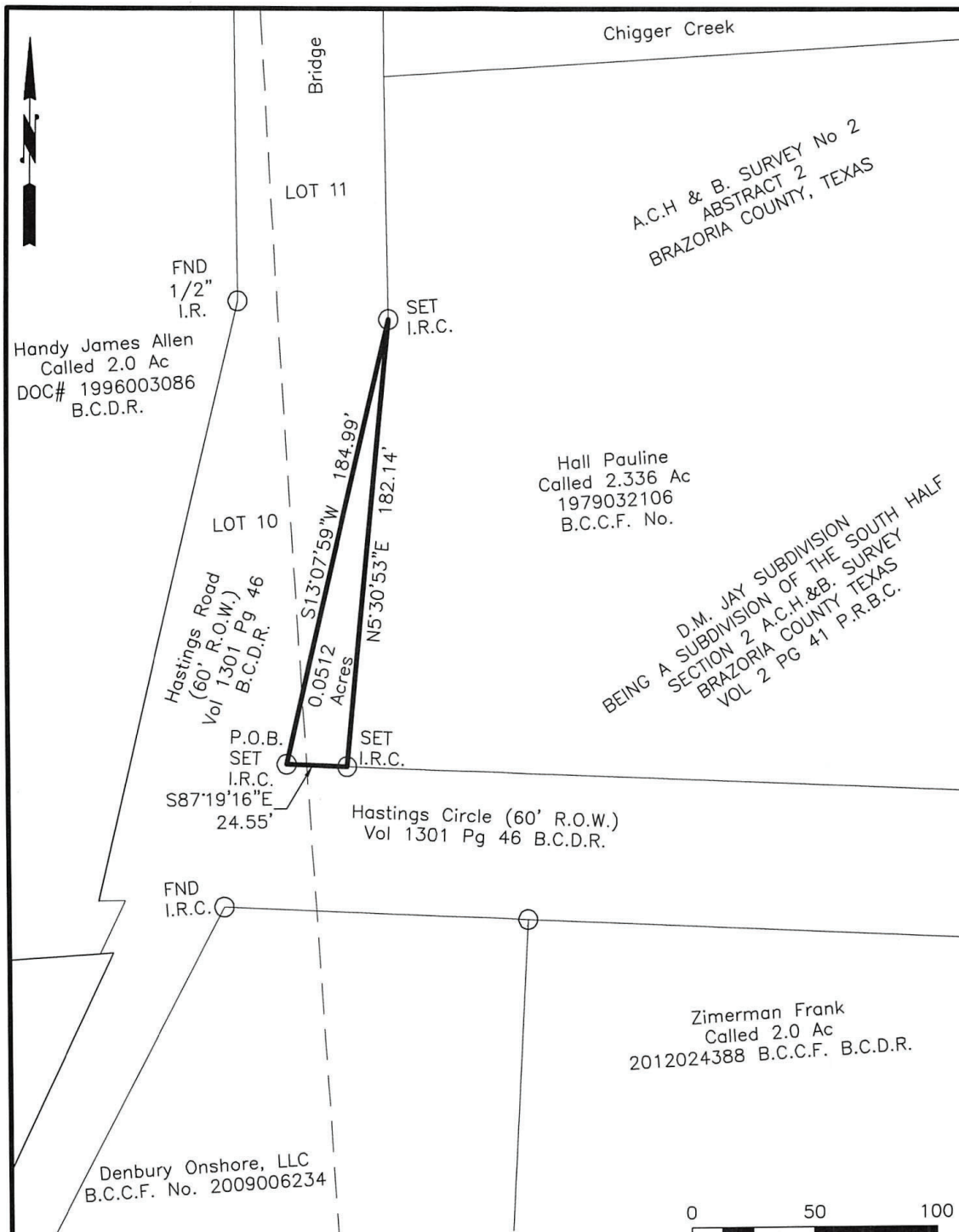
NOTE: PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PREPARED  
June 22, 2022  
BY  
**ELLIS SURVEYING SERVICES**  
2805 25th Avenue North  
Texas City Tx. 77590  
Texas Firm Reg. No. 100340-00  
TEL.: 409-938-8700 FAX: 866-678-7685



*Scott D. Ellis*

↓



I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief.

*Scott D. Ellis*

Scott D. Ellis, R.P.L.S.  
Tx. Reg. No. 6261



ELLIS SURVEYING SERVICES, LLC.  
2805 25th Ave N Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00

NOTES:

- 1) All corners set with 5/8" iron rods, Orange Cap stamped SCOTT D ELLIS RPLS 6261 unless otherwise noted.
- 2) Basis of Bearing: Grid North Texas State Plane Coordinate System, Nad83, South Central Zone

EXHIBIT "A"

PAGE 2 OF 2

A 0.0512 ACRE TRACT OF LAND  
OUT OF LOTS 10 AND 11, OF THE D.M. JAY  
SUBDIVISION Section 2 A.C.H. & B. Survey  
Brazoria County, Texas  
VOL. 2, PG. 41, B.C.P.R.  
JUNE 23, 2022

# FILED and RECORDED

Instrument Number: 2022063069

Filing and Recording Date: 11/10/2022 12:40:08 PM Pages: 6 Recording Fee: \$0.00

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-kaegan





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

**PUBLIC ROAD DEDICATION**

THE STATE OF TEXAS                   §           KNOW ALL PERSONS BY THESE PRESENTS:  
   §  
 COUNTY OF BRAZORIA               §

THAT **DENBURY ONSHORE, LLC**, a Corporation authorized to do business in Texas, hereinafter called "**Grantor**," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto **BRAZORIA COUNTY**, a political subdivision of the state of Texas, hereinafter call "**Grantee**", the following described property (the "**Property**"), to wit:

*Tract 1: All that certain tract of land being a 1.4785 (64,405 Sq. Ft.) tract of land out of part of Lot 11, and 14, of the D.M. Jay Subdivision, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 41 of the Plat Records of Brazoria County, Texas, said 1.4785 acre tract being out of that certain 16.06 acre tract as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234. Said 16.06 acre tract being further described in conveyance from Horace C. Glaze to Amoco Production Company recorded under Brazoria County Deed Records Volume 1487, Page 359; Said 1.4785 acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto.*

*Tract 2: All that certain tract of land being a .2840 (12,372 Sq. Ft.) tract of land out of part of Lot 7 of D.J. Ryan's Subdivision of the north half of section 2 A.C.H. & B. Survey, being a subdivision in Section 2 A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 62, of the Plat Records, of Brazoria County, Texas, said 0.2840 acre tract being out of 3 tracts as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234. Said 3 tracts being further described as 1.85 acre tract and 2.5 acre tract in conveyance from Jacob James Miller to Amoco Production Company recorded under Brazoria County Deed Records Volume 1306, Page 324, and described as 3.865 acre tract in*



*conveyance from Robert W. Moorhead to Amoco Production Company recorded under Brazoria County Deed Records Volume 1305, Page 228; Said 0.2840 acre tract being more particularly described by metes and bounds in Exhibit "B" attached hereto.*

*Tract 3: Being a 0.4786 acre (20,850 Sq. Ft.) tract of land out of and part of Lot 10, of the D.M. Jay Subdivision, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 41, of the Plat Records of Brazoria County, Texas, said 0.4786 acre tract out of and a part of as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234; Said 0.4786 acre tract being more particularly described by metes and bounds in Exhibit "C" attached hereto.*

*Tract 4: Being a 0.2112 acre (9,202 Sq. Ft.) tract of land out of and part of Lots 6 and 7 of D.J. Ryan's Subdivision of the north half of Section 2 A.C.H. & B. Survey, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 62 of the Plat Records of Brazoria County, Texas, said 0.2112 acre tract being out of that certain 1.85 acre tract as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234. Said 1.85 acre tract from Jacob James Miller to Amoco Production Company recorded under Brazoria County Deed Records Volume 1306, Page 324; Said 0.2112 acre tract being more particularly described by metes and bounds in Exhibit "D" attached hereto.*

*Tract 5: Being a 0.0457 acre (1,993 Sq. Ft.) tract of land out of and part of Lot 12 of the D.M. Jay Subdivision, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 41 of the Plat Records of Brazoria County, Texas, said 0.0457 acre tract being out of that certain 2.112 acre tract as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234. Said 2.112 acre tract from William L Frost to Amoco Production Company recorded under Brazoria County Deed Records Volume 75, Page 820; Said 0.0457 acre tract being more particularly described by metes and bounds in Exhibit "E" attached hereto.*

*provided that Grantor and Grantee each expressly acknowledge and agree that in no event shall the Property include, and Grantor expressly reserves and retains, all of Grantor's right, title and interest to all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments and all related rights and benefits; provided, however, that notwithstanding anything to the contrary herein, such reservation and retention by Grantor shall*

not provide Grantor, and Grantor expressly waives use of the surface of the Property for mining, drilling, exploring, or developing the oil, gas or other minerals (except Grantor may traverse the surface of the Property inasmuch as the same is used for a public road). Nothing herein shall be construed as preventing Grantor and Grantor's successors and assigns from using, exploring for, developing, mining or producing the oil, gas and/or other minerals under the Property, or lands pooled or unitized therewith, by pooling or by wells drilled and other subsurface operations under the Property (including, without limitation, directional or horizontal drilling techniques, fracturing, secondary or tertiary recovery operations, and other subsurface completion or production operations) in all cases originating from surface locations not on the Property, or by any other method does not require access to the surface of the Property (other than as a public road). Nothing herein shall be construed as waiving any requirement to obtain a right-of-way permit from Brazoria County in accordance with County regulations in effect at the time.

This Public Road Dedication is made and accepted subject and subordinate to any and all easements, restrictions and other matters affecting the state of title to the Property, including, without limitation: easements not appearing of record; any and all easements, restrictions, reservations, covenants, conditions, mineral severances, oil and gas leases, or royalty reservations and leases, if any, relating to the Property appearing in the public records of Brazoria County, Texas; and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, subject to the aforementioned exceptions, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor but not otherwise. Except for the special warranty in the preceding sentence, Grantor hereby specifically disclaims any and all representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (1) the nature, quality or condition of the Property, including, without limitation, the water, soil, geology and environmental condition of the Property, (2) the suitability of the Property for any and all development, construction, activities and uses which Grantee may conduct thereon, (3) the compliance of or by the Property or its operation (whether existing or contemplated) with any law, (4) the habitability, merchantability or fitness of the Property for any particular purpose, or (5) any other matter with respect to the Property. **THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS", "WHERE IS", AND "WITH ALL FAULTS" BASIS, AND GRANTEE ACKNOWLEDGES THAT, IN CONSIDERATION OF THE AGREEMENTS OF GRANTOR HEREIN, EXCEPT AS OTHERWISE SPECIFIED HEREIN, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT IN NO WAY LIMITED TO ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY.** Grantee acknowledges

and agrees that Grantee has conducted its own evaluation and inspections and has made its own determination as to the condition of the Property.

EXECUTED as of the 28<sup>th</sup> day of NOVEMBER, 2022.

**GRANTOR:**

**DENBURY ONSHORE, LLC**

a Corporation authorized to do business in Texas

By:



JAMES S. MATTHEWS  
EXECUTIVE VP, CAO, GENERAL  
COUNSEL & SECRETARY

**GRANTEE:**

**BRAZORIA COUNTY**

a body politic

By:



L. M. "MATT" SEBESTA, JR.  
BRAZORIA COUNTY JUDGE



THE STATE OF Texas

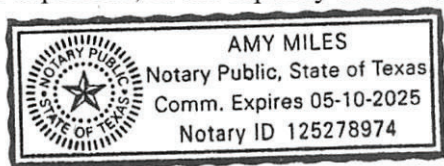
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COUNTY OF Collin

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This instrument was acknowledged before me on this 28<sup>th</sup> day of November, 2022, by JAMES S. MATTHEWS, Executive VP, CAO, General Counsel & Secretary of DENBURY ONSHORE, LLC, a Corporation authorized to do business in Texas, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said corporation.



Amy Miles

Notary Public in and for the State of Texas

THE STATE OF TEXAS

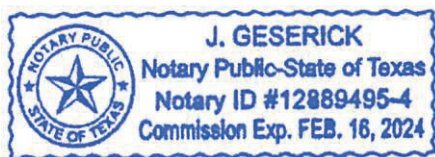
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COUNTY OF BRAZORIA

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This instrument was acknowledged before me on this 13<sup>th</sup> day of December 2022, by L. M. "MATT" SEBESTA, JR., County Judge of Brazoria County, Texas, a body politic on behalf of said County.



J. Geserick

Notary Public in and for the State of Texas

RETURN TO (GRANTEE):

Brazoria County Engineering Department  
451 N Velasco, Suite 230  
Angleton, Texas 77515

**EXHIBIT "A"**  
**1.4785 Road Dedication**

BEING a 1.4785 acre (64,405 Sq. Ft.) tract of land out of and a part of Lot 11, and 14, of the D.M. JAY SUBDIVISION, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 41, of the Plat Records, of Brazoria County, Texas, said 1.4785 acre tract being out of that certain 16.06 acre tract as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234. Said 16.06 acre tract being further described in conveyance from Horace C. Glaze to Amoco Production Company recorded under Brazoria County Deed Records Volume 1487 Page 359 said 1.4785 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the centerline of a gravel road for the most southeast corner of the herein described tract, also being the southwest corner of that certain 2.59 acre tract described as described in conveyance to Layne Stratton and wife Barbara Stratton and filed under Brazoria County Clerk File No. 1999053945, also being the northeast corner of that certain 1.22 acre tract described as described in conveyance to Phillips James and filed under Brazoria County Clerk File No. 2019055244;

THENCE S 87°18'41 "W along and with the north line of said 1.22 acre tract a distance of 40.05 feet to a set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for most southwest corner of the herein described tract;

THENCE N 00°00'28 " W a distance of 422.31 feet to a set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for corner of the herein described tract;

THENCE N 00°18'16 "W a distance of 188.08 feet to a set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for corner of the herein described tract;

THENCE N 00°30'06 "E a distance of 97.83 feet to a set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for corner at the point of curvature of a tangent curve to the left;

THENCE with said curve to the left having a radius of 107.52 feet a distance of 164.48 feet the chord bears N 43°14'52 "W for a distance of 148.91 feet to a set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for corner of the herein described tract;

THENCE N 87°06'27 "W a distance of 706.35 feet to a set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for corner of the herein described tract;

THENCE N 03°19'51 "E a distance of 40.04 feet to a found 1/2" iron rod in the centerline of a gravel road for the northwest corner of the herein described tract;

THENCE S 87°06'27 "E a distance of 705.94 feet to found 1/2" iron rod in the centerline of a gravel road for corner at the point of curvature of a tangent curve to the right;

THENCE with said curve to the right having a radius of 147.52 feet a distance of 225.73 feet the chord bears S 43°22'18 "E for a distance of 204.50 feet to a found 1/2" iron rod in a gravel road for corner of the herein described tract;

THENCE S 03°30'06 "W a distance of 97.83 feet to a found 1/2" iron rod in a gravel road for corner of the herein described tract;

THENCE S 01°18'16 "W a distance of 188.08 feet to a point for corner in a gravel road of the herein described tract;

THENCE S 00°00'28" E a distance of 420.17 feet to the PLACE OF BEGINNING;

Basis of Bearing: Grid North Texas State Plane Coordinate System, Nad83, South Central Zone.

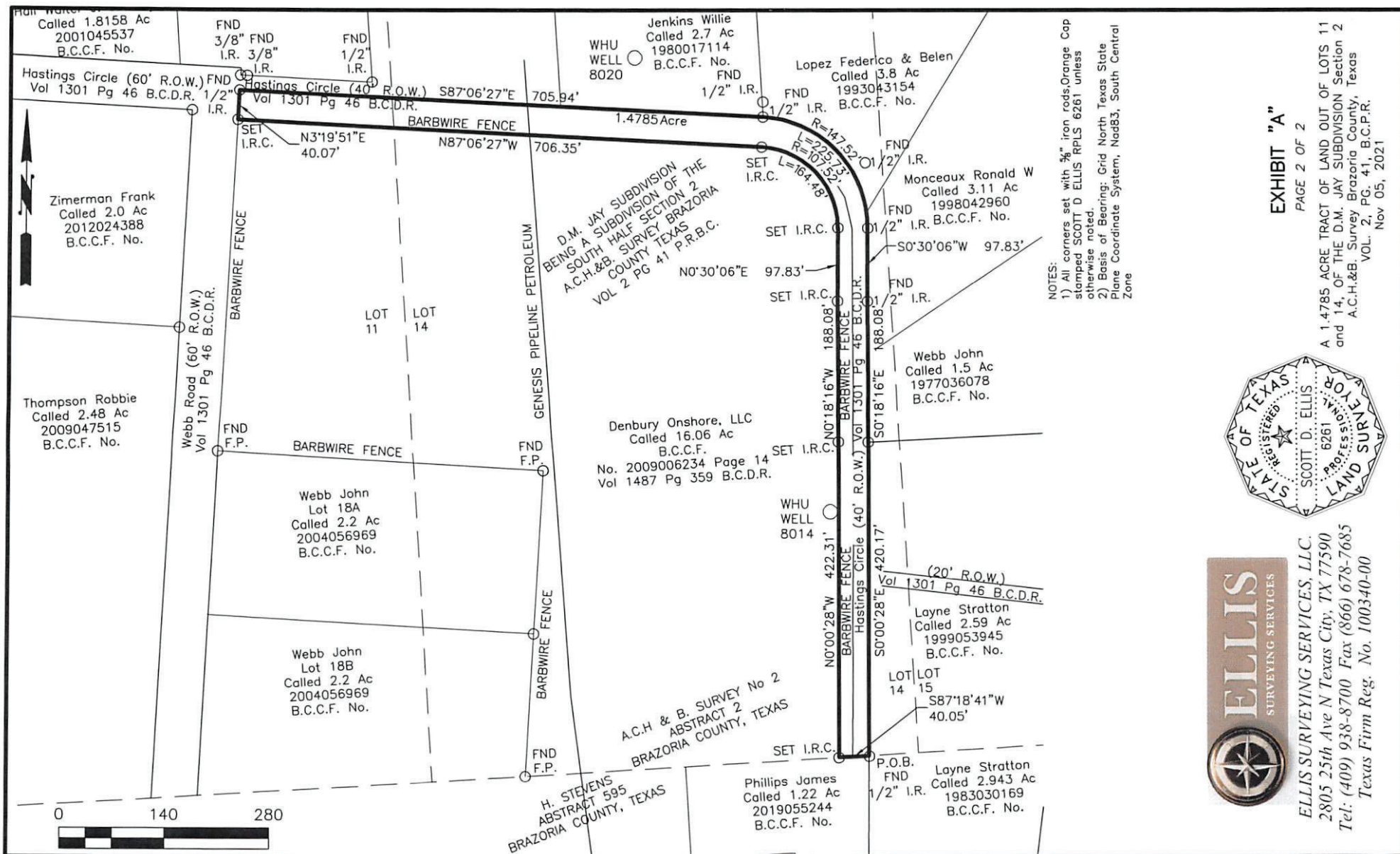
NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF SCOTT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR 6261, DATED October 05, 2021 AND TO WHICH REFERENCE IS HEREBY MADE.

PREPARED  
November 05, 2021  
BY  
**ELLIS SURVEYING SERVICES**  
2805 25th Avenue North  
Texas City Tx. 77590  
Texas Firm Reg. No. 100340-00  
TEL.: 409-938-8700 FAX: 866-678-7685



*Scott D. Ellis*





**EXHIBIT "B"**  
**0.2840 Road Dedication**

BEING a 0.2840 acre (12,372 Sq. Ft.) tract of land out of and a part of Lot 7, of D.J. RYAN'S SUBDIVISION OF THE NORTH HALF OF SECTION 2 A.C.H. & B. SURVEY, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 62, of the Plat Records, of Brazoria County, Texas, said 0.2840 acre tract being out of 3 tracts as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234. Said 3 tract being further described as 1.85 acre tract and 2.5 acre tract in conveyance from Jacob James Miller to Amoco Production Company recorded under Brazoria County Deed Records Volume 1306 Page 324, and described as 3.865 acre tract in conveyance from Robert W. Moorhead to Amoco Production Company recorded under Brazoria County Deed Records Volume 1305 Page 228, said 0.2840 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the intersection of the south right of way of Choate Road (40' R.O.W.) and the east right of way of Hastings Road (40' R.O.W.) being the northwest corner of said 1.85 acre tract;

THENCE N 80°48'06 " E along and with the said south right of way of Choate Road (40' R.O.W.) and north line of said 1.85 acre tract a distance of 19.77 feet to a set 5/8" iron rod with orange cap stamped Scott Ellis 6261 for corner of the herein described tract;

THENCE S 03°55'45 " E a distance of 228.78 feet to a set 5/8" iron rod with orange cap stamped Scott Ellis 6261 in the south line of said 1.85 acre tract, and north line of said 2.5 acre tract for corner of the herein described tract;

THENCE S 03°55'45 " E a distance of 169.76 feet to a set 5/8" iron rod with orange cap stamped Scott Ellis 6261 in the south line of said 2.5 acre tract, and north line of said 3.865 acre tract for corner of the herein described tract;

THENCE S 03°55'45 " E a distance of 261.62 feet to a set 5/8" iron rod with orange cap stamped Scott Ellis 6261 being in the south line of said 3.865 acre tract, being in the north line of Lot 12 of the D.M. JAY SUBDIVISION, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 41, of the Plat Records, of Brazoria County, Texas;

THENCE S 86°34'22 " W along and with said north line of Lot 12, and south line of 3.865 acre tract a distance of 17.91 feet to a set 5/8" iron rod with orange cap stamped Scott Ellis 6261, for the southwest corner of said 3.865 acre tract, being in the said east right of way of Hastings Road (40' R.O.W.);

THENCE N 04°04'09 " W along and with said Hastings Road (40' R.O.W.) a distance of 259.75 feet to a set 5/8" iron rod with orange cap stamped Scott Ellis 6261 in the north line of said 3.865 acre tract, and south line of said 2.5 acre tract for corner of the herein described tract;

THENCE N 04°05' 37" W along and with said Hastings Road (40' R.O.W.) a distance of 169.72 feet to a set 5/8" iron rod with orange cap stamped Scott Ellis 6261 in the north line of said 2.5 acre tract, and south line of said 1.85 acre tract for corner of the herein described tract;

THENCE N 04°05' 37" W along and with said Hastings Road (40' R.O.W.) a distance of 228.72 feet to the PLACE OF BEGINNING.

Basis of Bearing: Grid North Texas State Plane Coordinate System, Nad83, South Central Zone.

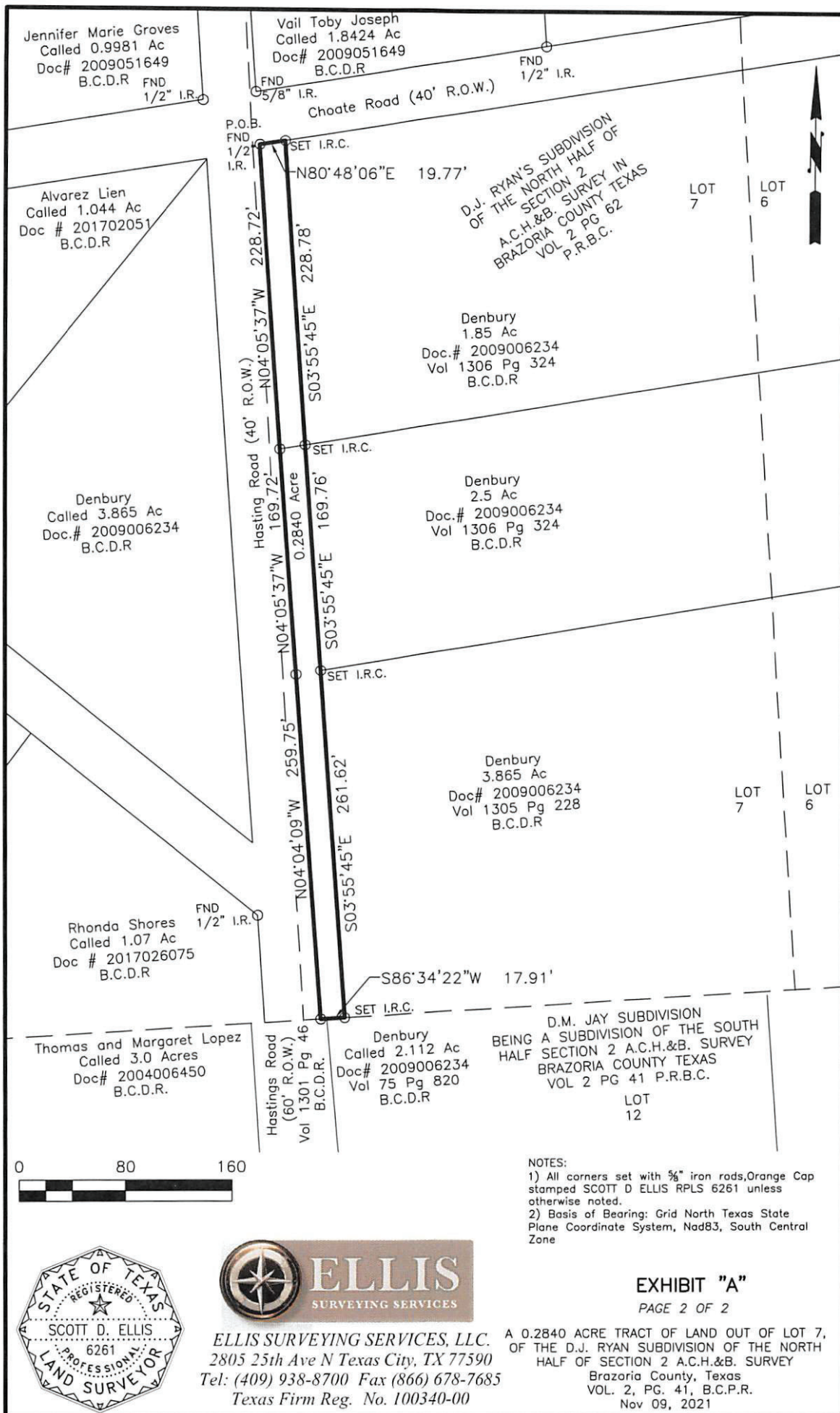
NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF SCOTT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR 6261, DATED October 05, 2021, AND TO WHICH REFERENCE IS HEREBY MADE.

PREPARED  
November 09, 2021  
BY  
**ELLIS SURVEYING SERVICES**  
2805 25th Avenue North  
Texas City Tx. 77590  
Texas Firm Reg. No. 100340-00  
TEL.: 409-938-8700 FAX: 866-678-7685



*Scott D. Ellis*





ELLIS SURVEYING SERVICES, LLC.  
 2805 25th Ave N Texas City, TX 77590  
 Tel: (409) 938-8700 Fax (866) 678-7685  
 Texas Firm Reg. No. 100340-00

**EXHIBIT "C"**  
**0.4786 Road Dedication**

BEING a 0.4786 acre (20,850 Sq. Ft.) tract of land out of and a part of Lot 10, of the D.M. JAY SUBDIVISION, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 41, of the Plat Records, of Brazoria County, Texas, said 0.4786 acre tract out of and a part of as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234, said 0.4786 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with orange cap stamped Scott Ellis 6261 set for the northwest corner of that certain 1.08 acre tract as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234, said 1.08 acre tract being further described in conveyance to Amoco Production Company recorded under Brazoria County Deed Records Volume 1492 Page 366, also being the southwest corner of that certain 0.86 acre tract as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234, said 1.08 acre tract being further described in conveyance to Amoco Production Company recorded under Brazoria County Deed Records Volume 1768 Page 59;

THENCE N 25°29'18" E a distance of 137.50 feet to a set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for corner of the herein described tract, being the northwest corner of said 0.86 acre tract ;

THENCE N 27°38'43" E a distance of 454.44 feet to a set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for the northwest corner of the herein described tract;

THENCE S 87°06'18" E a distance of 24.68 feet to set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for the northeast corner of the herein described tract;

THENCE S 25°28'04" W a distance of 629.68 feet to set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for corner of the herein described tract;

THENCE S 36°21'19" W a distance of 15.85 feet to set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for corner of the herein described tract;

THENCE S 88°09'01" W a distance of 44.94 feet to set 5/8" iron rod with Orange cap stamped Scott Ellis 6261 for corner of the herein described tract;

THENCE N 31°41'01" E a distance of 25.80 feet to the PLACE OF BEGINNING;

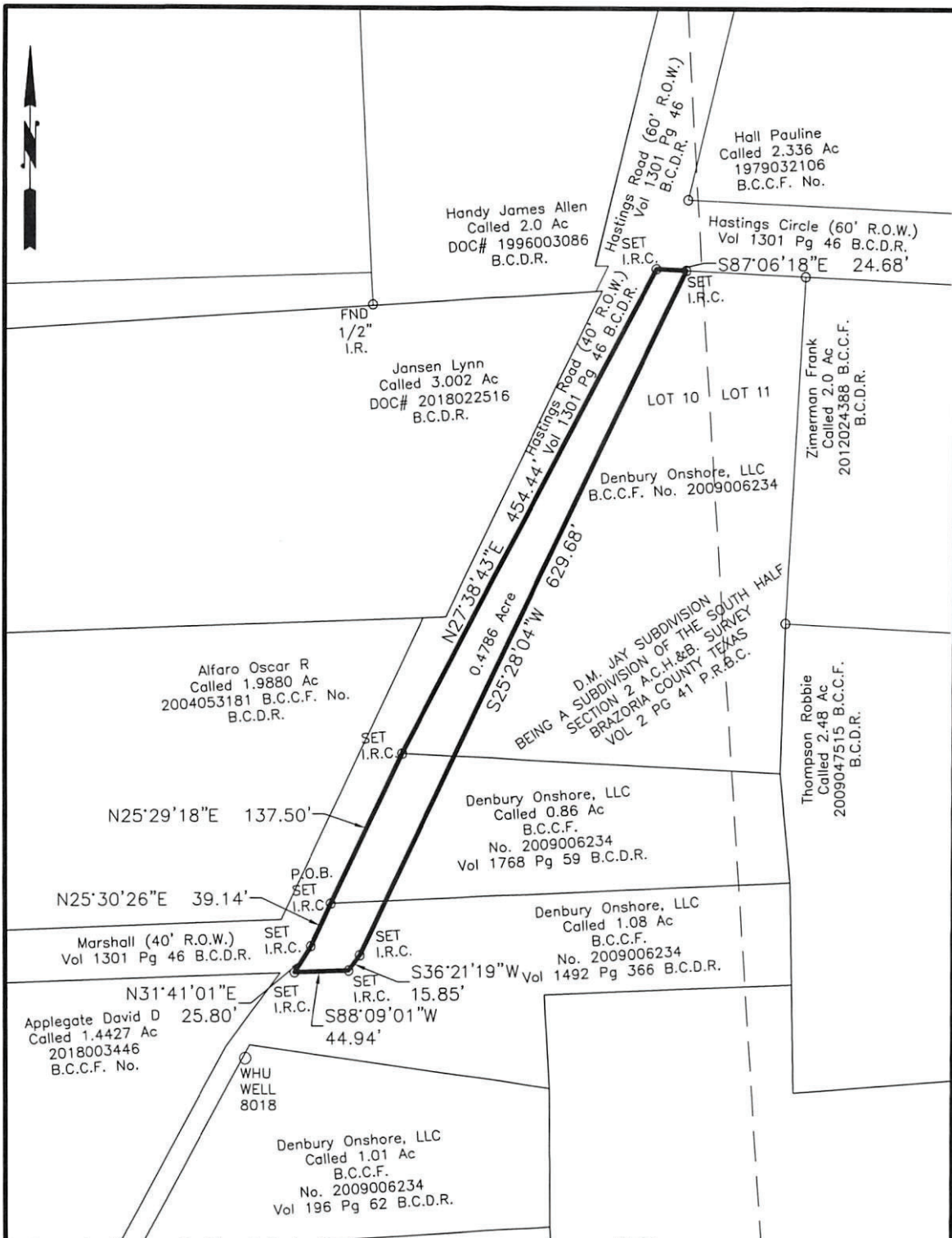
Basis of Bearing: Grid North Texas State Plane Coordinate System, Nad83, South Central Zone.

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF SCOTT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR 6261, DATED October 05, 2021, AND TO WHICH REFERENCE IS HEREBY MADE.

PREPARED  
June 27, 2022  
BY  
**ELLIS SURVEYING SERVICES**  
2805 25th Avenue North  
Texas City Tx. 77590  
Texas Firm Reg. No. 100340-00  
TEL.: 409-938-8700 FAX: 866-678-7685



*Scott D. Ellis*



I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief.

*Scott D. Ellis*

Scott D. Ellis, R.P.L.S.  
Tx. Reg. No. 6261



ELLIS SURVEYING SERVICES, LLC.  
2805 25th Ave N Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00

NOTES:

- 1) All corners set with 5/8" iron rods, Orange Cap stamped SCOTT D ELLIS RPLS 6261 unless otherwise noted.
- 2) Basis of Bearing: Grid North Texas State Plane Coordinate System, Nad83, South Central Zone



EXHIBIT "A"

PAGE 2 OF 2

A 0.4786 ACRE TRACT OF LAND  
OUT OF LOT 10, OF THE D.M. JAY SUBDIVISION  
Section 2 A.C.H.&B. Survey  
Brazoria County, Texas  
VOL. 2, PG. 41, B.C.P.R.  
JUNE 27, 2022



**EXHIBIT "D"**  
**0.2112 Road Dedication**

BEING a 0.2112 acre (9,202 Sq. Ft.) tract of land out of and a part of Lots 6 and 7, of D.J. RYAN'S SUBDIVISION OF THE NORTH HALF OF SECTION 2 A.C.H. & B. SURVEY, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 62, of the Plat Records, of Brazoria County, Texas, said 0.2112 acre tract being out of that certain 1.85 acre tract as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234. Said 1.85 acre tract from Jacob James Miller to Amoco Production Company recorded under Brazoria County Deed Records Volume 1306 Page 324, said 0.2112 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8" iron rod in the south right of way of Choate Road (40' R.O.W.) being the northeast corner of said 1.85 acre tract, and the northwest corner of that certain 4.5629 acre tract described in conveyance to Victor Reynoso and filed under Brazoria County Clerk File No. 2019004562;

THENCE S 80°49'21" W along and with the said south right of way of Choate Road (40' R.O.W.) and north line of said 1.85 acre tract a distance of 460.47 feet to a found 5/8" iron rod with orange cap stamped Scott Ellis 6261 for corner of the herein described tract;

THENCE S 03°55'46" E a distance of 20.08 feet to a set 5/8" iron rod with orange cap stamped Scott Ellis 6261 for the southwest corner of the herein described tract;

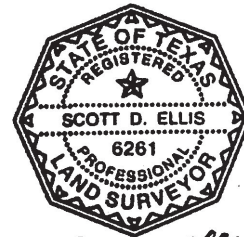
THENCE N 80°49' 21" E a distance of 459.77 feet to a set 5/8" iron rod with orange cap stamped Scott Ellis 6261 in the west line of said 4.5629 acre tract;

THENCE N 01°56' 51" W along and the west line of said 4.5629 acre tract a distance of 20.16 feet to the PLACE OF BEGINNING.

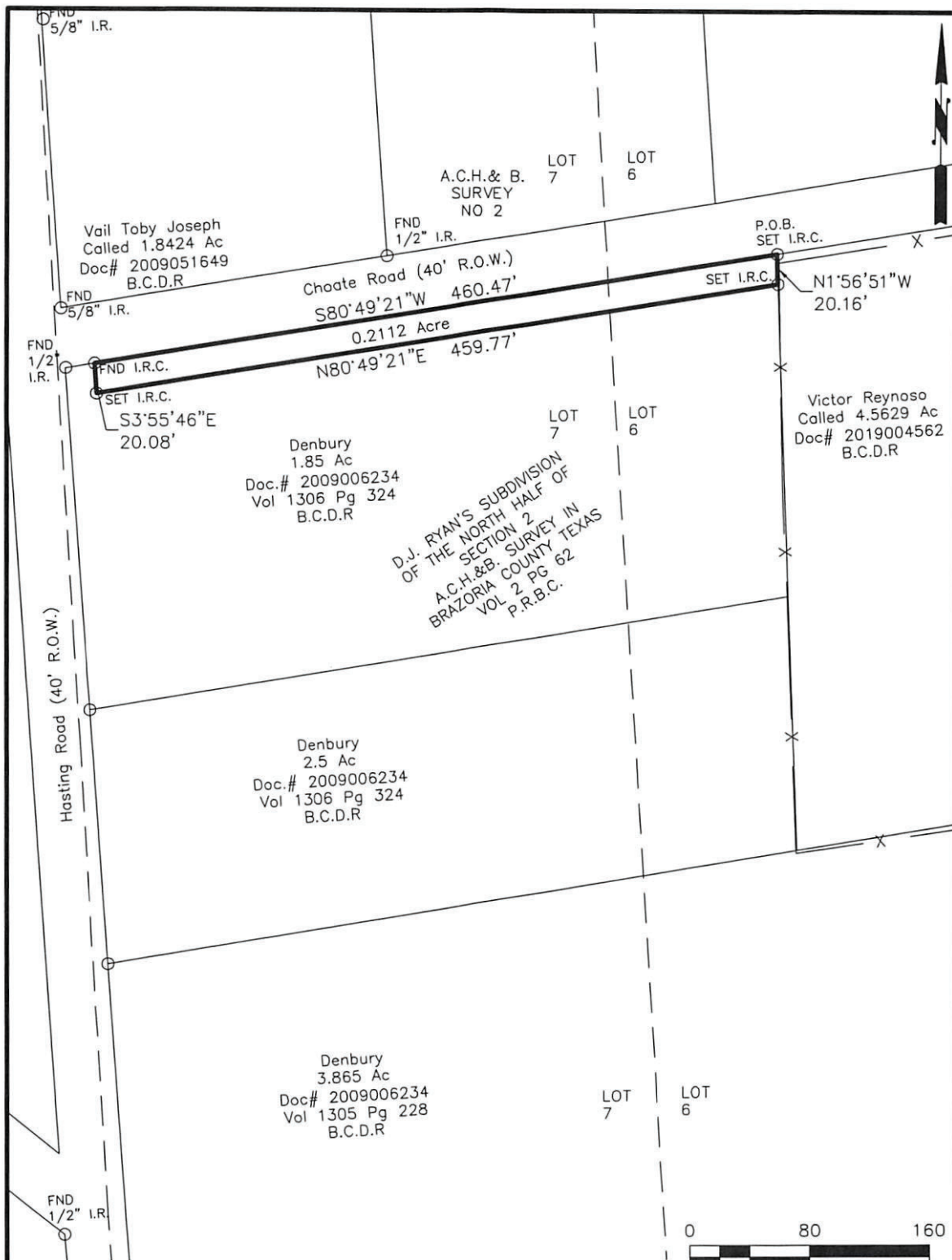
Basis of Bearing: Grid North Texas State Plane Coordinate System, Nad83, South Central Zone.

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF SCOTT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR 6261, DATED October 05, 2021, AND TO WHICH REFERENCE IS HEREBY MADE.

PREPARED  
June 22, 2022  
BY  
**ELLIS SURVEYING SERVICES**  
2805 25th Avenue North  
Texas City Tx. 77590  
Texas Firm Reg. No. 100340-00  
TEL.: 409-938-8700 FAX: 866-678-7685



*Scott D. Ellis*



I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief.

*Scott D. Ellis*

Scott D. Ellis, R.P.L.S.  
Tx. Reg. No. 6261



ELLIS SURVEYING SERVICES, LLC.  
2805 25th Ave N Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00

## EXHIBIT "A"

PAGE 2 OF 2

A 0.2112 ACRE TRACT OF LAND OUT OF  
LOTS 6, AND 7 OF THE D.J. RYAN SUBDIVISION  
OF THE NORTH HALF OF SECTION 2  
A.C.H.&B. SURVEY  
Brazoria County, Texas  
VOL. 2, PG. 41, B.C.P.R.  
June 22, 2022

**EXHIBIT "E"**  
**0.0457 Road Dedication**

BEING a 0.0457 acre (1,993 Sq. Ft.) tract of land out of and a part of Lot 12 of the D.M. JAY SUBDIVISION, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 41, of the Plat Records, of Brazoria County, Texas, said 0.0457 acre tract being out of that certain 2.112 acre tract as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234. Said 2.112 acre tract from William L Frost to Amoco Production Company recorded under Brazoria County Deed Records Volume 75 Page 820, said 0.0457 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found capped iron rod stamped Scott Ellis 6261 being the northwest corner of said 2.112 acre tract, being in the south line of D.J. RYAN'S SUBDIVISION OF THE NORTH HALF OF SECTION 2 A.C.H. & B. SURVEY, being a subdivision in Section 2, A.C.H. & B. Survey in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 62, of the Plat Records, of Brazoria County, Texas. Also being the southwest corner of that 3.865 acre tract as described in conveyance to Denbury Onshore, LLC, as recorded under Brazoria County Clerk File No. 2009006234. Said 2.112 acre tract from Robert W. Moorhead to Amoco Production Company recorded under Brazoria County Deed Records Volume 1305 Page 228;

THENCE N 86°34'23 " E along and with the said south line of 3.865 acre tract and north line of said 2.112 acre tract a distance of 17.91 feet to a found 5/8" iron rod with orange cap stamped Scott Ellis 6261 for corner of the herein described tract;

THENCE S 00°34'12 " E a distance of 222.76 feet to a set 5/8" iron rod with orange cap stamped Scott Ellis 6261 for the south corner of the herein described tract;

THENCE N 05°10' 56" W along and the west line of said 2.112 acre tract a distance of 222.58 feet to the PLACE OF BEGINNING.

Basis of Bearing: Grid North Texas State Plane Coordinate System, Nad83, South Central Zone.

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF SCOTT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR 6261, DATED October 05, 2021, AND TO WHICH REFERENCE IS HEREBY MADE.

PREPARED  
June 22, 2022  
BY  
**ELLIS SURVEYING SERVICES**  
2805 25th Avenue North  
Texas City Tx. 77590  
Texas Firm Reg. No. 100340-00  
Tel: 409-938-8700 FAX: 866-678-7685



*Scott D. Ellis*

Rhonda Shores  
Called 1.07 Ac  
Doc # 2017026075  
B.C.D.R.

LOT 8 LOT 7

Denbury  
3.865 Ac  
Doc# 2009006234  
Vol 1305 Pg 228  
B.C.D.R.  
FND I.R.C.

D.J. RYAN'S SUBDIVISION  
OF THE NORTH HALF OF SECTION 2  
A.C.H.&B. SURVEY IN  
BRAZORIA COUNTY TEXAS  
VOL 2 PG 62  
P.R.B.C.

P.O.B.  
FND  
I.R.C.

N86°34'23"E  
17.91'

D.M. JAY SUBDIVISION  
BEING A SUBDIVISION OF THE SOUTH  
HALF SECTION 2 A.C.H.&B. SURVEY  
BRAZORIA COUNTY TEXAS  
VOL 2 PG 41 P.R.B.C.

LOT 12

Thomas and  
Margaret Lopez  
Called 3.0 Acres  
Doc# 2004006450  
B.C.D.R.

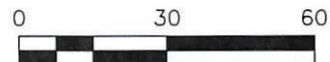
Hastings Road  
(60' R.O.W.)  
Vol 1301 Pg 46  
B.C.D.R.

N05°10'56"W 222.58'  
0.0457  
Acres  
S00°34'12"E 222.76'

Denbury  
Called 2.112 Ac  
Doc# 2009006234  
Vol 75 Pg 820  
Tract 1  
B.C.D.R.

SET I.R.C.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief.



*Scott D. Ellis*

Scott D. Ellis, R.P.L.S.  
Tx. Reg. No. 6261



ELLIS SURVEYING SERVICES, LLC.  
2805 25th Ave N Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00

EXHIBIT "A"

PAGE 2 OF 2

A 0.0457 ACRE TRACT OF LAND OUT OF  
LOT 12 OF THE D.M. JAY SUBDIVISION  
SECTION 2 A.C.H.&B. SURVEY  
Brazoria County, Texas  
VOL. 2, PG. 41, B.C.P.R.  
June 22, 2022

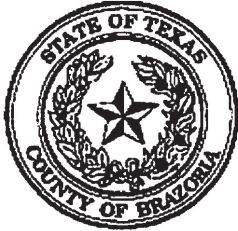


# FILED and RECORDED

Instrument Number: 2022067948

Filing and Recording Date: 12/15/2022 09:10:53 AM Pages: 16 Recording Fee: \$0.00

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, reading "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-kali