



Brazoria County

Application for Property Adjustments

RECEIVED:

JAN 03 2025

Engineering Dept.

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: Veronica Cervantes

Phone: 281-948-4757

Name: _____

Owner Signature: _____

Date: 1/3/25

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: 4318 Camden Springs Trl Porter, TX 77430

E-mail Address: VER-CER2004@yahoo.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: _____

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

Property ID#: 664403 - Lot 4A6

Tax Account #: _____

Number of Structures: 1

Mobile Homes: ☒

Other homes: ☒

Business or other structure with restrooms: _____

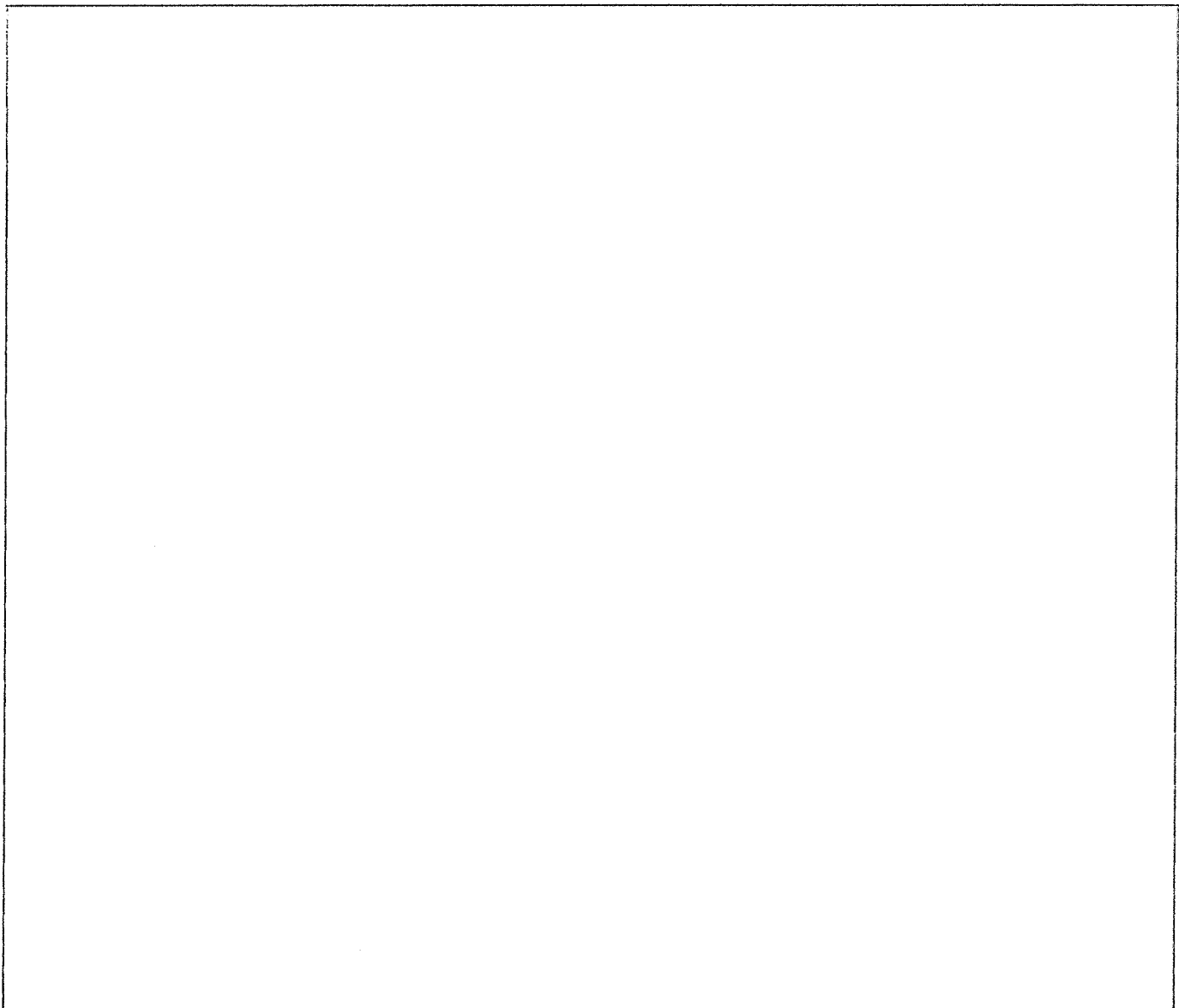
Private Water Well check: ☒ YES or NO

Public Water System MUD or Provider: NO

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 – _____



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

Space Above This Line Reserved For Recording Data

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.
GF 2016-0257

Warranty Deed with Vendor's Lien

Date: March 9, 2016

Grantor: BRECOLE, INC., a Texas Corporation

Grantor's Mailing Address:

13204 Peters Road
Needville, Texas 77461
Fort Bend County

Grantee: JESSE CARRANZA AND VERONICA CERVANTES

Grantee's Mailing Address:

6903 Renfro Drive
Richmond, Texas 77469
Fort Bend County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of **SEVENTY FOUR THOUSAND AND NO/100 DOLLARS (\$74,000.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to **JAMES A. BOULIGNY, TRUSTEE**.

Property (including any improvements):

BEGINNING AT A 10D NAIL SET BY THIS OFFICE BEING THE SOUTHWEST CORNER OF THE DAY LAND & CATTLE CO. SURVEY, ABST. NO. 590 AN INTERIOR CORNER OF THE J. M. SWISHER SURVEY ABST. NO 665 AT THE INTERSECT OF CR #21 AND

CR #20, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN 192.505 ACRES TRACT OF LAND BEING A PORTION OF THAT CERTAIN 297.412 ACRES TRACT OF LAND DESCRIBED IN A DEED TO BRECOLE, INC. RECORDED IN BRAZORIA COUNTY CLERK'S FILE #2015053641.

THENCE, N. 03 DEGREES 27' 09" W., WITH THE COMMON LINE HEREOF, AT 272.67' PASS A PK NAIL FOUND IN PLACE MARKING THE SOUTHEAST CORNER OF THE H.T. & B. RR. SURVEY NO. 9, ABST. NO 262, AN EXTERIOR CORNER OF SAID SWISHER SURVEY, AN EXTERIOR CORNER OF SAID 297.412 ACRES TRACT, THE SOUTHEAST CORNER OF 10 ACRES TRACT OF LAND SURVEYED THIS DAY, AND CONTINUING WITH THE EAST LINE OF SAID H.T. & B.RR SUR. NO. 9, THE WEST LINE OF SAID DAY LAND & CATTLE CO. SUR., IN CR #20, AND CONTINUING IN ALL 540.91' TO A POINT FOR THE NORTHWEST CORNER HEREOF SAME BEING THE SOUTHWEST CORNER OF ANOTHER 10.904 ACRES TRACT OF LAND SURVEYED THIS DAY.

THENCE, N. 86 DEGREES 36' 47" E. WITH THE COMMON LINE HEREOF, AT 30.14' PASS A 1/2" IRON ROD CAPPED #4652 SET FOR REFERENCE IN THE EAST RIGHT OF WAY OF SAID CR #20 AS BUILT AND CONTINUING IN ALL 861.13' TO A 1/2" IRON ROD CAPPED #4652 SET FOR THE NORTHEAST CORNER HEREOF THE SOUTHEAST CORNER OF SAID OTHER 10.904 ACRES TRACT IN THE WEST LINE OF ANOTHER 10.904 ACRES TRACT SURVEYED THIS DAY.

THENCE, S. 03 DEGREES 27' 09" E., WITH THE COMMON LINE HEREOF, AT 532.18' PASS A 1/2" IRON ROD CAPPED #4652 SET FOR REFERENCE IN THE NORTH RIGHT OF WAY OF CR #21, AND CONTINUING IN ALL 562.19' TO A POINT FOR THE SOUTHEAST CORNER HEREOF, SAME BEING THE SOUTHWEST CORNER OF SAID OTHER 10.904 ACRES TRACT,

THENCE, S. 88 DEGREES 01' 43" W., WITH THE SOUTH LINE OF SAID DAY LAND & CATTLE COMPANY SURVEY THE LOWER NORTH LINE OF SAID SWISHER SURVEY, 861.42' TO THE PLACE OF BEGINNING AND CONTAINING 10.904 ACRES OF LAND OF WHICH 0.947 ACRE IS WITHIN SAID RIGHTS OF WAY, LEAVING 9.957 ACRES OF LAND, NET.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

1. Standby fees, taxes and assessments by any taxing authority for the current year, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

2. Any visible or apparent roadway or easement, over or across the subject property, the existence of which does not appear of record.
3. All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or use.
4. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road.
5. Any and all matters that would be shown on a current, correct survey of the property.
6. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
7. All terms, provisions and easements contained in Electric Service Agreement by and between Ben Winebrenner and Houston Lighting & Power Company, filed 7/30/1990, recorded in/under Volume 813, Page 535, Deed Records, Brazoria County, Texas.
8. Right of Way Agreement executed by and between Janie Gardovsky and Brazoria County, filed 12/1/1960 and recorded in Volume 780, Page 285, Deed Records, Brazoria County, Texas.
9. Electric Transmission and Distribution Line Easement granted to Houston Lighting & Power Company and recorded in Volume 714, Page 328, Deed Records, Brazoria County, Texas.
10. Order No.V.A.15.c by Brazoria County Commissioners' Court for closing, vacating and abandoning a public road and right-of-way, specifically referring to County Road 694, a certified copy of which is recorded at Clerk's File No. 2013059491 of the Official Public Road of Brazoria County, Texas.
11. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded at Volume 174, Page 540 of the Deed Records of Brazoria County, Texas.
12. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded at Volume 976, Page 776 of the Deed Records of Brazoria County, Texas, which document contains the following language "a 1/2 perpetual non-participating royalty interest".
13. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Jaine and Joe Gardovsky, dated March 16, 1954, recorded at Volume 587, Page 503 of the Deed Records of Brazoria County Texas.

Restrictive Covenants:

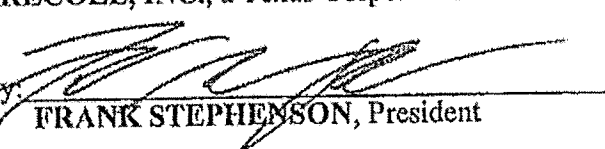
1. No single-wide mobile home will be permitted on the property.
2. Double-wide mobile homes will be permitted on the property, but the mobile home must be skirted and have the tongue removed.
3. The property shall not be used for trash or junk storage, storage of junk cars or a junkyard.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, and the Restrictive Covenants, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty and the Restrictive Covenant.

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 will become absolute.

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

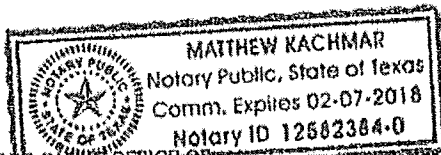
BRECOLE, INC., a Texas Corporation

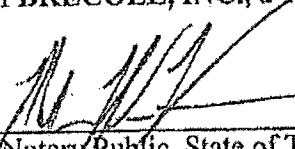
By: 
FRANK STEPHENSON, President

STATE OF TEXAS)

COUNTY OF WHARTON)

This instrument was acknowledged before me on the 9 day of March, 2016, by FRANK STEPHENSON, as the President of BRECOLE, INC., a Texas Corporation, on behalf of said corporation.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF
Duckett, Boufford & Collins, LLP
207 W. Jackson
P.O. Box 1567
El Campo, TX 77437

Y:\ARC Clients\Brecole, Inc (Stephenson)\2016.07.RH.Sale&Financing to Carranza&Cervantes.CDEWarranty Deed with Vendor's Lien.wpd

MID-COAST TITLE CO., INC.
111 N. Fulton
Wharton, TX 77488

FILED and RECORDED

Instrument Number: 2016010996

Filing and Recording Date: 03/11/2016 01:34:39 PM Pages: 5 Recording Fee: \$38.00

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



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-carla

**General Warranty Deed**

Date: May 18th, 2016

Grantor: Jesse Carranza, spouse of Veronica Cervantes

Grantor's Mailing Address:

Jesse Carranza

Address: 6903 Renfro Dr. Richmond, TX 77469

Grantee: Veronica Cervantes, spouse of Jesse Carranza

Grantee's Mailing Address:

Veronica Cervantes

Address: 6903 Renfro Dr. Richmond, TX 77469

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Legal Description: Tract6, 10.904, Brazoria County, TX

Commonly known as (Street Address): 1309 CR 21 Damon, TX 77430

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Jesse Carranza

STATE OF TEXAS)

COUNTY OF BRAZORIA)

This instrument was acknowledged before me on May 20, 2016, by
Jesse Carranza.



Margaret Rodriguez
Notary Public, State of Texas
My commission expires: 10/16/2016

AFTER RECORDING RETURN TO:

Veronica Cervantes

Address: 6903 Renfro Dr. Richmond, TX 77469

FILED and RECORDED

Instrument Number: 2016037163

Filing and Recording Date: 08/05/2016 12:21:45 PM Pages: 3 Recording Fee: \$30.00

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



A handwritten signature in black ink, which appears to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

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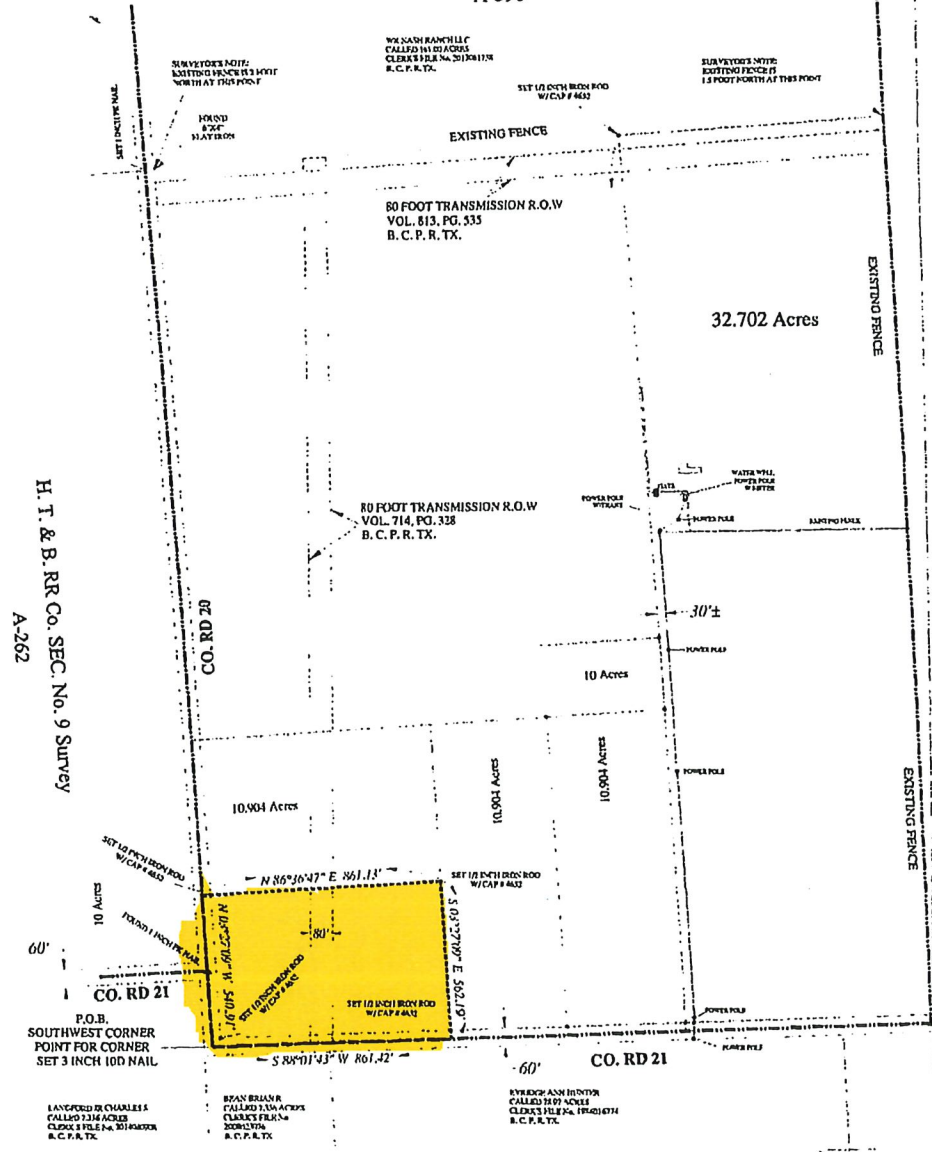
cclerk-samantha

10.904 ACRES (TR. 6)

DRAWN G. P. YENNOR	DATE 01-19-2016	OUT OF A CERTAIN 297.412 AC. TRACT OF LAND RECORDED UNDER COUNTY CLERK'S FILE No. 201503641
APPROVED W. E. WILSON	DATE 01-19-2016	BRAZORIA COUNTY TEXAS
SCALE 500 FEET	SHEET 1	PROJECT NO. BRECOLE 297.412 2016



Day Land and Cattle Company Survey A-590



H. T. & B. R. Co. SEC. No. 9 Survey
A-262

JOHN M SWISHER Survey A-665

The Undersigned does hereby certify that this survey was this day made on the ground on the property legally described hereon, and is correct, and that there are no discrepancies, doubts, uncertainties, overlapping of improvements, separated encumbrances or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Surveyed on the ground under my supervision.
Commenced December 7, 2015
Witness my hand this January 20, 2016

W. E. Wilson
W. E. Wilson
Registered Professional Land Surveyor No. 4652
6220 Newville Parkway
Newville, Texas, 77481
713-456-9511 gws01@earthlink.net

TITLE COMMITMENT NOTE: N/A
NOTE: FLOOD PLAIN DATA: This tract is in Zone X per
FEMA Panel No. 4501K0030 AND 315 H, effective date JUNE 05, 1999.





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 2, 2025

Veronica Cervantes

RE: Subdivision of Property

Subdivision Name (if applicable): Cervantes Property

Legal Description of Properties: A0590 D L & C CO TRACT 4A6 ACRES 10.904

Site Address of Property: County Road 20 & 21, Damon, TX 77430 PID 664403

The Environmental Health Department 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 sketch 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 division on the 10.904-acre tract proposes a division of the property into two tracts: Lot 4A6A 8.0035-acres of improved pasture and Lot 4A6B 2.90-acres with a 2016 built home, unpermitted septic system (10-acre rule) and water well. 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 of A0590 D L & C CO TRACT 4A6 ACRES 10.904 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: Veronica Cervantes partition at Northeast corner of the intersection of County Roads 20 and 21..

BRIEF DESCRIPTION OF PROJECT: Partition of 10.9035 acres into a 2.900 acre tract and an 8.0035 acre tract. The 2.900 acre tract already has a residence on it...

APPLICANT AND CONTACT INFORMATION (including email): Veronica Cervantes 14626 New Village Drive Willis Texas 77378 281-949-4757 ver_cer2004@yahoo.com

OWNER NAME AND ADDRESS: Same .

GENERAL CONDITIONS:

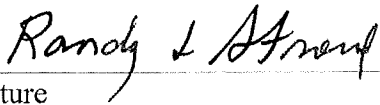
1. Maintenance of all detention facilities and on-site drainage structures and ditches is the responsibility of the owner/operator of the facility.
2. Drainage improvements must begin in the initial phase of construction.
3. Improvements of the facility are subject to the Maintenance Policy adopted by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

AUTHORIZATION:

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

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

Signature



10/06/2025
Date

COPIES TO:

Applicant-Veronica Cervantes
Michael Bendit, District Accountant
Natalie Broaddus, District's Attorney
Section Director- John Phillips
Appropriate Building Official- Megan Cook

	KRISTIN R. BULANEK BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR 111 E. Locust Angleton, TX 77515 (979) 864-1320
	Statement Date: 01/03/2025 Owner: CERVANTES VERONICA Mailing Address: 4318 CAMDEN SPRINGS TRAIL PORTER TX 77365

Tax Certificate	
Property Account Number: 05900005005	
Property Location: COUNTY ROAD 20 & CR 21 Legal: A0590 D L & C CO TRACT 4A6 (PT) ACRES 8.004 COUNTY ROAD 20 & CR 21 Acres: 8.004 ACRES	

TAX CERTIFICATE FOR ACCOUNT : 05900005005
 AD NUMBER: 664403
 GF NUMBER:
 CERTIFICATE NO : 3196817

FEE : \$10.00
 DATE : 1/3/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2,024

APPRAISED VALUE: 197,060
 EXEMPTIONS:

REQUESTED BY

CERVANTES VERONICA

4318 CAMDEN SPRINGS TRAIL
 PORTER TX 77365

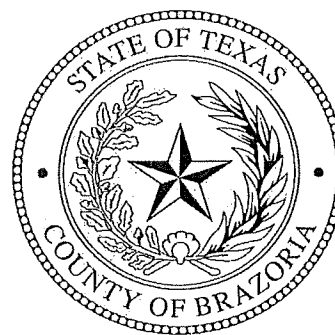
YEAR	TAX UNIT
2024	BC EMERGENCY SERVICES #1
2024	BC EMERGENCY SERVICES #2
2024	BRAZORIA COUNTY
2024	DAMON ISD
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE
2024	WEST BRAZORIA DRNGE DIST #11

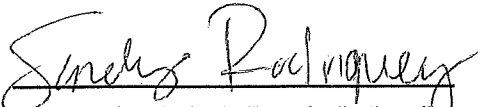
THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING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

ACCOUNT NUMBER: 05900005005

CERTIFICATE NO : 3196817

TOTAL CERTIFIED TAX DUE 1/2025 : \$0.00




 Signature of Authorized officer of collection office

Date

	KRISTIN R. BULANEK BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR 111 E. Locust Angleton, TX 77515 (979) 864-1320
	Statement Date: 01/03/2025 Owner: OREGON SAMANTHA & ALEJANDRO GUERRERO Mailing Address: 1309 COUNTY ROAD 20 & 21 DAMON TX 77430

Tax Certificate	
Property Account Number: 05900005016	
Property Location: 0001309 COUNTY ROAD 21 Legal: A0590 D L & C CO TRACT 4A6 (PT) ACRES 2.9 0001309 COUNTY ROAD 21 Acres: 2.9 ACRES	

TAX CERTIFICATE FOR ACCOUNT : 05900005016
 AD NUMBER: 710498
 GF NUMBER:
 CERTIFICATE NO : 3196816

FEE : \$10.00
 DATE : 1/3/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2,024

APPRAISED VALUE: 298,630
 EXEMPTIONS:

REQUESTED BY

CERVANTES VERONICA

4318 CAMDEN SPRINGS TRAIL
 PORTER TX 77365

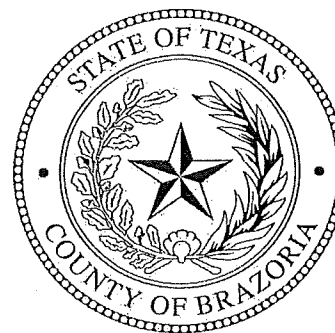
YEAR	TAX UNIT
2024	BC EMERGENCY SERVICES #1
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2024	BRAZORIA COUNTY
2024	DAMON ISD
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE
2024	WEST BRAZORIA DRNGE DIST #11

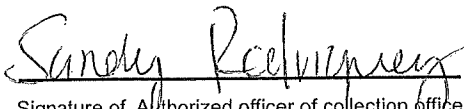
THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING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

ACCOUNT NUMBER: 05900005016

CERTIFICATE NO : 3196816

TOTAL CERTIFIED TAX DUE 1/2025 : \$0.00




 Signature of Authorized officer of collection office

1-3-25
 Date

**LOT 4A6A
DESCRIPTION OF A TRACT OF LAND CONTAINING
8.0035 ACRES (348,632 SQUARE FEET) SITUATED
IN THE DAY LAND AND CATTLE CO. SURVEY, ABSTRACT 590
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 8.0035 acres (348,632 square feet), situated in the Day Land and Cattle Co. Survey, Abstract 590, Brazoria County, Texas, being part of a called 10.904 acre tract of land conveyed unto Veronica Cervantes, as recorded under County Clerk's File No. 2016010996, of the Official Records of Brazoria County, Texas. Said 8.0035-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point at the intersection of the centerline of County Road 21 (60 feet wide, also known as Schlitskus Road) and Weinbrenner Road (60 feet wide) for the southwest corner of said Day Land and Cattle Co. Survey and the southwest corner of the said tract herein described;

THENCE North 03°27'09" West, along the centerline of said Weinbrenner Road, a distance of 540.91 feet to the northwest corner of the said tract herein described;

THENCE North 86°36'47" East, passing a found 1/2-inch iron rod with a cap marked "W.E. WILSON RPLS 4652) in the east right-of-way line of said Weinbrenner Road, for reference at a distance of 30.14 feet, continuing for a total distance of 635.31 feet to a found 1/2-inch iron rod with a cap marked "SURVEY 1" for the northeast corner of the said tract herein described;

THENCE South 03°27'09" East, passing a found 1/2-inch iron rod with a cap marked "SURVEY 1" in the north right-of-way line of said County Road 21, for reference at a distance of 526.61 feet, continuing for a total distance of 556.61 feet to a point in the centerline of said County Road 21, for the southeast corner of the said tract herein described;

THENCE South 88°01'43" West, along the centerline of said County Road 21, a distance of 635.52 feet to the POINT OF BEGINNING and containing 8.0035 acres (348,632 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 April 11, 2025, job number 4-149349-25.



LOT 4A6B

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.900 ACRES (126,324 SQUARE FEET) SITUATED
IN THE DAY LAND AND CATTLE CO. SURVEY, ABSTRACT 590
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 2.900 acres (126,324 square feet), situated in the Day Land and Cattle Co. Survey, Abstract 590, Brazoria County, Texas, being part of a called 10.904 acres tract of land conveyed unto Veronica Cervantes by deed as recorded under County Clerk's File No. 2016010996 of the Official Records of Brazoria County, Texas. Said 2.900-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the centerline of County Road 21 (60 feet wide, also known as Schlitskus Road) and Weinbrenner Road (60 feet wide) for the southwest corner of said Day Land and Cattle Co. Survey, and the southwest corner of said Cervantes Tract;

THENCE North 88°01'43" East, a distance of 635.52 feet to a point in the centerline of County Road 21 for the POINT OF BEGINNING and the southwest corner of the said tract herein described;

THENCE North 03°27'09" West, passing a found 1/2-inch iron rod with cap marked "SURVEY 1", for reference, in the north right-of-way line of said County Road 21, at a distance of 30.01 feet and continuing for a total distance of 556.61 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the north line of said Cervantes Tract, for the northwest corner of the said tract herein described;

THENCE North 86°36'47" East, a distance of 225.82 feet to a found 1/2-inch iron rod with cap marked "W.E. WILSON RPLS 4652" for the northeast corner of said Cervantes Tract and the northeast corner of the said tract herein described;

THENCE South 03°27'09" East, passing a found 1/2-inch iron rod with cap marked "W.E. WILSON RPLS 4652", for reference, in the north right-of-way line of said County Road 21, at a distance of 532.18 feet and continuing for a total distance of 562.19 feet to a point in the centerline of said County Road 21 and the south line of said Day Land and Cattle Co. Survey, for the southeast corner of said Cervantes Tract and the southeast corner of the said tract herein described;

THENCE South 88°01'43" West, centerline of said County Road 21, the south line of said Day Land and Cattle Co. Survey and the south line of said Cervantes Tract, a distance of 225.90 feet to the POINT OF BEGINNING and containing 2.900 acres (126,324 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 April 11, 2025, job number 4-149349-25.

