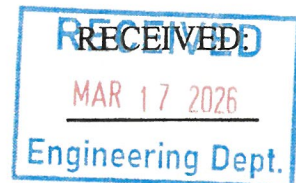




Brazoria County

Application for Property Adjustments



This application must be completed for all requests that are exempt from Platting. In order for this request to be reviewed, the application must be filled out *in its entirety* and be submitted to the Brazoria County Engineers Office at 451 N. Velasco, Ste. 230 Angleton, Texas 77515, or emailed to engineer-development@brazoriacountytx.gov For questions concerning this application, please contact the Engineering Department at (979) 864-1465.

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: Isidro Garcia Leal

Phone: [REDACTED]

Name: _____

Owner Signature: Isidro G

Date: 3-16-26

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: 2583 CR 348 Brazoria TX 77422

E-mail Address: [REDACTED]

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 #: 3413 CR 347 Brazoria TX 77422

Property ID#: 149646

Tax Account #: _____

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

Business or other structure with restrooms: NO

Private Water Well check: ☒ YES or ☐ NO

Public Water System MUD or Provider: _____

CR 851 A

1 Acre

1 Acre

3 Acres

Water
Well → ○



Driveway

3413 CR 347

CR 347

GENERAL WARRANTY DEED

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.

THE STATE OF TEXAS

COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS: That **ROBERT BRUCE USREY**, hereinafter called GRANTOR, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTOR, in hand paid by **MVL CONSTRUCTION AND LAND CLEARING, LLC**, 2583 CR 348, Brazoria, TX 77422, hereinafter called GRANTEE, have with the exceptions, reservations, restrictions, covenants and conditions hereinafter stated;

GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY UNTO GRANTEE, all my interest in and to the following described property, including accretion, if any, to-wit:

All that certain 5.00 acres of land out of the R.S. Stanger, Sr. called one hundred fifty acre tract being shown on the Tax Rolls as tract No. 12A-1D and said 5.00 acre tract being the same tract conveyed to George S. Usrey, as described in Volume 1294, Page 386 of the Deed Records of Brazoria County, Texas and being more fully described by metes and bounds attached as Exhibit "A".

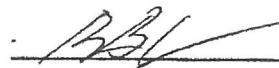
THIS CONVEYANCE IS MADE SUBJECT to all the exceptions, reservations,

agreements, restrictions, covenants and conditions affecting the title to the land herein conveyed, which appear in the public records of BRAZORIA County, Texas, reference to which is here made for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE, its successors and assigns.

GRANTOR does hereby bind herself, her heirs and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto GRANTEE(S) and as appropriate, the heirs and assigns, or successors of GRANTEE(S), against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS THE GRANTOR to be effective the 19 day of December, 2025.



ROBERT BRUCE USREY

ACCEPTED:

MVL CONSTRUCTION AND LAND CLEARING, LLC

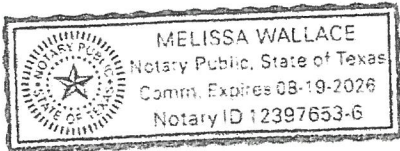


By: ISIDRO GARCIA, Manager

THE STATE OF TEXAS

COUNTY OF Brazoria

This instrument was acknowledged before me on 19 day of December, 2025 by **ROBERT BRUCE USREY**.

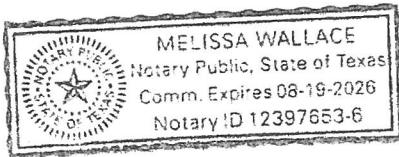



NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS

COUNTY OF Brazoria

This instrument was acknowledged before me on 19 day of December, 2025 by **ISIDRO GARCIA, Manager of MVL CONSTRUCTION AND LAND CLEARING, LLC.**




NOTARY PUBLIC, State of Texas

PREPARED BY:

Law Office of Everett S. Stovall

481 This Way; P. O. Box 1476

Lake Jackson, TX 77566

(979) 297-4210; Fax (979) 297-2751

C:\Users\Stovall1\Desktop\TKP\Real-est\USREY-REED-cde.wpd

Escrow File No.: LJ25109486

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and being situated in the County of Brazoria, State of Texas. Said land being a tract or parcel of land containing Five (5) acres out of the R.S. Stanger, Sr. One Hundred Fifty acre tract, out of Division #9, S.F. Austin 7-1/3 League Grant, Abstract No. 20, Brazoria County, Texas; said one Hundred Fifty acre tract being shown on the Tax Rolls as Tract No. 12A-1;

The Five (5) acres hereby conveyed being described as follows:

Commencing at the Northeast corner of the said One Hundred Fifty acre tract;

THENCE West with the North line of the said One Hundred Fifty acre tract a distance of 2391.0 ft. to the point of beginning;

THENCE S 0° 08' E a distance of 900.00 ft. to a point for the Southeast corner;

THENCE West a distance of 242.00 ft. to a point for the Southwest corner;

THENCE N 0° 08' W a distance of 900.00 ft. to a point for the Northwest corner;

THENCE East a distance of 242.00 ft. to the place of beginning, and containing Five (5) acres of land, more or less.

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

FILED and RECORDED

Instrument Number: 2026000468

Filing and Recording Date: 01/06/2026 08:43:30 AM Pages: 5 Recording Fee: \$37.00

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". The signature is written in a cursive style.

Joyce Hudman, County Clerk
Brazoria County, Texas

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

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

ccclerk-kara

**SOUTH LAND TITLE, LLC
Title Company Disclosure**

GF # LJ25109486

BUYER(S): MVL Construction and Land Clearing, LLC, a Texas limited liability company

SELLER(S): Robert Bruce Usrey

LENDER:

PROPERTY ADDRESS: 3413 CR 347
Brazoria, TX 77486

LEGAL DESCRIPTION:

All that certain lot, tract or parcel of land lying and being situated in the County of Brazoria, State of Texas. Said land being a tract or parcel of land containing Five (5) acres out of the R.S. Stanger, Sr. One Hundred Fifty acre tract, out of Division #9, S.F. Austin 7-1/3 League Grant, Abstract No. 20, Brazoria County, Texas; said one Hundred Fifty acre tract being shown on the Tax Rolls as Tract No. 12A-1;

The Five (5) acres hereby conveyed being described as follows:

Commencing at the Northeast corner of the said One Hundred Fifty acre tract;

THENCE West with the North line of the said One Hundred Fifty acre tract a distance of 2391.0 ft. to the point of beginning;

THENCE S 0° 08' E a distance of 900.00 ft. to a point for the Southeast corner;

THENCE West a distance of 242.00 ft. to a point for the Southwest corner;

THENCE N 0° 08' W a distance of 900.00 ft. to a point for the Northwest corner;

THENCE East a distance of 242.00 ft. to the place of beginning, and containing Five (5) acres of land, more or less.

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

By executing this Closing Affidavit, each SELLER and/or BUYER acknowledges their understanding of the disclosures being made by SOUTH LAND TITLE, LLC, and affirms the representations made by them to SOUTH LAND TITLE, LLC. Each disclosure and/or representation may jointly benefit SOUTH LAND TITLE, LLC and its title insurance underwriter-in-interest.

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 806273714 10/24/2025
Document #: 1529146180003
Image Generated Electronically
for Web Filing

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

MVL CONSTRUCTION AND LAND CLEARING LLC

Article 2 - Registered Agent and Registered Office

☒ A. The initial registered agent is an organization (cannot be company named above) by the name of:

Registered Agents Inc.

OR

☐ B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

5900 Balcones Drive STE 100 Austin TX 78731

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☒ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **ISIDRO GARCIA**

Title: **Manager**

Address: **5900 Balcones Drive STE 100 Austin TX, USA 78731**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Initial Mailing Address

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

**5900 Balcones Drive STE 100
Austin, Tx 78731
USA**

Organizer

The name and address of the organizer are set forth below.

BusinessAnywhere LLC 1740 Dell Range Blvd H 13, Cheyenne, Wy 82009

Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Rick Mak

Signature of Organizer

FILING OFFICE COPY



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

June 17, 2026

Isidro Garcia Leal
2583 CR 348
Brazoria, TX 77422

RE: Divide a Lot

Subdivision Name (if applicable) MVL Construction & Land Clearing LLC, Isidro Garcia Leal Property
Legal Description of Property: A0020 S F AUSTIN TRACT 12A1D (DIV 9) ACRES 5.0
Site Address of Property: 3413 County Road 347, Brazoria, TX 77422

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 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 survey proposes to divide Tract 12A1D 5.00-acres into three new tracts: Tract 12A1D1 3.006-acres with a 1967 built home (a new OSSF will be installed after the approved division), Tract 12A1D2 1.00-acre with a 2003 MH uninhabited and voided OSSF permit 850701073 and Tract 12A1D3 1.00-acre pasture. 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 division of the property described as A0020 S F AUSTIN TRACT 12A1D (DIV 9) ACRES 5.0in Brazoria County, Texas.

Sincerely,

Jodie Vice, DR # OS0024815
Director
Brazoria County Environmental Health

**WEST BRAZORIA COUNTY DRAINAGE DISTRICT
LETTER OF NO OBJECTION FOR LAND SURVEY
FOR CONSOLIDATION, PARTITION, OR BOUNDARY
ADJUSTMENT (MAXIMUM 4 LOTS)**

LEGAL DESCRIPTION OF PROPERTY AND LOCATION: Five acres being Lot 12A1D in Division 9 of the Stephen F. Austin 7-1/3 Leagues Grant, Abstract 20, Brazoria County, Texas described in a deed recorded in File 2026-000468 of the Official Records of Brazoria County, Texas, 3413 County Road 347.

REASON FOR SURVEY: (Attach survey plat) 3.006 acres fronting on CR 347 with existing house and two 1.000 acre tract fronting on County Road 851A/ 1.000 acre tracts go to the middle of County Road 851A

APPLICANT NAME AND CONTACT INFORMATION (including email): Isidro Garcia
2583 County Road 348, [REDACTED] [REDACTED]

OWNER NAME AND ADDRESS: MVL Construction Company and Land Clearing, LLC
Same contact information as Isidro Garcia

GENERAL CONDITIONS:

1. Survey is for a non-commercial entity or owner.
2. Survey does not alter previously defined drainage easements.
3. Survey does not alter or imply change to existing drainage paths, structures, facilities, or include modifications which would change drainage behavior.

AFFIRMATION OF THE CONDITIONS BY OWNER:

Isidro Garcia
Signature of Owner

6-11-26
Date

AUTHORIZATION FROM DRAINAGE DISTRICT:

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

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

Randy L. Stroud
Signature Date

COPIES TO:

Applicant- Isidro Garcia
Michael Bendit, District Accountant
Natalie Broaddus, District's Attorney
Section Director- Bubba Davis
Appropriate Building Official- Megan Cook



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
237 E. Locust St. Suite 104
Angleton, TX 77515
(979) 864-1320

Tax Certificate

Property Account Number:
00200625000

Statement Date: 05/06/2026
Owner: MVL CONSTRUCTION AND LAND
Mailing Address: CLEARING LLC
2583 COUNTY ROAD 348
BRAZORIA TX 774225689

Property Location: 0003413 COUNTY ROAD 347
Legal: A0020 S F AUSTIN TRACT 12A1D (DIV 9) ACRES 5.0

TAX CERTIFICATE FOR ACCOUNT : 00200625000
AD NUMBER: 149646
GF NUMBER:
CERTIFICATE NO : 4328545

FEE : \$10.00
DATE : 5/6/2026

COLLECTING AGENCY

Brazoria County
237 E. Locust St. Suite 104
Angleton TX 77515

CURRENT VALUES 2025

APPRAISED VALUE: 254,920
EXEMPTIONS: 23.231 Circuit Breaker Limitation

REQUESTED BY

GARCIA ISIDRA

3413 CR 347
BRAZORIA TX 774225689

TAX UNIT

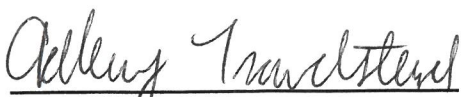
BC EMERGENCY SERVICES #2
BC EMERGENCY SERVICES #6
BRAZORIA COUNTY
COLUMBIA-BRAZORIA ISD
PORT FREEPORT
SPECIAL ROAD & BRIDGE
WEST BRAZORIA DRNGE DIST #11

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: 00200625000

CERTIFICATE NO : 4328545

TOTAL CERTIFIED TAX DUE 5/2026 : \$0.00


Signature of Authorized officer of collection office

05/06/26
Date



GLEND A F. &
HENRY S. CHAMBLESS
CALLED 10.00 ACRE
2020-073866
B.C.O.R.

GLEND A F. &
HENRY S. CHAMBLESS
CALLED 10.00 ACRE
2020-073866
B.C.O.R.

SET 5/8" I.R.
P.O.B.
LOT 12A1D3

37°01'19" W
121.02'

OFFICE: 979.265.3622 FIRM NO.: MW21500 FAX: 979.265.9940

SUBJECT:	04/1-13-24	BOOK NO.:	ERRATIA VIE. 10	PROJECT NO.:	17826-25-1
DATE:	04/1-13-24	CONF. NO.:	04/1-13-24	REV. NO.:	04/1-13-24

BRAZORIA COUNTY, TEXAS

OFFICE: 979.265.3622 FIRM NO.: MW21500 FAX: 979.265.9940

SUBJECT:	04/1-13-24	BOOK NO.:	ERRATICA VIE. 10	PROJECT NO.:	17826-25-1
DATE:	04/1-13-24	CONF. NO.:	04/1-13-24	REV. NO.:	04/1-13-24



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**3.006 ACRES TRACT 12A1D1
S. F. AUSTIN 7 1/3 LEAGUE, ABSTRACT 20
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 3.006 ACRES of land being out of a called 5.000 acre tract, said 1.00 acre Tract now known as Tract "12A1D1", conveyed to MVL Construction & Land Clearing LLC as described in Clerk's File No. 2026-000468 of the Brazoria County Official Records out of R. S. Stanger 150 acre tract situated in the Stephen F. Austin 7 1/3 League Grant, Abstract 20, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAD 83) in which the directions are Lambert grid bearings and the distances are horizontal, surface level lengths as follows:

BEGINNING at a found 1" iron pipe marking the Northeast corner of a called 4.0 acre tract conveyed to Claudette Koenning Ideus recorded in County Clerk's File 2023-002036 of the Brazoria County Deed Records with the South right-of-way line of County Road 347 (Brigance Road, 60' R.O.W.), same being the Northwest corner of said 5.00 acre tract conveyed to MVL Construction & Land Clearing and being the Northwest corner of herein described 3.006 acre tract being known as Tract 12A1D1;

THENCE North 86°43'10" East, coincident with the south right-of-way line of County Road 347, same being the North line of the said Tract 12A1D1, a distance of 242.13 feet to a found 5/8" iron rod with cap marking the Northwest corner of a called 10.00 acre tract conveyed to Glenda F. and Henry S. Chambless described in County Clerk's File 2020-073866 of the Brazoria County Official Records, same being the Northeast corner of herein described Tract;

THENCE South 3°06'30" East, coincident with the west line of the said Chambless 10.00 acre tract, a distance of 541.08 feet to a set 5/8" iron rod for the Southeast corner of the herein described tract, same being the Northeast corner of a called 1.00 acre tract (Tract 12A1D3), surveyed by this author on this even date;

THENCE South 86°43'10" West, coincident with the North line of the said 1.00 acre tract, at a distance of 121.05 feet pass a set 5/8" iron rod marking the Northwest corner of said 1.00 acre tract, same being the Northeast corner of a called 1.00 acre tract (Tract 12A1D2), surveyed by this author on this even date, continuing to a total distance of 242.10 feet to a set 5/8" iron rod marking the Northwest corner of the said 1.00 acre tract, same being in the East line of a called 5.65 acre tract conveyed to Larry Toutcheque described in County Clerk's File 2022-037630 of the Brazoria County Official Records and being the Southwest corner of herein described tract;

THENCE North 3°06'51" West, coincident with the East line of the said Toutcheque 5.65 acre tract, a distance of 541.08 feet to the **POINT OF BEGINNING**, containing 3.006 acres of land, more or less.


Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
March 17, 2026



This description is based on a survey, a plat of which, dated March 17, 2026 is on file in the office of Doyle & Wachtstetter, Inc.

131 Commerce Street • Clute, Texas 77531-5601
Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**1.000 ACRES TRACT 12A1D2
S. F. AUSTIN 7 1/3 LEAGUE, ABSTRACT 20
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 1.000 ACRES of land being out of a called 5.000 acre tract, said 1.00 acre Tract now known as Tract "12A1D2" conveyed to MVL Construction & Land Clearing LLC as described in Clerk's File No. 2026-000468 of the Brazoria County Official Records out of R. S. Stanger 150 acre tract situated in the Stephen F. Austin 7 1/3 League Grant, Abstract 20, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAD 83) in which the directions are Lambert grid bearings and the distances are horizontal, surface level lengths as follows:

COMMENCING at a found 1" iron pipe marking the intersection of the East line of a called 4.0 acre tract conveyed to Claudette Koenning Ideus recorded in County Clerk's File 2023-002036 of the Brazoria County Deed Records with the South right-of-way line of County Road 347 (Brigance Road 60' R.O.W.), same being the Northwest corner of said 5.00 acre tract conveyed to MVL Construction & Land Clearing;

THENCE South 3°06'51" East, coincident with the East line of the said Ideus 4.000 acre tract, same being the West line of the said MVL Construction & Land Clearing 5.00 acre tract, a distance of 541.08 feet to a set 5/8" iron rod with cap marking the Northwest corner of herein described 1.00 acre tract (Tract 12A1D2) surveyed by this author on this even date same being the Southwest corner of a 3.006 acre tract (Tract 12A1D1) surveyed by this author on this even date, same being the East line of a called 5.65 acre tract conveyed to Larry Toutcheque described in County Clerk's File 2022-037630 of the Brazoria County Official Records and **POINT OF BEGINNING** of the herein described Tract 12A1D2);

THENCE North 86°43'10" East, coincident with the North line of the herein described 1.00 acre tract, same being the South line of the said 3.006 acre tract, a distance of 121.05 feet to a set 5/8" iron rod for the Northeast corner of the herein described tract, same being the Northwest corner of a 1.000 acre tract (Tract 12A1D3) surveyed by this author on this even date;

THENCE South 3°06'51" East, coincident with the West line of the said 1.000 acre Tract 12A1D3, at a distance of 328.00 feet pass a set 5/8" iron rod in the North right-of way line of County Road 851A, continuing to a total distance of 360.00 feet to a point for corner in the approximate centerline of County Road 851A for the Southeast corner of herein described tract;

THENCE South 87°01'19" West, coincident with the approximate centerline of County Road 851A, a distance of 121.02 feet to a point for corner in the approximate centerline of County Road 851A for the Southwest corner of herein described tract;

THENCE North 3°06'51" West, at a distance of 31.47 feet pass a found 5/8" iron rod with cap marking the Southeast corner of the said Toutcheque 5.65 acre tract, continuing to a total distance of 359.36 feet to the **POINT OF BEGINNING**, containing 1.000 acres of land, more or less.


Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
March 17, 2026



This description is based on a survey, a plat of which, dated March 17, 2026 is on file in the office of Doyle & Wachtstetter, Inc.

131 Commerce Street • Clute, Texas 77531-5601
Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**1.000 ACRES TRACT 12A1D3
S. F. AUSTIN 7 1/3 LEAGUE, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 1.000 ACRES of land being out of a called 5.000 acre tract said 1.00 acre Tract now known as Tract "12A1D3" conveyed to MVL Construction & Land Clearing LLC as described in Clerk's File No. 2026-000468 of the Brazoria County Official Records out of R. S. Stanger 150 acre tract situated in the Stephen F. Austin 7 1/3 League Grant, Abstract 20, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAD 83) in which the directions are Lambert grid bearings and the distances are horizontal, surface level lengths as follows:

COMMENCING at a found 1" iron pipe marking the intersection of the East line of a called 4.0 acre tract conveyed to Claudette Koenning Ideus recorded in County Clerk's File 2023-002036 of the Brazoria County Deed Records with the South right-of-way line of County Road 347 (Brigance Road 60' R.O.W.), same being the Northwest corner of said 5.00 acre tract conveyed to MVL Construction & Land Clearing;

THENCE South 3°06'51" East, coincident with the East line of the said Ideus 4.000 acre tract, same being the West line of the said MVL Construction & Land Clearing 5.00 acre tract, a distance of 541.08 feet to a set 5/8" iron rod with cap marking the Northwest corner of a called 1.00 acre tract (Tract 12A1D2) surveyed by this author on this even date, same being the Southwest corner of a 3.006 acre tract (Tract 12A1D1) surveyed by this author on this even date, same being the East line of a called 5.65 acre tract conveyed to Larry Toutcheque described in County Clerk's File 2022-037630 of the Brazoria County Official;

THENCE North 86°43'10" East, coincident with the North line of the said 1.00 acre tract, same being the South line of the said 3.006 acre tract, a distance of 121.05 feet to a set 5/8" iron rod for the Northwest corner and **POINT OF BEGINNING** of the herein described tract 12A1D3;

THENCE North 86°43'10" East, coincident with the North line of the herein described 1.00 acre tract, same being the South line of the said 3.006 acre tract, a distance of 121.05 feet to a set 5/8" iron rod for the Northeast corner of the herein described tract, same being in the West line of a called 10.00 acre tract conveyed to Glenda F. and Henry S. Chambless described in County Clerk's File 202-073866 of the Brazoria County Official Records;

THENCE South 3°06'51" East, coincident with the west line of the said Chambless 10.000 acre tract, at a distance of 328.13 feet pass a found 5/8" iron rod in the North right-of way line of County Road 851A, continuing to a total distance of 360.63 feet to a point for corner in the approximate centerline of County Road 851A;

THENCE South 87°01'19" West, coincident with the approximate centerline of County Road 851A, a distance of 121.02 feet to a point for corner in the approximate centerline of County Road 851A for the Southwest corner of herein described Tract 12A1D3;

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**1.000 ACRES TRACT 12A1D3
S. F. AUSTIN 7 1/3 LEAGUE, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
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THENCE North 3°06'51" West, at a distance of 31.98 feet pass a set 5/8 iron rod with cap in the North right-of-way line of County Road 851A, continuing to a total distance of 360.00 feet to the **POINT OF BEGINNING**, containing 1.000 acres of land, more or less.


Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
March 17, 2026



This description is based on a survey, a plat of which, dated March 17, 2026 is on file in the office of Doyle & Wachtstetter, Inc.

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