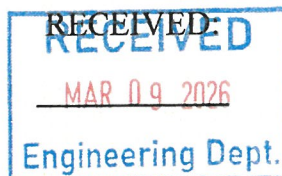




## Brazoria County

### 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](mailto: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: Dakota Schmidt

Phone: [REDACTED]

Name: \_\_\_\_\_

Owner Signature: [Signature] Date: 2/5/26

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: 650 FM 522, West Columbia, TX 77486

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: 8.3

Site Address or Legal Location, Abstract, CR #: CR 345

Property ID#: 188892

Tax Account #: \_\_\_\_\_

Number of Structures: 0 Mobile Homes: \_\_\_\_\_ Other homes: \_\_\_\_\_

Business or other structure with restrooms: \_\_\_\_\_

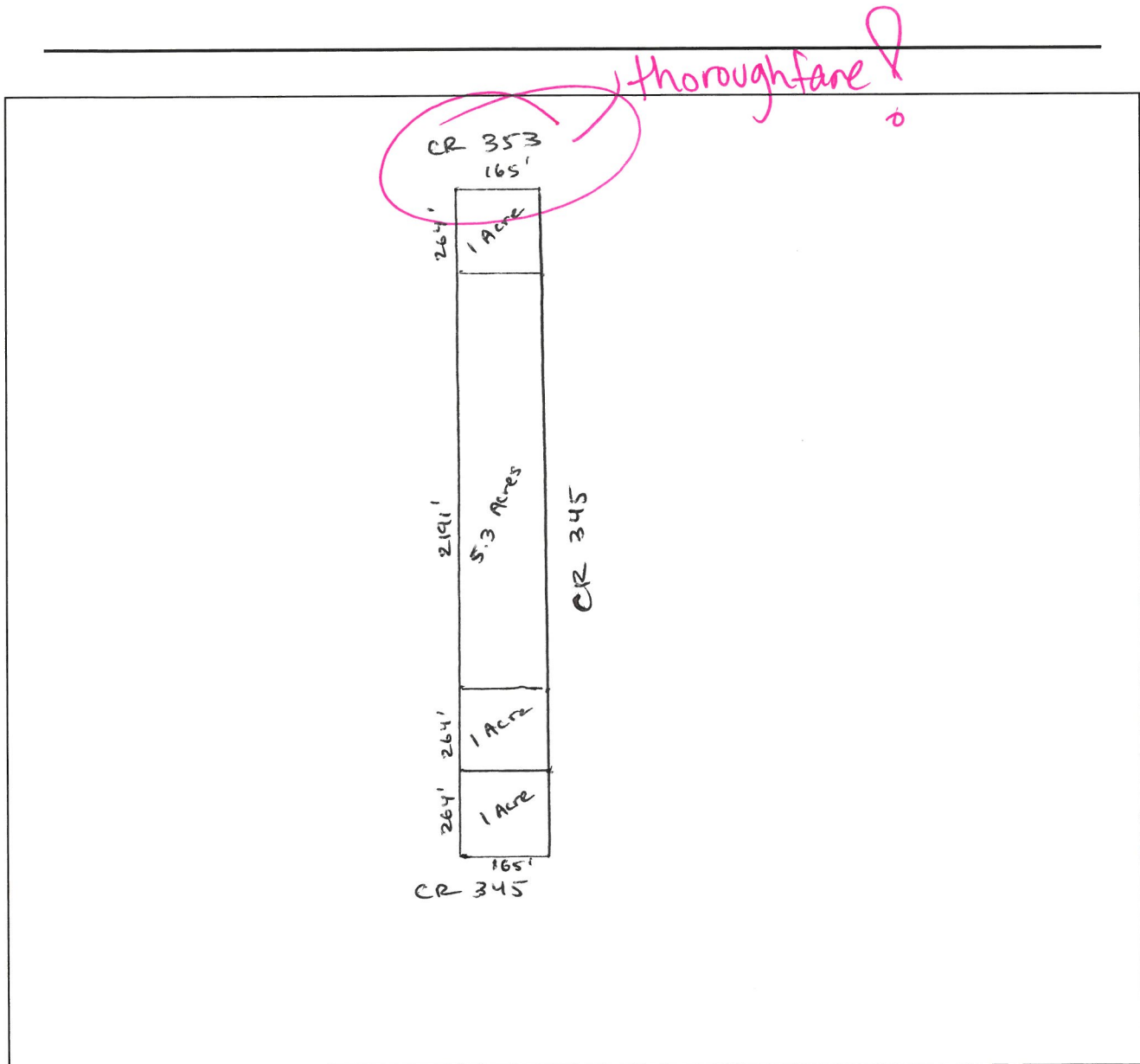
Private Water Well check: ☒ YES or ☐ NO

Public Water System MUD or Provider: \_\_\_\_\_

**Please provide a sketch of your plans below:**

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

Property ID – 188392



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

## Public Information for Property Adjustments

To determine the process that you will need to follow, please reference the section number listed next to your selected option under the "Purpose" section on page one of the application. You will be contacted once your completed application has been received by our Development Team.

*New Application Submissions will receive a confirmation of receipt within 10 Business Days.*

### **SECTION II. Lot Combinations**

Combinations may not result in land-locked tracts – this includes neighboring tracts.

#### **Preliminary Steps for Submittals**

- ☒ Completed application – Pg. 1 filled out *completely* and signed by all owners on deed
- ☒ One (1) paper copy of the preliminary proposed reconfiguration – i.e. a 'sketch'
  - ➔ Completed on Pg. 2
- ☒ One (1) copy of the official recorded deed(s) – may be obtained from the County Clerk's office

#### **Final Steps for Submittals**

- ☐ One (1) copy of final survey of the desired adjustment(s) with corresponding legal description
  - ➔ Total acreage and new lot name *must* be notated within each desired lot
  - ➔ Each desired lot must be outlined and labeled clearly
- ☐ Original tax certificates – All taxes paid on tract

### **SECTION III. Divisions or Adjusting Tract Lines**

*You may not create more than 4 new lots and each lot must be 1 acre or more in size if no public water services provided.*

#### **Preliminary Steps for Submittals**

- ☐ Completed application – Pg. 1 filled out completely and signed by all owners on deed
- ☐ One (1) paper copy of the preliminary proposed division – i.e. a 'sketch'
  - ➔ Completed on Pg. 2
- ☐ One (1) copy of the official recorded deed(s) – may be obtained from the County Clerk's office

#### **Final Steps for Submittals**

- ☐ One (1) copy of final survey of the desired adjustment(s) with corresponding legal description
  - ➔ Total acreage and new lot names must be notated within each desired lot
  - ➔ Each desired lot must be outlined and labeled clearly
- ☐ Original tax certificates – All taxes paid on tract
- ☐ Letter of No Objection from Environmental Health Department – *Application forwarded from Engineering*
- ☐ Letter of No Objection from Drainage District – *Applicant must obtain directly from Drainage District*

### **SECTION IV. Family Exceptions**

*You may not create more than 4 new lots*

- ☐ Completed Application – Pg. 1 filled out completely and signed by all owners on deed
  - ☐ One (1) paper copy of the preliminary proposed conveyance – i.e. a 'sketch' or survey
    - ➔ Completed on Pg. 2
  - ☐ One copy of the official recorded deed of *current* landowner
  - ☐ One copy of the official recorded *Gift deed* stating it will be conveyed to family member
- Record the letter and Affidavit provided by the Engineers office at the County Clerk's office

### **STEPS TO RECORD DOCUMENTS - (For Sections II and III)**

- ☐ Applicant(s) meet the County Engineer's representative to sign and notarize Affidavit
- ☐ Applicant(s) record notarized Affidavit, Exhibits, and any other required documentation in the County Clerk's office
  - Official Copy of Court Order – *to be purchased from County Clerk's office*
  - Affidavit – *to be provided by the Engineers office*
  - Exhibits (i.e. Survey(s) and Metes and Bounds) – *Included with Affidavit from Engineers office*

If you have questions concerning the processes outlined in this application; feel free to contact the County Engineers office by phone at (979) 864-1265 or by e-mail at [engineer-development@brazoriacountytx.gov](mailto:engineer-development@brazoriacountytx.gov).

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

**Warranty Deed with Vendor's Lien**

**Date:** February 27, 2026

**Grantor:** ARVA LYNETTE NEAL HOWARD; BARBARA JEAN MARTIN; MARVIN NEAL; MARCELLA NEAL GUIDRY; TYREE FORD; and GERALD DARMAINE FORD

**Grantor's Mailing Address:**

ARVA LYNETTE NEAL HOWARD  
3403 Arbor  
Houston, TX 77004

BARBARA JEAN MARTIN  
3337 Prospect  
Houston, TX 77004

MARVIN NEAL  
6051 Belmark St  
Houston, TX 77033

MARCELLA NEAL GUIDRY  
5925 Almeda Rd #10917  
Houston, TX 77004

TYREE FORD  
15111 Carol Chase Circle  
Missouri City, TX 77489

GERALD DARMAINE FORD  
3319 Hawkins Glen Lane  
Katy, TX 77449

**Grantee:** DAKOTA SCHMIDT

**Grantee's Mailing Address:**  
650 FM 522  
West Columbia, Texas 77486

**RECORDED BY**  
**SOUTH LAND TITLE, LLC**  
**GF # LS26110348**

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of DON MCGUIRT in the principal amount of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of DON MCGUIRT and by a first-lien deed of trust of even date from Grantee to GREG SAVAGE, trustee.

**Property (including any improvements):**

ALL THAT CERTAIN 8.303 ACRES of land being that same called 8.303 acre tract conveyed to Barbara Jean Martin et al in County Clerk s File 2024017508 of the Brazoria County Official Records and being that same tract described in Volume 1687, Page 230 of the Brazoria County Deed Records and out of Lot 12 of the Hallie Bowers Subdivision recorded in Volume 2, Page 175 of the Brazoria County Plat Records and being situated in the Stephen F. Austin 7-1/3 Leagues, Abstract 20, Brazoria County, Texas, and more particularly described by metes and bounds on Exhibit "A" attached hereto.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Brazoria County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

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.

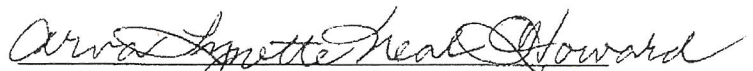
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

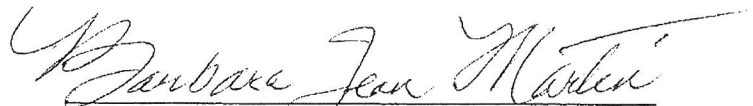
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE

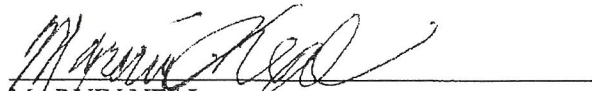
PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

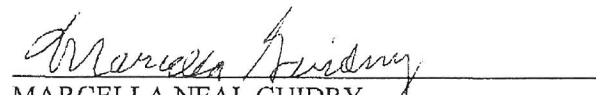
DON MCGUIRT, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of DON MCGUIRT and are transferred to DON MCGUIRT without recourse against Grantor.

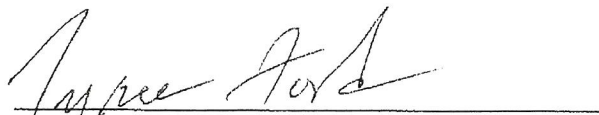
When the context requires, singular nouns and pronouns include the plural.

  
ARVA LYNETTE NEAL HOWARD

  
BARBARA JEAN MARTIN

  
MARVIN NEAL

  
MARCELLA NEAL GUIDRY

  
TYREE FORD

  
GERALD DARMAINE FORD

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on February 24, 2026, by  
ARVA LYNETTE NEAL HOWARD.

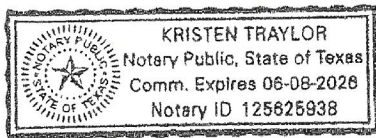


K. Traylor  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on February 24, 2026, by  
BARBARA JEAN MARTIN.

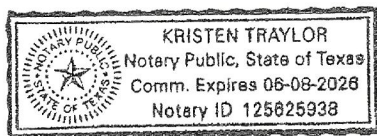


K. Traylor  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on February 24, 2026, by  
MARVIN NEAL.



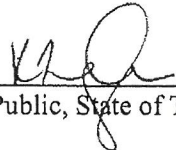
K. Traylor  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on February 24, 2026, by  
MARCELLA NEAL GUIDRY.



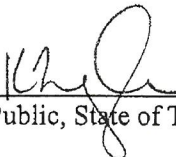
  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on February 24, 2026, by  
TYREE FORD.

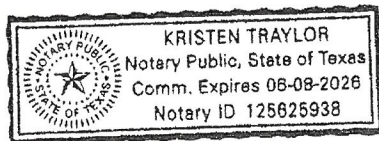


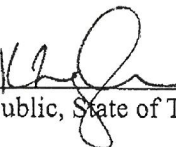
  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on February 24, 2026, by  
GERALD DARMAINE FORD.



  
\_\_\_\_\_  
Notary Public, State of Texas

## EXHIBIT "A"

ALL THAT CERTAIN 8.303 ACRES of land being that same called 8.303 acre tract conveyed to Barbara Jean Martin et al in County Clerk's File 2024017508 of the Brazoria County Official Records and being that same tract described in Volume 1687, Page 230 of the Brazoria County Deed Records and out of Lot 12 of the Hallie Bowers Subdivision recorded in Volume 2, Page 175 of the Brazoria County Plat Records and being situated in the Stephen F. Austin 7-1/3 Leagues, 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 bar marking the southwest corner of Lot 11 of the Hallie Bowers Subdivision, same being in the north line of Lot 12, Block 17 of the Corrected Map of Wild Peach Subdivision recorded in Volume 4, Page 1 of the Brazoria County Plat Records;

THENCE North  $86^{\circ}52'15''$  East, coincident with the south line of said Lot 11 and Lot 12, Hallie Bowers Subdivision, same being the north line of said Lot 12 and Lot 13, Block 17 of said Wild Peach Subdivision, a distance of 1273.06 feet to a point for corner, same being the southeast corner of the Estate of Hollis Melbo Williams recorded in County Clerk's File 2024030011 of the Brazoria County Deed Records and being in the right-of-way of County Road 345 (60' wide R.O.W.) and being the POINT OF BEGINNING of the herein described tract;

THENCE North  $3^{\circ}09'47''$  West, coincident with the east line of said Williams tract, at 20.00 feet pass a found 1" iron pipe for reference point and continue for a total distance of 2192.58 feet to a found 1" iron pipe marking the northeast corner of the said Williams tract, same being in the south right-of-way line of County Road 353 (80' wide R.O.W.);

THENCE South  $85^{\circ}55'29''$  East, along the south right-of-way line of County Road 353, at 139.77 feet to a set 5/8" iron rod on line for reference, continuing for a total distance of 167.07 feet to a point for corner in the approximate centerline of County Road 345, same being the northwest corner of Lot 1, Block 17 of the Corrected Map of Wild Peach Subdivision recorded in Volume 4, Page 1 of the Brazoria County Plat Records and being the northeast corner of herein described tract;

THENCE South  $3^{\circ}09'56''$  East, coincident with the approximate centerline of County Road 345, same being the west line of Lots 1-11 and Lot 14, Block 17 of the Corrected Map of Wild Peach Subdivision, a distance of 2171.63 to a found 2" iron pipe marking the southeast corner of herein described tract, same being the southeast corner of said Lot 12;

THENCE South  $86^{\circ}52'15''$  West, in the right-of-way of County Road 345, same being the south line of said Lot 12, also being along the north line of Lot 13, Block 17 of the Corrected Map of Wild Peach Subdivision, a distance of 165.83 feet to the PLACE OF BEGINNING, containing 8.303 acres of land, more or less.

## FILED and RECORDED

Instrument Number: 2026008543

Filing and Recording Date: 02/24/2026 03:42:02 PM Pages: 7 Recording Fee: \$45.00

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



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

---

Joyce Hudman, County Clerk  
Brazoria County, Texas

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

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

cclerk-katelynr



**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

Dakota Schmidt  
650 FM 522  
West Columbia, TX 77486

RE: Divide a Lot

Subdivision Name (if applicable) Schmidt Property  
Legal Description of Property: Bowers (A0020 S F AUSTIN DIV 3) LOT 12A ACRES 8.3  
Site Address of Property: County Road 353, Brazoria, TX 77486 PID 188892

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 Lot 12A acres-8.3 into four lots: Lot 12A1 acre-1.00 of native pasture, Lot 12A2 acre-1.00 of native pasture, Lot 12A3 acres-5.30 of native pasture with 70.0' drainage easement (0.218-acres), and Lot 12A4 acre-1.00 of native 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 Bowers (A0020 S F AUSTIN DIV 3) LOT 12A ACRES 8.3 in 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: 8.303 acres out of Lot 12 of the Hallie Bowers Subdivision in the S. F. Austin 7-1/3 Leagues Grant, Abstract 20, Brazoria County, Texas. At the intersection of County Road 345 and County Road 353..

REASON FOR SURVEY: (Attach survey plat) Make a 1.00 acre tract at the intersection of CR 345 and CR 353. Two 1.00 acre tracts at the South end of the property. This leaves a 5.30 acre tract in the middle of the property.

APPLICANT NAME AND CONTACT INFORMATION (including email): Dakota Schmidt  
Birdsong Real Estate 238 Plantation, Clute, TX 77531. [REDACTED]  
[REDACTED]

OWNER NAME AND ADDRESS: (If different than applicant) Same as applicant.

**GENERAL CONDITIONS:**

1. Survey is for a non-commercial entity or owner.
2. Survey does not alter or imply change to existing drainage paths, structures, facilities, or include modifications which would change drainage behavior.
3. There is a large existing drainage ditch which goes through the middle of the 5.30 acre tract. The ditch is presently maintained by WBCDD. It drains a large portion of Wild Peach. It is being designated as a 70 foot drainage easement to insure that it is not adversely altered by a future owner of the 5.30 acre tract.

**AFFIRMATION OF THE CONDITIONS BY OWNER:**



Signature of Owner

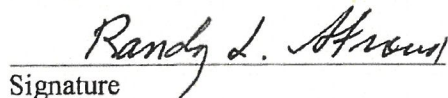
6/9/26

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



Signature

6-08-26  
Date

**COPIES TO:**

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

|                                                                                                                                                                                                                              |                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|  <b>KRISTIN R. BULANEK</b><br>BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR<br>237 E. Locust St. Suite 104<br>Angleton, TX 77515<br>(979) 864-1320 | <b>Tax Certificate</b>                                                                                          |
|                                                                                                                                                                                                                              | Property Account Number:<br><b>20000008000</b>                                                                  |
| <b>Statement Date:</b> 06/15/2026<br><b>Owner:</b> SCHMIDT DAKOTA<br><b>Mailing Address:</b> 650 FM 522 RD<br>WEST COLUMBIA TX 774869493                                                                                     | <b>Property Location:</b> COUNTY ROAD 353<br><b>Legal:</b> BOWERS (A0020 S F AUSTIN DIV 3) LOT 12A ACRES<br>8.3 |

TAX CERTIFICATE FOR ACCOUNT : 20000008000  
 AD NUMBER: 188892  
 GF NUMBER:  
 CERTIFICATE NO : 4396539

FEE : \$10.00  
 DATE : 6/15/2026

**COLLECTING AGENCY**

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

**CURRENT VALUES 2025**

APPRAISED VALUE: 352,960  
 EXEMPTIONS: Ag 1D1

**REQUESTED BY**

DEREK SCHMIDT

1472 CAMELLIA  
 SWEENEY TX 77480

**TAX UNIT**

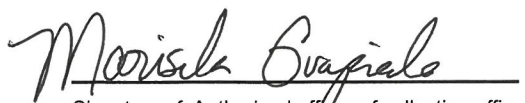
|                              |
|------------------------------|
| BC EMERGENCY SERVICES #2     |
| BC EMERGENCY SERVICES #6     |
| BRAZORIA COUNTY              |
| COLUMBIA-BRAZORIA ISD        |
| PORT FREEPORT                |
| SPECIAL ROAD & BRIDGE        |
| WEST BRAZORIA DRNGE DIST #11 |

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: 20000008000

CERTIFICATE NO : 4396539

TOTAL CERTIFIED TAX DUE 6/2026 : \$0.00

  
 Signature of Authorized officer of collection office

6/15/2026  
 Date



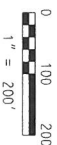
BRAZORIA COUNTY  
TEXAS

S. F. AUSTIN 7 1/3 LEAGUE GRANT  
ABSTRACT 20

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.9998779141)
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0560K, DATED 12-30-20.
4. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM STEWART TITLE COMPANY, DATED 08/08/2021, AND ASSUMES WITH AN EFFECTIVE DATE OF JANUARY 21, 2021, FOR ALL ITEMS OF RECORD.
5. THERE IS AN UNOBSERVED AERIAL EASEMENT 10 FOOT WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL UTILITY EASEMENTS, RECORDED IN VOLUME 5, PAGE 221, OF THE BRAZORIA COUNTY DEED RECORDS.
5. BUILDING LINES ARE RECORDED IN VOLUME 412, PAGE 348, OF THE BRAZORIA COUNTY DEED RECORDS.

BLOCK 17  
CORRECTED MAP OF  
WILD PEACH SUBDIVISION  
VOLUME 4, PAGE 1 B.C.P.R.



COUNTY ROAD 353

COUNTY ROAD 345

ESTATE OF ROBERTA ANN WILLIAMS  
70' DRAINAGE  
EASEMENT  
R.O.W.

CLARENCE JOHNSON AND  
JANICE JOHNSON  
70' DRAINAGE  
EASEMENT  
R.O.W.

MARGARET JOHNSON  
70' DRAINAGE  
EASEMENT  
R.O.W.

MARGARET JOHNSON  
70' DRAINAGE  
EASEMENT  
R.O.W.

SURVEY  
OF

4 TRACTS

OUT OF A

8.303 ACRE TRACT

AND BEING THAT SAME TRACT AS RECORDED IN  
COUNTY CLERK'S FILE NO. 2026-008543

OF THE

BRAZORIA COUNTY OFFICIAL RECORDS

IN THE

S. F. AUSTIN 7 1/3 LEAGUE GRANT  
ABSTRACT 20

BRAZORIA COUNTY, TEXAS

FOR

DAKOTA SCHMIDT

COUNTY ROAD 345

Doyle & Wachstetter, Inc.  
Surveying and Mapping GPS GIS  
OFFICE: 979.265.3822  
FAX: 979.265.9940  
TXRN NO. 00023000



BRAND: S-1  
DATE: 05/13/2021  
TIME: 9:46:16 AM  
USER: t.singletary  
DATE: 5/23/2026  
COUNTY: Brazoria  
PROJECT: Plat for County dpt



TERRY SINGLETARY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4808

I, **TERRY SINGLETARY**, REGISTERED PROFESSIONAL LAND SURVEYOR  
DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A  
SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE  
NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.  
DATE SURVEYED: MAY 22, 2026

- LEGEND
- FOUND IRON PIPE/ROD
  - SET 3/8" IRON ROD W/ TRS CAP
  - EASEMENT
  - LOT LINE
  - PROPERTY LINE



## ***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

### **1.00 ACRE TRACT**

#### **LOT 12A1**

**STEPHEN F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20**

**BRAZORIA COUNTY, TEXAS**

**PAGE 1 OF 2**

**ALL THAT CERTAIN 1.00 ACRE** of land being out of that same called 8.303 acre tract conveyed to Dakota Schmidt as recorded in County Clerk's File 2026-008543 of the Brazoria County Official Records and being that same tract described in Volume 1687, Page 230 of the Brazoria County Deed Records and out of Lot 12 of the Hallie Bowers Subdivision recorded in Volume 2, Page 175 of the Brazoria County Plat Records and being situated in the Stephen F. Austin 7-1/3 Leagues, Abstract 20, Brazoria County, Texas, said 1.00 acre tract now known as "**Lot 12A1**" 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 bar marking the southwest corner of Lot 11 of the Hallie Bowers Subdivision, same being in the north line of Lot 12, Block 17 of the Corrected Map of Wild Peach Subdivision recorded in Volume 4, Page 1 of the Brazoria County Plat Records;

**THENCE** North 86°52'15" East, coincident with the south line of said Lot 11 and Lot 12, Hallie Bowers Subdivision, same being the north line of said Lot 12 and Lot 13, Block 17 of said Wild Peach Subdivision, a distance of 1273.06 feet to a point for corner, same being the southeast corner of the Estate of Hollis Melbo Williams recorded in County Clerk's File 2024030011 of the Brazoria County Deed Records and being in the right-of-way of County Road 345 (60' wide R.O.W.) and being the **POINT OF BEGINNING** of the herein described tract;

**THENCE** North 3°09'47" West, coincident with the east line of said Williams tract, at 20.00 feet pass a found 1" iron pipe for reference point and continue for a total distance of 262.70 feet to a set 5/8" iron rod for the Northwest corner of herein described "**Lot 12A1**";

**THENCE** North 86°52'15" East, along the newly created line coincident with "Tract 12A2", at 135.83 feet pass a set 5/8" iron rod located in the West right-of-way line of County Road 345 and continue for a total distance of 165.83 feet to a point for corner in the centerline of said County Road 345 for the Northeast corner of herein described "**Lot 12A1**";

**THENCE** South 3°09'56" East, coincident with the approximate centerline of County Road 345, same being the west line of Lot 11 and Lot 14, Block 17 of the Corrected Map of Wild Peach Subdivision, a distance of 262.70 to a found 2" iron pipe marking the Southeast corner of herein described "**Lot 12A1**";

**1.00 ACRE TRACT**

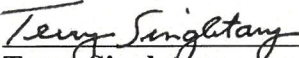
**LOT 12A1**

**STEPHEN F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20**

**BRAZORIA COUNTY, TEXAS**

**PAGE 2 OF 2**

**THENCE** South  $86^{\circ}52'15''$  West, coincident with the approximate centerline of said County Road 345, same being the south line of said Lot 12, also being along the north line of Lot 13, Block 17 of the Corrected Map of Wild Peach Subdivision, a distance of 165.83 feet to the **PLACE OF BEGINNING**, containing 1.00 acres of land, more or less.

  
Terry Singletary  
Registered Professional Land Surveyor  
Texas Registration Number 4808  
May 22, 2026



*This description is based on a survey, a plat of which, dated May 22, 2026 is on file in the office of Doyle & Wachtstetter, Inc.*



## ***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

### **1.00 ACRE TRACT**

#### **LOT 12A2**

**STEPHEN F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20**

**BRAZORIA COUNTY, TEXAS**

**PAGE 1 OF 2**

**ALL THAT CERTAIN 1.00 ACRE** of land being out of that same called 8.303 acre tract conveyed to Dakota Schmidt as recorded in County Clerk's File 2026-008543 of the Brazoria County Official Records and being that same tract described in Volume 1687, Page 230 of the Brazoria County Deed Records and out of Lot 12 of the Hallie Bowers Subdivision recorded in Volume 2, Page 175 of the Brazoria County Plat Records and being situated in the Stephen F. Austin 7-1/3 Leagues, Abstract 20, Brazoria County, Texas, said 1.00 acre tract now known as "**Lot 12A2**" 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 bar marking the southwest corner of Lot 11 of the Hallie Bowers Subdivision, same being in the north line of Lot 12, Block 17 of the Corrected Map of Wild Peach Subdivision recorded in Volume 4, Page 1 of the Brazoria County Plat Records;

**THENCE** North 86°52'15" East, coincident with the south line of said Lot 11 and Lot 12, Hallie Bowers Subdivision, same being the north line of said Lot 12 and Lot 13, Block 17 of said Wild Peach Subdivision, a distance of 1273.06 feet to a point for corner, same being the southeast corner of the Estate of Hollis Melbo Williams recorded in County Clerk's File 2024030011 of the Brazoria County Deed Records and being in the right-of-way of County Road 345 (60' wide R.O.W.);

**THENCE** North 3°09'47" West, coincident with the east line of said Williams tract, at 20.00 feet pass a found 1" iron pipe for reference point and continue for a total distance of 262.70 feet to a set 5/8" iron rod for the Northwest corner "**Lot 12A1**", same being the Southwest corner of herein described "**Lot 12A2**" and being the **POINT OF BEGINNING**;

**THENCE** North 3°09'47" West, coincident with the east line of said Williams tract, a distance of 262.70 feet to a set 5/8" iron rod for the Northwest corner of herein described "**Lot 12A2**", same being the Southwest corner of "**Lot 12A3**";

**THENCE** North 86°52'15" East, along the newly created line coincident with "**Tract 12A3**", at 135.81 feet pass a set 5/8" iron rod located in the West right-of-way line of County Road 345 and continue for a total distance of 165.81 feet to a point for corner in the centerline of said County Road 345 for the Northeast corner of herein described "**Lot 12A2**";

**1.00 ACRE TRACT  
LOT 12A2  
STEPHEN F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
PAGE 2 OF 2**

**THENCE** South 3°09'56" East, coincident with the approximate centerline of County Road 345, same being the west line of Lots 9, 10 and Lot 11, Block 17 of the Corrected Map of Wild Peach Subdivision, a distance of 262.70 to a point for corner and being the southeast corner of herein described "**Lot 12A2**";

**THENCE** South 86°52'15" West, coincident with said "Lot 12A1", a distance of 165.83 feet to the **PLACE OF BEGINNING**, containing 1.00 acres of land, more or less.

  
Terry Singletary  
Registered Professional Land Surveyor  
Texas Registration Number 4808  
May 22, 2026



*This description is based on a survey, a plat of which, dated May 22, 2026 is on file in the office of Doyle & Wachtstetter, Inc.*



## ***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

### **5.30 ACRE TRACT**

#### **LOT 12A3**

**STEPHEN F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20**

**BRAZORIA COUNTY, TEXAS**

**PAGE 1 OF 2**

**ALL THAT CERTAIN 5.30 ACRE** of land being out of that same called 8.303 acre tract conveyed to Dakota Schmidt as recorded in County Clerk's File 2026-008543 of the Brazoria County Official Records and being that same tract described in Volume 1687, Page 230 of the Brazoria County Deed Records and out of Lot 12 of the Hallie Bowers Subdivision recorded in Volume 2, Page 175 of the Brazoria County Plat Records and being situated in the Stephen F. Austin 7-1/3 Leagues, Abstract 20, Brazoria County, Texas, said 1.00 acre tract now known as "**Lot 12A3**" 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 bar marking the southwest corner of Lot 11 of the Hallie Bowers Subdivision, same being in the north line of Lot 12, Block 17 of the Corrected Map of Wild Peach Subdivision recorded in Volume 4, Page 1 of the Brazoria County Plat Records;

**THENCE** North 86°52'15" East, coincident with the south line of said Lot 11 and Lot 12, Hallie Bowers Subdivision, same being the north line of said Lot 12 and Lot 13, Block 17 of said Wild Peach Subdivision, a distance of 1273.06 feet to a point for corner, same being the southeast corner of the Estate of Hollis Melbo Williams recorded in County Clerk's File 2024030011 of the Brazoria County Deed Records and being in the right-of-way of County Road 345 (60' wide R.O.W.);

**THENCE** North 3°09'47" West, coincident with the east line of said Williams tract, at 20.00 feet pass a found 1" iron pipe for reference point and continue for a total distance of 525.40 feet to a set 5/8" iron rod for the Northwest corner "**Lot 12A2**", same being the Southwest corner of herein described "**Lot 12A3**" and being the **POINT OF BEGINNING**;

**THENCE** North 3°09'47" West, coincident with the east line of said Williams tract, a distance of 1392.20 feet to a set 5/8" iron rod for the Northwest corner of herein described "**Lot 12A3**", same being the Southwest corner of "**Lot 12A4**";

**THENCE** North 86°52'15" East, along the newly created line coincident with "**Tract 12A4**", at 135.75 feet pass a set 5/8" iron rod located in the West right-of-way line of County Road 345 and continue for a total distance of 165.75 feet to a point for corner in the centerline of said County Road 345 for the Northeast corner of herein described "**Lot 12A3**";

**5.30 ACRE TRACT  
LOT 12A3  
STEPHEN F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
PAGE 2 OF 2**

**THENCE** South 3°09'56" East, coincident with the approximate centerline of County Road 345, same being the west line of Lots 2 thru 9, Block 17 of the Corrected Map of Wild Peach Subdivision, a distance of 1392.20 to a point for corner and being the southeast corner of herein described "**Lot 12A3**";

**THENCE** South 86°52'15" West, coincident with said "Lot 12A2", a distance of 165.81 feet to the **PLACE OF BEGINNING**, containing 5.30 acres of land, more or less.

  
\_\_\_\_\_  
**Terry Singletary**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4808**  
**May 22, 2026**



*This description is based on a survey, a plat of which, dated May 22, 2026 is on file in the office of Doyle & Wachtstetter, Inc.*



***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

**1.00 ACRE TRACT**

**LOT 12A4**

**STEPHEN F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20**

**BRAZORIA COUNTY, TEXAS**

**PAGE 1 OF 2**

**ALL THAT CERTAIN 1.00 ACRE** of land being out of that same called 8.303 acre tract conveyed to Dakota Schmidt as recorded in County Clerk's File 2026-008543 of the Brazoria County Official Records and being that same tract described in Volume 1687, Page 230 of the Brazoria County Deed Records and out of Lot 12 of the Hallie Bowers Subdivision recorded in Volume 2, Page 175 of the Brazoria County Plat Records and being situated in the Stephen F. Austin 7-1/3 Leagues, Abstract 20, Brazoria County, Texas, said 1.00 acre tract now known as "**Lot 12A4**" 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 bar marking the southwest corner of Lot 11 of the Hallie Bowers Subdivision, same being in the north line of Lot 12, Block 17 of the Corrected Map of Wild Peach Subdivision recorded in Volume 4, Page 1 of the Brazoria County Plat Records;

**THENCE** North 86°52'15" East, coincident with the south line of said Lot 11 and Lot 12, Hallie Bowers Subdivision, same being the north line of said Lot 12 and Lot 13, Block 17 of said Wild Peach Subdivision, a distance of 1273.06 feet to a point for corner, same being the southeast corner of the Estate of Hollis Melbo Williams recorded in County Clerk's File 2024030011 of the Brazoria County Deed Records and being in the right-of-way of County Road 345 (60' wide R.O.W.);

**THENCE** North 3°09'47" West, coincident with the east line of said Williams tract, at 20.00 feet pass a found 1" iron pipe for reference point and continue for a total distance of 1917.8 feet to a set 5/8" iron rod for the Northwest corner "**Lot 12A3**", same being the Southwest corner of herein described "**Lot 12A4**" and being the **POINT OF BEGINNING**;

**THENCE** North 3°09'47" West, coincident with the east line of said Williams tract, a distance of 274.71 feet to a found 1" iron pipe for the Northwest corner of herein described "**Lot 12A4**" and being located in the South right-of-way line of County Road 353 (80' R.O.W.);

**THENCE** South 85°55'29" East, coincident with the South right-of-way line of County Road 353, at 139.77 feet pass a set on line for reference, continuing for a total distance of 167.08 feet to a point for corner in the approximate centerline of County Road 345, same being the Northwest corner of Lot 1, Block 17 of the Corrected Map of Wild Peach Subdivision as recorded in Volume 4, Page 1,

**1.00 ACRE TRACT  
LOT 12A4  
STEPHEN F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
PAGE 2 OF 2**

of the Brazoria County Plat Records and being the Northeast corner of herein described "**Lot 12A4**".

**THENCE** South 3°09'56" East, coincident with the approximate centerline of County Road 345, same being the west line of Lots 1 and 2, Block 17 of the Corrected Map of Wild Peach Subdivision, a distance of 253.76 feet to a point for corner and being the Southeast corner of herein described "**Lot 12A4**", same being the northeast corner of "**Lot 12A3**";

**THENCE** South 86°52'15" West, coincident with said "**Lot 12A3**", a distance of 165.75 feet to the **PLACE OF BEGINNING**, containing 1.00 acres of land, more or less.

  
Terry Singletary  
Registered Professional Land Surveyor  
Texas Registration Number 4808  
May 22, 2026



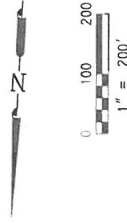
*This description is based on a survey, a plat of which, dated May 22, 2026 is on file in the office of Doyle & Wachtstetter, Inc.*

**BRAZORIA COUNTY  
TEXAS**

**NOTES:**

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.99987155141)
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0560K, DATED 12-30-20.
4. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, FILE NO.: 1089405, WITH AN EFFECTIVE DATE OF JANUARY 7, 2021, AND AN ISSUE DATE OF JANUARY 21, 2021, FOR ALL ITEMS OF RECORD.
5. THERE IS AN UNOBSTRUCTED AERIAL EASEMENT 10 FOOT WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL UTILITY EASEMENTS, RECORDED IN VOLUME 5, PAGE 221, OF THE BRAZORIA COUNTY DEED RECORDS.
5. BUILDING LINES ARE RECORDED IN VOLUME 412, PAGE 348, OF THE BRAZORIA COUNTY DEED RECORDS.

**S.F. AUSTIN 7 1/3 LEAGUE GRANT  
ABSTRACT 20**



**BLOCK 17  
CORRECTED MAP OF  
WILDCAT SUBDIVISION  
VOLUME 4, PAGE 18.C.P.R.**

**COUNTY ROAD 345**

**S 3°09'56" E 2171.63'**

**1040.87'**

**262.70'**

**262.70'**

**262.70'**

**262.70'**

**262.70'**

**TRACT 12A3  
5.30 ACRES**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A4  
1.00 ACRE**

**S 85°55'29" E  
167.08'**

**S 85°55'29" E  
167.08'**

**S 85°55'29" E  
167.08'**

**S 85°55'29" E  
167.08'**

**S 85°55'29" E  
167.08'**

**S 85°55'29" E  
167.08'**

**S 85°55'29" E  
167.08'**

**TRACT 12A1  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A2  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
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**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A5  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
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**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A6  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

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**N 86°52'15" E  
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**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A7  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

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**N 86°52'15" E  
135.78'**

**TRACT 12A8  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

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135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A9  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

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135.78'**

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**N 86°52'15" E  
135.78'**

**TRACT 12A10  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

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135.78'**

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**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A11  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

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135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A12  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

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135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A13  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

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135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A14  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A15  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

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135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A16  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A17  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A18  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**TRACT 12A19  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
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**TRACT 12A20  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

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**TRACT 12A21  
1.00 ACRE**

**N 86°52'15" E  
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**TRACT 12A22  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

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**TRACT 12A23  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

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**TRACT 12A24  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

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**N 86°52'15" E  
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**TRACT 12A25  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

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**N 86°52'15" E  
135.78'**

**TRACT 12A26  
1.00 ACRE**

**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
135.78'**

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**N 86°52'15" E  
135.78'**

**N 86°52'15" E  
1**



***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

**70.0' DRAINAGE EASEMENT**

**0.218 ACRES**

**STEPHEN F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20**

**BRAZORIA COUNTY, TEXAS**

**PAGE 1 OF 2**

**ALL THAT CERTAIN 0.218 ACRE DRAINAGE EASEMENT** out of that same called 8.303 acre tract conveyed to Dakota Schmidt as recorded in County Clerk's File 2026-008543 of the Brazoria County Official Records and being that same tract described in Volume 1687, Page 230 of the Brazoria County Deed Records and out of Lot 12 of the Hallie Bowers Subdivision recorded in Volume 2, Page 175 of the Brazoria County Plat Records and being situated in the Stephen F. Austin 7-1/3 Leagues, Abstract 20, Brazoria County, Texas, said 0.218 acre drainage easement 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 bar marking the southwest corner of Lot 11 of the Hallie Bowers Subdivision, same being in the north line of Lot 12, Block 17 of the Corrected Map of Wild Peach Subdivision recorded in Volume 4, Page 1 of the Brazoria County Plat Records;

**THENCE** North 86°52'15" East, coincident with the south line of said Lot 11 and Lot 12, Hallie Bowers Subdivision, same being the north line of said Lot 12 and Lot 13, Block 17 of said Wild Peach Subdivision, a distance of 1273.06 feet to a point for corner, same being the southeast corner of the Estate of Hollis Melbo Williams recorded in County Clerk's File 2024030011 of the Brazoria County Deed Records and being in the right-of-way of County Road 345 (60' wide R.O.W.).

**THENCE** North 3°09'47" West, coincident with the east line of said Williams tract, at 20.00 feet pass a found 1" iron pipe for reference point and continue for a total distance of 1040.87 feet to a point for corner and the **POINT OF BEGINNING** of herein described 0.218 acre drainage easement;

**THENCE** North 3°09'47" West, continuing with the east line of said Williams tract, a distance of 70.00 feet to a point for the northwest corner of herein described 0.218 acre drainage easement;

**THENCE** North 86°52'15" East, along the north line of herein described 70.0' drainage easement, a distance of 135.78 feet to a point for corner in the west right-of-way line of County Road 345 for the northeast corner of herein described 0.218 acre drainage easement;

**70.0' DRAINAGE EASEMENT  
0.218 ACRES  
STEPHEN F. AUSTIN 7-1/3 LEAGUES, ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
PAGE 2 OF 2**

**THENCE** South 3°09'56" East, coincident with the west right-of-way line of County Road 345, a distance of 70.00 feet to a point for corner being the southeast corner of herein described 0.218 acre drainage easement;

**THENCE** South 86°52'15" West, a distance of 135.78 feet to the **PLACE OF BEGINNING**, containing 0.218 acres of land, more or less.

  
\_\_\_\_\_  
**Terry Singletary**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4808**  
**May 22, 2026**



*This description is based on a survey, a plat of which, dated May 22, 2026 is on file in the office of Doyle & Wachtstetter, Inc.*