



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) 864-1265.

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: Travis Jones

Phone: 432-634-3587

Name: _____

Owner Signature: _____

Date: 7-29-2021

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: 90 Woodhaven Dr. Odessa, TX 79762

E-mail Address: Travisjones@amerivax.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: 10.812

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

Property ID#: 229773

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 – _____

See attached Survey -

(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.

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.

General Warranty Deed

Date: October 5, 2023

Grantor: ANTONIO CAMPOS, acting by his agent, SANDRA CAMPOS and SANDRA CAMPOS, a married couple

Grantor's Mailing Address:

1002 Red Blvd 87
Channel View, TX 77530

Grantee: **TRAVIS JONES**

Grantee's Mailing Address:

4132 Springdale Dr
Odessa, TX 79762

Consideration:

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

Property (including any improvements):

ALL THAT CERTAIN 11.319 ACRE of land out of the R.D. MacDonald Subdivision recorded in Volume 3, Page 81 of the Brazoria County Plat Records, and being that same called 10.812 acre tract conveyed to Antonio and Sandra Campos described in County Clerk's File 06-03441 8 of the Brazoria County Official Records and situated in the J. Mims League, Abstract 95, 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.

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

Antonio Campos by Sandra Campos
ANTONIO CAMPOS by his agent SANDRA
CAMPOS

Sandra Campos
SANDRA CAMPOS

STATE OF TEXAS)

COUNTY OF BRAZORIA)

This instrument was acknowledged before me on October 5, 2023, by SANDRA CAMPOS, Individually and as Agent for ANTONIO CAMPOS.



Kristen Traylor
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
GREAT AMERICAN TITLE CO.
212 THAT WAY
LAKE JACKSON, TX 77566

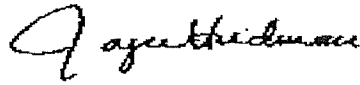
FILED and RECORDED

Instrument Number: 2023045233

Filing and Recording Date: 10/05/2023 03:34:45 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.





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-emily



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

October 6, 2025

Travis Jones
90 Woodhaven Dr.
Odessa, TX 79762

RE: Division

Subdivision Name (if applicable): Jones Property
Legal Description of Property: R D MACDONALD (A0095 J MINS) LOT 19A-19B ACRES 10.812
Site Address of Property: County Road 319, Brazoria, TX 77422 PID 229773

The Environmental Health Department has received your request to review the subdivision of the above described property. This department must ensure compliance with Title 30 of the Texas Administrative Code, Chapter 285 with regard to On-Site Sewage Facilities. The applicable rules related to land planning and site evaluation are found in §285.4(a) which reads as follows:

(1) Residential lot sizing.

(A) Platted or unplatted subdivisions served by a public water supply. Subdivisions of single family dwellings platted or created after the effective date of this section, served by a public water supply and using individual OSSFs for sewage disposal, shall have lots of at least 1/2 acre.

(B) Platted or unplatted subdivisions not served by a public water supply. Subdivisions of single family dwellings platted or created after the effective date of this section, not served by a public water supply and using individual OSSFs, shall have lots of at least one acre.

The referenced survey plat implies sufficient room to install on-site sewage facilities without creating a public health nuisance provided the design of the on-site sewage facility complies with all setback requirements as described in §285.91(10) of the above referenced statutes. The property subdivision proposed divides the 11.298-acre tract into four separate tracts. The tracts will include a 1.347-acre tract (Lot 19B1) of undeveloped property, a 5.951-acre tract (Lot 19B2) of undeveloped property, a 2.00-acre tract (Lot 19B3) of undeveloped property, and a 2.00-acre tract (Lot 19B4) of undeveloped property. 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 the property described as R D MACDONALD (A0095 J MINS) LOT 19A-19B ACRES 10.812 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: Travis Jones partition of 10.812 acres in the Joseph Mims League, Abstract 95 at County Road 319 and County Road 700.

BRIEF DESCRIPTION OF PROJECT: Partition 10.812 acres into a 1.347 acre tract, a 5.951 acre tract, and two 2.000 acre tracts, all with road frontage...

APPLICANT AND CONTACT INFORMATION (including email): Dakota Schmidt with Birdsong Realty 238 Plantation Drive, Clute, TX 77531 979-824-3693
dakota@birdsongrealtors.com

OWNER NAME AND ADDRESS: Travis Jones 90 Woodhaven Drive, Odessa, TX 79702
432-634-3587 travisjones@amerivax.com

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 construction permits must be exercised within 6 months of the date herein. In order to secure a plat approval, submit this letter, along with subdivision plat to: Megan Cook, Brazoria County Engineer's office .

AUTHORIZATION:

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

201 South Velasco
Angleton, TX 77515


Signature

8-25-2025
Date

COPIES TO:

Applicant- Dakota Schmidt
Michael Bendit, District Accountant
Natalie Broadus, District's Attorney
Section Director- Joe Hoffman
Appropriate Building Official- Megan Cook



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

Tax Certificate

Property Account Number:
65070080110

Statement Date: 09/16/2025
Owner: JONES TRAVIS
Mailing Address: 4132 SPRINGDALE DR
ODESSA TX 797628034

Property Location: COUNTY ROAD 319
Legal: R D MACDONALD (A0095 J MINS) LOT 19A-19B
ACRES 10.812

TAX CERTIFICATE FOR ACCOUNT : 65070080110
AD NUMBER: 229773
GF NUMBER:
CERTIFICATE NO : 3587676

FEE : \$10.00
DATE : 9/16/2025

COLLECTING AGENCY

Brazoria County
111 E. Locust
Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 300,820
EXEMPTIONS:

REQUESTED BY

SCHMIDT

232 PLANTATION DR
LAKE JACKSON TX 77566

TAX UNIT

BC EMERGENCY SERVICES #2

BRAZORIA COUNTY

PORT FREEPORT

SPECIAL ROAD & BRIDGE

SWEENEY COMMUNITY HOSPITAL

SWEENEY ISD

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. THE TAXES TO BE IMPOSED FOR 2025 HAVE NOT YET BEEN CALCULATED.

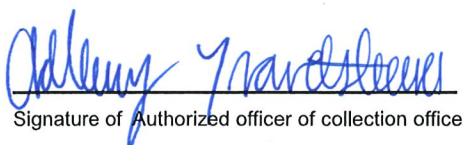
ACCOUNT NUMBER: 65070080110

CERTIFICATE NO : 3587676

TOTAL CERTIFIED TAX DUE 9/2025 :

\$0.00




Signature of Authorized officer of collection office

09/16/25
Date

**BRAZORIA COUNTY
TEXAS**

ALAN D. AND QUETONDA DAILEY
CALLED 31.8 ACRES
VOLUME 831, PAGE 11-021785 B.C.O.R.

STEVEN AND QUEENOLYN FRANKLIN
CALLED 20 ACRES
VOLUME 831, PAGE 13-039980 B.C.O.R.

**JOSEPH MIMS LEAGUE
ABSTRACT 95**

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 08°49'10" W	78.92

ALAN D. AND
QUETONDA DAILEY
CALLED 34 ACRES
VOLUME 831, PAGE 11-049126 B.C.O.R.

LOT 1981
1.347 ACRES

LOT 1982
5.951 ACRES

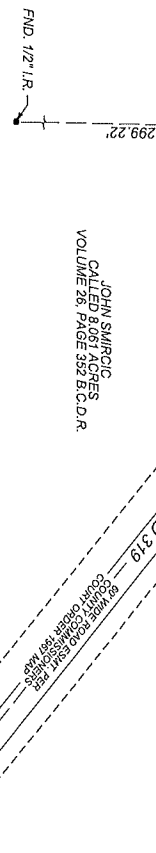
LOT 1983
2.000 ACRES

LOT 1984
2.000 ACRES

MARY ELOISE
MAYNELL ESTATE
CALLED 60 ACRES
VOLUME 638, PAGE 289
B.C.D.R.

JOHN SMIRNIC
CALLED 8.061 ACRES
VOLUME 26, PAGE 352 B.C.D.R.

MICHAEL J. FRIERICHS
CALLED 8.208 ACRES
VOLUME 691, PAGE 453 B.C.D.R.



I, CHARLES D. WACHSIEITZER, 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: SEPTEMBER 2, 2025



Charles D. Wachstetter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

- LEGEND**
- FOUND IRON PIPE/ROD
 - SET 5/8\"/>

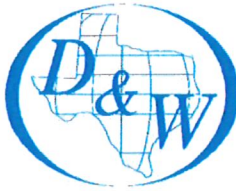
NOTES:

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 = 0.999880711)
3. THIS PLAT IS ACCOMPANIED BY 4 METES AND BOUNDS DESCRIPTIONS DATED SEPTEMBER 21, 2025, ON FILE IN THE OFFICE OF DOYLE AND WACHSIEITZER, INC.
4. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. 2138819, EFFECTIVE DATE: SEPTEMBER 13, 2023.
5. A 40' WIDE ROAD DEPICTED ALONG THE NORTHWEST CORNER OF THE R.D. WOODLAND SUBDIVISION RECORDED IN VOLUME 3, PAGE 81, OF THE B.C.P.R.

SURVEY PLAT OF
A 1.347 ACRE TRACT
(2) 2.00 ACRE TRACTS
AND A 5.951 ACRE TRACT

BEING OUT OF THE
TRAVIS JONES
AS RECORDED IN
CLERKS FILE NO. 23-045233
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
JOSEPH MIMS LEAGUE
ABSTRACT 95
FOR
DAKOTA SCHMIDT
18731 COUNTY ROAD 319

Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, SUITE 7751
HOUSTON, TEXAS 77051
PHONE: 281-355-3622 FAX: 281-355-3622
CELL: 281-355-3622
WWW.DOYLEANDWACHSTETTER.COM



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**1.347 ACRE TRACT - LOT 19B1
JOSEPH MIMS LEAGUE, ABSTRACT 95
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 1.347 ACRE of land out of the R.D. MacDonald Subdivision recorded in Volume 3, Page 81 of the Brazoria County Plat Records, and being out of a called 10.812 acre tract conveyed to Travis Jones described in County Clerk's File 23-045233 of the Brazoria County Official Records and situated in the J. Mims League, Abstract 95, 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 axle in the northwest right-of-way line of County Road 700 marking the south corner of a called 20.00 acre tract conveyed to Steven and Gwendolyn Franklin described in County Clerk's File 13-030980 of the Brazoria County Official Records, same being the east corner of said Jones 10.812 acre tract, same being the east corner of a called 2.00 acre tract, known as Lot 19B3, described by this author on this even date;

THENCE North 48°03'33" West, coincident with the southwest line of said Franklin 20.00 acre tract, same being the northeast line of the said Jones 10.812 acre tract, same being the northeast line of said Lot 19B3, at a distance of 375.35 feet pass a set 5/8" iron rod marking the north corner of said Lot 19B3, same being the east corner of a 5.951 acre tract known as Lot 19B2, described by this author on this even date and continue to a total distance of 596.32 feet to a found 1" iron pipe marking the west corner of said Franklin 20.000 acre tract, same being the south corner of a called 3.08 acre tract conveyed to Alan D. and Quetondra Dailey described in County Clerk's File 14-003317 of the Brazoria County Official Records;

THENCE North 47°40'13" West, coincident with the northeast line of said Lot 19B2, same being the southwest line of said Dailey 3.08 acre tract, a distance of 147.49 feet to a set 5/8" iron rod marking the most northerly corner of said Lot 19B2 and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 81°10'50" West, coincident with the north line of said Lot 19B2, at a distance of 380.14 feet pass a set 5/8" iron rod in the east right-of-way line of County Road 319 and continue to a total distance of 410.14 feet to a point for corner in the centerline of said County Road 319;

THENCE North 08°49'10" West, coincident with the centerline of County Road 319, same being an interior north line of said Lot 19B2, a distance of 78.92 feet to a point for corner on the northwest line of said Jones 10.812 acre tract;

THENCE North 43°07'03" East, coincident with the southeast line of a called 0.81 acre tract conveyed to Alan and Quetondra Dailey in County Clerk's File 14-003317 of the Brazoria County Official Records same being the northwest line of said Jones 10.812 acre tract, at a distance of 38.10 feet pass a set 5/8" iron rod in the east right-of-way line of County Road 319, at a distance of 253.53 feet pass a found 1" iron pipe and continue to a total distance of 269.88 feet to a found 1/2" iron rod marking the north corner of the said Jones 10.812 acre tract;

**1.347 ACRE TRACT - LOT 19B1
JOSEPH MIMS LEAGUE, ABSTRACT 95
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE South 47°40'13" East, coincident with the southwest line of said Dailey 3.08 acre tract, same being the northeast line of said 10.812 acre tract, a distance of 315.04 feet to the **POINT OF BEGINNING**, containing 1.347 acres of land, more or less.


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
September 2, 2025



This description is based on a survey, a plat of which, dated September 2, 2025 is on file in the office of Doyle & Wachtstetter, Inc.



Doyle & Wachtstetter, Inc
Surveying and Mapping • GPS/GIS

5.951 ACRE TRACT - LOT 19B2
JOSEPH MIMS LEAGUE, ABSTRACT 95
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2

ALL THAT CERTAIN 5.951 ACRES of land out of the R. D. MacDonald Subdivision recorded in Volume 3, Page 81 of the Brazoria County Plat Records, and being out of a called 10.812 acre tract conveyed to Travis Jones described in County Clerk's File 23-045233 of the Brazoria County Official Records and situated in the Joseph Mims League, Abstract 95, 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 axle in the northwest right-of-way line of County Road 700 marking the south corner of a called 20.00 acre tract conveyed to Steven and Gwendolyn Franklin described in County Clerk's File 13-030980 of the Brazoria County Official Records, same being the east corner of said Jones 10.812 acre tract, same being the east corner of a called 2.000 acre tract, known as Lot 19B3, described by this author on this even date;

THENCE North 48°03'33" West, coincident with the southwest line of said Franklin 20.00 acre tract, same being the northeast line of the Jones 10.812 acre tract, a distance of 375.35 feet to a set 5/8" iron rod marking the north corner of said Lot 19B3 and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 41°34'00" West, at a distance of 233.50 feet pass a set 5/8" iron rod marking the west corner of said Lot 19B3, same being the north corner of a called 2.000 acre tract known as Lot 19B4, described by this author on this even date and continue to a total distance of 462.78 feet to a set 5/8" iron rod in the northeast line of a called 6.208 acre tract conveyed to Michael J. Frerichs described in Volume 657, Page 453 of the Brazoria County Deed Records;

THENCE North 47°33'45" West, coincident with the northeast line of said Frerichs 6.208 acre tract, same being the southwest line of said Jones 10.812 acre tract, at a distance of 408.98 feet pass a found 1/2" iron rod in the east right-of-way line of County Road 319 and continue to a total distance of 695.98 feet to a set 5/8" iron rod for corner in the southeast line of a called 160.00 acre tract conveyed to Mary Eloise McNeill Estate recorded in Volume 639, Page 298 of the Brazoria County Deed Records, same being the north corner of a called 8.061 acre tract conveyed to John Smircic in Volume 26, Page 352 of the Brazoria County Deed Records, from which a found 1/2" iron rod marking the west corner of the Smircic 8.061 acre tract bears South 43°07'03" West, a distance of 299.22 feet;

THENCE North 43°07'03" East, coincident with the southeast line of said 160.00 acre tract, being the northwest line of said 10.812 acre tract, a distance of 190.01 feet to a point for corner in the centerline of said County Road 319, same being the southwest corner of said 1.346 acre tract, known as Lot 19B1 and described by this author on this even date;

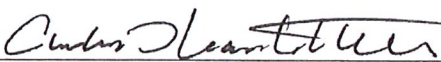
THENCE South 08°49'10" East, coincident with the centerline of said County Road 319 and the southwest line of said Lot 19B1, a distance of 78.92 feet to a point;

**5.951 ACRE TRACT - LOT 19B2
JOSEPH MIMS LEAGUE, ABSTRACT 95
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE North 81°10'50" East, coincident with the south line of said Lot19B1, at a distance of 30.00 feet pass a set $\frac{5}{8}$ " iron rod in the east right-of-way line of County Road 319, and continue to a total distance of 410.14 feet to a set $\frac{5}{8}$ " iron rod in the southwest line of a called 3.08 acre tract conveyed to Alan and Quetondra Dailey described in County Clerk's File 14-003317 of the Brazoria County official Records, same being the east corner of said Lot 19B1;

THENCE South 47°40'13" East, coincident with the southwest line of said Dailey 3.890 acre tract, same being the northeast line of said Jones 10.812 acre tract, a distance of 147.49 feet to a found 1" iron pipe marking the south corner of said Dailey 3.08 acre tract, same being the west corner of said Franklin 20.000 acre tract;

THENCE South 48°03'33" East, coincident with the southwest line of said Franklin 20.000 acre tract, same being the northeast line of said Jones 10.812 acre tract, a distance of 220.98 feet to the **POINT OF BEGINNING**, and containing 5.951 acres of land, more or less.


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
September 2, 2025



This description is based on a survey, a plat of which, dated August 28, 2025 is on file in the office of Doyle & Wachtstetter, Inc.



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**2.000 ACRE TRACT - LOT 19B3
JOSEPH MIMS LEAGUE, ABSTRACT 95
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 2.000 ACRES of land out of the R.D. MacDonald Subdivision recorded in Volume 3, Page 81 of the Brazoria County Plat Records, and being out of a called 10.812 acre tract conveyed to Travis Jones described in County Clerk's File 23-045233 of the Brazoria County Official Records and situated in the J. Mims League, Abstract 95, 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 axle in the northwest right-of-way line of County Road 700 marking the south corner of a called 20.00 acre tract conveyed to Steven and Gwendolyn Franklin described in County Clerk's File 13-030980 of the Brazoria County Official Records and being the east corner of the herein described tract;

THENCE South 41°34'00" West, coincident with the northwest right-of-way line of County Road 700, a distance of 231.00 feet to a set 3/8" iron rod for corner marking the east corner of a called 2.000 acre tract, known as Lot 19B4, described by this author on this even date, for the south corner of the herein described 2.000 acre tract;

THENCE North 48°26'00" West, coincident with the northeast line of Lot 19B4, same being the southwest line of the herein described tract, a distance of 375.35 feet to set 3/8" iron rod for corner in the southeast line of a called 5.951 acre tract known as Lot 19B2, described by this author on this even date;

THENCE North 41°34'00" East, coincident with the southeast line of said Lot 19B2, a distance of 233.50 feet to a set 3/8" iron rod for corner in the north line of said Jones 10.812 acre tract in the southwest line of the aforementioned Franklin 20.00 acre tract, for the north corner of the herein described 2.000 acre tract;

THENCE South 48°03'33" East, coincident with the southwest line of said Franklin 20.00 acre tract, same being the northeast line of said Jones 10.812 acre tract, a distance of 375.35 feet to the **POINT OF BEGINNING**, and containing 2.000 acres of land, more or less.

Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
September 2, 2025



This description is based on a survey, a plat of which, dated September 2, 2025 is on file in the office of Doyle & Wachtstetter, Inc.



Doyle & Wachtstetter, Inc
Surveying and Mapping • GPS/GIS

**2.000 ACRE TRACT - LOT 19B4
JOSEPH MIMS LEAGUE, ABSTRACT 95
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 2.000 ACRES of land out of the R. D. MacDonald Subdivision recorded in Volume 3, Page 81 of the Brazoria County Plat Records, and being that same called 10.812 acre tract conveyed to Travis Jones described in County Clerk's File 23-045233 of the Brazoria County Official Records and situated in the Joseph Mims League, Abstract 95, 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 axle in the northwest right-of-way line of County Road 700 marking the south corner of a called 20.00 acre tract conveyed to Steven and Gwendolyn Franklin described in County Clerk's File 13-030980 of the Brazoria County Official Records, being the east boundary line of said 10.812 acre tract, being the east corner of a called 2.000 acre tract, known as Lot 19B3 described by this author on this even date;

THENCE South 41°34'00" West, coincident with the northwest right-of-way line of County Road 700, same being the southeast line of said Lot 19B3, a distance of 231.00 feet to a set 5/8" iron rod for the **POINT OF BEGINNING** of the herein described tract;

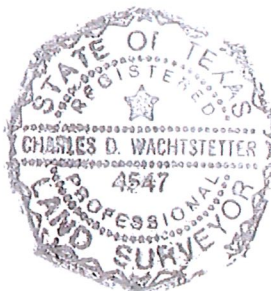
THENCE South 41°34'00" West, coincident with the northwest right-of-way line of County Road 700, same being the southeast line of said Jones 10.812 acre tract, a distance of 234.98 feet to a found 1/2" iron rod marking the east corner of a called 6.208 acre tract conveyed to Michael J. Frerichs described in Volume 657, Page 453 of the Brazoria County Deed Records, for the south corner of the herein described tract;

THENCE North 47°33'45" West, coincident with the northeast line of said Frerichs 6.208 acre tract, same being the southwest line of said Jones 10.812 acre tract, a distance of 375.39 feet to a set 3/8" iron rod for corner marking the south corner of a called 5.951 acre tract known as Lot 19B2 described by this author on this even date;

THENCE North 41°34'00" East, coincident with the southeast line of said Lot 19B2, a distance of 229.28 feet to set 3/8" iron rod for corner marking the west corner of said Lot 19B3, and the north corner of the herein described tract;

THENCE North 48°26'00" West, coincident with the southwest line of said Lot 19B3, a distance of 375.35 feet to the **POINT OF BEGINNING**, and containing 2.000 acres of land, more or less.

Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
September 2, 2025



This description is based on a survey, a plat of which, dated September 2, 2025 is on file in the office of Doyle & Wachtstetter, Inc.