



## Brazoria County

### Application for Property Adjustments

RECEIVED:

JUN 21 2024

Engineering Dept.

This application must be completed for all requests that are exempt from Platting. In order for this request to be reviewed, the application must be filled out *in its entirety* and be submitted to the Brazoria County Engineers Office at 451 N. Velasco, Ste. 230 Angleton, Texas 77515, or emailed to [engineer-development@brazoriacountytx.gov](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: John M. Murphy

Phone: 979-285-5960

Name: Donna G. Murphy

Owner Signature: John M. Murphy

Date: \_\_\_\_\_

Owner Signature: Donna G. Murphy

Date: 6/20/2024

*My signature acknowledges my request to the County Engineer, Matt Hanks, for an exception from the Brazoria County Subdivision Regulations.*

Mailing Address: 5931 C.R. 961, Brazoria, TX 77422

E-mail Address: imaseagazer@hotmail.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: 5.271

Site Address or Legal Location, Abstract, CR #: 5830 C.R. 961, Brazoria, TX 77422

Property ID#: 153315

Lot 53C7

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

Number of Structures: 3 Mobile Homes: \_\_\_\_\_ Other homes: \_\_\_\_\_

Business or other structure with restrooms: X 1

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 - 153315

As Attached

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



**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**

July 5, 2024

John & Donna Murphy  
5931 CR 961  
Brazoria, TX 77422

RE: Subdivision of Property

Subdivision Name: John & Donna Murphy

Legal Description of Property: BCAD 153315 - A0056 JOHN CUMMINGS TRACT 53C7 (CALLED LT F)  
(ALLHANDS SD) ACRES 5.271

Site Address of Property: 5830 County Road 961, 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 alternate site sketch provided 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 currently exists as Tract 53C7 acres-5.271 with a home built in 1985, unpermitted OSSF, and a barn. It is proposed to divide 1-acre out of the 5.271-acre tract. The new 1-acre tract will include the barn and will be approximately 425' x 109'. The original Tract 53C7 will reduce to 4.271-acres with a 1985 built home and original unpermitted septic OSSF. The OSSF field lines must be entirely included in this tract of land and have a 5 ft setback from the property line. The original OSSF field lines meet the required 5ft setback from the new property line. 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 A0056 JOHN CUMMINGS TRACT 53C7 (CALLED LT F) (ALLHANDS SD) ACRES-5.271 in Brazoria County, Texas.

Sincerely,

Jodie Vice, DR # OS0024815  
Director  
Brazoria County Environmental Health

## FORM 4-6. WEST BRAZORIA COUNTY DRAINAGE DISTRICT NO. 11

## Letter of No Objection for Land Survey

This Letter of No Objection-Survey is issued by the West Brazoria County Drainage District No. 11 this date of application: 8-06-24 for the survey of the land tract identified as / described by

PARTITION 5.271 ACRES out of TRACT 53 OF ALLHANDS  
S/D INTO A 1.025 ACRE TRACT AND A 4.089 ACRE  
TRACT NOT INCLUDING THE PORTION IN COUNTY ROAD 961

and as further described in the attached copy or facsimile of the survey (or description of proposed survey if survey not yet performed)

This survey (or proposed survey) is made or commissioned by (property owner or other):

Complete name, address, and contact information (mailing address, email address, phone number) of owner or party commissioning the survey:

JOHN & DONNA MURPHY 979-285-5960  
5931 CR 961 imaseagazer@hotmail.  
BRAZORIA, TX 77422 com

This letter is issued under the assumption that the land tract in question meets the following criteria:

- Is done or commissioned by a noncommercial owner or entity.
- Does not alter previously defined drainage easements.
- Does not describe or imply change in drainage paths, structures, facilities, or land modifications which would change drainage behavior.

By dated signature below, the owner or party commissioning the survey affirms the above information.

John M. Murphy  
 Signature/

8-8-2024  
 date

All of the above to be completed by owner or party commissioning survey. Incomplete, inaccurate, or unreadable information will require resubmission of information. When completed, forward to West Brazoria County Drainage District No. 11 District Director or Engineer for the District.

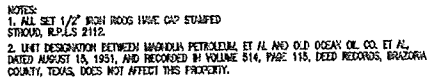
Following to be completed by representative of the West Brazoria County Drainage District No. 11:

This Letter of No Objection for Land Survey for the above-described survey is issued by:

Randy L. Stroud, PE, DISTRICT ENGINEER

Signature of District Director OR Engineer for the West Brazoria County Drainage District No. 11 / date

Signed form will be returned to owner or his representative at the above listed contact information.



47-16L (M-469)

**RANDY L. STROUD, P. E.**  
**CIVIL ENGINEER AND LAND SURVEYOR**  
**201 SOUTH VELASCO**  
**ANGLETON, TEXAS 77515**

979-849-3141  
PE #050839

FIRM NO. 10020500

r\_stroud@sbcglobal.net  
RPLS #2112

FIELD NOTES OF A 4.089 ACRE TRACT OUT OF A 5.271 ACRE TRACT (CALLED 5.302 ACRES) OUT OF A 38.721 ACRE TRACT OUT OF TRACT 53 OF ALLHANDS SUBDIVISION (VOLUME 2, PAGE 93, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS) AND BEING IN THE JAMES CUMMINGS LEAGUE, ABSTRACT 56, BRAZORIA COUNTY, TEXAS; SAID 38.721 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1565, PAGE 557 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 4.089 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod found at the Northeast corner of said 38.721 acre tract; said rod being in the common line between Tracts 53 and 48 of Allhands Subdivision;

THENCE; North 89° 22' 30" West 218.72 feet, along the North line of said 38.721 acre tract, to a 1/2" iron pipe found for corner at the Northwest corner of said 5.271 acres;

THENCE; South 0° 23' West, (Reference Bearing) 610.27 feet, along the West line of said 5.271 acre tract, to a 1/2" iron rod set for corner at the Northwest corner of a 1.025 acre tract out of said 5.271 acre tract;

THENCE; South 89° 22' 30" East 109.36 feet, along the North line of said 1.025 acre tract to a 1/2" iron rod set for corner at the Northeast corner of said 1.025 acre tract;

THENCE; South 0° 23' West, along the East line of said 1.025 acre tract, at 398.32 feet pass a 1/2" iron rod set on line, and continue to a total distance of 408.32 feet to a point for corner in the North right-of-way line of County Road 961;

THENCE; South 89° 22' 30" East 109.36 feet along the North right-of-way line of County Road 2961 to a point for corner in the East line of said 5.271 acre tract;

THENCE; North 0° 23' East, along the East line of said 5.271 acre tract, at 10.00 feet pass a 1/2" iron pipe found on line, and continue to a total distance of 1018.59 feet to the place of beginning..

Said tract therein containing 4.089 acres of land.

CERTIFIED:

*Randy L. Stroud*  
Randy L. Stroud, P. E.

Registered Professional Land Surveyor #2112

\*See attached plat. All iron rods set for this survey have a plastic cap stamped "RSTROUD RPLS2112" 4T 27899B August 30, 2024



**RANDY L. STROUD, P. E.**  
**CIVIL ENGINEER AND LAND SURVEYOR**  
**201 SOUTH VELASCO**  
**ANGLETON, TEXAS 77515**

979-849-3141  
PE #050839

FIRM NO. 10020500

r\_stroud@sbcglobal.net  
RPLS #2112

FIELD NOTES OF A 1.025 ACRE TRACT OUT OF A 5.271 ACRE TRACT (CALLED 5.302 ACRES) OUT OF A 38.721 ACRE TRACT OUT OF TRACT 53 OF ALLHANDS SUBDIVISION (VOLUME 2, PAGE 93, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS) AND BEING IN THE JAMES CUMMINGS LEAGUE, ABSTRACT 56, BRAZORIA COUNTY, TEXAS; SAID 38.721 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1565, PAGE 557 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 1.025 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a 1/2" iron rod found at the Northeast corner of said 38.721 acre tract; said rod being in the common line between Tracts 53 and 48 of Allhands Subdivision;

THENCE; North 89° 22' 30" West 218.72 feet, along the North line of said 38.721 acre tract, to a 1/2" iron pipe found for corner;

THENCE; South 0° 23' West, (Reference Bearing) 610.27 feet, along the West line of said 5.271 acre tract, to a 1/2" iron rod set for the place of beginning of the herein described tract;

THENCE; South 0° 23' West, along the West line of said 5.271 acre tract, at 398.32 feet pass a 1/2" iron rod set on line, and continue to a total distance of 408.32 feet to a point for corner in the North right-of-way line of County Road 961;

THENCE; South 89° 22' 30" East 109.36 feet, along the North right-of-way line of County Road 961, to a point for corner;

THENCE; North 0° 23' East at 10.00 feet pass a 1/2" iron rod set on line, and continue to a total distance of 408.32 feet to a 1/2" iron rod set for corner;

THENCE; North 89° 22' 30" West 109.36 feet to a the place of beginning.

Said tract therein containing 1.025 acres of land.

CERTIFIED:

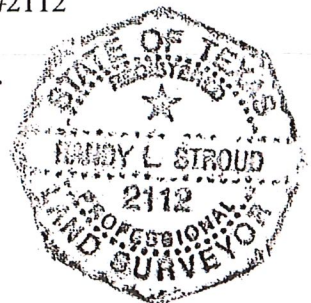
*Randy L. Stroud*  
Randy L. Stroud, P. E.

Registered Professional Land Surveyor #2112

\*See attached plat.

\*\*All iron rods set for this survey have a plastic cap stamped RSTROUD RPLS 2112".

4T27899A August 30, 2024





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

**Statement Date:** 06/21/2024  
**Owner:** MURPHY JOHN M & DONNA G  
**Mailing Address:** 5931 COUNTY ROAD 961  
BRAZORIA TX 774228888

## Tax Certificate

**Property Account Number:**  
**00560001147**

**Property Location:** 0005830 COUNTY ROAD 961  
**Legal:** A0056 JAMES CUMMINGS TRACT  
53C7 (CALLED LT F) (ALLHANDS  
SD)ACRES 4.822 0005830 COUNTY  
**Acres:** ROAD 961  
4.822 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00560001147  
AD NUMBER: 153315  
GF NUMBER:  
CERTIFICATE NO : 2871978

FEE : \$10.00  
DATE : 6/21/2024

### COLLECTING AGENCY

Brazoria County  
111 E. Locust  
Angleton TX 77515

### CURRENT VALUES 2,023

APPRAISED VALUE: 500,170

EXEMPTIONS: General Homestead, Optional Homestead, Ove

### REQUESTED BY

JOHN & DONNA MURPHY

YEAR TAX UNIT

5830 CR 961  
BRAZORIA TX 77422

2023	BC EMERGENCY SERVICES #2
2023	BC EMERGENCY SERVICES #6
2023	BRAZORIA COUNTY
2023	COLUMBIA-BRAZORIA ISD
2023	PORT FREEPORT
2023	SPECIAL ROAD & BRIDGE
2023	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 2024 HAVE NOT BEEN CALCULATED.

ACCOUNT NUMBER: 00560001147

CERTIFICATE NO : 2871978

TOTAL CERTIFIED TAX DUE 6/2024 : \$0.00



Jami Johnson 6/21/24  
Signature of Authorized officer of collection office Date

**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:** December 1, 2023

**Grantor:** Thelma J. Goolsby a/k/a Thelma Jean Goolsby, a single woman

**Grantor's Mailing Address:**

2194 CR 344  
BRAZORIA, TX 77422

**Grantee:** John M. Murphy and Donna G. Murphy, husband and wife

**Grantee's Mailing Address:**

5931 CR 961  
BRAZORIA, TX 77422

**Consideration:**

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

**Property (including any improvements):**

FIELD NOTES OF A 5.271 ACRE TRACT (CALLED 5.302 ACRES) OUT OF A 38.721 ACRE TRACT OUT OF TRACT 53 OF ALLHANDS SUBDIVISION (VOLUME 2, PAGE 93, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS) AND BEING IN THE JAMES CUMMINGS LEAGUE, ABSTRACT 56, BRAZORIA COUNTY, TEXAS; SAID 38.721 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1565, PAGE 557 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 5.271 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN ON **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**Reservations from Conveyance:**

None

FILED BY  
ALAMO TITLE COMPANY  
ATCH 2313236A

STATE OF TEXAS, COUNTY OF BRAZORIA  
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession  
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By: K. DeLoach, Deputy

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2024, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

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.

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

*Thelma J. Goolsby a/k/a Thelma Jean Goolsby by and through her Attorney in Fact*

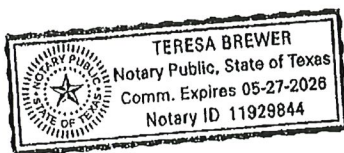
*Gary G. Edwards*

Thelma J. Goolsby a/k/a Thelma Jean Goolsby by and through her Attorney in Fact Gary G. Edwards

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on December 1, 2023, by Gary G. Edwards as Attorney in Fact for Thelma J. Goolsby a/k/a Thelma Jean Goolsby.



*Teresa Brewer*  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

STATE OF TEXAS, COUNTY OF BRAZORIA  
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession  
JOYCE HUDMAN, BRAZORIA COUNTY CLERK  
By: *J. DeLoach*, Deputy

**EXHIBIT A**

FIELD NOTES OF A **5.271 ACRE TRACT** (CALLED 5.302 ACRES) OUT OF A 38.721 ACRE TRACT OUT OF TRACT 53 OF **ALLHANDS SUBDIVISION** (VOLUME 2, PAGE 93, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS) AND BEING IN THE JAMES CUMMINGS LEAGUE, ABSTRACT 56, BRAZORIA COUNTY, TEXAS; SAID 38.721 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1565, PAGE 557 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 5.271 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the Northeast corner of said 38.721 acre tract; said rod being in the common line between Tracts 53 and 48 of Allhands Subdivision;

THENCE; North 89° 22' 30" West 218.72 feet, along the North line of said 38.721 acre tract, to a 1/2" iron pipe found for corner;

THENCE; South 0° 23' West, at 1008.59 feet pass a 1/2" iron rod set on line, and continue to a total distance of 1049.76 feet to a point for corner in the centerline of County Road 961;

THENCE; South 89° 22' 30" East 218.72 feet, along the centerline of County Road 961, to a point for corner;

THENCE; North 0° 23' East, (Reference Bearing) along the East line of said Tract 53, at 41.17 feet pass a 1/2" iron pipe found on line, and continue to a total distance of 1049.76 feet to the place of beginning.

Said tract therein containing 5.271 acres of land.

STATE OF TEXAS, COUNTY OF BRAZORIA  
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession  
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By: H. DeLoach, Deputy

## FILED and RECORDED

Instrument Number: 2023053485

Filing and Recording Date: 12/01/2023 03:26:06 PM Pages: 4 Recording Fee: \$34.00

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", is written over a horizontal line.

Joyce Hudman, County Clerk  
Brazoria County, Texas

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

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

cclerk-kaegan

STATE OF TEXAS, COUNTY OF BRAZORIA  
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession  
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By: Deputy