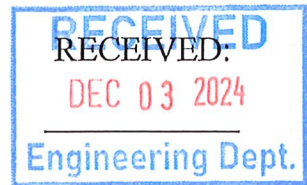




## Brazoria County

### 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: Doyle McConathy Phone: 979-848-7523

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

Owner Signature: Doyle McConathy Date: \_\_\_\_\_

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: 19706 FM 521 Bosharon TX 77583

E-mail Address: Keaton McConathy@yahoo.com

#### Purpose:

- ☐ Combine lots – See Section II.  
☒ Divide lot – See Section III. - You may not create more than 4 lots  
☐ Adjust Lot Lines – See Section III.  
☐ Divide with Exemption – See Section III - You may not create more than 4 lots nor create an easement or road  
☐ Family Division - Gift Deeded to \_\_\_\_\_ (Grandchild, Child, Sibling, In-Law, etc.) -  
*You may not create more than 4 lots nor create an easement or road – See Section IV.*

#### Property Information

Acreage: 26.669

Site Address or Legal Location, Abstract, CR #: Tract 22 of the Subdivision Stephens Richardson  
Abstract # 122 CR.36

Property ID#: 159504

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

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

Business or other structure with restrooms: 0

Private Water Well check: ☐ YES or ☒ NO

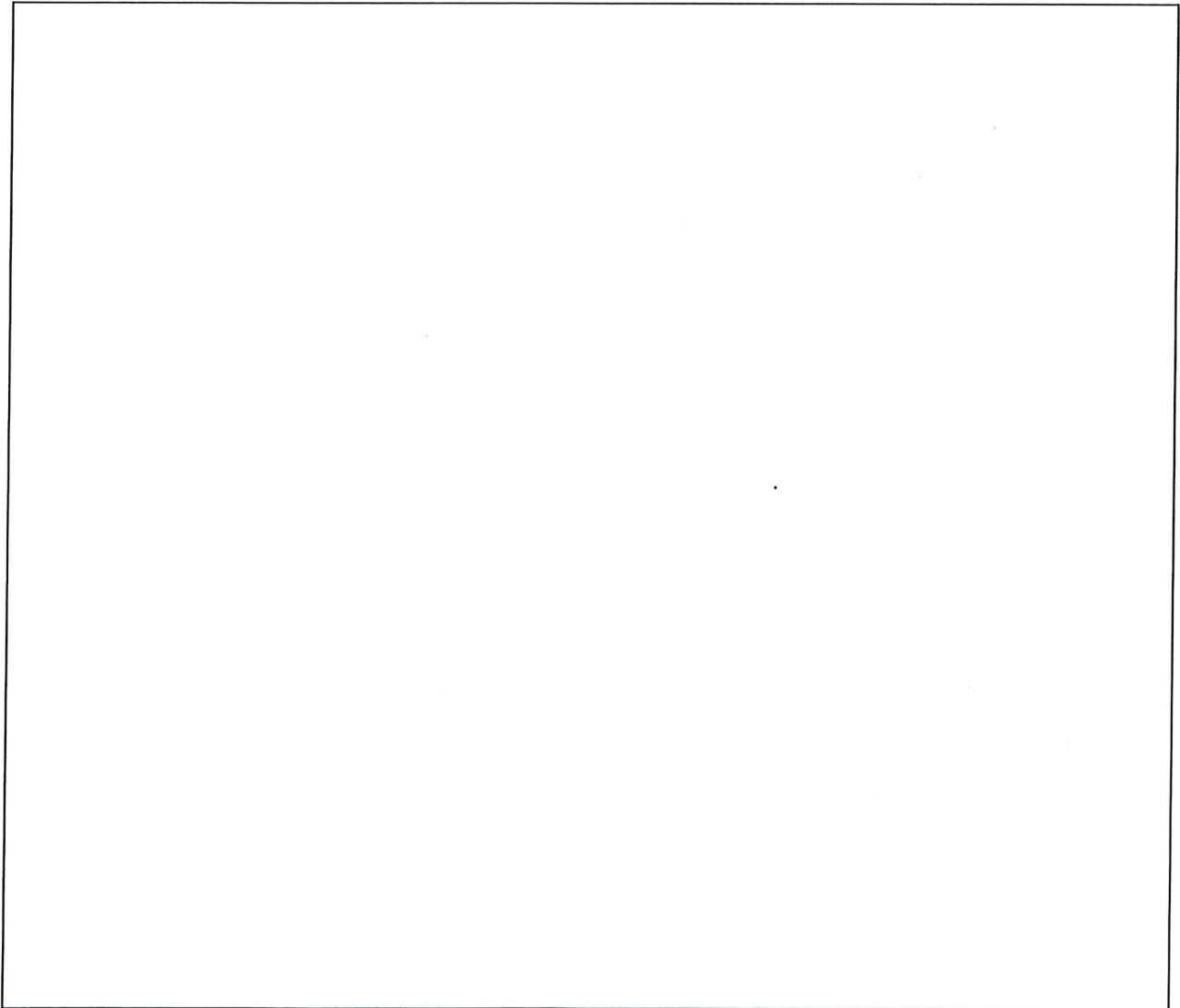
Public Water System MUD or Provider: N/A

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

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

**Property ID –** \_\_\_\_\_

\_\_\_\_\_



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



## 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.

*Application Submissions will receive a response 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).

# WARRANTY DEED WITH VENDOR'S LIEN

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

THE STATE OF TEXAS

§

COUNTY OF BRAZORIA

§

KNOW ALL MEN BY THESE PRESENTS:

That DOMEHAWK FREEMAN, LLC, (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee named below, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the total sum of NINE HUNDRED TWENTY-EIGHT THOUSAND SIX HUNDRED FIFTY-FIVE AND NO/100 DOLLARS (\$928,655.00), paid to Grantor herein by THE FIRST STATE BANK, at the instance and request of the Grantee herein, the receipt of which is hereby acknowledged, as evidence of which said Grantee executed and delivered its one certain promissory note, of even date herewith, in the principal sum of NINE HUNDRED TWENTY-EIGHT THOUSAND SIX HUNDRED FIFTY-FIVE AND NO/100 DOLLARS (\$928,655.00), payable to the order of THE FIRST STATE BANK, at its office located at 208 E. 2<sup>nd</sup> Street, Sweeny, Texas 77480, bearing interest as therein specified, payable as therein specified, the payment of which note is secured, in part, by a Vendor's Lien herein retained, and is additionally secured by a Deed of Trust, Security Agreement - Financing Statement of even date herewith to KINNAN J. STOCKTON, Trustee, have GRANTED, SOLD, and CONVEYED, and by these presents do hereby GRANT, SELL, and CONVEY to CR 36, LLC, whose present mailing address is 19706 Fm 521, Rosharon, Texas 77583, ("Grantee"), subject to the reservations hereinafter made, all of the following described real estate, together with all improvements situated thereon (the "Property") lying and being situated in Brazoria County, Texas, more particularly described as follows:

## TRACT 1:

### Parcel A:

ALL THAT CERTAIN 28.540 ACRES of land out of a called 56.25 acre tract conveyed to J. H. Craig in Volume 209, Page 56 of the Brazoria County Deed Records and being out of that same 55.070 acres, composed of 2 tracts (Tracts 22 and 25A) and conveyed to Domehawk Freeman, LLC in County Clerk's File 2021070096 of the Brazoria County Official Records and situated in the Stephen

[1]

FILED BY  
ALAMO TITLE COMPANY  
A-TEL 24136118

*Richardson Survey, Abstract 122, Brazoria County, Texas and more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part herein for all purposes.*

*Parcel B:*

*ALL THAT CERTAIN 26.663 ACRES of land being that same called 25 acres conveyed to Sarah Stevens in Volume 71, Page 101 of the Brazoria County Deed Records and being out of that same 55.070 acres, composed of 2 tracts (Tract 22 and 25A) and conveyed to Domehawk Freeman, LLC in County Clerk's File 2021070096 of the Brazoria County Official Records and situated in the Stephen Richardson Survey, Abstract 122, Brazoria County, Texas and more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part herein for all purposes.*

THIS CONVEYANCE IS MADE AND ACCEPTED 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.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED PROPERTY, together with all and singular the rights and appurtenances thereto in anywise belonging in any way to the Property, and any right, title, and interest of Grantors in and to adjacent streets, alleys, and rights-of-way, unto the said Grantee, its legal representatives, successors and assigns, and Grantors do hereby bind themselves, their heirs, legal representatives, successors, and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person lawfully claiming or to claim all or any part of the Property, by and through Grantor, but not otherwise.

It is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, are retained against the above described Property, premises and improvements thereon, in favor of THE FIRST STATE BANK, until the Note and all interest due thereon are fully paid according to the Note's face, tenor, effect, and reading thereof, when this deed shall become absolute.

The Vendor's Lien, together with the Superior Title to said Property, are retained herein for the benefit of THE FIRST STATE BANK, having advanced, at the instance and request of the Grantee herein, and paid in cash to the Grantors herein that portion of the purchase price of the herein described property, as is evidenced, in part, by the herein described Note, and the same are

hereby TRANSFERRED and ASSIGNED to said THE FIRST STATE BANK.

Current ad valorem taxes, standby fees and/or assessments by any taxing authority on said Property having been prorated to the date of closing, the payment thereof is assumed by Grantee.

EXECUTED, this the 13 day of June, 2024.

DOMEHAWK FREEMAN, LLC

Signature: Craig Freeman

Print Name: Craig Freeman

Title: Manager

Signature: \_\_\_\_\_

Print Name: Sally Freeman

Title: Co-Manager

THE STATE OF Co §

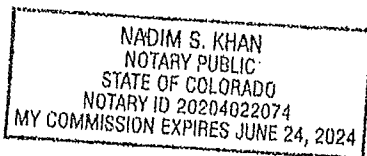
COUNTY OF Bonglas §

Before me, the undersigned Notary Public, on this day personally appeared Craig Freeman the Manager of DOMEHAWK FREEMAN, LLC, known to me [or proved to me on the oath of \_\_\_\_\_ or through TX AL (description of identity card or other document)], to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed said instrument in the capacity stated, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of June, 2024.

(SEAL)

[Signature]  
Notary Public, for the State of Co





hereby TRANSFERRED and ASSIGNED to said THE FIRST STATE BANK.

Current ad valorem taxes, standby fees and/or assessments by any taxing authority on said Property having been prorated to the date of closing, the payment thereof is assumed by Grantee.

EXECUTED, this the 13 day of June, 2024.

DOMEHAWK FREEMAN, LLC

Signature: \_\_\_\_\_

Print Name: Craig Freeman

Title: Manager

Signature: \_\_\_\_\_

Print Name: Sally Freeman

Title: Co-Manager

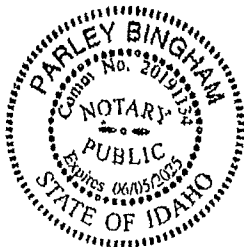
THE STATE OF IDAHO §

COUNTY OF ADA §

Before me, the undersigned Notary Public, on this day personally appeared SALLY FREEMAN, the CO-MANAGER of DOMEHAWK FREEMAN, LLC, known to me [or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_ (description of identity card or other document)], to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed said instrument in the capacity stated, for the purposes and consideration therein expressed.

AS GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13<sup>TH</sup> day of JUNE, 2024.

(SEAL)



\_\_\_\_\_  
Notary Public, for the State of IDAHO

## EXHIBIT "A"

Page 1 of 3

Tract 1:

Parcel A:

ALL THAT CERTAIN 28.540 ACRES of land out of a called 56.25 acre tract conveyed to J. H. Craig in Volume 209, Page 56 of the Brazoria County Deed Records and being out of that same 55.070 acres, composed of 2 tracts (Tracts 22 and 25A) and conveyed to Domehawk Freeman, LLC in County Clerk's File 2021070096 of the Brazoria County Official Records and situated in the Stephen Richardson Survey, Abstract 122, 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 (SF=0.999870979) as follows:

BEGINNING at a found 3/4" iron pipe in the north line of the Stephen Richardson Survey, Abstract 122, marking the northeast corner of the aforementioned Craig 56.25 acre tract, same being the northwest corner of a called 53.07 acre tract conveyed to Thomas and Michelle Perthuis in County Clerk's file 2020077313 of the Brazoria County Official Records, same being the south line of a called 99.9986 acre tract conveyed to Louise Jean Izard in County Clerk's file 2020022009 of the Brazoria County Official Records;

THENCE South 3°23'48" East, coincident with the west line of the said Perthuis called 53.07 acre tract, at a distance of 33.50 feet pass a found concrete monument, at a distance of 899.68 feet pass a found concrete monument marking the southwest corner of the Perthuis 53.07 acre tract, same being the northwest corner of a called 10.130 acre tract conveyed to Serenity Light Recovery Holdings in County Clerk's file 2016056546 of the Brazoria County Official Records, and continue to a total distance of 1737.66 feet to a found 2" iron pipe for corner in the north right-of-way line of County Road 36;

THENCE North 88°05'50" West, coincident with the north right-of-way line of County Road 36, a 60 feet wide right-of-way, described in Volume 863, Page 934 of the Brazoria County Deed Records, a distance of 732.79 feet to a set 5/8" iron rod for corner in the east line of a called 25.000-acre tract conveyed to Lam Vien Cam and Kevin Spring in County Clerk's file 2019040547 of the Brazoria County Official Records;

THENCE North 3°23'48" West, coincident with the east of the said Cam / Spring 25.000-acre tract, at a distance of 1657.93 feet pass a found 1/2" iron pipe and continue to a total distance of 1699.99 feet to a point for corner in the south line of the aforementioned Izard 99.9988-acre tract, same being in the north line of the Stephen Richardson Survey;



EXHIBIT "A"  
Page 2 of 3

THENCE North  $86^{\circ}36'12''$  East, coincident with the south line of the said Izard 99.9988-acre tract, same being in the north line of the Stephen Richardson Survey, a distance of 729.65 feet to the POINT OF BEGINNING, containing 28.540 acres of land, more or less;

Parcel B:

ALL THAT CERTAIN 26.663 ACRES of land being that same called 25 acres conveyed to Sarah Stevens in Volume 71, Page 101 of the Brazoria County Deed Records and being out of that same 55.070 acres, composed of 2 tracts (Tract 22 and 25A) and conveyed to Domehawk Freeman, LLC in County Clerk's File 2021070096 of the Brazoria County Official Records and situated in the Stephen Richardson Survey, Abstract 122, 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 (SF=0.999863726) as follows:

COMMENCING at a found  $3/4''$  iron pipe in the north line of the Stephen Richardson Survey, Abstract 122, marking the northeast corner of the J. H. Craig 56.25 acre tract, recorded in Volume 209, Page 6 of the Brazoria County Deed Records, same being the northwest corner of a called 53.07 acre tract conveyed to Thomas and Michelle Perthuis in County Clerk's file 2020077313 of the Brazoria County Official Records, same being the south line of a called 99.9986 acre tract conveyed to Louise Jean Izard in County Clerk's file 2020022009 of the Brazoria County Official Records;

THENCE South  $86^{\circ}36'12''$  West, coincident with the south line of the said Izard 99.9988-acre tract, same being in the north line of the Stephen Richardson Survey, same being the north line of the said Craig 56.25 acre tract, at a distance of 729.65 feet pass the northeast corner of a called 25.000 acre tract conveyed to Lam Vien Cam and Kevin Spring in County Clerk's file 2019040547 of the Brazoria County Official Records, at a distance of 1297.14 feet pass the southeast corner of a called 891.330 acre tract conveyed to Mark Tomlinson in County Clerk's file 2021049528 of the Brazoria County Official Records, and continue to a total distance of 1378.32 feet to the POINT OF BEGINNING of the herein described tract, from which a found  $14''$  iron rod bears North  $0^{\circ}17'19''$  West, a distance of 6.34 feet;

EXHIBIT "A"  
Page 3 of 3

THENCE South  $3^{\circ}23'48''$  East, coincident with the west line of the said Cam / Spring called 25.000-acre tract, a distance of 1610.12 feet to a found 14" iron rod for corner in the north right-of-way line of County Road 36;

THENCE South  $86^{\circ}39'30''$  West, coincident with the north right-of-way line of County Road 36, a 60 feet wide right-of-way, recorded in Volume 863, Page 934 of the Brazoria County Deed Records, a distance of 721.50 feet to a found 1" iron pipe for corner in the east line of a called 17.75-acre tract conveyed to Frank Nerocker, Jr. in Volume 143, Page 65 of the Brazoria County Deed Records;

THENCE North  $3^{\circ}23'48''$  West, coincident with the east of the said Nerocker 17.75-acre tract, a distance of 1609.43 feet to a set  $5/8''$  iron rod for corner in the north line of the Stephen Richardson Survey, same being the south line of the aforementioned Tomlinson 891.330-acre tract and from which a found 1 16" iron pipe, bears North  $5^{\circ}26'23''$  West, a distance of 26.77 feet;

THENCE North  $86^{\circ}36'12''$  East, coincident with the south line of the said Tomlinson 891.330-acre tract, same being in the north line of the Stephen Richardson Survey, a distance of 721.50 feet to the POINT OF BEGINNING, containing 26.663 acres of land, more or less;

Property Exhibit "A"

As used herein, "the property" includes all or any part of the collateral.

The collateral shall include all collateral, wherever located and whenever acquired, described in this exhibit, in the body of this instrument, or in any other exhibit to this instrument, and the following:

(a) *TRACT 1:*

*Parcel A:*

*ALL THAT CERTAIN 28.540 ACRES of land out of a called 56.25 acre tract conveyed to J. H. Craig in Volume 209, Page 56 of the Brazoria County Deed Records and being out of that same 55.070 acres, composed of 2 tracts (Tracts 22 and 25A) and conveyed to Domehawk Freeman, LLC in County Clerk's File 2021070096 of the Brazoria County Official Records and situated in the Stephen Richardson Survey, Abstract 122, Brazoria County, Texas and more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part herein for all purposes.*

*Parcel B:*

*ALL THAT CERTAIN 26.663 ACRES of land being that same called 25 acres conveyed to Sarah Stevens in Volume 71, Page 101 of the Brazoria County Deed Records and being out of that same 55.070 acres, composed of 2 tracts (Tract 22 and 25A) and conveyed to Domehawk Freeman, LLC in County Clerk's File 2021070096 of the Brazoria County Official Records and situated in the Stephen Richardson Survey, Abstract 122, Brazoria County, Texas and more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part herein for all purposes.*

*TRACT 2:*

*449.75 ACRES OF LAND, SITUATED IN THE STEPHEN F. AUSTIN 2-1/6 LEAGUE GRANT, ABSTRACT 25, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 478 ACRE TRACT DESCRIBED IN A DEED FROM F. W. TURNER, SR. AND WIFE, ANNIE D. TURNER TO B. W. TURNER RECORDED IN VOLUME 307, PAGE 583, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 449.75 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREIN FOR ALL PURPOSES. Tract 2 is owned by another entity and the subject of a Consent to Pledge on this obligation.*

(b) All of the following property, items, and interests, whether now owned or hereafter acquired:

(i) All of the rights as the lessor and landlord and all of the debtor's right, title and

interest in, to and under any and all leases now in existence or hereafter executed covering space in or applicable to the property described above and any improvements thereon (now or hereafter existing) and all rents, income, profits, benefits, and advantages, of every nature whatsoever, to arise, accrue and be derived from the land and improvements, whether or not pursuant to any lease;

- (ii) Any and all plans and specifications for development of or construction of the property.
  - (iii) Any and all contracts and subcontracts relating to the property;
  - (iv) Any and all accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions related to the property;
  - (v) Any and all permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the property;
  - (vi) Any and all present and future inventory, equipment, fixtures, and articles of personal property now or hereafter located on the property or attached to or used in and about or related to the planning, development, financing, or operation of the property including, but not limited to, the types of inventory, equipment, fixtures, and articles of personal property more particularly described as follows: machines, engines, boilers, dynamos, elevators, stokers, tanks, awnings, screens, cabinets, shades, blinds, carpets, draperies, furniture, lawn mowers and plumbing, heating, air conditioning, lighting, ventilating, refrigerating, cooking, laundry and incinerating equipment, and all fixtures and appurtenances thereto, and such other goods and chattel and personal property as are ever used or furnished in constructing or operating the property or the activities conducted therein, and all renewals or replacements thereof, or articles in substitution therefore;
  - (vii) Any and all proceeds arising from or by virtue of the sale, lease, or other disposition of any of the property described herein;
  - (viii) Any and all proceeds arising from the taking of all or a part of the property for any public or quasi-public use under any law, or by right of eminent domain, or by private or other purchase in lieu thereof.
- (c) All other interest of every kind and character which MAKER, GRANTOR, or DEBTOR now has or at any time hereafter acquires in and to the property described or referred to in Property Exhibit, preceding, and all property which is used or useful in connection with the property.

All property and interest described or referred to in Paragraphs (a), (b) and (c) preceding are sometimes herein referred to collectively as the "Property".



Initialed for Identification

D. A. M.  
D. N. M.  
\_\_\_\_\_  
\_\_\_\_\_

## FILED and RECORDED

Instrument Number: 2024026107

Filing and Recording Date: 06/17/2024 04:56:40 PM Pages: 11 Recording Fee: \$61.00

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-regina

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



**Certificate of Formation  
Limited Liability Company**

Filing Fee: \$300

Filed in the Office of the  
Secretary of State of Texas  
Filing #: 805574628 06/04/2024  
Document #: 1369208510002  
Image Generated Electronically  
for Web Filing

**Article 1 - Entity Name and Type**

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

**CR 36, LLC**

**Article 2 - Registered Agent and Registered Office**

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

OR

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

Name:

**Darlene McConathy**

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

Street Address:

**19706 FM 521 Rd Rosharon TX 77583**

**Consent of Registered Agent**

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

OR

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

**Article 3 - Governing Authority**

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

OR

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

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

Manager 1: **Doyle Dean McConathy Jr**

Title: **Manager**

Address: **19706 FM 521 Rd Rosharon TX, USA 77583**

Manager 2: **Darlene Naquin McConathy**

Title: **Manager**

Address: **19706 FM 521 Rd Rosharon TX, USA 77583**

**Article 4 - Purpose**

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

**Supplemental Provisions / Information**

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

**Initial Mailing Address**

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

The initial mailing address of the filing entity is:

**10 S La Salle St Ste 3100**

**Attn: Kylee Urenda**

**Chicago, IL 60603**

**USA**

**Organizer**

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

**Kylee Urenda 10 S La Salle St Ste 3100, Chicago, IL, 60603**

**Effectiveness of Filing**

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

**OR**

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

**Execution**


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

**Kylee Urenda**

Signature of Organizer

FILING OFFICE COPY



 <b>KRISTIN R. BULANEK</b> BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR 111 E. Locust Angleton, TX 77515 (979) 864-1320	<b>Tax Certificate</b>
	Property Account Number: <b>01220025000</b>
<b>Statement Date:</b> 06/12/2025 <b>Owner:</b> CR 36 LLC <b>Mailing Address:</b> 19706 FM 521 RD ROSHARON TX 775838122	<b>Property Location:</b> COUNTY ROAD 36 <b>Legal:</b> A0122 S RICHARDSON TRACT 22-25A ACRES 55.070

TAX CERTIFICATE FOR ACCOUNT : 01220025000  
 AD NUMBER: 159504  
 GF NUMBER:  
 CERTIFICATE NO : 3465049

FEE : \$10.00  
 DATE : 6/12/2025

**COLLECTING AGENCY**

Brazoria County  
 111 E. Locust  
 Angleton TX 77515

**CURRENT VALUES 2024**

APPRAISED VALUE: 1,472,920  
 EXEMPTIONS: Ag 1D1

**REQUESTED BY**

McConathy Doyle

19706 FM 521  
 ROSHARON TX 77583

**TAX UNIT**

ANGLETON - DANBURY HOSPITAL
ANGLETON ISD
BC EMERGENCY SERVICES #3
BRAZORIA COUNTY
PORT FREEPORT
SPECIAL ROAD & BRIDGE

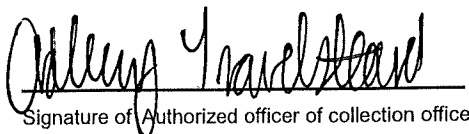
THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING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

ACCOUNT NUMBER: 01220025000

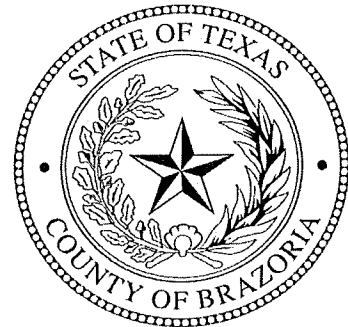
CERTIFICATE NO : 3465049

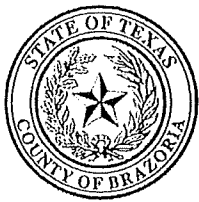
TOTAL CERTIFIED TAX DUE 6/2025 :

**\$0.00**

  
 Signature of Authorized officer of collection office

06/12/25  
 Date





**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**

January 14, 2025

Doyle McConathy  
19706 FM 521  
Rosharon, TX 77583

RE: Divide Lot

Subdivision Name (if applicable): CR 36, LL Doyle McConathy

Legal Description of Property: A0122 S RICHARDSON, TRACT 22-25A, ACRES 55.070  
(Only Tract 22 is being divided)

Site Address of Property: County Road 36, Angleton, TX 77515 PID 159504

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 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 original Tract 22 26.663- acres of native pasture is proposed to divide out a 3-acres creating two separate tracts. The new tract is proposed to be Tract 22A 3-acres and the former Tract 22 will become Tract 22B 23.669-acres per the survey. The property owners 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 A0122 S RICHARDSON, TRACT 22-25A, ACRES 55.070 in Brazoria County, Texas.

Sincerely,

A handwritten signature in cursive script that reads "Jodie Vice".

Jodie Vice, DR # OS0024815  
Director  
Brazoria County Environmental Health

**Matt Hanks, P.E.**  
COUNTY ENGINEER

**Karen McKinnon, P.E.,**  
ASST. COUNTY ENGINEER

(979) 864-1265  
Office



**Wael Tabara, P.E., CFM**  
ASST. COUNTY ENGINEER

**Barbara X. Martinez, P.E.**  
STAFF ENGINEER

(979) 864-1270  
Fax

**BRAZORIA COUNTY ENGINEERING**

451 N VELASCO, SUITE 230  
ANGLETON, TEXAS 77515  
[www.brazoriacountytx.gov](http://www.brazoriacountytx.gov)

February 18, 2025

Doyle McConathy  
19706 FM 521  
Rosharon, TX 77583

RE: Drainage Review - 2110 CR 36 Angleton, TX 77515

Dear Doyle:

Brazoria County has completed the review of the above referenced Engineered plans as provided on January 8, 2025. This complies with Brazoria County Drainage Plan Submitted Policy. Therefore, the County offers no objection.

This Letter of No Objection is for plan approval only. It is the applicant's responsibility to apply for the Brazoria County Driveway Permit through the Engineer's Office, as well as all other proper permits required by Brazoria County. These permits must remain posted onsite during the construction for this project.

Best Regards,

A handwritten signature in blue ink, appearing to read "Megan Cook", is written over the typed name.

Megan Cook  
Senior Development Technichan





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 23.669 ACRE TRACT OUT OF A 26.669 ACRE TRACT KNOWN AS TRACT 22 OF THE SUBDIVISION OF THE STEPHEN RICHARDSON SURVEY, ABSTRACT 122, BRAZORIA COUNTY, TEXAS; SAID 26.669 ACRE TRACT BEING THAT SAME TRACT DESCRIBED IN A DEED RECORDED IN FILE 2020-070096 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 23.669 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1" iron pipe found in the North right-of-way line of County Road 36; said pipe marking the Southwest corner of said 26.669 acre tract (Tract 22);

THENCE; North 3° 23' 48" West (Reference Bearing) 768.71 feet, along the West line of said 26.669 acre tract, to a 1/2" iron rod set for the place of beginning of the herein described tract;

THENCE; North 3° 23' 48" West 840.86 feet, along the West line of said 26.669 acre tract, to a 5/8" iron rod, with plastic cap stamped "CDW", found for corner at the northwest corner of said 26.669 acre tract;

THENCE; North 86° 36' 27" East 721.50 feet to a 1/2" iron rod set for corner at the Northeast corner of said 26.669 acre tract;

THENCE; South 3° 24' 18" East 1610.12 feet, along the East line of said 26.669 acre tract, to a 5/8" iron rod, with plastic cap stamped "CDW", found for corner in the North right-of-way line of County Road 36 at the Southeast corner of said 26.669 acre tract;

THENCE; South 86° 39' 03" West 551.74 feet, along the North right-of-way line of County Road 36, to a 1/2" iron rod set for corner;

THENCE; North 3° 23' 48" West 768.71 feet to a 1/2" iron rod set for corner;

THENCE; South 86° 39' 03" West 170.00 feet to the place of beginning.

Said tract therein containing 23.669 acres of land.

CERTIFIED: Randy L. Stroud  
Randy L. Stroud, PE Registered Professional Land Surveyor #2112

\*See attached plat.

4T28030B  
November 26, 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 3.000 ACRE TRACT OUT OF A 26.669 ACRE TRACT KNOWN AS TRACT 22 OF THE SUBDIVISION OF THE STEPHEN RICHARDSON SURVEY, ABSTRACT 122, BRAZORIA COUNTY, TEXAS; SAID 26.669 ACRE TRACT BEING THAT SAME TRACT DESCRIBED IN A DEED RECORDED IN FILE 2020-070096 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 3.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the North right-of-way line of County Road 36; said pipe marking the Southwest corner of said 26.669 acre tract (Tract 22);

THENCE; North 3° 23' 48" West (Reference Bearing) 768.71 feet, along the West line of said 26.669 acre tract, to a 1/2" iron rod set for corner;

THENCE; North 86° 39' 03" East 170.00 feet to a 1/2" iron rod set for corner;

THENCE; South 3° 23' 48" East 768.71 feet to a 1/2" iron rod set for corner in the North right-of-way line of County Road 36;

THENCE; South 86° 39' 03" West 170.00 feet, along the North right-of-way line of County Road 36, to the place of beginning.

Said tract therein containing 3.000 acres of land.

CERTIFIED:

*Randy L. Stroud*  
Randy L. Stroud, PE

Registered Professional Land Surveyor #2112

\*See attached plat.

4T28030A  
November 26, 2024

