



Brazoria County

Application for Property Adjustments

RECEIVED:

10/3

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: Alesia Stewart Phone: [REDACTED]

Name: _____

Owner Signature: [Signature] Date: 10-2-2025

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: [REDACTED]

E-mail Address: [REDACTED]

Purpose:

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

Property Information

Acreage: 3.95

Site Address or Legal Location, Abstract, CR #: 4228 C.R. 507, Brazoria, Tx, 77422

Property ID#: 83050024000

Tax Account #: 84-3218704

Number of Structures: 5 Mobile Homes: _____ Other homes: yes

Business or other structure with restrooms: 2

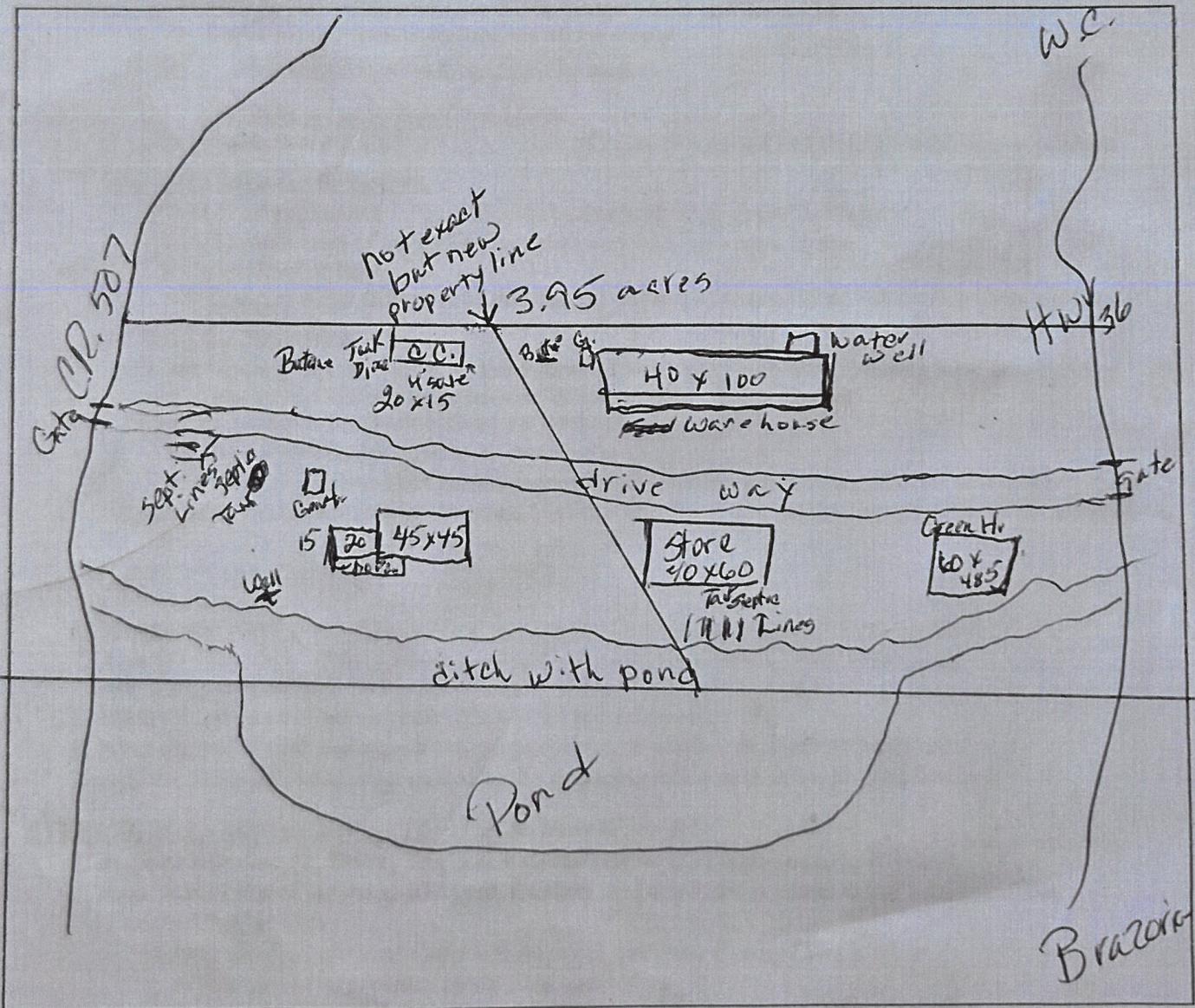
Private Water Well check: YES or NO

Public Water System MUD or Provider: NO

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 - 83050024000



(S) ² Septic Tank (W) ² Water Well - Septic Lines *Spray Head add circle radius
 Conventional Septic System



GENERAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS:

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

THAT RICKY G. PATE and wife, SHARON M. PATE, hereinafter called Grantor, for and in consideration of good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, TRANSFERRED AND CONVEYED, and by these presents does GRANT, TRANSFER AND CONVEY unto THE FEED STORE AND MORE, LLC, a Texas limited liability company, herein after called Grantee, the real property more particularly described on Exhibit "A" attached hereto.

THIS CONVEYANCE is made and accepted subject to the following matters, to the extent same are in effect at this time:

The following matters and all terms of the documents creating or offering evidence of the matters:

- A. Easement for roadway purposes, 15 feet in width, off the westerly end of property, as set forth in Deed recorded in Volume 87, Page 308, Deed Records of Brazoria County, Texas.
B. Easement to Texas New Mexico Power Company recorded in County Clerk's File No. 93034376, of the Official Public Records of Brazoria County, Texas for the purpose as set forth therein, and located along the northerly side.
C. Affidavit to the public regarding on-site sewage facility as recorded in County Clerk's File No. 2013040610, Official Public Records, Brazoria County, Texas.

FURTHER THIS CONVEYANCE is made and accepted subject to any titles or rights asserted by anyone, including but not limited to, persons, corporations, governments or other entities, to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or to filled-in lands, or artificial islands, or to statutory water rights, including riparian rights or to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

GF# 78572
GREAT AMERICAN TITLE



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: [Signature] Deputy

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in any way belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS THE GRANTOR this the 23 day of October, 2019.

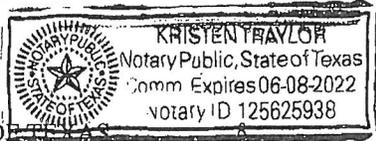
Ricky G. Pate
RICKY G. PATE

Sharon M. Pate
SHARON M. PATE

Address of Grantee:
THE FEED STORE & MORE, LLC
9419 CR 400
Brazoria, TX 77422

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

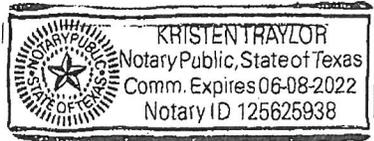
This instrument is acknowledged before me on the 23 day of October, 2019, by RICKY G. PATE.



Kristen Taylor
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument is acknowledged before me on the 23 day of October, 2019, by SHARON M. PATE.



Kristen Taylor
NOTARY PUBLIC, STATE OF TEXAS



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: Joyce Hudman Deputy
Date Issued: Oct 06, 2025

EXHIBIT "A"

FIELD NOTES OF A 3.94 ACRE TRACT OF LAND (CALLED 3.937 ACRES) IN THE STEPHEN F. AUSTIN 7-1/3 LEAGUES GRANT, ABSTRACT NO. 20, BRAZORIA COUNTY, TEXAS; SAID 3.94 ACRE TRACT BEING PART OF LOT 16, BLOCK 8 OF THE WILD PEACH SUBDIVISION, ACCORDING TO THE CORRECTED PLAT OF SAID SUBDIVISION BEING RECORDED IN VOLUME 4, PAGES 1 AND 2 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; A ONE-HALF INTEREST IN SAID 3.937 ACRE TRACT BEING CONVEYED TO BRAZOSPORT GROUNDS MAINTENANCE FROM JAIME GALVAN AND WIFE, MARTHA A. GALVAN BY DEED DATED NOVEMBER 27, 1991 AND RECORDED IN VOLUME (91) 976, PAGE 606 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; A ONE-HALF INTEREST IN SAID 3.937 ACRE TRACT BEING CONVEYED TO PLEASANT SURROUNDINGS FROM JAIME GALVAN AND WIFE, MARTHA A. GALVAN BY DEED DATED APRIL 1, 2003 AND RECORDED IN COUNTY CLERK' S FILE NO. 03-023690 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 3.94 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the East right-of-way line of County Road 507 (60 feet wide); said pipe being in the South line of Lot 16 and the North line of Lot 18, Block 8; said pipe also being in the North line of a 3.00 acre tract described in a deed recorded in County Clerk's File No. 06-040422 of the Official Records of Brazoria County, Texas;

THENCE; North 0 deg. 19' 40" West 226.56 feet, along the East right-of-way line of County Road 507, to a 1/2" iron rod found for corner at the Southwest corner of a 2.82 acre tract described in a deed recorded in County Clerk's File No. 97-026799 of the Official Records of Brazoria County, Texas;

THENCE; North 89 deg. 52' 37" East 647.49 feet (called 646.43 feet), along the South line of said 2.82 acre tract, to a 5/8" iron rod found for corner in the Southwest right-of-way line of State Highway 36;

THENCE; In a Southeasterly direction, along the Southwest right-of-way line of State Highway 36, around a curve to the left having a radius of 11,519.20 feet, at an arc distance of 119.36 feet pass a concrete right-of-way monument found on said curve, and continuing to a total arc length of 316.34 feet (called 315.79 feet) and a total chord bearing and distance of South 44 deg. 09' 31" East 316.33 feet to a 1/2" iron pipe found for corner in the South line of said Lot 16 and the North line of said Lot 18;

THENCE; South 89 deg. 56' 00" West (Reference Bearing) 866.56 feet, along the South line of said Lot 16 and the North line of said Lot 18, to the Place of Beginning;

Said tract therein containing 3.94 acres of land.

3

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



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. Shannon Deputy
Date Issued: Oct 06, 2025

FILED and RECORDED

Instrument Number: 2019052793

Filing and Recording Date: 10/24/2019 03:05:45 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.



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-krystal



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
Date Issued: Oct 06, 2025

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

Filing Fee: \$300



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 803428581 09/24/2019
Document #: 915833660002
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:

The Feed Store & More 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:

Alesia Stewart

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

Street Address:

9419 CR 400 Brazoria TX 77422

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:

Managing Member 1: **Alesia Stewart**

Title: **Managing Member**

Address: **9419 CR 400 Brazoria TX, USA 77422-77422**

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



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

February 9, 2026

Alesia Stewart
4228 County Road 507
Brazoria, TX 77422

RE: Adjusting Lot Lines

Subdivision Name (if applicable) Wild Peach The Feed & More / Alesia Stewart Property PID 265514
Legal Description of Property: WILD PEACH (A0020 S F AUSTIN) BLK 8 LOT 16A (DIV 4) ACRES 3.95
Site Address of Property: 4228 County Road 507, Brazoria, TX 77422

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

(1) Residential lot sizing.

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

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

The referenced sketch implies sufficient room to install on-site sewage facilities without creating a public health nuisance provided the design of the on-site sewage facility complies with all setback requirements as described in §285.91(10) of the above referenced statutes. The survey proposes to divide Lot 16A 3.95-acres into two tracts: Lot 16A1 1.59-acres which will include 1998 built structure, permitted OSSF 9533802623 and 9533802624; Lot 16A2 2.36-acres which will include a 2008 built structure, 2013 built store front, 2023 greenhouses and permitted OSSF 2013-292. 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 adjustment of the property described as WILD PEACH (A0020 S F AUSTIN) BLK 8 LOT 16A (DIV 4) ACRES 3.95 in Brazoria County, Texas.

Sincerely,

Jodie Vice, DR # OS0024815
Director
Brazoria County Environmental Health

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

LEGAL DESCRIPTION OF PROPERTY AND LOCATION: 3.95 acres out of Lot 16, Block 8 of Wild Peach Subdivision, between State Highway 36 and County Road 507 at 4224 County Road 507, Brazoria, TX 77422.

REASON FOR SURVEY: (Attach survey plat) Partition into a 2.36 acre tract fronting on State Highway 36 and a 1.59 acre tract fronting on County Road 507. Both tracts have existing buildings on them.

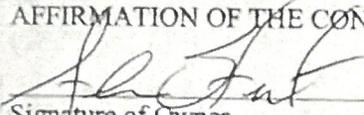
APPLICANT NAME AND CONTACT INFORMATION (including email): Terry Singletary at Doyle and Wachtstetter, Inc. 131 Commerce Street, Clute, TX 77531 979-265-3622 t.singletary@dw-surveyor.com

OWNER NAME AND ADDRESS: (If different than applicant) Alesia Stewart 4227 County Road 507, Brazoria County, Texas 77422 [REDACTED]

GENERAL CONDITIONS:

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

AFFIRMATION OF THE CONDITIONS BY OWNER:

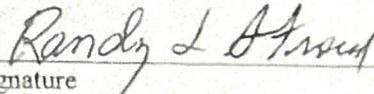

Signature of Owner

2-12-2026
Date

AUTHORIZATION FROM DRAINAGE DISTRICT:

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

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


Signature

1-19-2026
Date

COPIES TO:

Applicant- Terry Singletary
Michael Bendit, District Accountant
Natalie Broaddus, District's Attorney
Section Director- Bubba Davis
Appropriate Building Official- Megan Cook
Owner- Alesia Stewart



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

Tax Certificate

Property Account Number:
83050024000

Statement Date: 10/06/2025
Owner: THE FEED STORE AND MORE LLC
Mailing Address: 4228 COUNTY ROAD 507
 BRAZORIA TX 774227133

Property Location: 0004228 COUNTY ROAD 507
Legal: WILD PEACH (A0020 S F AUSTIN) BLK 8 LOT 16A (DI
 4) ACRES 3.95

TAX CERTIFICATE FOR ACCOUNT : 83050024000
 AD NUMBER: 265514
 GF NUMBER:
 CERTIFICATE NO : 3599399

FEE : \$10.00
 DATE : 10/6/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 434,570
 EXEMPTIONS:

REQUESTED BY

STEWART ALESIA

 4228 CR 507
 BRAZORIA TX 77422

TAX UNIT

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

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: 83050024000

CERTIFICATE NO : 3599399

TOTAL CERTIFIED TAX DUE 10/2025 : \$0.00



Suprecia Taylor

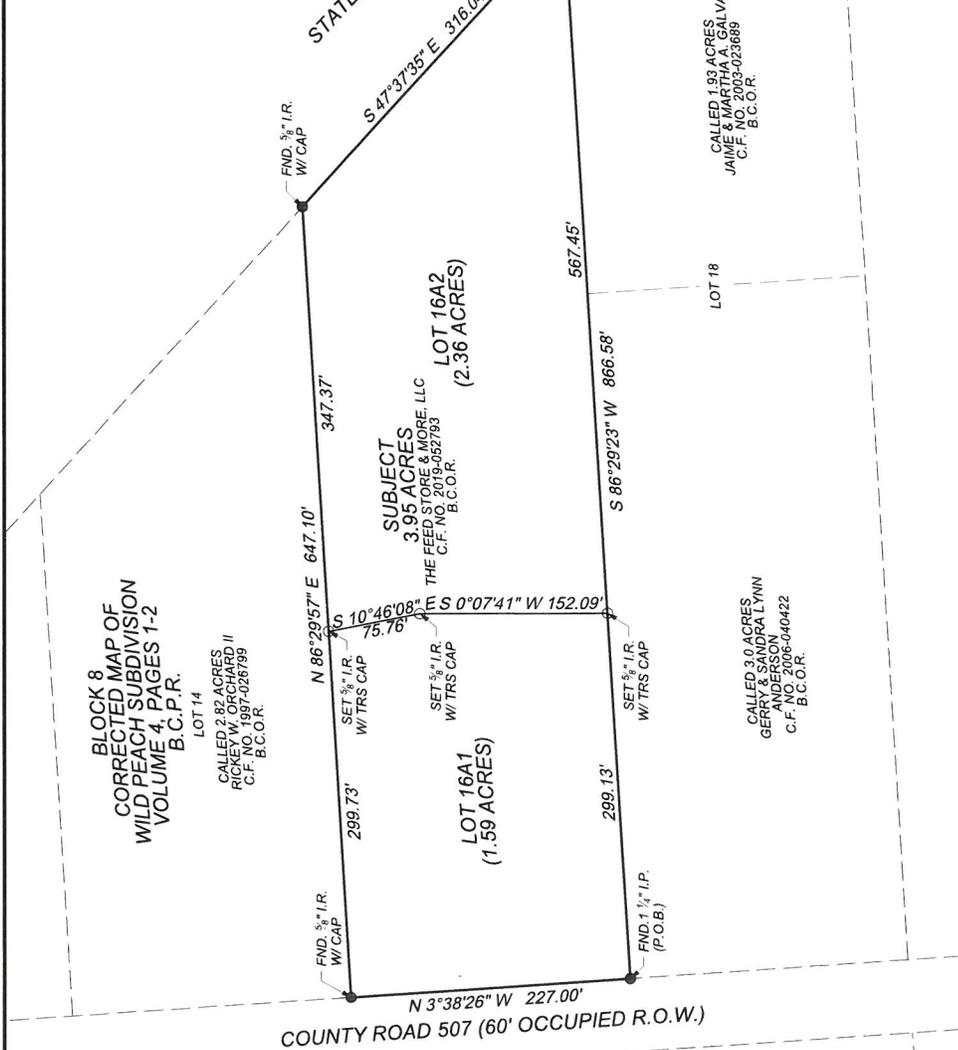
 Signature of Authorized officer of collection office

10/6/25

 Date

BRAZORIA COUNTY TEXAS

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



SURVEY PLAT
OF
3.95 ACRES

TO BE DIVIDED INTO 2 TRACTS AND KNOWN AS
LOT 16A1 (1.59 ACRES)
AND
LOT 16A2 (2.36 ACRES)
SAID SUBJECT ACREAGE BEING OUT OF A PART OF
LOT 16, BLOCK 8

OF THE
WILD PEACH SUBDIVISION
AND BEING THAT SAME TRACT AS RECORDED IN
COUNTY CLERK'S FILE NO. 2019-052793
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
STEPHEN F. AUSTIN 7 1/3 LEAGUE GRANT
ABSTRACT 20
BRAZORIA COUNTY, TEXAS

FOR
ALESIA STEWART
4228 COUNTY ROAD 507

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, SUITE 200, TEXAS 77351
OFFICE: 979-265-3822 FAX: 979-265-9940
BRAZORIA, TEXAS 77609
WILLOW CREEK, TEXAS 77611
T7787-250-001

- 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 = 0.99987505333)
 3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0560K, DATED DECEMBER 30, 2020.
 4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREIN.
 5. THIS PLAT IS ACCOMPANIED WITH A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICE OF DOYLE AND WACHTSTETTER, INC.

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: NOVEMBER 6, 2025



Terry Singletary
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808

- LEGEND:**
- FOUND IRON PIPE/ROD
 - SET 5/8" IRON ROD W/ TRS CAP
 - BUILDING LINE
 - EASEMENT
 - LOT LINE
 - PROPERTY LINE



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

LOT "16A1"
1.59 ACRE TRACT
BLOCK 8
CORRECTED PLAT OF
WILD PEACH SUBDIVISION
VOLUME 4, PAGES 1 & 2
BRAZORIA COUNTY, TEXAS PLAT RECORDS
S.F. AUSTIN 7 1/3 LEAGUE GRANT, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 1

ALL THAT CERTAIN 1.59 ACRE tract of land being out of a 3.94 acre tract being conveyed to Feed Store & More, LLC, as described in Clerk's File No. 2019-052793 of the Official Records of Brazoria County, Texas and being part of Lot 16, Block 8, of the corrected plat of Wild Peach Subdivision as recorded in Volume 4, page 1 & 2 of the Plat Records of Brazoria County, being located in the S. F. Austin 7 1/3 League Grant, Abstract 20, Brazoria County, Texas, now known as Lot "16A1" and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate system, South Central Zone, NAD 83, in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

BEGINNING at a found 1-1/4" iron pipe in East right-of-way line of County Road 507 (60' R.O.W.), said pipe being located in the South line of Lot 16 and the North line of Lot 18, Block 8, corrected plat of Wild Peach Subdivision and being the **POINT OF BEGINNING** of herein described Lot "16A1";

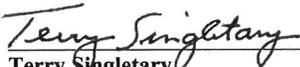
THENCE North 03°38'26" West, coincident with the East right-of-way line of County Road 507, a distance of 227.00 feet to a found 5/8" iron rod for the Northwest corner of herein described Lot "16A1";

THENCE North 86°29'57" East, coincident with a called 2.82 acre tract out of Lot 14, Block 8 of the Corrected Plat of Wild Peach Subdivision, said 2.82 acre tract being conveyed to Rickey W. Orchard II, as described in Clerk's File No. 1997-026799 of the Official Records of Brazoria County, Texas, a distance of 299.73 feet to a set 5/8" iron rod for the Northeast corner of herein described Lot "16A1";

THENCE South 10°46'08" East, along the newly created line, a distance of 75.76 feet to a set 5/8" iron rod for angle point for corner;

THENCE South 00°07'41" West, along the newly created line, a distance of 152.09 feet to a set 5/8" iron rod in the North line of said Lot 18, Block 8, for the Southeast corner of herein described Lot "16A1";

THENCE South 86°29'23" West, coincident with a called 3.0 acre tract out of said Lot 18, Block 8, conveyed to Gerry & Sandra Lynn Anderson as described in Clerk's File No. 2006-040422 of the Official Records of Brazoria County, Texas, a distance of 299.13 feet to the **PLACE OF BEGINNING** and containing 1.59 acres of land, more or less.


Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 480
November 6, 2025



This description is accompanied by a plat dated November 6, 2025, on file in the office of Doyle & Wachtstetter, Inc.



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

**LOT "16A2"
2.36 ACRE TRACT
BLOCK 8
CORRECTED PLAT OF
WILD PEACH SUBDIVISION
VOLUME 4, PAGES 1 & 2
BRAZORIA COUNTY, TEXAS PLAT RECORDS
S.F. AUSTIN 7 1/3 LEAGUE GRANT, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 1**

ALL THAT CERTAIN 2.36 ACRE tract of land being out of a 3.94 acre tract being conveyed to Feed Store & More, LLC, as described in Clerk's File No. 2019-052793 of the Official Records of Brazoria County, Texas and being part of Lot 16, Block 8, of the corrected plat of Wild Peach Subdivision as recorded in Volume 4, page 1 & 2 of the Plat Records of Brazoria County, being located in the S. F. Austin 7 1/3 League Grant, Abstract 20, Brazoria County, Texas, now known as Lot "16A2" and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate system, South Central Zone, NAD 83, in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

COMMENCING at a found 1-1/4" iron pipe in East right-of-way line of County Road 507 (60' R.O.W.), said pipe being located in the South line of Lot 16 and the North line of Lot 18, Block 8, corrected plat of Wild Peach Subdivision;

THENCE North 86°29'23" East, coincident with a called 3.0 acre tract out of said Lot 18, Block 8, conveyed to Gerry & Sandra Lynn Anderson as described in Clerk's File No. 2006-040422 of the Official Records of Brazoria County, Texas, a distance of 299.13 feet to a set 5/8" iron rod for the **POINT OF BEGINNING** of herein described Lot "16A2";

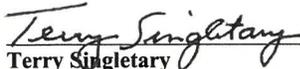
THENCE North 00°07'41" East, along the newly created line, a distance of 152.09 feet to a set 5/8" iron rod for angle point for corner;

THENCE North 10°46'08" West, along the newly created line, a distance of 75.76 feet to a set 5/8" iron rod for corner being located in the South line of a called 2.82 acre tract being conveyed to Rickey W. Orchard II, as described in Clerk's File No. 1997-026799 of the Official Records of Brazoria County, Texas for the Northwest corner of herein described Lot "16A2";

THENCE North 86°29'57" East, coincident with said called 2.82 acre tract, a distance of 347.37 feet to a found 5/8" iron rod located in the Southwesterly line of State Highway 36 for the Northeast corner of herein described Lot "16A2";

THENCE South 47°37'35" East, along the Southwesterly line of State Highway 36, a distance of 316.04 feet to a found 1-1/4" iron rod for the Southeast corner of herein described Lot "16A2";

THENCE South 86°29'23" West, coincident with a called 1.93 acre tract out of said Lot 18, Block 8, conveyed to Jaime & Martha A. Galvan, as described in Clerk's File No. 2003-023689 of the Official Records of Brazoria County, Texas, a distance of 567.45 feet to the **PLACE OF BEGINNING** and containing 2.36 acres of land, more or less.


Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 480
November 6, 2025



This description is accompanied by a plat dated November 6, 2025, on file in the office of Doyle & Wachtstetter, Inc.