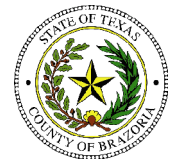


0 20 40 80 120 Feet

- ROW to be abandoned
- State Hwys
- County Roads

Brazoria County Engineering



Right of way to be abandoned

Exhibit A

10/14/2025

Janice L Seddon
7918 Dogwood St.
Manvel, Texas 77578
(713) 303-9397

July 8, 2025

Matt Hanks, County Engineer
415 N. Velasco, Suite 230
Angleton, Texas 77515

RE: Lots & Easement's Abandonment Petition

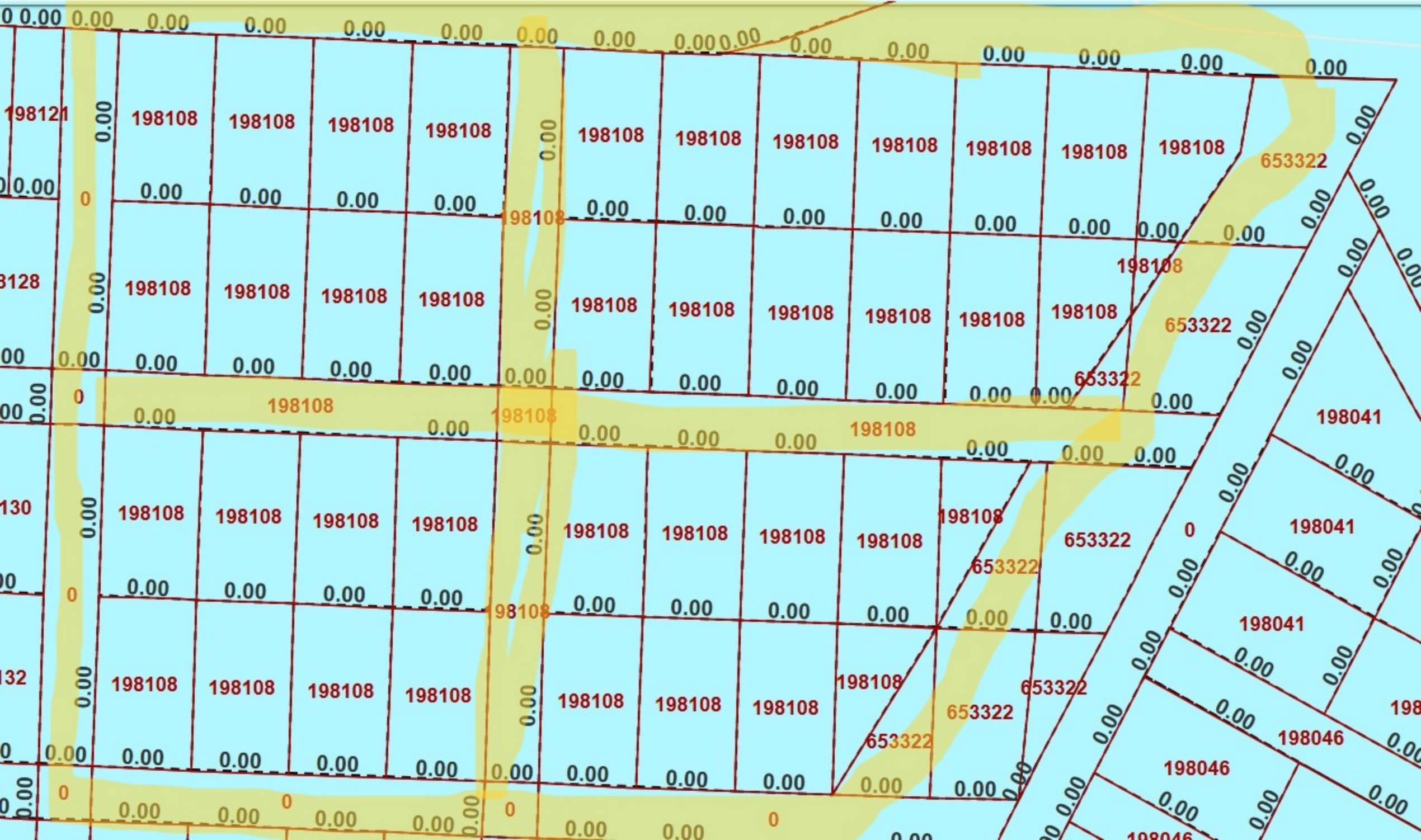
Dear Mr. Hanks,

As the property owner of Lots: 13521 SH 35 West Columbia, Texas 77486 (CITY OUTLOTS COLUMBIA) BLK 31 LOT 1TO14 BLK 32 LOT 2TO10 BLK 39-40 & ADJ PT OF CLOSED ROADS ACRES 17.53 as recorded in the County Clerks' file Property ID 198108, I would like to abandon all easements & lots on this piece of property. As I cannot see any future value in a road at this location and an unmaintained easement could cause problems/ delays with any future development of this property. I would like to petition the county to abandon all lots & easements.

Please feel free to discuss this petition further with my son Henry. J. Seddon (713) 303-0458
henry.seddon@yahoo.com CC: lesliescopel@yahoo.com

Thank You,

Janice L. Seddon



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 27, 2024

Grantor: MIKE MARSHALL aka MICHAEL B. MARSHALL, acting by his agent, PAMELA MARSHALL, and PAMELA MARSHALL, a married couple

Grantor's Mailing Address:

7738 Old Darnen Rd.
West Columbia Tx 77486

Grantee: JANICE SEDDON

Grantee's Mailing Address:

7219 Dogwood St.
Manvel, Tx 77578

Consideration:

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

Property (including any improvements):

A 17.53 acre tract being all of Blocks 39 and 40 and part of Blocks 31 and 32 and adjacent portions of Preston Street (Platted) and first Street (Platted) of the Townsite of Columbia in The Josiah H. Bell One and One-Half League, Abstract 40, Brazoria County, Texas; Said Plat of Columbia being recorded in Volume 4, Page 14 of the Plat of Brazoria County, Texas, and said 17.53 acre tract being more particularly described by metes and bounds on Exhibit "A".

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.

2496312

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.

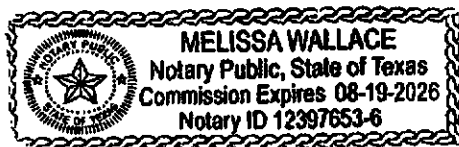
Michael B Marshall by Pamela Marshall
 MIKE MARSHALL aka MICHAEL B.
 MARSHALL by his agent, PAMELA MARSHALL
As his Attorney in Fact

Pamela Marshall
 PAMELA MARSHALL

STATE OF TEXAS)

COUNTY OF BRAZORIA)

This instrument was acknowledged before me on December 27, 2024, by PAMELA MARSHALL, Individually and MIKE MARSHALL aka MICHAEL B. MARSHALL.



Melissa Wallace
 Notary Public, State of Texas

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

EXHIBIT "A"
LEGAL DESCRIPTION

A 17.53 acre tract being all of Blocks 39 and 40 and part of Blocks 31 and 32 and adjacent portions of Preston Street (Platted) and first Street (Platted) of the Townsite of Columbia in The Josiah H. Bell One and One-Half League, Abstract 40, Brazoria County, Texas; Said Plat of Columbia being recorded in Volume 4, Page 14 of the Plat of Brazoria County, Texas, and said 17.53 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "URBAN", found in the South right-of-way line of State Highway 35; said rod marking the Northwest corner of Block 40 of the Townsite of Columbia;

THENCE, South 1° 59' 10" West 747.52 feet, along the West line of said Blocks 40 and 39, to a 5/8" iron rod, with plastic cap stamped "URBAN", found for corner at the Southwest corner of said Block 39;

THENCE, South 88° 00' East (Reference Bearing) 816.96 feet, along the South line of Block 39 and Block 32, to a 1/2" iron rod found for corner;

THENCE, North 30° 20' East 384.54 feet, along the Northwest line of a 1.51 acre tract out of Block 32, to a 1/2" iron rod found for angle point;

THENCE, North 35° 38' East, along the Northwest line of said 1.51 acre tract, at 8.96 feet pass a 1/2" iron rod found in the South right-of-way line of Preston Street, at 75.69 feet pass a 1/2" iron rod found in the North right-of-way line of Preston Street, and continue along the Northwest line of a 0.93 acre tract out of Block 31, to a total distance of 389.64 feet to a 1/2" iron rod found for angle point;

THENCE, North 12° 12' East 74.84 feet, along the West line of said 0.93 acre tract, to a 1/2" iron rod found corner in the South right-of-way line of State Highway 35;

THENCE, North 87° 29' 42" West 1228.76 feet, along the South right-of-way line of State Highway 35, to the Place of Beginning. Said tract therein containing 17.53 acres of land.

NOTE: This Company does not represent that the acreage or square footage calculations on said Exhibit "A" are correct.

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

FILED and RECORDED

Instrument Number: 2024056365

Filing and Recording Date: 12/27/2024 03:26:07 PM Pages: 4 Recording Fee: \$33.00

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, which appears 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

MAP
OF

GOLUMBIA

COMPILED BY

THE BRAZORIA COUNTY ABSTRACT COMPANY.

Scale - 400 ft. to one inch

Reduced to 600 ft to one inch

Notes transcribed from Clark's map of Columbia, viz:

Barrow Avenue is 40 ft. or 111.1 ft. wide and together with all streets parallel to it or parallel to the North line of the town survey viz N. 88° W. to F. twentieth st.

Main Street is 30 ft. or 85.34 ft. wide.

All other streets are 20 ft. or 55.56 ft.

Main and all other streets parallel thereto are N. 29° W.

Front, Main and Market Sts. run S. 70° 30' W. to Main—S. 61° W. to Austin—S. 55° W. to Zavala—S. 28° 30' W. to Fannin and S. 31° E. to Washington.

From fourteenth st. to the prairie the North line and all streets parallel to it run N. 76° W.

All cross streets from first to 13th st. inclusive run S. 20 W.

From fourteenth to the prairie are parallel to the West line of the town S. 16° W.

Vara = 2.7777 ft. Mag. Var. 80 52' E. Sept. 1857

Changes made in 1853 and 1854, viz:

Front, Main and Market Sts. to run from Austin St. to Duval N. 62° E.

Changes made in 1858 by consent of parties, viz:

A new st. erected beginning at the intersection of Front, and Zavala Sts. to run N

All streets S. of Rush to be paralleled to it to wit: Travis, Fannin and Little Washington.

There is a record 1 foot further S. 1-6. between Lots 29 and 30. H. C. D.

Front, Main and Market Sts. from Rusk St. run S. 26° 30' W.

The portion of above town lying west of Fourteenth Street is known as West Columbia.

NOTE

The above map is a copy of an old map in the possession of one of the early settlers of Columbia, and we have every reason to believe that it is correct.

The Oregon County Abstract Co.

Gr 2.1: Alumn

MANAGER

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

WHEREAS no map of the towns of East & West Columbia has ever been recorded in Brazoria County, although copies of such map are said to have been filed for record in very early days, and

WHEREAS sales of lots and blocks in said town have sometimes referred to the "Clark" map of Columbia, and sometimes to the "Generally Recognized Maps in use", or words to this effect, and it is considered important that a map of the said towns be not only filed but be recorded in the proper records of said county:

NOW THEREFORE, we the undersigned property owners of property in West Columbia, formerly known as Columbia, and East Columbia, formerly known as Marion, do hereby join in identifying the attached map as being, to the best of our knowledge and belief, a substantially true and correct copy of the original or Clark's map of said townsite embracing both towns, in accordance with which the property in said town has been from time to time conveyed.

We join in this statement for the purpose of making this map eligible for record as a true map of the said towns of East and West Columbia.

Witness our hands, this 29th day of June 1945.

Mrs. Christie Crews

A. Beal

T. M. Smith

F. K. Stevens

Wm. Wolf

H. R. Beal

Mrs. J. E. Farmer

K. F. Hagemeier

J. R. Smith

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared William Wolf known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 30th day of June, A.D., 1945.

(SEAL) T. M. Smith Notary Public in and for Brazoria County, Texas.

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared F.K. Stevens known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 29th day of June, A.D., 1945.

(SEAL) D.E. Shepherd Notary Public in and for Brazoria County, Texas. My Commission Expires June 1, 1947

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared H. R. Beal known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 30th day of June, A. D., 1945.

(SEAL) T. M. Smith Notary Public in and for Brazoria County, Texas.

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared Mrs. J. E. Farmer, a feme sole known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 30th day of June A. D., 1945.

(SEAL) T. M. Smith Notary Public in and for Brazoria County, Texas.

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared T. M. Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 30th day of June, A.D., 1945.

(SEAL) Nell Copeland Notary Public in and for Brazoria County, Texas

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared K. F. Hagemeier known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 30th day of June, A. D., 1945.
(SEAL) T. M. Smith Notary Public in and for Brazoria County, Texas.

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared J. R. Smith known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 30 day of June, A. D., 1945.
(SEAL) T. M. Smith Notary Public in and for Brazoria County, Texas.

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared Mrs. Christie Crews, a feme sole known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 30th day of June, A. D., 1945.
(SEAL) T. M. Smith Notary Public in and for Brazoria County, Texas.

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared A. R. Beal known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 30th day of June, A.D., 1945.
(SEAL) T. M. Smith Notary Public in and for Brazoria County, Texas.

DEPOSITED Jul 10 1945 at 1:00 o'clock P. M. J. R. Monarch Clerk County Court Brazoria Co., Texas

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