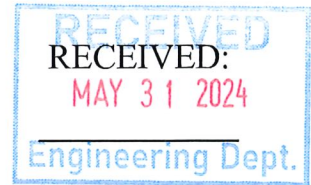




# Brazoria County

## 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: Sandra Garber Phone: 409-682-6216

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

Owner Signature: Garden Garber Date: 5/15/23

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: 4444 County Road 203, Liverpool, TX 77577

E-mail Address: rodeomom824@gmail.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: 19.63

Site Address or Legal Location, Abstract, CR #: A0374 LFTomlinson, Block 6, Tract D, Acres 19.63

Property ID#: 170729

Tax Account #: ~~181120~~ 03740008200

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

Business or other structure with restrooms: \_\_\_\_\_

Private Water Well check:  YES or  NO

Public Water System MUD or Provider: \_\_\_\_\_

*Iowa Colony Drainage*

## 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)**

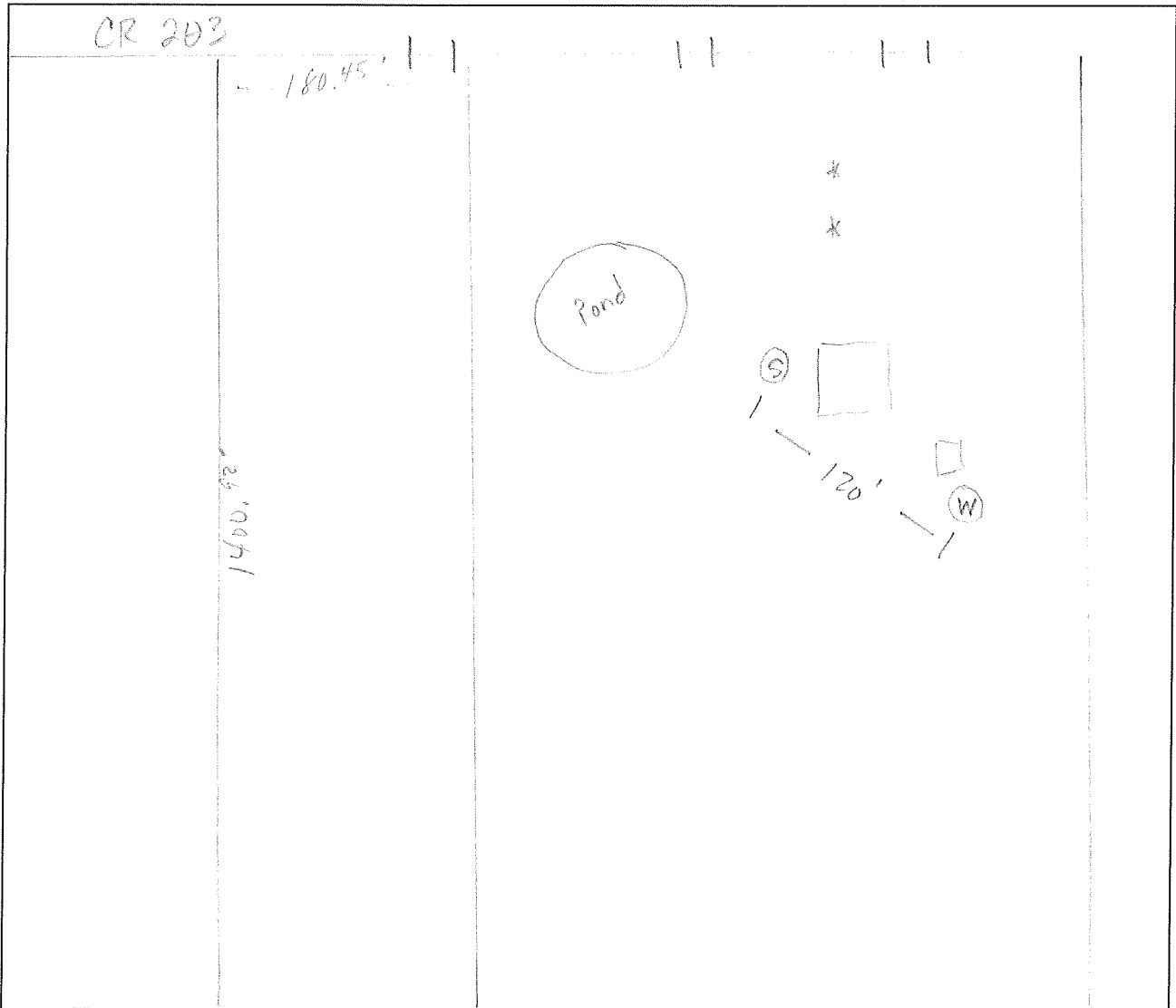
- Applicant(s) meet the County Engineer’s representative to sign and notarize Affidavit
- Applicant(s) record notarized Affidavit, Exhibits, and any other required documentation in the County Clerk’s office
  - o Official Copy of Court Order – *to be purchased from County Clerk’s office*
  - o Affidavit – *to be provided by the Engineers office*
  - o 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).

**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

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  
(With Third Party Vendor's Lien)

THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §

THAT RICHARD CLARK RENNISON AND HARRIET ELAINE RENNISON, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by SANDRA GARBER, A MARRIED PERSON, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by Grantee of one certain Promissory Note of even date herewith, in the original principal sum of Three Hundred Ten Thousand Two And No/100 Dollars (\$310,002.00), payable to the order of CALIBER HOME LOANS, INC., hereinafter called "Mortgagee"; said Promissory Note being secured by a Vendor's Lien and the Superior Title herein retained and reserved in favor of Grantor and assigned and conveyed, without recourse, to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to THOMAS E. BLACK, JR, Trustee, reference to said Promissory Note and Deed of Trust being hereby made for all purposes: Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the following described real property, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appurtenances and appurtenances, in anyway appertaining thereto, and all right, title, and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above described property or any part thereof (hereinafter referred to as the "Property").

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

But it is expressly agreed that Grantor reserves and retains for Grantor, and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the Property until the above described Promissory Note and all interest therein have been fully paid according to the terms thereof, when this Deed shall become absolute.

WHEREAS, Mortgagee, at the special instance and request of Grantee, having paid to Grantor a portion of the purchase price of the Property, as evidenced by the above described Promissory Note, Grantor hereby assigns, transfers, conveys and delivers, without recourse, to Mortgagee said Vendor's Lien and Superior Title against said Property to secure the payment of said Promissory Note, and subrogates Mortgagee to all rights and remedies of Grantor in the Property by virtue thereof.

BMOWARDEEDGEN

Page 1 of 3

2721020-05583

RECORDED BY TEXAS AMERICAN TITLE COMPANY

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 the extent applicable to and enforceable against the Property, this Deed is executed, delivered and accepted subject to the following: any liens described herein; ad valorem taxes for the current and all subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership; zoning ordinances, utility district assessments, and standby fees, if any; all valid utility easements created by the dedication deed or plat of the platted subdivision in which the Property is located, covenants and restrictions common to the platted subdivision in which the Property is located, mineral reservations, and maintenance or assessment liens (if any), all as shown by the real property records of the County Clerk of the County in which said Property is located; and any title 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 any land extending from 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 riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any.

The contract between Grantor, as the seller, and Grantee, as the buyer, may contain limitations as to warranties. To the extent said contract provides for such limitations to survive this conveyance, they shall be deemed incorporated herein by reference. However, the warranty of title contained in this Deed is hereby expressly excluded from any limitations as to warranties contained in the contract referenced in this paragraph.

When this Deed is executed by more than one person, or when Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be. The term "Mortgagee" shall include the Mortgagee's heirs, successors and assigns, as applicable.

DATED the 9TH day of JULY, 2020.

Richard Clark Rennison      Harriet Elaine Rennison  
RICHARD CLARK RENNISON      HARRIET ELAINE RENNISON

\_\_\_\_\_  
\_\_\_\_\_

After Recording Return To Grantee  
At GRANTEE'S MAILING ADDRESS:

SANDRA GARBER  
4444 COUNTY ROAD 203  
LIVERPOOL, TX 77577-8822

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

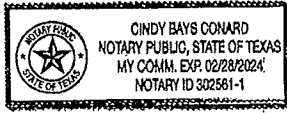
By: M. Deaver, Deputy

ACKNOWLEDGMENTS

The State of TEXAS §

County of BRAZORIA §

This instrument was acknowledged before me on the 9 day of July, 2020, by RICHARD CLARK RENNISON and HARRIET ELAINE RENNISON.



[Signature]  
Notary Public

My commission expires:  
2/28/24

Cindy Bays Conard  
Notary's Name (printed)

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

## Exhibit "A"

Being a 20.00 acre tract of land situated in the L.F. Tumlinson Survey, Abstract 374, Brazoria County, Texas, being the same called 20.00 acre tract of land conveyed to Richard C. Rennison recorded in County Clerk's File No. 2001-041996 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the Northeast line of the 20.00 acre tract being - South 47 °00' 00" East.)

BEGINNING at a point in the centerline of County Road 203 for the East corner of a residue of a called 28.664 acre tract conveyed to Roger D. Wooden recorded in County Clerk's File No. 1997023531 of the Official Records of Brazoria County, Texas and the North corner and TRUE PLACE OF BEGINNING of the herein described tract, said point bears South 47 °00' 00" East - 630.81 feet from a point for the North corner of a called 8.00 acre tract conveyed to Richard B. and Sarah M. Smith recorded in County Clerk's File No. 2016-024281 of the Official Records of Brazoria County, Texas and the East corner of a called 10.0001 acre tract conveyed to Cade and Krista Perry recorded in County Clerk's File No. 2016-060817 of the Official Records of Brazoria County, Texas;

THENCE South 47 °00' 00" East [Reference Bearing] - 648.90 feet along the center line of County Road 203 to a point for the North corner of a called 13.343 acre tract conveyed to John P. and Monica C. Derrick recorded in County Clerk's File No. 2012-039078 of the Official Records of Brazoria County, Texas and the East corner of the herein described tract;

THENCE South 63 °00' 00" West, along the Northwest line of the 13.343 acre tract at 27.5 feet pass a 1/2" iron rod found on-line and continue for a total distance of - 1,428.90 feet to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Northeast line of a called 50.06 acre tract conveyed to Johannes C. Dejongh recorded in County Clerk's File No. 2010-027495 of the Official Records of Brazoria County, Texas for the West corner of the 13.343 acre tract and the South corner of the herein described tract;

THENCE North 47 °00' 00" West - 648.90 feet along the Northwest line of the 50.06 acre tract to a 5/8" iron rod found for the South corner of the residue of the 28.664 acre tract and the West corner of the herein described tract;

THENCE North 63 °00' 00" East, along the Southeast line of the residue of a 28.664 acre tract at 1,403.2 feet pass a 5/8" iron rod found on-line and continue for a total distance of - 1,428.90 feet to the PLACE OF BEGINNING and containing 20.00 acres of land, more or less.

**NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.**

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

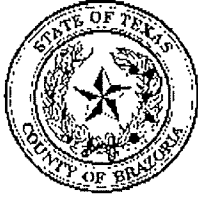
By: K. DeBorja Deputy

# FILED and RECORDED

Instrument Number: 2020037188

Filing and Recording Date: 07/10/2020 04:13:16 PM Pages: 5 Recording Fee: \$38.00

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 cursive script, 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

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





**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

November 21, 2024

Sandra Garber  
4444 County Road 203  
Liverpool, TX 77577

RE: Subdivision of Property

Subdivision Name (if applicable): Sandra Graber Property

Legal Description of Property: A0374 L F TOMLINSON BLOCK 6 TRACK 2 ACRES 19.63

Site Address of Property: 4444 County Road 203 Liverpool, TX 77577

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 property described as A0374 L F TOMLINSON BLOCK 6 TRACK 2 ACRES 19.63 is proposed to divide 6.150-acres out the original tract to create Lot 2A of pasture land. The remaining property will be described as Lot 2B 13.8373-acres with a 2001 built home, 2009 barn, and a permitted OSSF 0206603726. Therefore, the Brazoria County Environmental Health Department has no objection to the division of the property described as A0374 L F TOMLINSON BLOCK 6 TRACK 2 ACRES 19.63 in Brazoria County, Texas.

Sincerely,

A handwritten signature in blue ink that reads "Jodie Vice".

Jodie Vice, DR # OS0024815  
Director  
Brazoria County Environmental Health



**Brazoria County Drainage District# 5**  
**1022 Fm 1462 Rosharon, TX 77583**  
**P.O. Box 1 Rosharon, TX 77583 \* Phone (281) 369-0071**  
**Lee Walden, P.E.-President \* Kerry L. Osburn-Vice President**  
**Brandon Middleton-Secretary/Treasurer**

October 10, 2024

Brazoria County Drainage District #5 has no objection to Kevin Garber to survey off 5-acres of land to be sold, located at 4444 CR 203 Liverpool, TX 77577

A handwritten signature in black ink, appearing to read "Adam Eversole". The signature is written in a cursive style with a large loop at the end.

Adam Eversole, Superintendent



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

# Tax Certificate

Property Account Number:  
**03740008200**

**Statement Date:** 05/31/2024  
**Owner:** GARBER SANDRA  
**Mailing Address:** 4444 COUNTY ROAD 203  
 LIVERPOOL TX 775778822

**Property Location:** 0004444 COUNTY ROAD 203  
**Legal:** A0374 L F TOMLINSON BLOCK 6  
 TRACT 2 ACRES 19.63 0004444  
 COUNTY ROAD 203  
**Acres:** 19.63 ACRES

TAX CERTIFICATE FOR ACCOUNT : 03740008200  
 AD NUMBER: 170729  
 GF NUMBER:  
 CERTIFICATE NO : 2856723

FEE : \$10.00  
 DATE : 5/31/2024

**COLLECTING AGENCY**  
 Brazoria County  
 111 E. Locust  
 Angleton TX 77515

**CURRENT VALUES 2,023**  
 APPRAISED VALUE: 606,220  
 EXEMPTIONS: General Homestead, Optional Homestead

**REQUESTED BY**  
 SANDRA GARBER  
  
 4444 COUNTY ROAD 203  
 LIVERPOOL TX 77577

YEAR                      TAX UNIT

2023	ALVIN COMMUNITY COLLEGE
2023	ALVIN ISD
2023	BC EMERGENCY SERVICES #3
2023	BRAZORIA CO DRAINAGE DIST 5
2023	BRAZORIA COUNTY
2023	PORT FREEPORT
2023	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. THE TAXES TO BE IMPOSED FOR 2024 HAVE NOT BEEN CALCULATED.

ACCOUNT NUMBER: 03740008200

CERTIFICATE NO : 2856723

TOTAL CERTIFIED TAX DUE 5/2024 : \$0.00



Jami Johnson                      5/31/24  
 Signature of Authorized officer of collection office                      Date



**LOT 2A  
DESCRIPTION OF A TRACT OF LAND CONTAINING  
6.1650 ACRES (268,546 SQUARE FEET) SITUATED  
IN THE L. F. TUMLINSON SURVEY, ABSTRACT 374  
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 6.1650 acres (268,546 square feet), situated in the L. F. Tumlinson Survey, Abstract 374, Brazoria County, Texas, being part of a tract of land conveyed unto Sandra Garber by deed as recorded under County Clerk's File No. 2020037188 of the Official Records of Brazoria County, Texas, being out of Lot 2, of the George E. Parker Subdivision, according to the map or plat thereof as recorded in Volume 95, Page 489 of the Deed Records of Brazoria County, Texas. Said 6.1650-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the centerline of County Road 203 (50.00 feet wide) at the northeast corner of Lot 1 of said George E. Parker Subdivision;

THENCE South 63°00'00" West, a distance of 26.60 feet for an angle point in the southwest right-of-way line of said County Road 203;

THENCE South 47°00'00" East, along the southwest right-of-way line of said County Road 203, a distance of 952.20 feet to a found 5/8-inch iron rod for the POINT OF BEGINNING of said tract herein described;

THENCE North 63°00'00" East, a distance of 26.60 feet to a point in the centerline of said County Road 203 for the north corner of said tract herein described;

THENCE South 47°00'00" East, along the centerline of said County Road 203, a distance of 200.00 feet to the east corner of said tract herein described;

THENCE South 63°00'00" West, at 26.60 feet passing a set 1/2-inch iron rod with cap marked "SURVEY 1" in the southwest right-of-way line of said County Road 203, and continue for a total distance of 1428.90 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the south corner of said tract herein described;

THENCE North 47°00'00" West, a distance of 200.00 feet to a found 1/2-inch iron rod with cap marked "SURVEY 1" for the west corner of said tract herein described;

THENCE North 63°00'00" East, a distance of 1402.30 feet to the POINT OF BEGINNING and containing 6.1650 acres (268,546 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Nov. 15, 2024, job number 11-143531-24.*




**LOT 2B**  
**DESCRIPTION OF A TRACT OF LAND CONTAINING**  
**13.8373 ACRES (602,752 SQUARE FEET) SITUATED**  
**IN THE L. F. TUMLINSON SURVEY, ABSTRACT 374**  
**BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 13.8373 acres (602,752 square feet), situated in the L. F. Tumlinson Survey, Abstract 374, Brazoria County, Texas, being part of a tract of land conveyed unto Sandra Garber by deed as recorded under County Clerk's File No. 2020037188 of the Official Records of Brazoria County, Texas, being out of Lot 2, of the George E. Parker Subdivision, according to the map or plat thereof as recorded in Volume 95, Page 489 of the Deed Records of Brazoria County, Texas. Said 13.8373-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the centerline of County Road 203 (50.00 feet wide) at the northeast corner of Lot 1 of said George E. Parker Subdivision;

THENCE South 63°00'00" West, a distance of 26.60 feet for an angle point in the southwest right-of-way line of said County Road 203;

THENCE South 47°00'00" East, along the southwest right-of-way line of said County Road 203, a distance of 1134.41 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING of said tract herein described;

THENCE North 63°00'00" East, a distance of 26.60 feet to a point in the centerline of said County Road 203 for the north corner of said tract herein described;

THENCE South 47°00'00" East, along the centerline of said County Road 203, a distance of 448.90 feet for the east corner of said tract herein described;

THENCE South 63°00'00" West, at 26.60 feet passing a found 5/8-inch iron rod in the southwest right-of-way line of said County Road 203, and continue for a total distance of 1428.90 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the south corner of said tract herein described (from which a found 1/2-inch iron rod bears North 00°05' East, a distance of 2.9 feet);

THENCE North 47°00'00" West, a distance of 448.90 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the west corner of said tract herein described;

THENCE North 63°00'00" East, a distance of 1402.30 feet to the POINT OF BEGINNING and containing 13.8373 acres (602,752 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Nov. 15, 2024, job number 11-143531-24.*