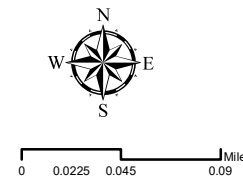
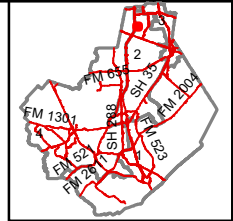
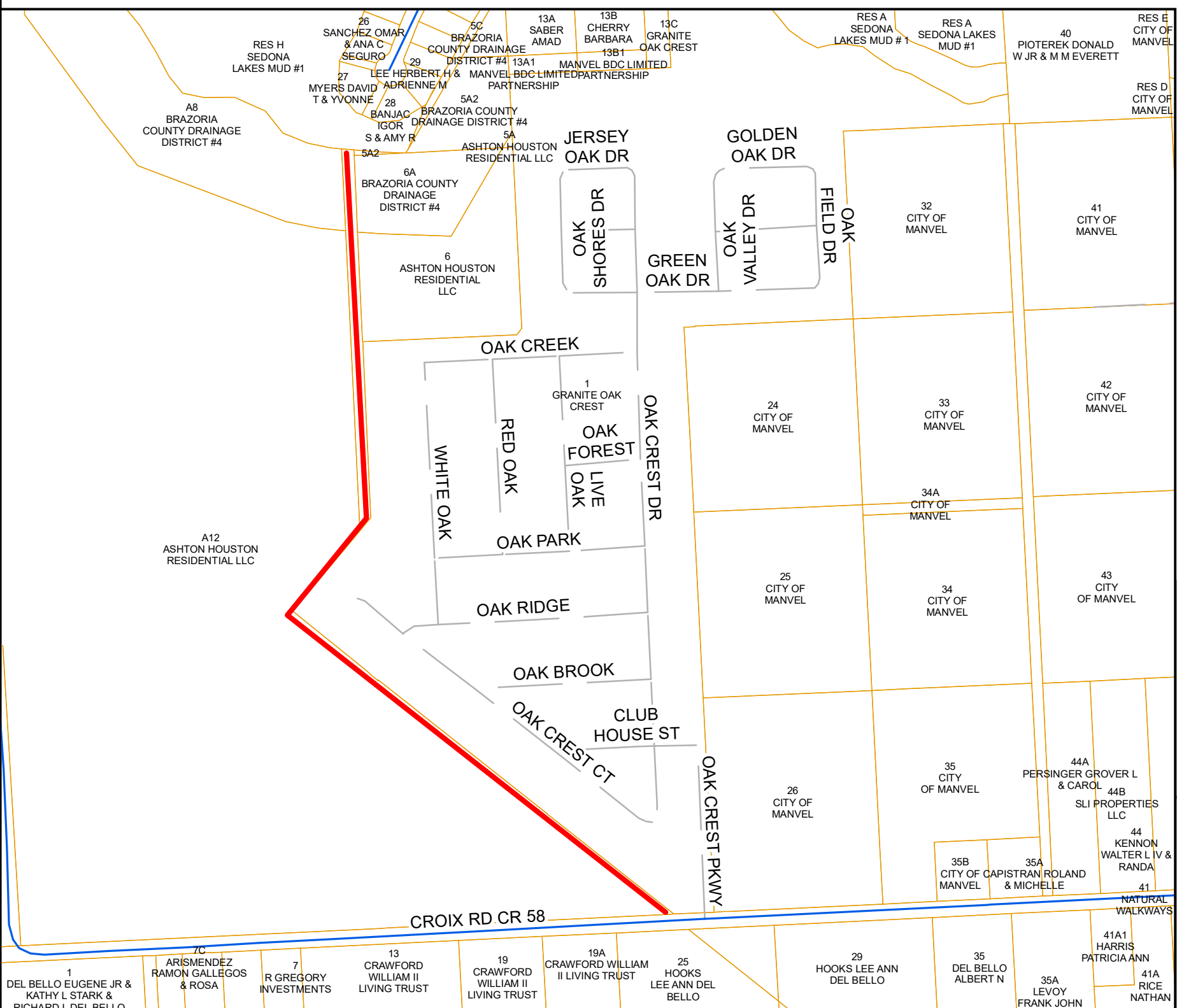


# EXHIBIT A



- ROW to abandon
- County Roads
- Private Street

**Brazoria County Engineering**



**Right of Way to be abandoned**  
**Volume 2, Page 91**

Date: 11/12/2024

1 DEL BELLO EUGENE JR & KATHY L STARK & RICHARD L DEL BELLO	7C ARISMEÑEZ RAMON GALLEGOS & ROSA	7 R GREGORY INVESTMENTS	13 CRAWFORD WILLIAM II LIVING TRUST	19 CRAWFORD WILLIAM II LIVING TRUST	19A CRAWFORD WILLIAM II LIVING TRUST	25 HOOKS LEE ANN DEL BELLO	29 HOOKS LEE ANN DEL BELLO	35 DEL BELLO ALBERT N	35A LEVOY FRANK JOHN	41A1 HARRIS PATRICIA ANN	41A RICE NATHAN
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July 25, 2023

Matt Hanks, County Engineer  
451 N. Velasco, Suite 230  
Angleton, TX 77515

RE: Sedona Lakes- Unimproved Right of Way Abandonment (1.723 acres)

Dear Mr. Hanks,

On behalf of the property owner, Ashton Houston Residential, LLC, we hereby request the abandonment of a portion of a 40-foot right of way (unimproved) dedicated by plat, the Allison Richey Gulf Coast Home Company recorded under Volume 2, Page 91 of the Brazoria County Map Records, located within the boundaries of the 132.908-acre tract owned by Ashton Houston Residential, LLC recorded in Brazoria County Clerk's File No. 2017015415.

As we cannot see any future value in a road at this location due to the future Sedona Lakes section(s) and the prior abandonment of a portion of the right of way by the adjacent subdivision plat, the Abbreviated Replat Oak Crest of Manvel, recorded under Volume 23, Pages 163 and 164 of the Brazoria County Map Records, we respectfully request consideration of abandonment by the Brazoria County Commissioners Court at the next regularly scheduled meeting.

Attached to this letter please find a copy of a metes and bounds description, exhibit of the right of way to be abandoned, and a copy of the deed.

I can be reached by phone at 281-558-8700 or e-mail at [afrance@bgeinc.com](mailto:afrance@bgeinc.com) should you have any questions or require any additional information.

Thank you,

*Adam France*

Adam France, AICP  
Senior Planner



WE, BERTAKIS DEVELOPMENT, INC., OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF OAK CREST OF MANVEL, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY...

WITNESS MY HAND THIS 15th DAY OF MAY 2002.

JAMES G. BERTAKIS, VICE PRESIDENT

STATE OF MICHIGAN COUNTY OF MACOMB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES G. BERTAKIS KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF May 2002.

ALETA K. STANAVECH Notary Public, Macomb County, MI My Commission Expires Aug. 1, 2002

WE, STANDARD FEDERAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE HEREIN DESCRIBED PROPERTY, DO HEREBY IN ALL THINGS SUBORDINATE SAID SUBDIVISION AND DEDICATION SAID LIEN...

WITNESS MY HAND THIS 15th DAY OF MAY 2002.

DON HEATH, VICE PRESIDENT

STATE OF MICHIGAN COUNTY OF OAKLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON HEATH KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF May 2002.

ALETA K. STANAVECH Notary Public, Macomb County, MI My Commission Expires Aug. 1, 2002

I, GERALD ROBERTS, COUNTY ENGINEER OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THIS OFFICE...

GERALD ROBERTS, COUNTY ENGINEER

APPROVED BY COMMISSIONER'S COURT OF BRAZORIA COUNTY, TEXAS, THIS DAY OF 2002.

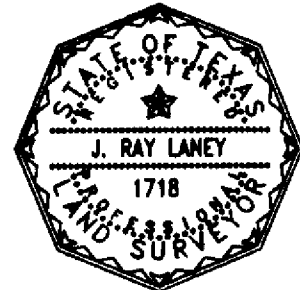
JOHN WILLY, COUNTY JUDGE

DONALD PAYNE, COMMISSIONER, PRECINCT 1; JAMES CLAWSON, COMMISSIONER, PRECINCT 2

JACK HARRIS, COMMISSIONER, PRECINCT 3; LARRY STANLEY, COMMISSIONER, PRECINCT 4

THIS IS TO STATE THAT I, J. RAY LANEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY...

J. RAY LANEY, R.P.L.S., REGISTRATION NO. 1718



DETENTION IS REQUIRED BY C&R NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREIN SHOWN SUBDIVISION...

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF OAK CREST OF MANVEL AS SHOWN HEREON.

RICKY KUCZKA, CHAIRMAN; DR. JAMES D. SNOWDEN, P.E., R.P.L.S., DISTRICT ENGINEER

CHARLES E. KNIGHT, COMMISSIONER

AUBREY D. HORNOR, COMMISSIONER

THIS IS TO CERTIFY THAT THE CITY PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS THIS DAY OF 2002, HAS APPROVED THIS PLAT.

Jari Thompson, Chairperson; Adele Matthews, Member; Charles Maraskin, Member; Delores Martin, Mayor; Maureen Del Bello, Councilmember; Dwight Harrison, Councilmember; Tommy Pollard, Councilmember; Robert Finley, Councilmember; Larry Forbrich, Councilmember; Dr. James D. Snowden, P.E., R.P.L.S., City Engineer.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS THIS DAY OF 2002, HAS APPROVED THIS PLAT.

Robert Finley, Councilmember; Larry Forbrich, Councilmember; Dr. James D. Snowden, P.E., R.P.L.S., City Engineer.

METES AND BOUNDS DESCRIPTION:

OF A 84.3040 ACRE TRACT OF LAND BEING LOTS 7, 8, THE SOUTH 1/2 OF LOT 13, LOTS 14, 15, 16, 17, 23, AND THAT PART OF LOTS 22 AND 31 LYING SOUTH OF THE CENTERLINE OF MUSTANG BAYOU...

THENCE N 51°19'05" W WITH THE COMMON LINE OF SAID E. LITTLE SURVEY AND THE MARY V. O'DONNELL SURVEY AND SOUTHWESTERLY LINE OF LOT 17 AND LOT 8 AND CENTERLINE OF SAID 40' WIDE DEDICATED ROAD AT 46.42' PASS A 5/8" IRON ROD FOUND IN THE NORTH LINE OF COUNTY ROAD 58...

THENCE N 38°45'47" E WITH THE COMMON LINE OF SAID LITTLE SURVEY AND O'DONNELL SURVEY AND CENTERLINE OF SAID 40' ROAD A DISTANCE OF 476.62' TO A CONCRETE MONUMENT FOUND FOR CORNER, BEING AN ANGLE POINT IN THE EAST LINE OF SAID O'DONNELL SURVEY.

THENCE N 03°33'48" W ALONG THE WEST LINE OF LOT 7 AND EAST LINE OF SAID O'DONNELL SURVEY AND CENTERLINE OF SAID 40' ROAD A DISTANCE OF 613.19' TO A 5/8" IRON ROD FOUND FOR CORNER, MARKING THE COMMON CORNER OF LOTS 7 AND 6.

THENCE N 86°38'27" E WITH THE COMMON LINE OF LOTS 6, 14, 5, AND 13 AT 971.10' PASS A 5/8" IRON ROD FOUND IN THE SOUTHERLY TOP OF BANK OF MUSTANG BAYOU, CONTINUING FOR A TOTAL DISTANCE OF 1051.30' TO A POINT IN MUSTANG BAYOU, FOR CORNER MARKING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 13.

THENCE N 86°12'35" E AT 611.50' PASS A 5/8" IRON ROD FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 621.50' (CALL 621.3') TO A POINT FOR CORNER, BEING IN THE COMMON LINE OF LOTS 13 AND 22, AND CENTERLINE OF A 40' WIDE DEDICATED ROAD.

THENCE N 02°51'58" W WITH THE COMMON LINE OF LOTS 13 AND 22 AND SAID 40' ROAD A DISTANCE OF 284.65' TO A POINT IN THE CENTERLINE OF MUSTANG BAYOU FOR CORNER BEING ON A NONTANGENT CURVE HAVING A RADIUS OF 350.00'.

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 378.82' (A CHORD BEARING AND DISTANCE OF S 74°34'13" E, 360.60') TO THE END OF SAID CURVE, FOR CORNER.

THENCE S 41°55'46" E A DISTANCE OF 113.40' TO AN ANGLE POINT FOR CORNER.

THENCE S 48°04'38" E A DISTANCE OF 89.75' TO THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00' FOR CORNER.

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 92.74' (A CHORD BEARING AND DISTANCE OF S 70°20'43" E, 89.46') TO THE END OF SAID CURVE FOR CORNER.

THENCE N 89°16'56" E A DISTANCE OF 106.12' TO THE BEGINNING OF A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00' FOR CORNER.

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 129.60' (A CHORD BEARING AND DISTANCE OF S 64°54'35" E, 127.34') TO A POINT OF REVERSED CURVATURE OF A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 325.00' FOR CORNER.

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 130.56' (A CHORD BEARING AND DISTANCE OF S 63°44'38" E, 129.68') TO A POINT OF REVERSED CURVATURE OF A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 875.00' FOR CORNER.

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 192.49' (A CHORD BEARING AND DISTANCE OF S 63°44'38" E, 192.10') TO A POINT OF REVERSED CURVATURE OF A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100' FOR CORNER.

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 109.73' (A CHORD BEARING AND DISTANCE OF N 88°32'02" E, 104.31') TO A POINT OF REVERSED CURVATURE OF A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00' FOR CORNER.

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 79.25' (A CHORD BEARING AND DISTANCE OF N 75°39'28" E, 78.33') TO A POINT IN THE EAST LINE OF LOT 31 AND WEST LINE OF LOT 40, AND CENTERLINE OF A 40' WIDE DEDICATED ROAD FOR CORNER.

THENCE S 02°42'08" E WITH THE COMMON LINE OF LOTS 31 AND 40 AND CENTERLINE OF SAID 40' ROAD A DISTANCE OF 94.00' TO A 5/8" IRON ROD SET FOR CORNER MARKING THE COMMON CORNER OF LOTS 40, 41, 31, AND 32.

THENCE S 86°54'32" W WITH THE COMMON LINE OF LOTS 31 AND 32 A DISTANCE OF 621.05' (CALL 621.3') TO A 5/8" IRON ROD SET FOR CORNER, MARKING THE COMMON CORNER OF LOTS 22, 23, 31, AND 32.

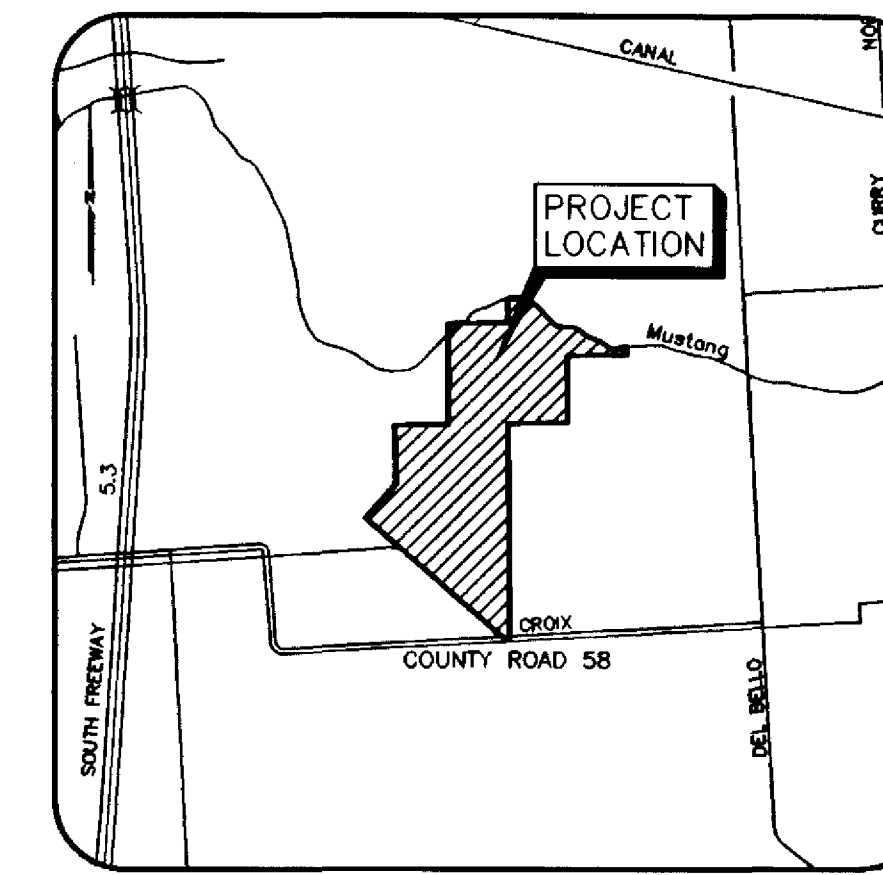
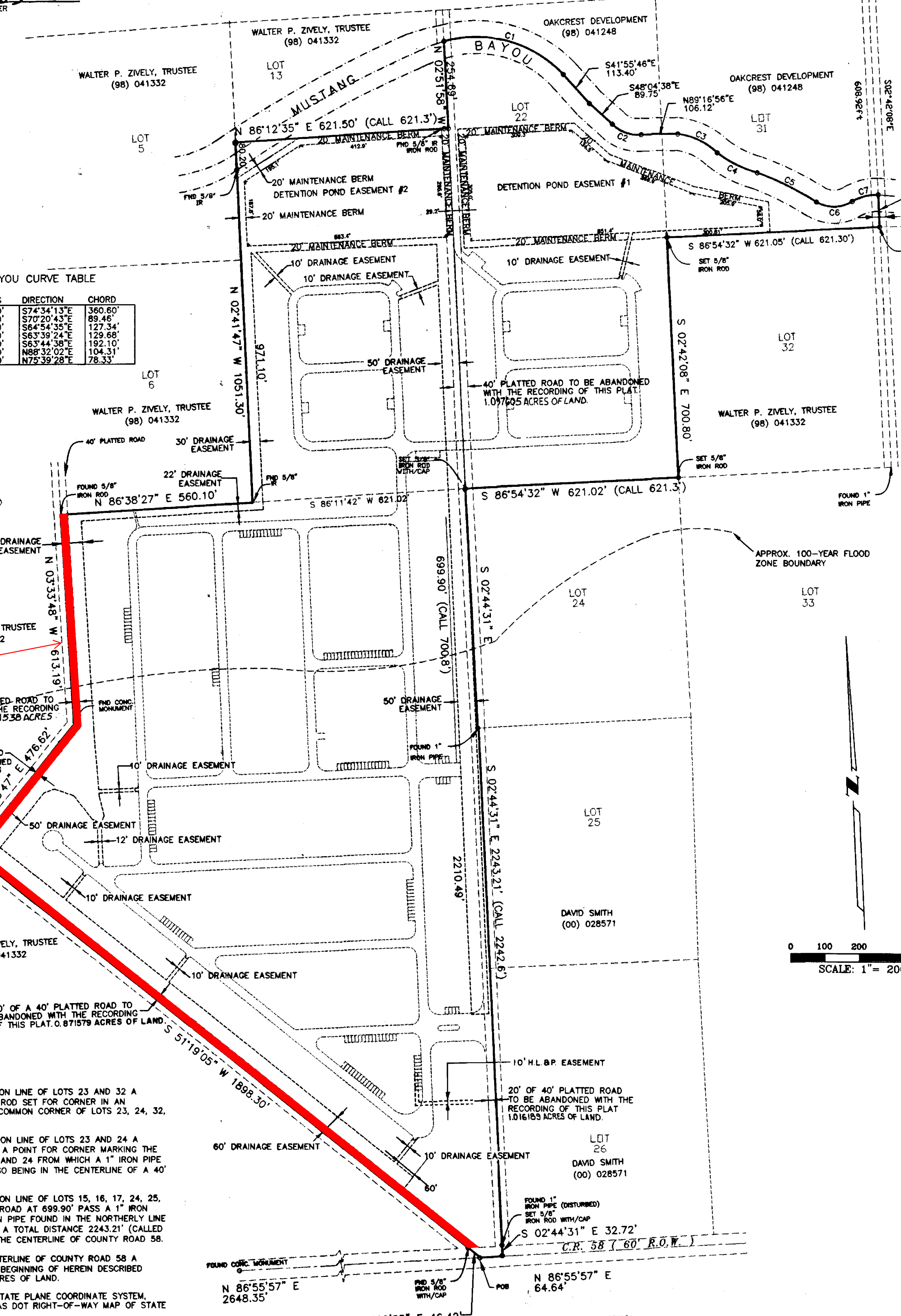
Table with 5 columns: CURVE, LENGTH, DELTA, RADIUS, CHORD. Contains data for curves C1 through C7.

DETAILED METES AND BOUNDS DESCRIPTION for the centerline of Mustang Bayou, including bearings and distances for various segments and easements.

BEARINGS HEREON RELATE TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, BASED ON TEXAS DOT RIGHT-OF-WAY MAP OF STATE HWY. 288.

BENCHMARK: DESIGNATION: U.S.C. & G.S. B.M. - P1512 DATED: 1987 ADJUSTMENT ELEVATION: 53.996 LOCATED ON THE WEST SIDE OF COUNTY RD. 67 AND SOUTH SIDE OF RAILROAD, CITY OF MANVEL, TEXAS.

PLAT RECORDS Vol. 23 Page 163-164



- GENERAL NOTES: 1. THE PURPOSE OF THIS PLAT IS FOR DRAINAGE ONLY. 2. NO STRUCTURE SHALL ABATE THE FREE FLOW OF STORM WATER RUNOFF TO THE DETENTION PONDS. 3. PROPERTY TO BE GRADED & SLOPED TO DRAIN INTO THE DETENTION PONDS AND ITS STORM WATER SHALL NOT DRAIN ONTO THE SURROUNDING PROPERTY. 4. DETENTION PONDS ARE TO BE PRIVATELY MAINTAINED AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3 WILL HAVE NO RESPONSIBILITY WHATSOEVER TO MAINTAIN THEM. 5. ALL STREETS IN OAK CREST OF MANVEL ARE PRIVATE WITH GATED ACCESS. UTILITY AND DRAINAGE EASEMENTS ARE GRANTED WITHIN PRIVATE STREETS TO GOVERNMENT AGENCIES HAVING JURISDICTION.

A PORTION OF THIS TRACT LIES IN THE 100 YEAR FLOOD PLANE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FIRM), COMMUNITY NO. 480076, PANEL 0040, SUFFIX I, ZONE AE WITH THE REMAINDER IN ZONE X DATED SEPT. 22, 1999. BASE FLOOD ELEVATION (BFE) OF 62.00 FT.

ABBREVIATED REPLAT OAK CREST OF MANVEL

AN 84.3040 ACRE TRACT OF LAND BEING LOTS 7, 8, THE SOUTH 1/2 OF LOT 13, LOTS 14, 15, 16, 17, 23 AND PART OF LOTS 22 AND 31, SITUATED IN THE ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION 92, THE A. C. H. & B. RAILROAD COMPANY SURVEY, ABSTRACT 541, AND THE ERASTUS LITTLE SURVEY, ABSTRACT 320, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

1 LOT 1 BLOCK MAY 2002

OWNER

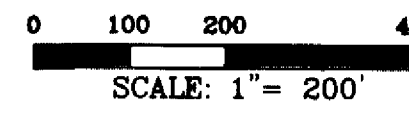
BERTAKIS DEVELOPMENT, INC. JAMES G. BERTAKIS VICE PRESIDENT 30695 LITTLE MACK AVENUE, SUITE 100 ROSEVILLE, MI 48066 PHONE: (586) 294-5080 FAX: (586) 294-5082

ENGINEER

SNOWDEN ENGINEERING, INC. CONSULTING ENGINEERS AND SURVEYORS DR. JAMES D. SNOWDEN, P.E., R.P.L.S. 2518 WESTMINSTER PEARLAND, TEXAS 77581 PHONE: (281) 485-2028 FAX: (281) 485-5473

SURVEYOR

LANEY SURVEYORS J. RAY LANEY, R.P.L.S. 2018 MUSTANG LN. ROSHARON, TEXAS 77583 PHONE: (281) 489-8445 FAX: (281) 489-8766



FILED FOR RECORD 02 DEC 30 AM 8:00

STATE OF TEXAS COUNTY OF BRAZORIA JOYCE HUDMAN, Clerk of the County Court in and for Brazoria County, Texas do hereby certify that this instrument was FILED FOR RECORD AND RECORDED IN THE OFFICIAL RECORD at the time and date as stamped hereon by me.