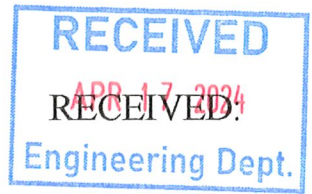




Brazoria County

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 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: Anna Morrison Phone: 859-661-9411

Name: Jeremiah Morrison

Owner Signature: [Signature] Date: 4/16/24

Owner Signature: [Signature] Date: 4/16/24

My signature acknowledges my request to the County Engineer, Matt Hanks, for an exception from the Brazoria County Subdivision Regulations.

Mailing Address: 416 County Rd. 28 Angleton, TX 77515

E-mail Address: annamorrisonrn@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: 5.85

Site Address or Legal Location, Abstract, CR #: 152 Horse Shoe Trl Angleton, TX 77515

Property ID#: 185418

Tax Account #: 154 00 152004

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

Business or other structure with restrooms: _____

Private Water Well check: YES or NO

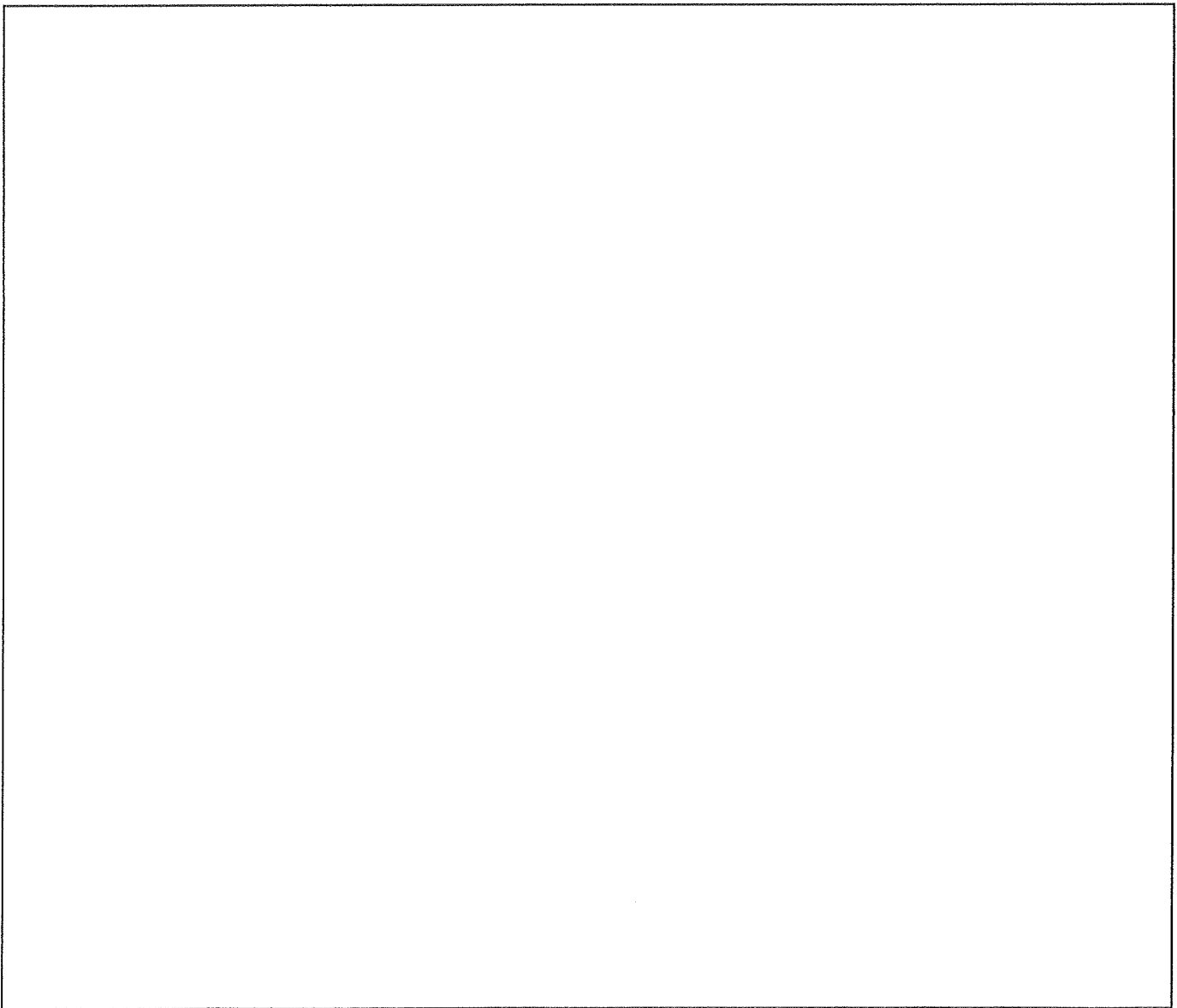
Public Water System MUD or Provider: _____

See attached survey

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 noted 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 noted 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.

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

September 11, 2024

Jeremiah and Anna Morrison
416 County Road 28
Angleton, TX 77515

RE: Letter of No Objection (LONO) for Small Subdivision

Project/Subdivision Name: Exception to Subdivision Platting for Jeremiah and Anna Morrison

Legal Description of Property: Bar X Ranch; Sec 2 Blk 1 Lots 136,137 & Sec 8 Blk 4 Lot 150-154

Site Address of Property: 152 Horse Shoe Trail, Angleton, TX 77515.

Brazoria County as the drainage authority for this area has completed the review of the above referenced documents and request for division. Brazoria County has determined that this request meets the following criteria:

- Does not alter previously defined drainage easements.
- Does not describe or imply change in the drainage paths, structures, facilities, or land modifications which would change drainage behavior.

Therefore, the County has no objection to this small subdivision exception to platting.

Best Regards,

A handwritten signature in blue ink that reads "Karen O. McKinnon". The signature is fluid and cursive.

Karen O. McKinnon



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

September 4, 2024

Jeremiah & Anna Morrison
416 County Road 28
Angleton, TX 77515

RE: Property Division and Adjusting Tract Lines

Subdivision Name (if applicable): Bar X Ranch

Legal Description of Property: BAR X RANCH SEC 8 (A0053 CARTER) BLK 4 LOT 150A (AFF OF REPLAT)
ACRES 5.85

Site Address of Property: 152 Horse Shoe Trail, Angleton, TX 77515

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 plat 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 property adjustments/division proposed Lot 150A1 being 2.04-acres of land, Lot 150A2 being 2.81-acres with a 1991 built home, detached garage and permitted OSSF (2019-611), and Lot 150A3 being 1.00-acre of land. 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 currently described as BAR X RANCH SEC 8 (A0053 CARTER) BLK 4 LOT 150A (AFF OF REPLAT) ACRES 5.85 in Brazoria County, Texas.

Sincerely,

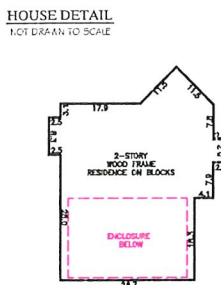
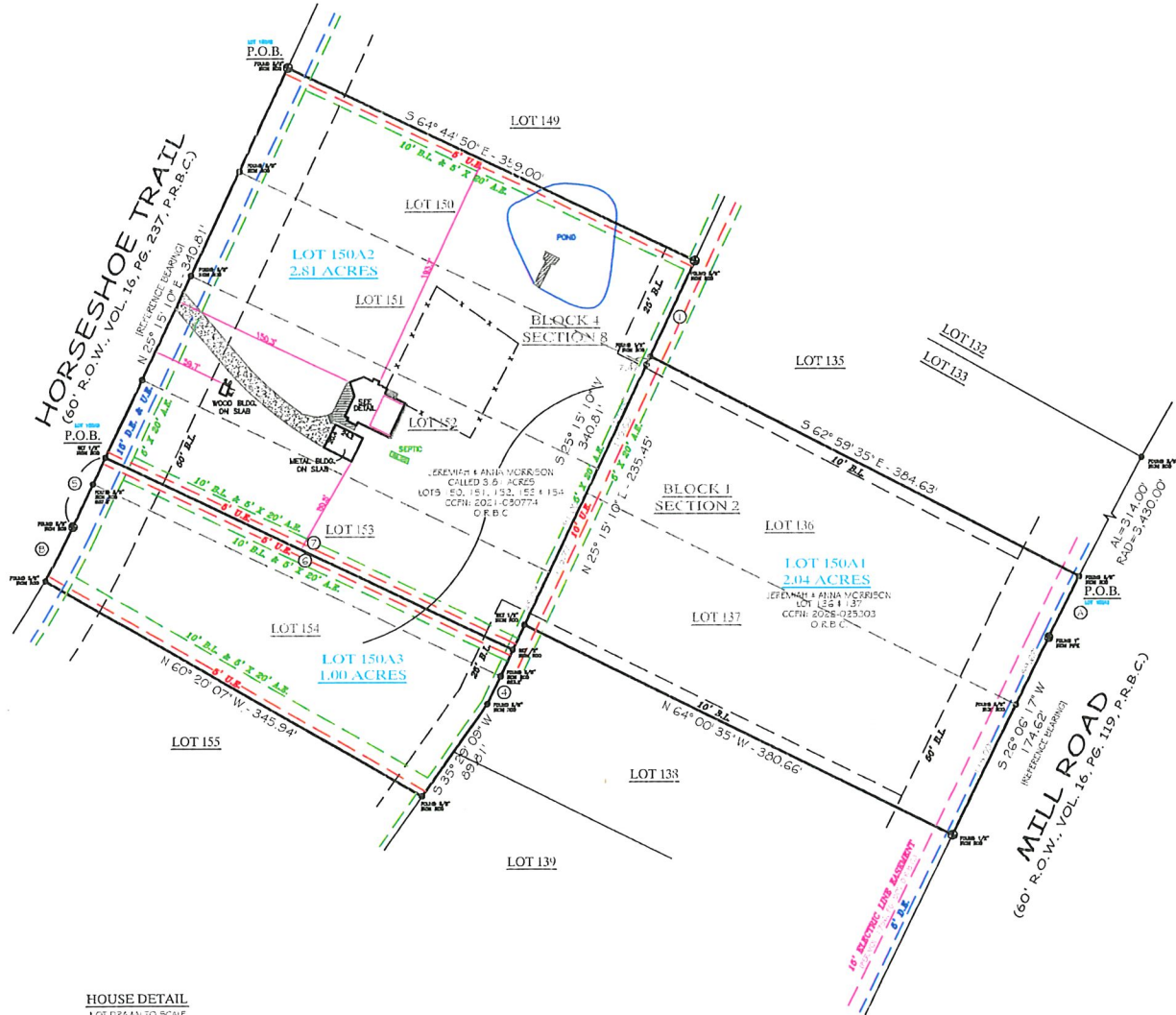
Jodie Vice, DR # OS0024815

Director

Brazoria County Environmental Health

LINE DATA	
1	S 25° 15' 10" W - 83.53
4	S 25° 15' 10" W - 47.49
3	N 25° 15' 10" E - 60.80
6	S 64° 44' 50" E - 359.07
7	N 64° 44' 50" W - 359.07

CURVE DATA	
A	CH=11.27272727 A=49.50° PI=150.00'
B	CH=11.27272727 A=49.50° PI=150.00'



LOT 150A1: 2.04 ACRES KNOWN AS LOTS 136 & 137, BLOCK 1; LOT 150A2: 2.81 ACRES KNOWN AS LOTS 150, 151, 152 & PART OF LOT 153, BLOCK 4; & LOT 150A3: 1.00 ACRES KNOWN AS LOT 154 & PART OF LOT 153, BLOCK 4

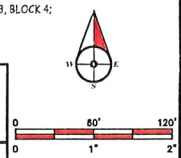
BAR X RANCH, SEC. II & VIII

CONVEYING INTEREST IN THE ABOVE DESCRIBED PROPERTY TO THE ABOVE DESCRIBED PARTY AND TO THE ABOVE DESCRIBED PARTY'S SUCCESSORS AND ASSIGNEES. THE DEED DESCRIBED HEREIN IS SUBJECT TO THE DEED DESCRIBED IN THE RECORDS OF THE COUNTY OF GALVESTON, TEXAS, BOOK 119, PAGE 174, AND BOOK 120, PAGE 174, AND TO THE DEED DESCRIBED IN THE RECORDS OF THE COUNTY OF GALVESTON, TEXAS, BOOK 119, PAGE 174, AND BOOK 120, PAGE 174, AND TO THE DEED DESCRIBED IN THE RECORDS OF THE COUNTY OF GALVESTON, TEXAS, BOOK 119, PAGE 174, AND BOOK 120, PAGE 174.

PREPARED EXCLUSIVELY FOR: JEREMIAH MORRISON
 2024-03-25
 Request: MORRISON'S
 Book No: P01183
 Scale: 1" = 60'
 Date: 04/18/2022

LEGEND	
	EASEMENT
	RIGHT-OF-WAY
	SURVEY BOUNDARY
	EASEMENT BOUNDARY
	RIGHT-OF-WAY BOUNDARY
	SURVEY BOUNDARY
	EASEMENT BOUNDARY
	RIGHT-OF-WAY BOUNDARY

Client(s):
 JEREMIAH MORRISON
 ANNA MORRISON
 George K. Lane, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 628





PO Box 3344 Lake Jackson, TX 7756
(979) 299-3373 office -- PinPointLJ@gmail.com email

2.04 Acres – Lot 150A1
Known as Lots 136 & 137, Block 1, Bar X Ranch S/D, Section II
Samuel Carter Survey, Abstract 53
Brazoria County, Texas

Lot 150A1: Being a 2.04 acre tract of land known as Lots 136 and 137, Block 1 of Bar X Ranch S/D, Section II, recorded in Volume 16, Page 119 of the Plat Records of Brazoria County, Texas, situated in the Samuel Carter Survey, Abstract 53, Brazoria County, Texas, being the same Lots 136 and 137, Block 1, conveyed to Jeremiah and Anna Morrison recorded in County Clerk's File No. 2022-025303 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the Southeast line of Lots 136 and 137 being – South 26° 06' 17" West.)

BEGINNING at a 5/8-inch iron rod found in the Northwest right-of-way of Mill Road (60' R.O.W., Vol. 16, Pg. 119, P.R.B.C.) for the common corner of Lots 135 and 136 and being the East corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod being in a curve to the left with a radius of 3,430.00 feet;

THENCE with the Northwest R.O.W. of Mill Road along said curve to the left with a central angle of 00° 54' 07" having a radius of 3,430.00 feet (chord bearing South 26° 33' 21" West – 54.00 feet) and an arc length of – 54.00 feet to a 1" iron pipe found for an interior corner of Lot 136 and being an interior corner of the herein described tract;

THENCE South 26° 06' 17" West [Reference Bearing] – 174.62 feet along the Northwest R.O.W. of Mill Road and the Southeast line of Lots 136 and 137 to a ½" iron rod found for the common corner of Lots 137 and 138 and being the South corner of the herein described tract;

THENCE North 64° 00' 35" West – 380.66 feet along the common line of Lots 137 and 138 to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in a Southeast line of Bar X Ranch S/D, Section VIII, recorded in Volume 16, Page 237 of the Plat Records of Brazoria County, Texas, for the common corner of Lots 137 and 138 and being the West corner of the herein described tract;

THENCE North 25° 15' 10" East – 235.45 feet along a Southeast line of Bar X Ranch S/D, Section VIII and the Northwest line of Lots 137 and 136 to a 5/8-inch iron rod found for the common corner of Lots 135 and 136 and being the North corner of the herein described tract;

THENCE South 62° 59' 35" East – 384.63 feet along the common line of Lots 135 and 136 to the **PLACE OF BEGINNING** and containing 2.04 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on April 18th, 2022.*

George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
Firm Registration No. 10156700
P.O. Box 3344 Lake Jackson, TX 77566
(979) 299-3373 – phone
pinpointLJ@gmail.com -- email





Lot 150A2 - 2.81 Acres
being Lots 150, 151, 152 and part of 153, Block 4
Bar X Ranch S/D, Section VIII
Brazoria County, Texas

Lot 150A2: Being a 2.81 acre tract of land known as Lots 150, 151, 152, and part of 153, Block 4, Bar X Ranch Subdivision, Section 8 recorded in Volume 16, Page 237 of the Plat Records of Brazoria County, Texas and being out of the same called 3.81 acre tract known as Lots 150, 151, 152, 153 and Lot 154 conveyed to Jeremiah and Anna Morrison recorded in County Clerk's File No. 2021-080774 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the Northwest line of Block 4 – being North 25° 15' 10" East.)

BEGINNING at 5/8-inch iron rod found in the Southeast right-of-way of Horseshoe Trail (60' R.O.W. Vol. 16, Pg. 237, P.R.B.C.) at the common corner of Lots 149 and 150, Block 4 for the North corner and the **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 64° 44' 50" East – 359.00 feet along the common line of Lots 149 and 150 to a 5/8-inch iron rod found in a Northwest line of Bar X Ranch S/D, Sec. 2, recorded in Volume 16, Page 119 of the Plat Records of Brazoria County, Texas for the common corner of Lots 149 and 150 and being the East corner of the herein described tract;

THENCE South 25° 15' 10" West – 340.81 feet along a Northwest line of Bar X S/D, Sec. 2 and the Southeast line of Lots 150, 151, 152 and 153, Block 4 to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the South corner of the herein described tract;

THENCE North 64° 44' 50" West – 359.00 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Southeast R.O.W. of Horseshoe Trail and the Northwest line of Lot 153 for the West corner of the herein described tract, said iron rod bears North 25° 15' 10" East – 60.80 feet from a 5/8-inch iron rod found for the beginning of a curve to the right having a radius of 630.00 feet;

THENCE North 25° 15' 10" East [Reference Bearing] – 340.81 feet along the Southeast R.O.W. of Horseshoe Trail and the Northwest line of Lots 153, 152, 151 and 150, Block 4 to the **PLACE OF BEGINNING** and containing 2.81 acres, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on April 18th, 2022.*


George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
Firm Registration No. 10156700
P.O. Box 3344 Lake Jackson, TX 77566
(979) 299-3373 – phone
pinpointLJ@gmail.com - email





1.00 Acres – Lot 150A3
Known as part of Lot 153 and all of Lot 154, Block 4
Bar X Ranch S/D, Section VIII
Brazoria County, Texas

Lot 150A3: Being a 1.00 acre tract of land known as part of Lot 153 and all of Lot 154, Block 4, Bar X Ranch Subdivision, Section 8, recorded in Volume 16, Page 237 of the Plat Records of Brazoria County, Texas and being out of the same called 3.81 acre tract known as Lots 150, 151, 152, 153 and Lot 154 conveyed to Jeremiah and Anna Morrison recorded in County Clerk's File No. 2021-080774 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the Northwest line of Block 4 – being North 25° 15' 10" East.)

BEGINNING at ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Southeast right-of-way of Horseshoe Trail (60' R.O.W. Vol. 16, Pg. 237, P.R.B.C.) and the Northwest line of Lot 153, Block 4 for the North corner and the **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 64° 44' 50" East – 359.00 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in a Northwest line of Bar X Ranch S/D, Sec. 2, recorded in Volume 16, Page 119 of the Plat Records of Brazoria County, Texas for the East corner of the herein described tract;

THENCE South 25° 15' 10" West, along a Northwest line of Bar X S/D, Sec. 2 and the Southeast line of Lots 153 and 154, Block 4, at 23.2 pass a 5/8-inch iron rod found for the common corner of Lots 153 and 154 and continuing for a total distance of 47.48 feet to a 5/8-inch iron rod found for an interior corner of Lot 154 and being an interior corner of the herein described tract;

THENCE South 35° 29' 09" West – 89.81 feet along a Southeast line of Lot 154 and a Northwest line of Bar X S/D, Sec. 2, to a 5/8-inch iron rod found for the common corner of Lots 154 and 155 and being the South corner of the herein described tract;

THENCE North 60° 20' 07" West – 345.94 feet along the common line of Lots 154 and 155 to a 5/8-inch iron rod found in the Southeast R.O.W. of Horseshoe Trail for the common corner of Lots 154 and 155 and being the West corner of the herein described tract, said iron rod being in a curve to the left with a radius of 630.00 feet;

THENCE along the Southeast R.O.W. of Horseshoe Trail, along said curve to the left having a radius of 630.00 feet, a chord of North 27° 27' 29" East – 48.49 feet for an arc distance of 48.50 feet to a 5/8-inch iron rod found for an interior corner of Lot 154 and being an interior corner of the herein described tract;

THENCE North 25° 15' 10" East [Reference Bearing], along the Southeast R.O.W. of Horseshoe Trail and the Northwest line of Lots 154 and 153, Block 4, at 37.6 feet pass a 5/8-inch iron rod found for the common corner of Lots 153 and 154 and continuing for a total distance of 60.80 feet to the **PLACE OF BEGINNING** and containing 1.00 acres, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on April 18th, 2022.*


George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
Firm Registration No. 10156700
P.O. Box 3344 Lake Jackson, TX 77566
(979) 299-3373 – phone
pinpointLJ@gmail.com - email





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

Tax Certificate

Property Account Number:
15400152004

Statement Date: 04/17/2024
 Owner: MORRISON JEREMIAH & ANNA
 Mailing Address: 152 HORSE SHOE TRL
 ANGLETON TX 775159057

Property Location: 0000152 HORSE SHOE TRAIL
 Legal: BAR X RANCH SEC 8 (A0053 S
 CARTER) BLK 4 LOT 150A (AFF OF
 REPLAT) ACRES 5.85 0000152
 Acres: HORSE SHOE TRAIL
 5.85 ACRES

TAX CERTIFICATE FOR ACCOUNT : 15400152004
 AD NUMBER: 185418
 GF NUMBER:
 CERTIFICATE NO : 2795387

FEE : \$10.00
 DATE : 4/17/2024

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2,023

APPRAISED VALUE: 420,000
 EXEMPTIONS: General Homestead, Optional Homestead

REQUESTED BY

MORRISON JEREMIAH & ANNA

152 HORSE SHOE TRL
 ANGLETON TX 775159057

YEAR TAX UNIT

2023	BC EMERGENCY SERVICES #1
2023	BC EMERGENCY SERVICES #2
2023	BRAZORIA COUNTY
2023	COLUMBIA-BRAZORIA ISD
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: 15400152004

CERTIFICATE NO : 2795387

TOTAL CERTIFIED TAX DUE 4/2024 : \$0.00



Apprecia Taylor
 Signature of Authorized officer of collection office

04/17/2024
 Date

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: April 25, 2022

Grantor: Michael E. Echevarria and Ping Properties LLC

Grantor's Mailing Address:

1057 Grove Dr.
Angleton, TX. 77515

Grantee: Jeremiah Morrison and Anna Morrison

Grantee's Mailing Address:

152 Horse Shoe Trail
Angleton, TX. 77515

Consideration:

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

Property (including any improvements):

Lots One Hundred Thirty- Six (136), One Hundred Thirty- Seven (137) in Block One (1), of BAR X RANCH, SECTION TWO (2), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 16, Page 119, of the Plat Records of Brazoria County, Texas.

Reservations from Conveyance:

None.

FILED BY

ALAMO TITLE COMPANY

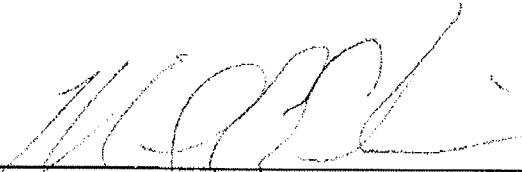
ATCH22118475

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantor assumes and agrees to pay. Subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

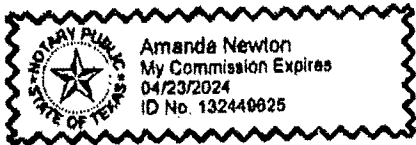


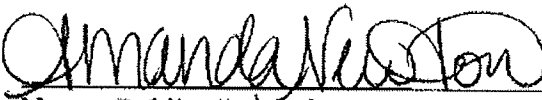
Michael E. Echevarria

STATE OF TEXAS)

COUNTY OF BRAZORIA)

This instrument was acknowledged before me on April 22, 2022, by Michael E. Echevarria.





Notary Public, State of Texas
My commission expires: _____

David Gallo

David Gallo on behalf of Ping Properties LLC

STATE OF TEXAS)

COUNTY OF BRAZORIA)

This instrument was acknowledged before me on April 22, 2022, by David Gallo on behalf of Ping Properties LLC.



Amanda Newton

Notary Public, State of Texas

My commission expires: _____

AFTER RECORDING RETURN TO:
Jeremiah Morrison and Anna Morrison

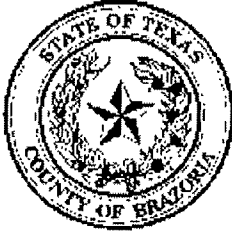
152 Horse Shoe Trail
Angleton Tx. 77515

FILED and RECORDED

Instrument Number: 2022025303

Filing and Recording Date: 04/26/2022 03:34:25 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.



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.

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cclerk-emily

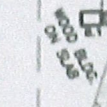
(SEE EXHIBIT DRAWING)
N 25° 15' 10" E - 401.61'

16' D.E. & U.E.

5' X 20' A.E.

60' B.L.

BLOCK 4



LOT 151

LOT 150

5 64° 44' 50" E - 359.00'

LOT 149

LOT 155

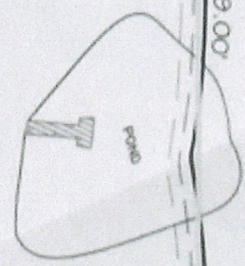
N 60° 20' 07" W - 345.94'

LOT 154

LOT 153

LOT 152
JEREMIAH & ANNA MORRISON
CALLED 3.61 ACRES
LOTS 150, 151, 152, 153 & 154
CCPN: 2021-000774
O.R.B.C.

LOT 150-A
5.85 ACRES



25' B.L.

S 35° 29' 09" W - 89.81'

115.77' 10' U.E.
5' X 20' A.E.

LOT 139

LOT 138

N 64° 00' 35" W - 380.66'

LOT 137

LOT 136

Sold

LOT 136
JEREMIAH & ANNA MORRISON
CALLED 1.36 & 1.37 ACRES
CCPN: 2022-025303
O.R.B.C.

LOT 135

5 62° 59' 35" E - 384.63'

LOT 133

LOT 132

50' B.L.

15' ELECTRIC LINE EASEMENT
PER VOL. 1752, P. 207 O.R.B.C.

5' D.E.

S 26° 06' 17" W - 174.62'

AL=314.00'
RAD=3,430.00'

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

GF# 116874

WARRANTY DEED

Date: December 7, 2021

Grantor: KATHY E. BATTLE and spouse, BECKY J. GREEN

Grantor's Mailing Address (including county):
922 County Road 1645
Jefferson, TX 75657
(Cass County)

Grantee: JEREMIAH MORRISON and ANNA MORRISON

Grantee's Mailing Address (including county):
789 Crutcher Pike
Richmond, KY 40475
(Madison County)

Consideration:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Being a 3.81 acre tract of land known as Lots 150, 151, 152, 153 and 154, Block 4, Bar X Ranch Subdivision, Section 8, recorded in Volume 16, Page 237 of the Plat Records of Brazoria County, Texas, being the same Lots 150, 151 and 152 conveyed to Kathy E. Battle and Becky J. Green recorded in County Clerk's File No. 2002-052948 of the Official Records of Brazoria County, Texas together with the same Lot 153 conveyed to Kathy B. Battle and Becky J. Green recorded in County Clerk's File No. 2007-053610 of the Official Records of Brazoria County, Texas, together with the same Lot 154 conveyed to Kathy Battle and Becky Jo Green recorded in County Clerk's File No. 2006-061036 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the Northwest line of Block 4 - being North 25° 15' 10" East.)

BEGINNING at 5/8-inch iron rod found in the Southeast right-of-way of Horseshoe Trail (60' R.O.W. Vol. 16, Pg. 237, P.R.B.C.) at the common corner of Lots 149 and 150, Block 4 for the North corner and the **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 64° 44' 50" East - 359.00 feet along the common line of Lots 149 and 150 to a 5/8-inch iron rod found in a Northwest line of Bar X Ranch S/D, Sec. 2, recorded in Volume 16, Page 119 of the Plat Records of Brazoria County, Texas for the common corner of Lots 149 and 150 and being the East corner of the herein described tract;

THENCE South 25° 15' 10" West - 388.29 feet along a Northwest line of Bar X S/D, Sec. 2 and the Southeast line of Lots 150, 151, 152, 153 and 154, Block 4 to a 5/8-inch iron rod found for an interior corner of Lot 154 and being an interior corner of the herein described tract;

THENCE South 35° 29' 09" West - 89.81 feet along a Southeast line of Lot 154 and a Northwest line of Bar X S/D, Sec. 2, to a 5/8-inch iron rod found for the common corner of Lots 154 and 155 and being the South corner of the herein described tract;

THENCE North 60° 20' 07" West - 345.94 feet along the common line of Lots 154 and 155 to a 5/8-inch iron rod found in the Southeast R.O.W. of Horseshoe Trail for the common corner of Lots 154 and 155 and being the West corner of the herein described tract, said iron rod being in a curve to the left with a radius of 630.00 feet;

THENCE along the Southeast R.O.W. of Horseshoe Trail, along said curve to the left having a radius of 630.00 feet, a chord of North 27° 27' 29" East - 48.49 feet for an arc distance of 48.50 feet to a 5/8-inch iron rod found for an interior corner of Lot 154 and being an interior corner of the herein described tract;

THENCE North 25° 15' 10" East [Reference Bearing] - 401.61 feet along the Southeast R.O.W. of Horseshoe Trail and the Northwest line of Lots 154, 153, 152, 151 and 150, Block 4 to the PLACE OF BEGINNING and containing 3.81 acres, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

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 and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, 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 herein above described property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

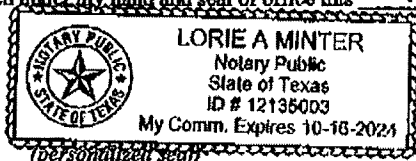
EXECUTED on the date first above written.

STATE OF Texas }
COUNTY OF Cremona }

Kathy Battle
KATHY E. BATTLE

Before me, Lorie A Minter, a notary public, on this day personally appeared KATHY E. BATTLE, known to me (or proved to me on the oath of Pratt Lisena or through Texas description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12 day of November, 2021.



Lorie A. Minter
Notary Public in and for the State of Texas

Becky J. Green
BECKY J. GREEN

STATE OF Texas
COUNTY OF Madison

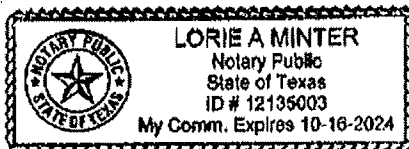
Before me, Lorie Minter, a notary public, on this day personally appeared BECKY J. GREEN, known to me (or proved to me on the oath of _____ or through James Wells Wells description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this th day of December, 2021.

Lorie A. Minter
Notary Public in and for the
State of Texas

(personalized seal)

AFTER RECORDING RETURN TO:



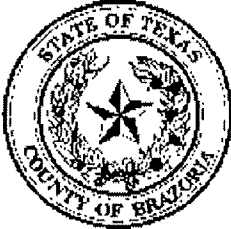
AFTER RECORDING RETURN TO:
GREAT AMERICAN TITLE CO.
471 THIS WAY
LAKE JACKSON, TX 77566

FILED and RECORDED

Instrument Number: 2021080774

Filing and Recording Date: 12/08/2021 03:20:15 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.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

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cclerk-kaegan