



## Brazoria County

### Application for Property Adjustments

RECEIVED:

4-24

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: Cristian Vasquez

Phone: 832-244-4890

Name: Misael Duenez

Owner Signature: *Cristian Vasquez*

Date: 4-23-2025

Owner Signature: *Misael Duenez*

Date: 4-23-2025

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

Mailing Address: 10214 Kinsdale Crossing Lane, Houston, Texas 77075

E-mail Address: vazquezcristian21096@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: 4.0

Site Address or Legal Location, Abstract, CR #: 455 Finley Court, Sweeny, Texas

Property ID#: 153559 & 153560

Tax Account #: 0057-0001-300 & 0057-0001-400

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

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

Private Water Well check: ☐ YES or ☐ NO

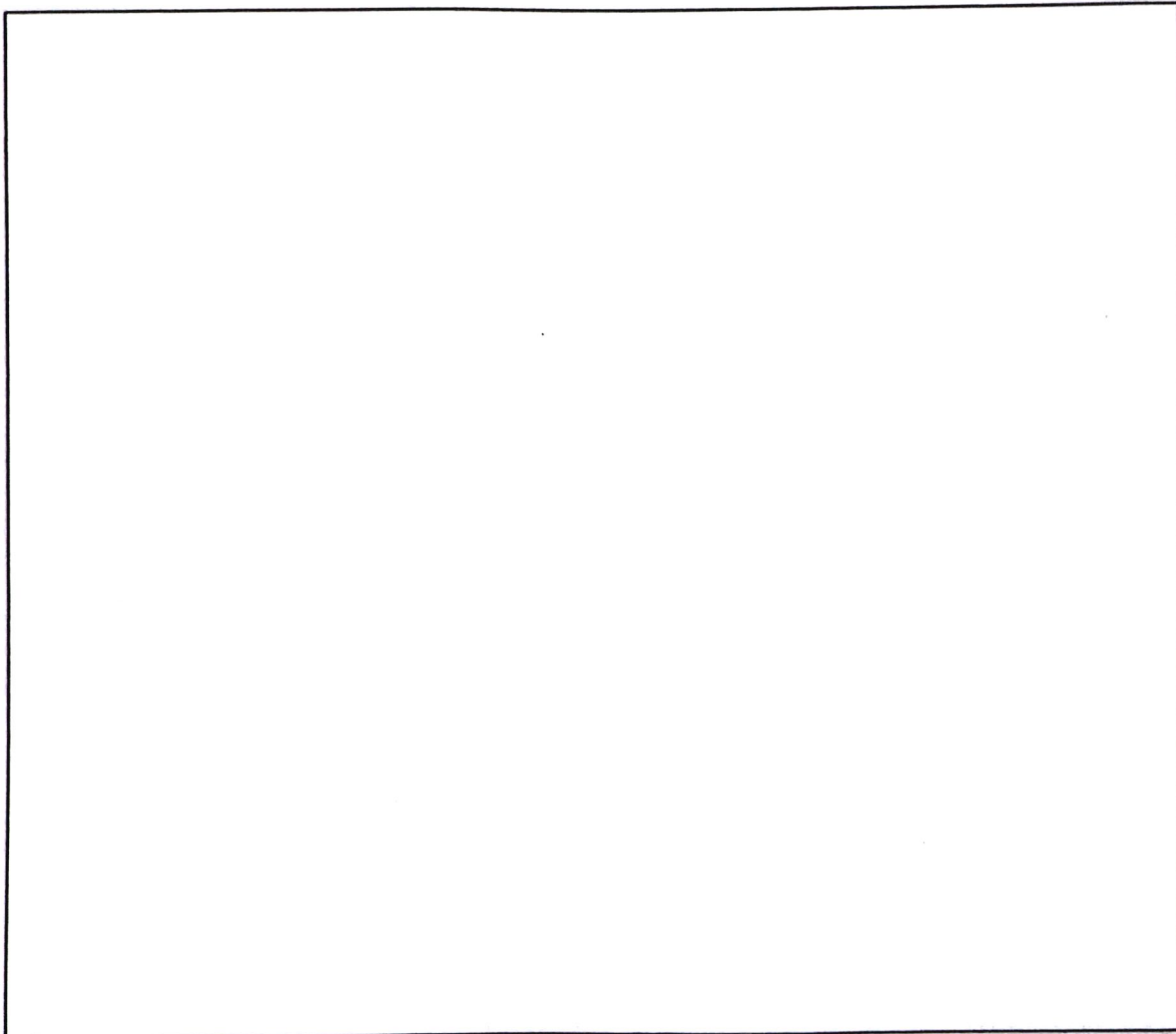
Public Water System MUD or Provider: \_\_\_\_\_

**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.

*New Application Submissions will receive a confirmation of receipt 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).

**GENERAL WARRANTY DEED**

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

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

{ THAT THE UNDERSIGNED, **HEYDI MEJIA**, A SINGLE PERSON, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **CRISTIAN VASQUEZ, A MARRIED MAN AND MISAIEL DUENEZ, A MARRIED MAN**, herein referred to as "Grantee," whether one or more, the real property described as follows:

**SEE ATTACHED EXHIBIT "A".**

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of **BRAZORIA** County, Texas.

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

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.



## GENERAL WARRANTY DEED

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

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

THAT THE UNDERSIGNED, **HEYDI MEJIA, A SINGLE PERSON**, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **CRISTIAN VASQUEZ, A MARRIED MAN AND MISAEL DUENEZ, A MARRIED MAN**, herein referred to as "Grantee," whether one or more, the real property described as follows:

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

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

**EXHIBIT "A"**

**Tract 1**

Being a tract of land situated in the John Cummings Survey, Abstract No. 57, Brazoria County, Texas, same being a tract of land conveyed to Heydi Mejia, by deed recorded in Instrument No. 2021056289, Official Public Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for corner, said corner being the South corner of a tract of land conveyed to John Millsap and Tina Millsap, by deed recorded in Instrument No. 2015042480, Official Public Records of Brazoria County, Texas, and being in the Northwest line of a tract of land conveyed to Robert Allen Black, by deed recorded in Instrument No. 2019025949, Official Public Records of Brazoria County, Texas;

**THENCE** South 41 degrees 52 minutes 23 seconds West, along the Northwest line of said Black tract, a distance of 200.05 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Heydi Mejia, by deed recorded in Instrument No. 2021049119, Official Public Records of Brazoria County, Texas;

**THENCE** North 48 degrees 57 minutes 24 seconds West, along the Northeast line of said Mejia (2021049119) tract, a distance of 435.84 feet to a 5/8 inch iron rod found for corner, said corner being the North corner of said Mejia (2021049119) tract, and being in the Southeast line of Finley Court (a 60 foot right-of-way, by deed recorded in Volume 1400, Page 371, Deed Records of Brazoria County, Texas, and by deed recorded in Volume 1423, Page 270, Deed Records of Brazoria County, Texas);

**THENCE** North 41 degrees 00 minutes 50 seconds East, along the Southeast line of said Finley Court, a distance of 200.00 feet to a point for corner, said corner being the West corner of said Millsap tract, from which a 1/2 inch iron rod found for witness bears North 02 degrees 52 minutes 10 seconds West, a distance of 0.32 feet;

**THENCE** South 48 degrees 57 minutes 40 seconds East, along the Southwest line of said Millsap tract, a distance of 438.84 feet to the **POINT OF BEGINNING** and containing 87,475 square feet **or 2.01** acres of land.

**Tract 2**

Being a tract of land situated in the John Cummings Survey, Abstract No. 57, Brazoria County, Texas, same being a tract of land conveyed to Heydi Mejia, by deed recorded in Instrument No. 2021049119, Official Public Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Tommy R. Finley, by deed recorded in Instrument No. 95-018213,

Official Public Records of Brazoria County, Texas, and being in the Northwest line of a tract of land conveyed to Robert Allen Black, by deed recorded in Instrument No. 2019025949, Official Public Records of Brazoria County, Texas;

THENCE North 48 degrees 54 minutes 44 seconds West, along the Northeast line of said Finley tract, a distance of 402.81 feet to a 1/2 inch iron rod found for corner, said corner being in the Southeast line of Finley Court (a 60 foot right-of-way, by deed recorded in Volume 1400, Page 371, Deed Records of Brazoria County, Texas, and by deed recorded in Volume 1423, Page 270, Deed Records of Brazoria County, Texas), being the beginning of a non-tangent curve turning to the left, with a radius of 59.63 feet, a delta angle of 60 degrees 00 minutes 00 seconds, a chord bearing of North 10 degrees 48 minutes 31 seconds East, and a chord length of 59.63 feet;

THENCE along said curve to the left, along the Southeast line of said Finley Court, an arc length of 62.45 feet to a 5/8 iron rod found for corner;

THENCE North 41 degrees 00 minutes 50 seconds East, along the Southeast line of said Finley Court, a distance of 150.11 feet to a 5/8 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Heydi Mejia, by deed recorded in Instrument No. 2021056289, Official Public Records of Brazoria County, Texas;

THENCE South 48 degrees 57 minutes 24 seconds East, along the Southwest line of said Mejia (2021056289) tract, a distance of 435.84 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Mejia (2021056289) tract, and being in the Northwest line of said Black tract;

THENCE South 41 degrees 52 minutes 23 seconds West, along the Northwest line of said Black tract, a distance of 201.97 feet to the POINT OF BEGINNING and containing 86,542 square feet or 1.99 acres of land.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is accurate, and is made only for informational and/or identification purposes, and does not override Item 2 of Schedule B hereof.

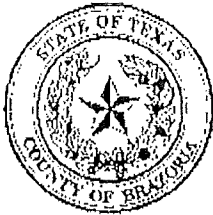


## FILED and RECORDED

Instrument Number: 2024006116

Filing and Recording Date: 02/13/2024 10:10:12 AM Pages: 5 Recording Fee: \$37.00

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".

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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-kali

EXECUTED this 8 day of February, 2024.

EFFECTIVE this 12 day of February, 2024.

Heydi Mejia  
HEYDI MEJIA

Grantee's Address:

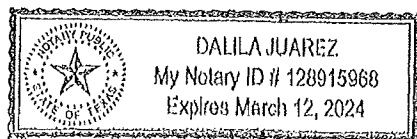
10214 Kinsdale Crossing  
Houston, TX. 77075

THE STATE OF TEXAS

COUNTY OF Harris

§  
§  
§

The foregoing instrument was acknowledged before me on the 8 day of February, 2024, by **HEYDI MEJIA, A SINGLE PERSON.**



Dalila Juarez  
NOTARY PUBLIC, STATE OF TEXAS  
Dalila Juarez  
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

March 12, 2024

AFTER RECORDING, RETURN TO:

(TO BE COMPLETED IN BUYER'S OWN HANDWRITING)

Date: 2/12, 2024

Heydi Mejia  
Heydi Mejia

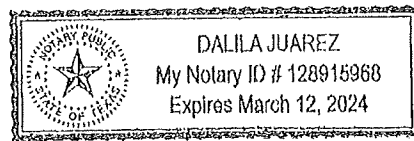
Cristian Vasquez  
Cristian Vasquez

Misael Duenez  
Misael Duenez

State of Texas  
County of ~~Brazoria~~ Harris

Sworn to and subscribed before me the undersigned authority by Cristian Vasquez and Misael Duenez  
on this the 12th day of February, 2024.

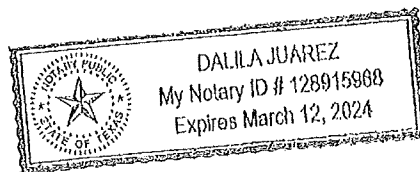
Dalila Juarez  
Notary Public in and for  
the State of Texas



State of Texas  
County of ~~Brazoria~~ Harris

Sworn to and subscribed before me the undersigned authority by Heydi Mejia, on this the 12<sup>th</sup> day of  
February, 2024.

Dalila Juarez  
Notary Public in and for  
the State of Texas







**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**

May 9, 2025

Christian Vasquez & Misael Duenez  
10214 Kinsdale Crossing Lane  
Houston, TX 77075

RE: Adjust Lot Lines

Subdivision Name: Vasquez/Duenez Property

Legal Description of Property: BCAD 153559 - A0057 JOHN CUMMINGS TRACT 4-7D (JW MAGILL SD OF TR 14) ACRES 2.00

BCAD 153560 - A0057 JOHN CUMMINGS TRACT 7E (JW MAGILL SD OF TR 14) ACRES 2.00

Site Address of Property: CR 455 Finley Ct, Sweeny, TX 77480

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 currently exists as Tract 4-7D acres-2.00 of undeveloped property and Tract 7E acres-2.00 of undeveloped property. The request is to adjust the lot lines to create four new tracts: Tract 1 acres-1.00, Tract 2 acres-1.00, Tract 3 acres-1.00, Tract 4 acres-1.00. The property owner may utilize on-site sewage facilities with an authorized permit from Brazoria County Environmental Health Department. Therefore, the Brazoria County Environmental Health Department has no objection to the line adjustments of the property described as A0057 JOHN CUMMINGS TRACT 4-7D (JW MAGILL SD OF TR 14) ACRES 2.00 and A0057 JOHN CUMMINGS TRACT 7E (JW MAGILL SD OF TR 14) ACRES 2.00 in Brazoria County, Texas.

Sincerely,

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

Jodie Vice, DR # OS0024815  
Director  
Brazoria County Environmental Health

## WEST BRAZORIA COUNTY DRAINAGE DISTRICT PRE-CONSTRUCTION LETTER OF NO OBJECTION

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PROJECT NAME AND LOCATION: Finley Estates Subdivision County Road 455 (Finley Court) at CR 334 and CR 489, Sweeny, TX 77480.

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BRIEF DESCRIPTION OF PROJECT: Partition 1.99 acres and 2.01 acres in Abstract 57 into four one acre tracts. The existing shipping containers on the property are to be used to build 3 separate container homes on the property for residences..

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APPLICANT AND CONTACT INFORMATION (including email): Darrel Heidrich, Baker and Lawson, Inc. 4005 Technology Drive, Angleton, TX 77515 979-849-6681 dheidrich@bakerlawson.com

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OWNER NAME AND ADDRESS: Cristian Vazquez and Misael Duenes. 10214 Kinsdale Crossing Lane, Houston, TX 77075 832-244-4890 vazquezcristian21096@gmail.com

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### GENERAL CONDITIONS:

1. Maintenance of all detention facilities and on-site drainage structures and ditches is the responsibility of the owner/operator of the facility.
2. Drainage improvements must begin in the initial phase of construction.
3. Improvements of the facility are subject to the Maintenance Policy adopted by the District in August 7, 2023.
4. Use of this Letter of No Objection for obtaining construction permits must be exercised within 6 months of the date herein. In order to secure a building permit, submit this letter, along with construction plans to: Joe Ripple- Brazoria County Building Permits.

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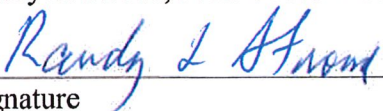
POST CONSTRUCTION Letter of No Objection must be obtained with 30 days of completion of construction. At least one week notice must be given to the West Brazoria County Drainage District prior to the need for the final inspection.

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### AUTHORIZATION:

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

201 South Velasco  
Angleton, TX 77515


  
Signature

4-17-2025  
Date

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### COPIES TO:

Owner- Cristian Vazquez  
Applicant- Darrel Heidrich  
Michael Bendit, District Accountant  
Natalie Broaddus, District's Attorney  
Section Director John Richers  
Appropriate Building Official- Joe Ripple

 <b>KRISTIN R. BULANEK</b> BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR 111 E. Locust Angleton, TX 77515 (979) 864-1320	<b>Tax Certificate</b>
	Property Account Number: <b>00570001300</b>
<b>Statement Date:</b> 04/22/2025 <b>Owner:</b> VASQUEZ CRISTIAN & MISAEEL <b>Mailing Address:</b> DUENEZ 10214 KINSDALE CROSSING LN HOUSTON TX 770755163	<b>Property Location:</b> 0000455 FINLEY CT <b>Legal:</b> A0057 JOHN CUMMINGS TRACT 4-7D (JW MAGILL ST OF TR 14) ACRES 2.00

TAX CERTIFICATE FOR ACCOUNT : 00570001300  
 AD NUMBER: 153559  
 GF NUMBER:  
 CERTIFICATE NO : 3393583

FEE : \$10.00  
 DATE : 4/22/2025

**COLLECTING AGENCY**

Brazoria County  
 111 E. Locust  
 Angleton TX 77515

**CURRENT VALUES 2024**

APPRAISED VALUE: 85,250  
 EXEMPTIONS:

**REQUESTED BY**

BAKER & LAWSON INC

4005 TECHNOLOGY DR SUITE 1530  
 ANGLETON TX 77515

**TAX UNIT**

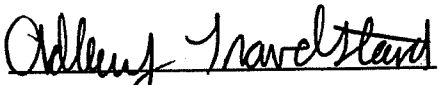
BC EMERGENCY SERVICES #2
BRAZORIA COUNTY
PORT FREEPORT
SPECIAL ROAD & BRIDGE
SWEENEY COMMUNITY HOSPITAL
SWEENEY ISD
WEST BRAZORIA DRNGE DIST #11

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

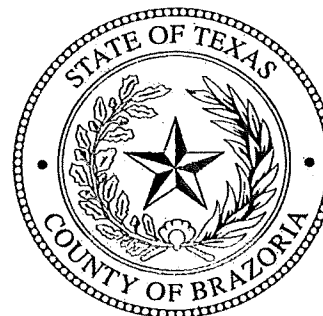
ACCOUNT NUMBER: 00570001300

CERTIFICATE NO : 3393583

TOTAL CERTIFIED TAX DUE 4/2025 : \$0.00

  
 Signature of authorized officer of collection office

04/22/25  
 Date







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

## Tax Certificate

Property Account Number:  
**00570001400**

**Statement Date:** 04/22/2025  
**Owner:** VASQUEZ CRISTIAN & MISAE  
**Mailing Address:** DUENEZ  
10214 KINSDALE CROSSING LN  
HOUSTON TX 770755163

**Property Location:** 0000455 FINLEY CT  
**Legal:** A0057 JOHN CUMMINGS TRACT 7E (JW MAGILL SD ( TR 14) ACRES 2.00

TAX CERTIFICATE FOR ACCOUNT : 00570001400  
AD NUMBER: 153560  
GF NUMBER:  
CERTIFICATE NO : 3393584

FEE : \$10.00  
DATE : 4/22/2025

### COLLECTING AGENCY

Brazoria County  
111 E. Locust  
Angleton TX 77515

### CURRENT VALUES 2024

APPRAISED VALUE: 85,250  
EXEMPTIONS:

### REQUESTED BY

BAKER & LAWSON INC

4005 TECHNOLOGY DR SUITE 1530  
ANGLETON TX 77515

### TAX UNIT

BC EMERGENCY SERVICES #2
BRAZORIA COUNTY
PORT FREEPORT
SPECIAL ROAD & BRIDGE
SWEENEY COMMUNITY HOSPITAL
SWEENEY ISD
WEST BRAZORIA DRNGE DIST #11

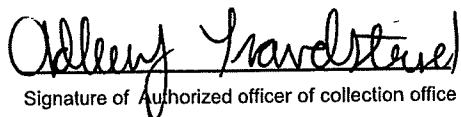
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ACCOUNT NUMBER: 00570001400

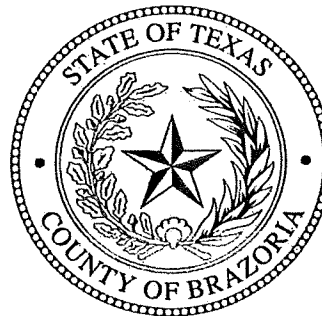
CERTIFICATE NO : 3393584

TOTAL CERTIFIED TAX DUE 4/2025 :

**\$0.00**

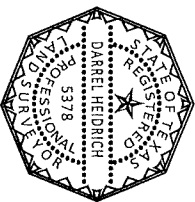
  
Signature of Authorized officer of collection office

04/22/25  
Date

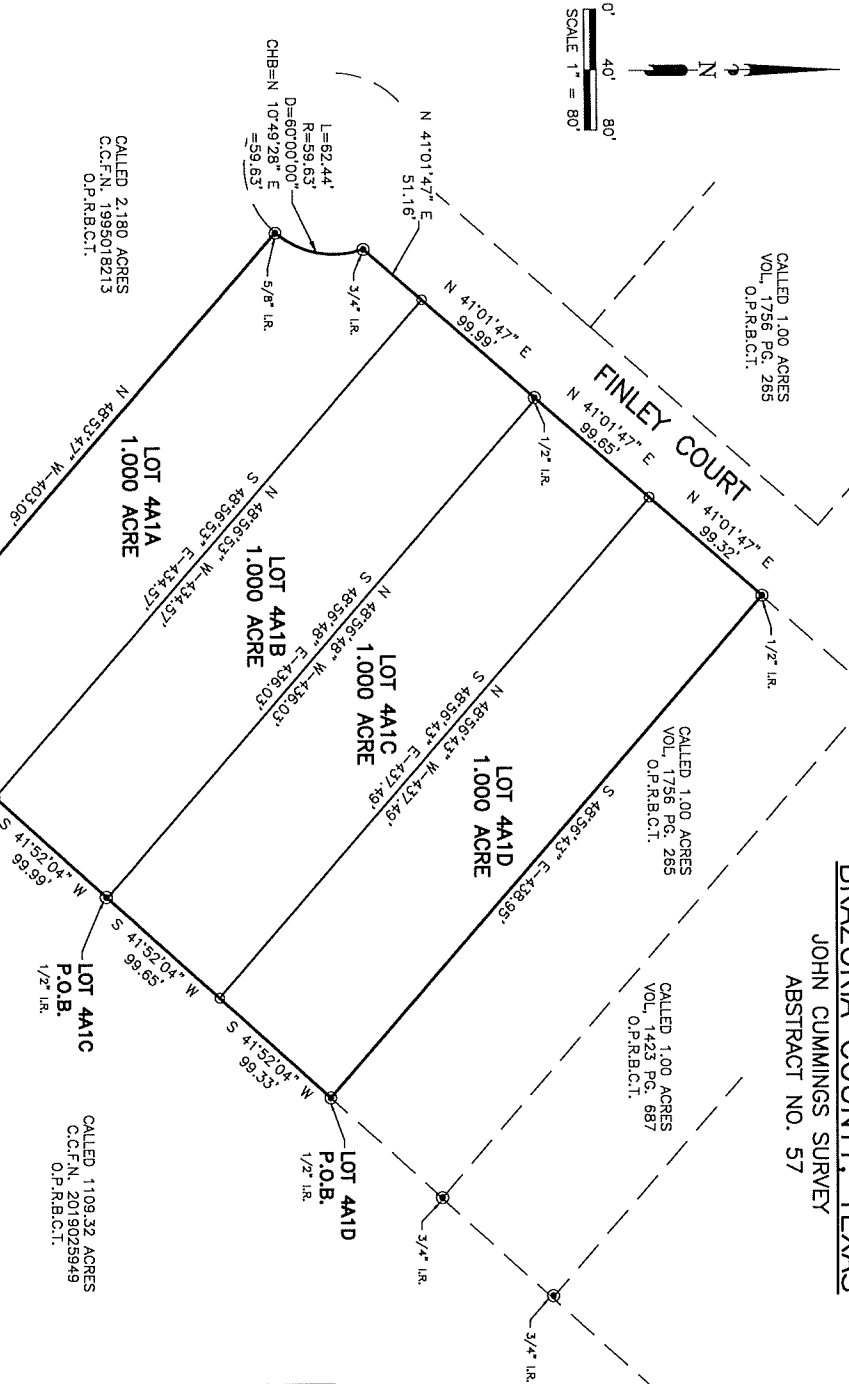
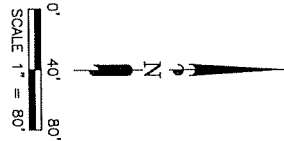


- SURVEYOR'S NOTES**
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CITY PLANNING LETTER WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED TRACT. THE SURVEYOR HAS BEEN ADVISED THAT RECORDING WAS PERFORMED BY THE SURVEYOR. ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
  2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE. PER GPS OBSERVATIONS.
  3. THIS SURVEY DOES NOT ADDRESS ANY MATTERS PERTAINING TO EASEMENTS, EXCEPTIONS OR RESERVATIONS OF MINERAL RIGHTS, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT ADDRESSED HEREON.
  4. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
  5. THIS SURVEY PLAT HAS BEEN PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF THE SUBJECT TRACT.

*Daniel Heidrich* 5/8/2025  
DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LAND SURVEYOR NO. 5378



I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND.

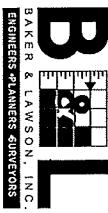


**BRAZORIA COUNTY, TEXAS**  
**JOHN CUMMINGS SURVEY**  
**ABSTRACT NO. 57**

- LEGEND**
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
  - D.R.B.C.T. = DEED RECORDS
  - P.R.B.C.T. = PLAT RECORDS
  - C.C.F.N. = COUNTY CLERK'S FILE NUMBER
  - VOL. PG. = VOLUME, PAGE
  - O = 5/8" I.R.C. SET
  - = FOUND MONUMENT
  - (AS NOTED)
  - I.R. = IRON ROD
  - I.R.C. = IRON ROD W/CAP
  - I.P. = IRON PIPE

**SURVEY PLAT**  
**LOT LINE ADJUSTMENT**  
**LOT 4A1A - 1.00 ACRE**  
**LOT 4A1B - 1.00 ACRE**  
**LOT 4A1C - 1.00 ACRE**  
**LOT 4A1D - 1.00 ACRE**

BEING A  
CALLED 2.01 ACRE TRACT  
AND A  
CALLED 1.99 ACRE TRACT  
C.C.F.N. 2024006116  
O.P.R.B.C.T.  
JOHN CUMMINGS SURVEY  
ABSTRACT NO. 57  
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.  
4005 Technology Dr., Suite 1530  
Angleton, TX 77515  
Phone # 979-494-6681  
www.bakerlawson.com  
Licensed Surveying Firm No. 10052500

DWG NO.: 16324 LOT LINE ADJUSTMENT REV 1	SCALE: 1" = 80'	DRAWN BY: DH	CHECK BY: AH
JOB NO.: 16324	DATE: 5/8/2025	REV. NO. 1	



County: Brazoria County  
Project: Finley Court  
Job No.: 16324

**DESCRIPTION OF 1.000 ACRE  
LOT 4A1A**

Being a 1.000 acre tract of land located within the John Cummings Survey, Abstract No. 57, Brazoria County, Texas, being a portion of a called 1.99 acre tract, as recorded in County Clerk's File No. (C.C.F.N.) 2024006116 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of land, said 1.000 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

**BEGINNING** at a 1/2-inch iron rod found for the Southerly corner of the above referenced tract, same being the Northwest line of a called 1,109.32 acre tract, as recorded in C.C.F.N. 2019025949, of the O.P.R.B.C.T., same being the Easterly corner of a called 2.180 acre tract, as recorded in C.C.F.N. 1995018213 of the O.P.R.B.C.T.;

**THENCE** North 48°53'47" West, along the Southwest line of the above referenced tract, same being the Northeast line of said called 2.180 acre tract, a distance of 403.06 feet to a 5/8-inch iron rod found for the Westerly corner of the above referenced tract, same being the Northeast corner of said called 2.180 acre tract, same being on the Southeasterly Right-of-Way (R.O.W.) line of Finley Court;

**THENCE**, along a curve to the left, same being the Northwesterly line of the above referenced tract, same being the Southeast R.O.W. line of said Finley Court, an arc distance of 62.44 feet to a 3/4-inch iron rod found for corner, said curve having a radius of 59.63 feet, a central angle of 60°00'00", a chord which bears North 10°49'28" East, a distance of 59.63 feet;

**THENCE** North 41°01'47" East, along the Northwest line of the above referenced tract, same being the Southeast R.O.W. line of said Finley Court, a distance of 51.16 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

**THENCE** South 48°56'53" East, over and across the above referenced tract, a distance of 434.57 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

**THENCE** South 41°52'04" West, along the Southeast line of the above referenced tract, same being the Northwest line of said called 1,109.32 acre tract, a distance of 103.05 feet the **POINT OF BEGINNING** of the herein described tract of land, and containing 1.000 acre of land, more or less.

The field notes of the herein described tract of land, have been prepared along with a survey plat of the subject tract.

  
05/08/2025  
Darrel Heidrich  
Registered Professional Land Surveyor  
Texas Registration No. 5378







County: Brazoria County  
Project: Finley Court  
Job No.: 16324

**DESCRIPTION OF 1.000 ACRE  
LOT 4A1B**

Being a 1.000 acre tract of land located within the John Cummings Survey, Abstract No. 57, Brazoria County, Texas, being a portion of a called 1.99 acre tract, as recorded in County Clerk's File No. (C.C.F.N.) 2024006116 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of land, said 1.000 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

**BEGINNING** at a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner, from which a 1/2" iron rod found at the Southerly corner of the above referenced tract bears South 41°52'04" West a distance of 103.05 feet;

**THENCE** North 48°56'53" West, over and across the above referenced tract, a distance of 434.57 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner, being on the Northwest line of the above referenced tract, same being the South Right-of-Way (R.O.W.) line of Finley Court;

**THENCE** North 41°01'47" East, along the Northwest line of the above referenced tract, same being the Southeast R.O.W. line of said Finley Court, a distance of 99.99 feet to a 1/2-inch iron rod found for corner;

**THENCE** South 48°56'48" East, along the Northeast line of said called 1.99 acre tract, same being the Southwest line of a called 2.01 acre tract, as recorded in C.C.F.N. 2024006116 of the O.P.R.B.C.T., a distance of 436.03 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

**THENCE** South 41°52'04" West, along the Southeast line of the above referenced tract, same being the Northwest line of said called 1,109.32 acre tract, a distance of 99.99 feet the **POINT OF BEGINNING** of the herein described tract of land, and containing 1.000 acre of land, more or less.

The field notes of the herein described tract of land, have been prepared along with a survey plat of the subject tract.

  
05/08/2025  
Darrel Heidrich  
Registered Professional Land Surveyor  
Texas Registration No. 5378





County: Brazoria County  
Project: Finley Court  
Job No.: 16324

**DESCRIPTION OF 1.000 ACRE  
LOT 4A1C**

Being a 1.000 acre tract of land located within the John Cummings Survey, Abstract No. 57, Brazoria County, Texas, being a portion of a called 2.01 acre tract, as recorded in County Clerk's File No. (C.C.F.N.) 2024006116 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of land, said 1.000 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

**BEGINNING** at a 1/2-inch iron rod found for the Southerly corner of the above referenced tract, same being the Northwest line of a called 1,109.32 acre tract, as recorded in C.C.F.N. 2019025949, of the O.P.R.B.C.T., same being the Easterly corner of a called 1.99 acre tract, as recorded in C.C.F.N. 2024006116 of the O.P.R.B.C.T.;

**THENCE** North 48°56'48" West, along the Southwest line of the above referenced tract, same being the Northeast line of said called 1.99 acre tract, a distance of 436.03 feet to a 5/8-inch iron rod found for the Westerly corner of the above referenced tract, same being the Northeast corner of said called 1.99 acre tract, same being on the Southeasterly Right-of-Way (R.O.W.) line of Finley Court;

**THENCE** North 41°01'47" East, along the Northwest line of the above referenced tract, same being the Southeast R.O.W. line of said Finley Court, a distance of 99.65 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

**THENCE** South 48°56'43" East, over and across the above referenced tract, a distance of 437.49 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

**THENCE** South 41°52'04" West, along the Southeast line of the above referenced tract, same being the Northwest line of said called 1,109.32 acre tract, a distance of 99.65 feet the **POINT OF BEGINNING** of the herein described tract of land, and containing 1.000 acre of land, more or less.

The field notes of the herein described tract of land, have been prepared along with a survey plat of the subject tract.

05/08/2025

Darrel Heidrich  
Registered Professional Land Surveyor  
Texas Registration No. 5378





County: Brazoria County  
Project: Finley Court  
Job No.: 16324

**DESCRIPTION OF 1.000 ACRE  
LOT 4A1D**

Being a 1.000 acre tract of land located within the John Cummings Survey, Abstract No. 57, Brazoria County, Texas, being a portion of a called 2.01 acre tract, as recorded in County Clerk's File No. (C.C.F.N.) 2024006116 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of land, said 1.000 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

**BEGINNING** at a 1/2-inch iron rod found for the East corner of the above referenced tract, same being on the Northwest line of a called 1,109.32 acre tract, as recorded in C.C.F.N. 2019025949, of the O.P.R.B.C.T., same being the Southernly corner of a called 1.00 acre tract, as recorded in Volume, 1756, Page 265 of the O.P.R.B.C.T.;

**THENCE** South  $41^{\circ}52'04''$  West, along the Southwest line of the above referenced tract, same being the Northeast line of said 1,109.32 acre tract, a distance of 99.33 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

**THENCE** North  $48^{\circ}56'43''$  West, over and across the above referenced tract, a distance of 437.49 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

**THENCE** North  $41^{\circ}01'47''$  East, along the Northwest line of the above referenced tract, same being the Southeast R.O.W. line of said Finley Court, a distance of 99.32 feet to a 1/2-inch iron rod found;

**THENCE** South  $48^{\circ}56'43''$  East, along the Northeast line of the above referenced tract, same being the Southwest line of said called 1.00 acre tract, a distance of 438.95 feet the **POINT OF BEGINNING** of the herein described tract of land, and containing 1.000 acre of land, more or less.

The field notes of the herein described tract of land, have been prepared along with a survey plat of the subject tract.

  
05/08/2025  
Darrel Heidrich  
Registered Professional Land Surveyor  
Texas Registration No. 5378

