



# 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: Brenda Stewart Phone: [REDACTED]

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

Owner Signature: [Signature] Date: 10-2-2025

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: [REDACTED]

E-mail Address: [REDACTED]

### 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: 8.82

Site Address or Legal Location, Abstract, CR #: 2668 FM 522 Rd, Brazoria, Tx 77422

Property ID#: 149292

Tax Account #: 1036229

Number of Structures: 5 Mobile Homes: 0 Other homes: 0

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

Private Water Well check:  YES or  NO

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



## 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
  - 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](mailto:engineer-development@brazoriacountytx.gov).

100393 0056  
STEWART TITLE - BRAZORIA

AFTER RECORDING RETURN TO:  
Brenda Stewart Gregurek  
PO Box 823  
Brazoria, TX 77422-0823

[Space Above This Line For Recording Data]

**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 Vendor's Lien**

Date: Executed on the date set forth in the acknowledgement herein, but to be effective the Ninth day of April, 2010.

Grantor: Larry W. Cis, Jr. and wife, Stacy R. Cis  
Grantor's Mailing Address: PO. Box 5291  
Victoria, TX 77903

Grantee: Brenda Stewart Gregurek, a single woman  
Grantee's Mailing Address: PO Box 823  
Brazoria, TX 77422-0823

Consideration:  
Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee and a note of even date in the principal amount of One Hundred Twenty Three Thousand Seven Hundred Ten and 00/100 Dollars -- (\$123,710.00) made by Grantee payable to the order of The First State Bank, Louise, "Lender" herein, as consideration for the amount paid to Grantor. The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date from Grantee to Daniel C. Croft, Trustee.

Property (including any improvements):  
Being an 8.22 acre tract, being the South portion of the David Lee Logdson, et ux called 14.0972 acre tract as recorded in County Clerk's File No. 92-38948, Brazoria County, Texas, less and except the South 40.00 feet of said tract; being 0.41 acre, now located within the Right-of-Way of State Highway F. M. No. 522, being an 80.00 foot State Highway Right-of-Way. Said 8.82 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

The above described property also includes any and all of Grantor's right, title, and/or interest in  
General Warranty Deed with Vendor's Lien



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: Joyce Hudman, Deputy  
Date Issued: Oct 03, 2025

any and all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems now or in the future serving said property.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantee herein assumes the taxes for the current year.

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 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 conveyance and warranty. The vendor's lien (to the extent of the consideration paid by Grantee to Grantor) against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. The vendor's lien and superior title retained in this deed are transferred to Lender, without recourse on Grantor. When the context requires, singular nouns and pronouns include the plural. When executed by a corporation the words "heirs and assigns" shall be construed to mean "Successors and assigns".

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

[Signature] 4-9-10  
Signature Date  
Larry W. Cis, Jr.

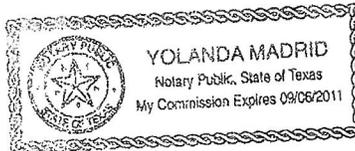
[Signature] 4/9/10  
Signature Date  
Stacy R. Cis

[Sign Originals Only]

STATE OF TEXAS  
COUNTY OF Brazoria

The foregoing instrument was acknowledged before me this 9th day of April, 2010 by Larry W. Cis, Jr. and Stacy R. Cis.

[Signature]  
Notary Public  
Printed Name:  
My commission expires: 9/10/11



General Warranty Deed with Vendor's Lien



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  
Date Issued: Oct 03, 2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 1003930056

Being an 8.22 acre tract, being the South portion of the David Lee Logsdon, et ux called 14.0972 acre tract as recorded in County Clerk's File No- 92-38948, Brazoria County, Texas, less and except the South 40.00 feet of said tract; being 0.41 acre, now located within the Right-of-Way of State Highway F.M. No. 522, being an 80.00 foot State Highway Right-of-Way. Said 8.82 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a 3/4" iron pipe found near the base of a fence corner post at the point of intersection of the North Right-of-Way line of said State Highway F.M. No. 522 with the West line of said Logsdon tract same being the East line of the Ralph C. Dudley called 1.09 acre tract as recorded in Volume 190, Page 1, Official Records of Brazoria County, Texas. Said pipe being found for the Southwest corner and TRUE PLACE OF BEGINNING of this 8.82 acre tract;

THENCE North 00° 28' 47" East along a barbed-wire fence line along said West line of said Logsdon tract and said East line of said Dudley tract, at 236.11 feet pass the Northeast corner of said Dudley tract, same being the Southeast corner of the Ralph C. Dudley called 1.1427 acre tract as recorded in Volume 196, Page 374, Official Records of Brazoria County, Texas, continuing along said fence line along said West line of said Logsdon tract and the East line of said Dudley called 1.1427 acre tract at 485.02 feet pass a 3/4" iron pipe found at the Northeast corner of said Dudley called 1.1427 acre tract, same being the Southeast corner of the O.F. Carter called 3.8617 acre tract as recorded in Volume 562, Page 913, Official Records of Brazoria County, Texas, continuing along said fence line along said West line of said Logsdon tract and the East line of said Carter tract for a total distance of 856.36 feet to a 3/4" iron pipe found near the base of a fence corner post for the Northwest corner of this 8.82 acre tract;

THENCE North 89° 40' 47" East along a barbed-wire fence line, at 388.81 feet pass a 1/2" iron pipe found on-line, continuing along said fence line for a total distance of 448.81 feet to a 1/2" iron pipe found near the base of a fence corner post in the East line of said Logsdon tract, same being the West line of the George Dale Harris called 14.0972 acre tract as recorded in Clerk's File No. 92-8939, Brazoria County, Texas. Said pipe found for the Northeast corner of this 8.82 acre tract;

THENCE South 00° 28' 47" West, 856.36 feet along a barbed-wire fence line along said East line of said Logsdon tract and said West line of said Harris tract to a 1/2" iron pipe found at the point of intersection of said lines with said North Right-of-Way line of said State Highway F.M. No. 522. Said pipe found for the Southeast corner of this 8.82 acre tract;

THENCE South 89° 40' 47" West along said Right-of-Way line, at 60.00 feet pass a 1/2" iron pipe found on-line, continuing for a total distance of 448.81 feet to the POINT OF BEGINNING, containing 8.82 acres of land, more or less.

File No.: 1003930056  
Exhibit A Legal Description

Page 1 of 1



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: *J. Swallier*, Deputy

Date Issued: Oct 03, 2025

e-Recording  
Doc# 2010014904  
# Pages 4  
04/14/2010 11:08:02 AM  
Official Public Records of  
BRAZORIA COUNTY  
JOYCE HUDMAN  
COUNTY CLERK  
Fees 24.00

*Joyce Hudman*



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 *A. J. [Signature]*, Deputy

Date Issued: Oct 03, 2025



**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**

February 24, 2026

Brenda Stewart  
2668 FM 522  
Brazoria, TX 77422

RE: Dividing a Lot

Subdivision Name (if applicable) Brenda Stewart Property PID 149292  
Legal Description of Property: A0020 S F AUSTIN TRACT 12A3B (DIV 1) ACRES 8.82 DIV 1  
Site Address of Property: 2668 FM 522, Brazoria, TX 77422

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 sketch 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 survey proposes to divide the original Tract 12A3B 8.85-acres into two tracts: Tract 12A3B2 5.933-acres which will include a barn with a water well and Tract 12A3B3 2.892-acres which will include a 1994 built home, OSSF 9424500781, water well and horse stalls. 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 division of the property described as A0020 S F AUSTIN TRACT 12A3B (DIV 1) ACRES 8.82 DIV 1 in Brazoria County, Texas.

Sincerely,

Jodie Vice, DR # OS0024815  
Director  
Brazoria County Environmental Health

**WEST BRAZORIA COUNTY DRAINAGE DISTRICT  
LETTER OF NO OBJECTION FOR LAND SURVEY  
FOR CONSOLIDATION, PARTITION, OR BOUNDARY  
ADJUSTMENT (MAXIMUM 4 LOTS)**

LEGAL DESCRIPTION OF PROPERTY AND LOCATION: 8.825 acre tract out of the S. F. Austin 7-1/3 Leagues Grant, Abstract 20 at 2668 FM 522 File 2010-014904 Official Records.

REASON FOR SURVEY: (Attach survey plat) Partition into a 2.892 acre tract with the house and a 5.933 acre remainder tract. Both have frontage on FM 522

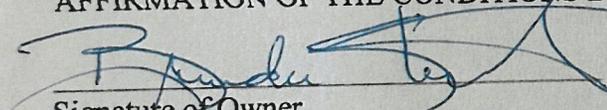
APPLICANT NAME AND CONTACT INFORMATION (including email): Terry Singletary at Doyle and Wachtstetter 131 Commerce Street, Clute TX 77531 979-265-3622 Ext 1042 t.singletary@dw-surveyor.com

OWNER NAME AND ADDRESS: (If different than applicant) .Brenda Stewart 2668 FM 522, Brazoria County, TX 77422 [REDACTED]

**GENERAL CONDITIONS:**

1. Survey is for a non-commercial entity or owner.
2. Survey does not alter previously defined drainage easements.
3. Survey does not alter or imply change to existing drainage paths, structures, facilities, or include modifications which would change drainage behavior.

**AFFIRMATION OF THE CONDITIONS BY OWNER:**

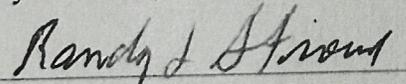
  
Signature of Owner

2-6-26  
Date

**AUTHORIZATION FROM DRAINAGE DISTRICT:**

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

201 South Velasco  
Angleton, TX 77515  
979-248-0620

  
Signature

2-04-2026  
Date

**COPIES TO:**

Applicant\_ Terry Singletary  
Owner- Brenda Stewart  
Michael Bendit, District Accountant  
Natalie Broaddus, District's Attorney  
Section Director- Bubba Davis  
Appropriate Building Official- Megan Cook



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

**Tax Certificate**

Property Account Number:  
**00200042130**

**Statement Date:** 10/03/2025  
**Owner:** STEWART BRENDA JOYCE  
**Mailing Address:** 2668 FM 522 RD  
 BRAZORIA TX 774227398

**Property Location:** 0002668 FM 522  
**Legal:** A0020 S F AUSTIN TRACT 12A3B (DIV 1) ACRES 8.8  
 DIV 1

TAX CERTIFICATE FOR ACCOUNT : 00200042130  
 AD NUMBER: 149292  
 GF NUMBER:  
 CERTIFICATE NO : 3598286

FEE : \$10.00  
 DATE : 10/3/2025

**COLLECTING AGENCY**

Brazoria County  
 111 E. Locust  
 Angleton TX 77515

**CURRENT VALUES 2024**

APPRAISED VALUE: 718,790  
 EXEMPTIONS: Disabled, General Homestead, Optional Homestead

**REQUESTED BY**

STEWART BRENDA  
  
 2668 FM 522 RD  
 BRAZORIA TX 774227398

**TAX UNIT**

BC EMERGENCY SERVICES #1
BC EMERGENCY SERVICES #2
BRAZORIA COUNTY
COLUMBIA-BRAZORIA ISD
PORT FREEPORT
SPECIAL ROAD & BRIDGE
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. THE TAXES TO BE IMPOSED FOR 2025 HAVE NOT YET BEEN CALCULATED.

ACCOUNT NUMBER: 00200042130

CERTIFICATE NO : 3598286

TOTAL CERTIFIED TAX DUE 10/2025 : **\$0.00**



Lyprecia Taylor  
 Signature of Authorized officer of collection office

10/03/25  
 Date

1-29-26  
OK'd by TXDOT  
-See email from  
Jamie Jones

Matt Hanks, P.E.  
COUNTY ENGINEER



Wael Tabara, P.E., CFM  
ASST. COUNTY ENGINEER

Karen McKinnon, P.E.  
ASST. COUNTY ENGINEER

(979) 864-1265  
OFFICE

(979) 864-1270  
FAX

**BRAZORIA COUNTY ENGINEERING**  
451 N VELASCO, SUITE 230  
ANGLETON, TEXAS 77515

**APPLICATION FOR VARIANCE**

**Applicant Information:**

Name: Brenda Stewart Phone: [REDACTED]

E-mail Address: [REDACTED]

**Section II – Developer/Owner Information:**

Name: Brenda Stewart Phone: [REDACTED]

E-mail Address: [REDACTED]

**Property Information/Location:**

Property ID#: 149292 Tax Account #: 1036229 Precinct: \_\_\_\_\_

Acreage: 8.82 Number of Lots: 2 Average Lot Frontage: \_\_\_\_\_

Planned Road Maintenance:

Brazoria County  MUD or HOA  OTHER \_\_\_\_\_

**Variance Request:**

Date submitted to Brazoria County Engineering: 01-19-2026

Description of Variance being requested:

To allow the road frontage of lot 12A3B2 to be 147.28' due to the road frontage of lot 12A3B3 is almost completely concealed behind the guard rails for the drainage ditch. I have attached pictures to help show what I have explained.

Explanation of Hardship:

I am having to sell a portion of my property that I can no longer take care of or keep up with due to my disability.

Re: 2668 FM 522 Rd.  
Brazoria, Tx 77422

## Sabrina Serbantez-Hardeman

---

**From:** Jamie Jones <Jamie.Howell@txdot.gov>  
**Sent:** Thursday, January 29, 2026 4:10 PM  
**To:** Karen McKinnon  
**Cc:** ENGINEER DEVELOPMENT  
**Subject:** [EXTERNAL] RE: Variance Request Application - 2668 FM 522, Brazoria

Karen,

No objections, this adjustment will not prevent the newly created property from getting a TxDOT driveway, provided that it will be private / low-use and not to be used for commercial purposes.

Thanks!

---

**From:** Karen McKinnon <KarenM@brazoriacountytx.gov>  
**Sent:** Friday, January 23, 2026 12:26 PM  
**To:** Jamie Jones <Jamie.Howell@txdot.gov>  
**Cc:** ENGINEER DEVELOPMENT <Engineer-Development@brazoriacountytx.gov>  
**Subject:** FW: Variance Request Application - 2668 FM 522, Brazoria

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jamie,

Attached is an application for a property adjustment that is along a TxDOT roadway. We need to verify this adjustment will not prohibit their ability to get driveway permit from TxDOT. Please review and let me know if you have any comments.

Thanks,  
Karen

---

**From:** Sabrina Serbantez-Hardeman <[SabrinaS2@brazoriacountytx.gov](mailto:SabrinaS2@brazoriacountytx.gov)>  
**Sent:** Friday, January 23, 2026 7:17 AM  
**To:** Karen McKinnon <[KarenM@brazoriacountytx.gov](mailto:KarenM@brazoriacountytx.gov)>  
**Cc:** ENGINEER DEVELOPMENT <[Engineer-Development@brazoriacountytx.gov](mailto:Engineer-Development@brazoriacountytx.gov)>  
**Subject:** Variance Request Application - 2668 FM 522, Brazoria

Good morning Karen,

Brenda Stewart, PID 149292 , submitted Property Adjustment Application to divide her 8.82 acre tract in to two tracts; a preliminary copy of her survey is in the attachments.

Her property fronts TXDOT road FM 522 – can we verify TXDOT’s driveway spacing requirements will allow the proposed frontage of 147.28 feet for the 5.933 acre lot?

Thank you,



*Brazoria County Engineering*

REGARDS,

*Sabrina*

**SABRINA SERBANTEZ**

DEVELOPMENT TECHNICIAN

✉ SabrinaS2@brazoriacountytx.gov

✉ Engineer-development@brazoriacountytx.gov

☎ (979)864-1465

📠 (979)864-1270

🌐 [www.brazoriacountytx.gov](http://www.brazoriacountytx.gov)

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**BRAZORIA COUNTY  
TEXAS**

**STEPHEN F. AUSTIN 7 1/3 LEAGUE GRANT  
ABSTRACT 20**

- LEGEND**
- FOUND IRON PIPE/ROD
  - SET 3/8" IRON ROD W/ TRS CAP
  - BUILDING LINE
  - EASEMENT
  - LOT LINE
  - PROPERTY LINE

**NOTES:**

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.99987515431)
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0560K, DATED DECEMBER 30, 2020.
4. NO TITLE COMMITMENT IS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
5. THIS PLAT IS ACCOMPANIED WITH A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICE OF DOYLE AND WACHSLETTER, INC.

1. TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.  
DATE SURVEYED: DECEMBER 19, 2023



*Terry Singletary*  
TERRY SINGLETARY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4808

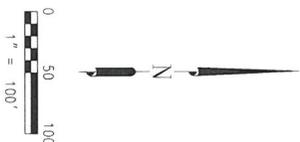
STATE HIGHWAY FM 522

**Doyle & Wachstetter, Inc.**  
Surveying and Mapping GPS/GIS  
151 COMMERCE STREET SUITE 1000  
DALLAS, TEXAS 75201  
PHONE: 972.346.8622 FAX: 972.346.9980  
FIRM NO.: 00021500

DATE PLOTTED: 11/15/2023 11:42:39 AM  
DRAWN BY: JAW/12/23/25 ENGINEER: TFS/31/23/25 REGISTERED: 11812-23-01

100%

PROJECT: 82712-23-25 ROAD: M10 PLOT: VOL. 10 PLOT 102



**SURVEY PLAT**

OF  
**8.825 ACRES**

TO BE DIVIDED INTO 2 TRACTS AND KNOWN AS  
**LOT 12A3B3 (2.892 ACRES)**

AND  
**LOT 12A3B2 (5.933 ACRES)**

SAID SUBJECT LOTS BEING OUT OF A  
**CALLED 8.82 ACRE TRACT**

AS DESCRIBED AND RECORDED IN

COUNTY CLERK'S FILE NO. 2010-014904

OF THE

BRAZORIA COUNTY OFFICIAL RECORDS

IN THE

**STEPHEN F. AUSTIN 7 1/3 LEAGUE GRANT**

**BRAZORIA COUNTY, TEXAS**

FOR

**BRENDA STEWART**

2888 FM 522

RALPH CRAIG DUDLEY  
& CAROL SMITH DUDLEY  
CALLED 1985-035627  
C.F. NO. 1985-035626  
B.C.O.R.

RALPH CRAIG DUDLEY  
& CAROL SMITH DUDLEY  
CALLED 1985-035627  
C.F. NO. 1985-035626  
B.C.O.R.

WILLIAM ALFRED CARTER  
& REBECCA SUE WALKER CARTER  
CALLED 1980-079785  
C.F. NO. 1980-079785  
B.C.O.R.

WILLIAM ALFRED CARTER  
CALLED 4.861 ACRES  
C.F. NO. 1996-008230  
B.C.O.R.

SUBJECT  
8.825 ACRES  
BRENDA STEWART, GRANTOR  
C.F. NO. 2010  
B.C.O.R.

THOMAS LEE HOWARD  
& CHERYL ANN HOWARD  
CALLED 14.0972 ACRES  
C.F. NO. 1994-035696  
B.C.O.R.

**LOT 12A3B2  
(5.933 ACRES)**

**LOT 12A3B3  
(2.892 ACRES)**

(P.O.B.)  
FND. 1" I.P.

(P.O.B.)  
SET 3/8" I.R.  
W/ TRS CAP

FND. 1/2" I.P.

FND. 2" I.P.

FND. 1" I.P.

FND. 1" I.P.

147.28'

301.74'

423.18'

434.13'

448.06'

449.02'

857.31'

857.46'

857.46'

857.46'

N 2°49'05" W 410.94'

S 86°30'35" W 449.02'

N 84°11'49" E 302.98'

S 2°42'13" E 857.31'

N 86°31'39" E 448.06'

N 2°38'22" W 857.46'

SET 3/8" I.R.  
W/ TRS CAP



## **Doyle & Wachtstetter, Inc**

Surveying and Mapping • GPS/GIS

**5.933 ACRE TRACT  
S.F. AUSTIN 7 1/3 LEAGUE GRANT, ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
PAGE 1 OF 2**

**ALL THAT CERTAIN 5.933 ACRE** tract of land being out of a called 8.82 acre tract in the S.F. Austin 7 1/3 League Grant, Abstract 20, said 8.82 acre tract being conveyed to Brenda Stewart Gregurek, as described in Clerk's File No. 2010-014904 of the Official Records of Brazoria County, Texas, said 5.933 acre tract now being known as Lot "12A3B2" and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate system, South Central Zone, NAD 83, in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

**BEGINNING** at a 1" iron rod found in the North right-of-way line of State Highway F. M. 522 (80' R.O.W.), being the Southeast corner of a called 1.0904 acre tract, conveyed to Ralph Craig Dudley and Carrol Smith Dudley, as described in Clerk's File No. 1985-033547 of the Official Records of Brazoria County, Texas and being the Southwest corner of herein described 5.933 acre tract at position X=3034925.46 and Y=13596600.23 and being the **POINT OF BEGINNING**;

**THENCE** North 02°38'22" West, coincident with said called 1.0904 acre tract and a called 1.1427 acre tract conveyed to Ralph Craig Dudley and Carrol Smith Dudley, as described in Clerk's File No. 1985-03526 of the Official Records of Brazoria County, Texas, a distance of 857.46 feet to a found 2" iron pipe for the Northwest corner of herein described 5.933 acre tract

**THENCE** North 86°31'39" East, coincident with a called 4.861 acre tract conveyed to William Alfred Carter & Rebecca Sue Walker Carter, as recorded in Clerk's File No. 1996-008230 of the Official Records of Brazoria County, Texas, a distance of 448.06 feet to a found 1" iron pipe for the Northeast corner of herein described 5.933 acre tract;

**THENCE** South 02°42'13" East, coincident with a called 14.0972 acre tract conveyed to Thomas Lee Howard & Cherri Anne Howard, as described in Clerk's File No. 1994-035696 of the Official Records of Brazoria County, Texas, a distance of 434.13 feet to a set 5/8" iron rod for the upper Southeast corner of herein described 5.933 acre tract;

**THENCE** South 84°11'49" West, along the newly created line between the herein described 5.933 acre tract and adjoining 2.892 acre tract, a distance of 302.98 feet to a set 5/8" iron rod for interior corner of herein described 5.933 acre tract;

**5.933 ACRE TRACT  
S.F. AUSTIN 7 1/3 LEAGUE GRANT, ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
PAGE 2 OF 2**

**THENCE** South 02°49'05" East, along the newly created line between the herein described 5.933 acre tract and adjoining 2.892 acre tract, a distance of 410.94 feet to a set 5/8" iron rod for corner being located in the North right-of-way line of State Highway F. M. 522;

**THENCE** South 86°30'35" West, coincident with the North right-of-way line of said State Highway F.M. 522, a distance of 147.28 feet to the **PLACE OF BEGINNING** containing 5.933 acres of land, more or less.

  
\_\_\_\_\_  
**Terry Singletary**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4808**  
**December 19, 2025**



This description is based on a survey, a plat of which, dated December 19, 2025 is on file in the office of Doyle & Wachtstetter, Inc.



## **Doyle & Wachtstetter, Inc**

Surveying and Mapping • GPS/GIS

**2.892 ACRE TRACT  
S.F. AUSTIN 7 1/3 LEAGUE GRANT, ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
PAGE 1 OF 2**

**ALL THAT CERTAIN 2.892 ACRE** tract of land being out of a called 8.82 acre tract in the S.F. Austin 7 1/3 League Grant, Abstract 20, said 8.82 acre tract being conveyed to Brenda Stewart Gregurek, as described in Clerk's File No. 2010-014904 of the Official Records of Brazoria County, Texas, said 2.892 acre tract now being known as Lot "12A3B3" and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate system, South Central Zone, NAD 83, in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

**COMMENCING** at a 1" iron rod found in the North right-of-way line of State Highway F. M. 522 (80' R.O.W.), being the Southeast corner of a called 1.0904 acre tract, conveyed to Ralph Craig Dudley and Carrol Smith Dudley, as described in Clerk's File No. 1985-033547 of the Official Records of Brazoria County, Texas and being the Southwest corner of aforementioned 8.82 acre tract at position X=3034925.46 and Y=13596600.23;

**THENCE** North 86°30'35" East, coincident with the North right-of-way line of said State Highway F.M. 522, a distance of 147.28 feet to a set 5/8" iron rod for the **POINT OF BEGINNING** of herein described 2.892 acre tract;

**THENCE** North 02°49'05" West, along the newly created line between the herein described 2.892 acre tract and adjoining called 5.933 acre tract, a distance of 410.94 feet to a set 5/8" iron rod for the Northwest corner of herein described 2.892 acre tract;

**THENCE** North 84°11'49" East, along the newly created line between the herein described 2.892 acre tract and adjoining 5.933 acre tract, a distance of 302.98 feet to a set 5/8" iron rod for interior corner of herein described 2.892 acre tract;

**THENCE** South 02°42'13" East, coincident with a called 14.0972 acre tract conveyed to Thomas Lee Howard & Cherri Anne Howard, as described in Clerk's File No. 1994-035696 of the Official Records of Brazoria County, Texas, a distance of 423.18 feet to a set 5/8" iron rod in the North right-of-way line of State Highway F.M. 522 for the Southeast corner of herein described 2.892 acre tract;

**2.892 ACRE TRACT  
S.F. AUSTIN 7 1/3 LEAGUE GRANT, ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
PAGE 2 OF 2**

**THENCE** South 86°30'35" West, coincident with the North right-of-way line of said State Highway F.M. 522, a distance of 301.74 feet to the **PLACE OF BEGINNING** containing 2.892 acres of land, more or less.

  
\_\_\_\_\_  
**Terry Singletary**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4808**  
**December 19, 2025**



This description is based on a survey, a plat of which, dated December 19, 2025 is on file in the office of Doyle & Wachtstetter, Inc.