
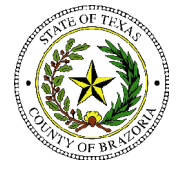
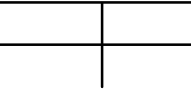
 Donation Parcel
 County Roads

Brazoria County
Engineering



Property Donation

Exhibit A



Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any 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.

DONATION DEED

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

That, **DEBBIE S. LEPPER AND STEVEN E. LEPPER, CO-TRUSTEES OF THE DEBBIE S. LEPPER LIVING TRUST**, hereinafter referred to as Grantor, in memory of James Levi “Pete” Runnels, has this day **DONATED, GRANTED AND CONVEYED**, and by these presents does Grant and Convey unto **BRAZORIA COUNTY, TEXAS**, a political subdivision, all that certain tract or parcel of land lying and being situated in the County of Brazoria, State of Texas (“Property”), more particularly described as follows:

Being a 0.330 acre tract of land out of a called 6.64 acre tract conveyed to The Debbie S. Lepper Living Trust in County Clerk’s File 06-024336 of the Brazoria County Official Records and described in Volume 930, Page 348 of the Brazoria County Deed Records, situated in the Thomas and William Alley Survey, Abstract 2, Brazoria County, Texas, and more particularly described in Exhibit “A” attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto **BRAZORIA COUNTY, TEXAS**, and its assigns forever; and Grantor does hereby bind itself, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto **BRAZORIA COUNTY, TEXAS**, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2024.

Debbie S. Lepper,
Co-Trustee of The Debbie S. Lepper Living Trust

Steven E. Lepper,
Co-Trustee of The Debbie S. Lepper Living Trust

Acknowledgment

State of Texas §

County of Brazoria §

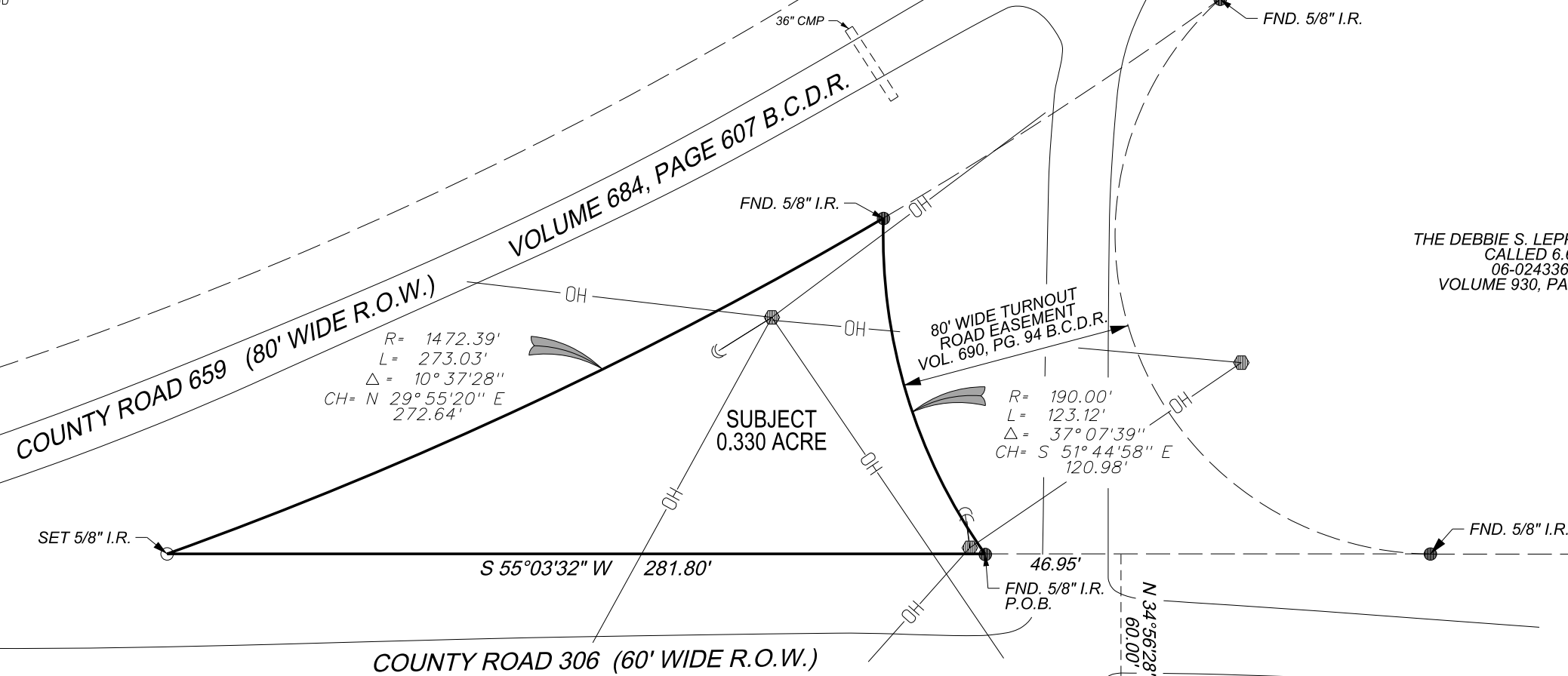
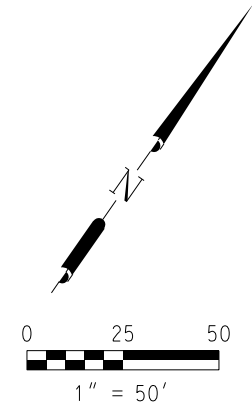
This instrument was acknowledged before me on the ____ day of _____, 2024
By Debbie S. Lepper and Steven E. Lepper, Co-Trustees of The Debbie S. Lepper Living Trust.

Notary Public,
State of Texas

CHRISTUS FOUNDATION FOR HEALTHCARE
CALLED 601.5885 ACRES
VOLUME 1236, PAGE 205 B.C.D.R.

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ "CDW" CAP
- ⦿ POWER POLE
- OH— OVERHEAD WIRES
- G— GUY ANCHOR



THE DEBBIE S. LEPPER LIVING TRUST
CALLED 6.64 ACRES
06-024336 B.C.O.R.
VOLUME 930, PAGE 348 B.C.D.R.

SURVEY PLAT
OF
0.330 ACRE

OUT OF
A CALLED 6.64 ACRE TRACT
DESCRIBED IN
VOLUME 930, PAGE 348
OF THE
BRAZORIA COUNTY DEED RECORDS
AND CONVEYED TO
THE DEBBIE S. LEPPER LIVING TRUST
RECORDED IN
COUNTY CLERK'S FILE 06-024336
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
SITUATED IN THE
THOMAS & WILLIAM ALLEY SURVEY
ABSTRACT 2
BRAZORIA COUNTY, TEXAS
FOR THE

BRAZORIA COUNTY
ENGINEER'S OFFICE

I, CHARLES D. WACHTSTETTER, 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: NOVEMBER 22, 2024

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= 0.999864344)
3. THIS PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION, DATED NOVEMBER 22, 2024, ON FILE IN THE OFFICES OF DOYLE AND WACHTSTETTER, INC.
4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS TRACT NOT SHOWN HEREON.



Charles D. Wachtstetter
CHARLES D. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940

SURVEYED: 11-22-24	BOOK: CHURCHILL, VOL. 12	PROJ. No. 17135-24-01
DRAWN BY: C. SORIA	CHECKED: CDW	REVISED:

EXHIBIT A



Doyle & Wachtstetter, Inc.

Surveying and Mapping • GPS/GIS

0.330 ACRE TRACT

**THOMAS AND WILLIAM ALLEY SURVEY, ABSTRACT 2
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 0.330 ACRE of land out of a called 6.64 acre tract conveyed to The Debbie S. Lepper Living Trust in County Clerk's File 06-024336 of the Brazoria county Official Records and described in Volume 930, Page 348 of the Brazoria County Deed Records, situated in the Thomas and William Alley Survey, Abstract 2, Brazoria County, Texas, 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 found ½" iron rod marking the intersection of the northeast right-of-way line of Recreation Drive with the southeast right-of-way line of County Road 306, same being the west corner of Lot 10 of Las Playas Subdivision, Section 7, recorded in Volume 15, Page 83 of the Brazoria County Plat Records;


THENCE North 34°56'28" West, a distance of 60.00 feet to a point in the northwest right-of-way line of County Road 306, same being the southeast line of the said Lepper 6.64 acre tract;

THENCE South 55°03'32" West, coincident with the northwest right-of-way line of County Road 306, same being the southeast line of the said Lepper 6.64 acre tract, a distance of 46.95 feet to a found 5/8" iron rod for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 55°03'32" West, coincident with the northwest right-of-way line of County Road 306, same being the southeast line of the aforementioned Lepper 6.64 acre tract, a distance of 281.80 feet to a set 5/8" iron rod for corner at the intersection with the southeast right-of-way line of County Road 659;

THENCE coincident with the southeast right-of-way line of County Road 659 and along a curve to the left having a radius of 1472.39 feet and a central angle of 10°37'28" for an arc length of 273.03 feet and having a chord bearing of North 29°55'20" East and a chord distance of 272.64 feet, to a found 5/8" iron rod for corner in the southwest line of an 80 feet wide turnout road easement recorded in Volume 690, Page 94 of the Brazoria County Deed Records;

THENCE coincident with the southwest right-of-way line of the 80 feet wide turnout road easement, along a curve to the left having a radius of 190.00 feet and a central angle of 37°07'39" for an arc length of 123.12 feet and having a chord bearing of South 51°44'58" East and a chord distance of 120.98 feet, to the **POINT OF BEGINNING**, containing 0.330 acre of land, more or less.


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
November 22, 2024



This description is based on a survey, a plat of which, dated November 22, 2024 is on file in the office of Doyle & Wachtstetter, Inc.