



# Brazoria County

## Application for Property Adjustments

RECEIVED:

6/14/24

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: VVJ, LLC

Phone: (832) 282-7668

Name: MUDUGANTI J. REDDY

Owner Signature: M. J. Reddy

Date: 6-14-2024

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: 24811 BOULDER LAKES CT. KATY, TX 77494

E-mail Address: ATA\_JITHENDER@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: 1.395 ac.

Site Address or Legal Location, Abstract, CR #: FREEMAN BLVD. WEST COLUMBIA

Property ID#: 599975

Tax Account #: 2902-0001-000

Number of Structures: 2 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: VARNER CREEK UTIL. DIST.

**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.**

SPECIAL WARRANTY DEED

STATE OF TEXAS §

§ KNOW ALL PERSONS BY THESE PRESENTS THAT:

COUNTY OF BRAZORIA §

PB COMMERCIAL, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto VVJ, LLC, a Texas limited liability company and Muduganti J. Reddy, an individual ("collectively, Grantee"), whose mailing address is 24811 Boulder Lake Court, Katy, Texas 77494 the real property described in Exhibit A attached hereto, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon owned by Grantor relating to such real property (collectively, the "Property").

This conveyance is made and accepted subject to the matters identified or referred to in the attached Exhibit B, which is incorporated into this instrument for all purposes (the "Permitted Exceptions"). This conveyance is also made subject to the following terms ("Agreed Terms"):

**GRANTEE ACKNOWLEDGES THAT GRANTOR ACQUIRED THE PROPERTY THROUGH A FORECLOSURE OR BY A DEED IN CONNECTION WITH PARTIAL SETTLEMENT. THEREFORE, GRANTOR HAS LITTLE OR NO KNOWLEDGE OF THE CONDITION OF THE PROPERTY AND CANNOT MAKE ANY REPRESENTATIONS, WARRANTIES OR GUARANTIES ABOUT THE PROPERTY. CONSEQUENTLY, THE PARTIES INTEND THAT THE SALE OF THE PROPERTY BE MADE ON AN "AS IS, WHERE IS" BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE TERMS OF THIS SPECIAL WARRANTY DEED.**

**GRANTEE ACKNOWLEDGES THAT IT HAD THE RIGHT TO OBTAIN A TITLE COMMITMENT AND TAX CERTIFICATE RELATED TO THE PROPERTY PURSUANT TO WHICH IT MAY HAVE BECOME AWARE OF THE EXISTENCE OF MECHANIC'S AND MATERIALMEN'S LIEN AFFIDAVITS RECORDED AGAINST THE PROPERTY, THE EXISTENCE OF UNPAID BILLS RELATED TO IMPROVEMENTS LOCATED ON THE PROPERTY, THE EXISTENCE OF UNPAID PROPERTY TAXES,**

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, photo-copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.



AND OTHER MATTERS WHICH MAY HAVE BEEN REVEALED BY A TITLE COMMITMENT AND THAT IT MAY HAVE OBTAINED TITLE INSURANCE RELATING TO THE PROPERTY, AND GRANTEE ASSUMES ANY AND ALL LIABILITY RELATING TO MATTERS AFFECTING THE PROPERTY FOR WHICH TITLE INSURANCE MIGHT HAVE PROVIDED IT PROTECTION.

GRANTEE ACKNOWLEDGES THAT THE PROPERTY MAY BE SUBJECT TO DEED RESTRICTIONS, ORDINANCES AND BUILDING CODES OF VARIOUS GOVERNING BODIES, DISTRICTS, MUNICIPALITIES, AND GOVERNMENTAL AUTHORITIES, AND IT SOUGHT, OR HAD THE OPTION TO SEEK, LEGAL ADVICE AND COUNSEL OF ITS OWN CHOOSING WITH REGARD TO SUCH MATTERS AND DID NOT RELY ON ANY NOTICES OR DISCLOSURES FROM GRANTOR RELATED THERETO; AND, TO THE FULLEST EXTENT NOT PROHIBITED BY LAW, GRANTEE WAIVES ANY RIGHT TO ANY NOTICES OR DISCLOSURES OF ANY KIND FROM GRANTOR RELATED TO THE PROPERTY AND THE EXISTENCE AND NATURE OF ANY RESTRICTIONS, ORDINANCES, BUILDING CODES OR OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL RULES OR REGULATIONS IMPACTING, AFFECTING OR RELATING TO THE PROPERTY.

GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENT, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR AND ITS AGENTS HAVE NOT MADE, DO NOT MAKE, AND SPECIFICALLY NEGATE AND DISCLAIM ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS, IMPLIED, OR STATUTORY, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY, OR CONDITION OF THE PROPERTY OR ANY PART THEREOF, INCLUDING, WITHOUT LIMITATION, THE STRUCTURAL ELEMENTS, FOUNDATION, ROOF, APPURTENANCES, ACCESS, LANDSCAPING, PARKING FACILITIES OR THE ELECTRICAL, MECHANICAL, HVAC, PLUMBING, SEWAGE OR UTILITY SYSTEMS, FACILITIES OR APPLIANCES AT THE PROPERTY, THE WATER, SOIL, AND GEOLOGY; (B) THE ECONOMIC FEASIBILITY OF THE PROPERTY OR THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (D) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY; (E) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE STATUS OF ANY PERMITS AND GOVERNMENTAL APPROVAL; (F) THE RENTABILITY, HABITABILITY, MARKETABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (G) THE PRESENCE OF ANY ENDANGERED OR THREATENED SPECIES ON THE PROPERTY, AS WELL AS THE SUITABILITY OF THE PROPERTY AS HABITAT FOR ANY OF THOSE SPECIES; (H) THE EXISTENCE, QUALITY, NATURE, ADEQUACY OR PHYSICAL CONDITION OF ANY UTILITIES SERVING THE PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. WITHOUT LIMITING THE FOREGOING, GRANTOR AND ITS AGENTS HAVE NOT MADE, DO NOT MAKE, AND SPECIFICALLY NEGATE AND DISCLAIM ANY REPRESENTATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS MATERIALS (AS HEREINAFTER DEFINED) ON, UNDER, OR ABOUT THE PROPERTY OR THE COMPLIANCE OF THE PROPERTY WITH ANY OF THE ENVIRONMENTAL LAWS (AS HEREINAFTER DEFINED). THE TERM "HAZARDOUS MATERIALS" MEANS ANY SUBSTANCE, COMPOUND, MATERIAL OR WASTE,

WHETHER SOLID, LIQUID OR GASEOUS: (1) THE PRESENCE OF WHICH REQUIRES INVESTIGATION, MONITORING OR REMEDIATION UNDER ANY ENVIRONMENTAL LAW (DEFINED BELOW); (2) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS SUBSTANCE", "HAZARDOUS MATERIAL", "HAZARDOUS WASTE", "EXTREMELY HAZARDOUS WASTE", "SOLID WASTE", "TOXIC SUBSTANCE", "CHEMICAL SUBSTANCE", "REGULATED SUBSTANCE", "POLLUTANT", OR "CONTAMINANT", OR IS OTHERWISE CLASSIFIED AS HAZARDOUS OR TOXIC, IN OR PURSUANT TO ANY ENVIRONMENTAL LAW; (3) WHICH IS EXPLOSIVE, CORROSIVE, FLAMMABLE, RADIOACTIVE, OR OTHERWISE HAZARDOUS AND IS OR BECOMES REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE OF TEXAS OR ANY POLITICAL SUBDIVISION THEREOF; (4) THE PRESENCE OF WHICH ON THE PROPERTY CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PROPERTY OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PROPERTY; (5) THAT CONTAINS PETROLEUM HYDROCARBONS, ASBESTOS, RADON, POLYCHLORINATED BIPHENYLS, UREA FORMALDEHYDE FOAM INSULATION, LEAD, OR MOTOR FUEL OR OTHER VOLATILE ORGANIC COMPOUNDS; (6) WHICH CAUSES OR POSES A THREAT TO CAUSE A HAZARD TO THE ENVIRONMENT OR TO THE HEALTH, SAFETY OR WELFARE OF PERSONS ON OR ABOUT THE PROPERTY, OR (7) WHICH IS A SHARP (E.G. NEEDLE) OR AN INFECTIOUS, MEDICAL OR RADIOACTIVE WASTE. THE TERM "ENVIRONMENTAL LAWS" MEANS ANY FEDERAL, STATE OR LOCAL LAW, STATUTE, GUIDANCE OR POLICY STATEMENT, ORDINANCE, CODE, RULE, REGULATION, LICENSE, AUTHORIZATION, DECISION, ORDER, INJUNCTION OR DECREE, WHICH PERTAINS TO HEALTH, SAFETY OR THE ENVIRONMENT (INCLUDING, BUT NOT LIMITED TO, GROUND, AIR, WATER OR NOISE POLLUTION OR CONTAMINATION, AND UNDERGROUND OR ABOVEGROUND TANKS) AND SHALL INCLUDE WITHOUT LIMITATION, CLEAN WATER ACT, 33 U.S.C. § 1251 ET SEQ.; THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT, 42 U.S.C. § 9601 ET SEQ.; THE RESOURCE CONSERVATION AND RECOVERY ACT, 42 U.S.C. § 6901 ET SEQ.; THE TOXIC SUBSTANCE CONTROL ACT, 15 U.S.C. §§ 2601 ET SEQ.; THE OCCUPATIONAL HEALTH AND SAFETY ACT; THE TEXAS WATER CODE; AND THE TEXAS SOLID WASTE DISPOSAL ACT, TEXAS HEALTH AND SAFETY CODE CHAPTER 361, ALL AS AMENDED.

GRANTEE AGREES THAT IT EXAMINED AND INVESTIGATED THE PROPERTY PRIOR TO THE DATE HEREOF AND THAT IN PURCHASING THE PROPERTY GRANTEE IS RELYING SOLELY UPON ITS INDEPENDENT EXAMINATION, STUDY, INSPECTION AND KNOWLEDGE OF THE PROPERTY, AND GRANTEE IS RELYING SOLELY UPON ITS OWN EXAMINATION, STUDY, INSPECTION, AND KNOWLEDGE OF THE PROPERTY AND GRANTEE'S DETERMINATION OF THE VALUE OF THE PROPERTY AND USES TO WHICH THE PROPERTY MAY BE PUT, AND NOT ON ANY INFORMATION PROVIDED.

GRANTEE HAS MADE OR CAUSED TO BE MADE (OR HAD THE OPPORTUNITY TO MAKE OR CAUSE TO BE MADE) ALL INSPECTIONS, INVESTIGATIONS AND ANALYSES NECESSARY OR APPROPRIATE FOR THE PURPOSE OF DETERMINING COMPLIANCE OR NON-COMPLIANCE BY THE PROPERTY WITH ALL BUILDING, HEALTH, ENVIRONMENTAL, ZONING AND LAND USE LAWS, ORDINANCES, RULES AND REGULATIONS, AND GRANTOR HAS MADE NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY'S COMPLIANCE WITH SUCH BUILDING, HEALTH, ENVIRONMENTAL, ZONING AND LAND USE LAWS, ORDINANCES, RULES AND REGULATIONS.

GRANTEE FURTHER ACKNOWLEDGES THAT THE INFORMATION (INCLUDING, WITHOUT LIMITATION, DOCUMENTS, SALES BROCHURES OR OTHER LITERATURE, MAPS OR SKETCHES, PROJECTIONS, PRO FORMAS, STATEMENTS, REPRESENTATIONS), IF ANY, PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND GRANTOR (A) HAS NOT MADE AND WAS NOT OBLIGATED TO MAKE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND (B) DID NOT MAKE ANY REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTEE ACKNOWLEDGES AND AGREES THAT ALL MATERIALS, DATA AND INFORMATION DELIVERED AT ANY TIME BY GRANTOR TO GRANTEE IN CONNECTION WITH THE TRANSACTION CONTEMPLATED HEREBY WERE PROVIDED TO GRANTEE AS A CONVENIENCE ONLY AND THAT ANY RELIANCE ON OR USE OF SUCH MATERIALS, DATA OR INFORMATION BY GRANTEE SHALL BE AT THE SOLE RISK OF GRANTEE. GRANTEE ACKNOWLEDGES AND AGREES THAT IT CONDUCTED (OR HAD THE OPPORTUNITY TO CONDUCT) ITS OWN VERIFICATION OF THE INFORMATION, EITHER INDEPENDENTLY OR THROUGH AGENTS OF GRANTEE'S CHOOSING. NEITHER GRANTOR, NOR ITS AGENTS, NOR THE PERSON OR ENTITY WHICH PREPARED ANY REPORT OR REPORTS DELIVERED BY GRANTOR TO GRANTEE SHALL HAVE ANY LIABILITY TO GRANTEE FOR ANY INACCURACY IN OR OMISSION FROM ANY SUCH REPORTS.

GRANTEE RELEASES, ACQUITS AND FOREVER DISCHARGES GRANTOR FROM, AND WAIVES, ANY AND ALL LIABILITIES, CLAIMS, CAUSES OF ACTION, DAMAGES, AND OTHER RELIEF, WHETHER AT LAW OR IN EQUITY AND WHETHER IN CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND WHETHER PAST, PRESENT, OR FUTURE, IN CONNECTION WITH, AS A RESULT OF OR OTHERWISE WITH REGARD TO THE CONDITION OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO ITS ENVIRONMENTAL CONDITION. THIS GENERAL RELEASE SHALL BE APPLICABLE, WITHOUT LIMITATION, TO ANY AND ALL LIABILITIES, CLAIMS, CAUSES OF ACTION, DAMAGES AND OTHER RELIEF UNDER ANY OF THE ENVIRONMENTAL LAWS.

THE ACCEPTANCE OF THIS SPECIAL WARRANTY DEED SHALL CONSTITUTE AN ACKNOWLEDGMENT BY GRANTEE THAT THE PROPERTY WAS ACCEPTED WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AND OTHERWISE IN AN "AS IS", "WHERE IS", AND "WITH ALL FAULTS" CONDITION.

GRANTOR SHALL NOT BE LIABLE TO THE GRANTEE FOR ANY PROSPECTIVE OR SPECULATIVE PROFITS, OR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES, WHETHER BASED UPON CONTRACT, TORT OR NEGLIGENCE OR IN ANY OTHER MANNER ARISING FROM THIS INSTRUMENT OR THE TRANSACTIONS CONTEMPLATED BY THE COMMERCIAL CONTRACT - IMPROVED PROPERTY DATED AUGUST 20, 2013, BETWEEN GRANTOR AND GRANTEE, (INCLUDING THE ADDENDUM ATTACHED THERETO).

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions and the Agreed Terms, unto Grantee and its successors and assigns forever; and, subject to the Permitted Exceptions and Agreed Terms, Grantor does hereby bind itself and its heirs, legal representatives, successors and assigns to warrant and forever defend the Property unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee assumes and agrees to pay ad valorem real property taxes for the year 2013.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on the date set forth in the acknowledgment below, but is effective as of 10-10-13, 2013.

GRANTOR:

PB COMMERCIAL, LLC,  
a Texas limited liability company

By: *Frank D. Heusz*  
Name: FRANK D. HEUSZEL  
Title: SR. VICE PRESIDENT

STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledge before me on 10-10-13, 2013, by FRANK D. HEUSZEL, SR. VICE PRESIDENT of PB COMMERCIAL, LLC, a Texas limited liability company, on behalf of said limited liability company.

*Warren Guy King*  
Notary Public, State of Texas  
Seal:

[SEAL]



**EXHIBIT A**

**LEGAL DESCRIPTION**

**Tract I:**

Block A of Columbia Lakes Cottages, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2007065329, of the Map Records of Brazoria County, Texas; and

**Tract II:**

All of Columbia Lakes Cottages, a condominium project in Brazoria County, Texas, together with the limited common elements and an undivided percent interest in and to the general common elements and all appurtenances thereto, as fully described in and as located, delineated and as defined in the condominium declaration for Columbia Lakes Cottages, a condominium, together with the survey plats, by-laws and exhibits attached thereto, recorded under Clerk's File No. 2008015648 of the Plat Records of Brazoria County, Texas.

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**EXHIBIT B**

**PERMITTED EXCEPTIONS**

Subject to any and all visible and or apparent easements over, under or across subject property, which a survey or physical inspection may disclose.

Any encroachment, encumbrance violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

Easement over and across the Access Ways in order to provide for unimpeded pedestrian and vehicular ingress and egress between our subject tract of land and the Columbia Lake Parcel (as is described therein), by document recorded under Document No. 2006005400, and being amended and restated by document recoded under Document No. 2006055373, both of the Official Public Records of Brazoria County, Texas; and further subject to the terms, conditions and stipulations contained therein.

All oil, gas and other minerals as set forth by instrument(s) recorded in Volume 913, Page 192 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to its date of reservation.)

The terms, conditions and stipulations of that certain Mineral Lease dated December 28, 1951, recorded in Volume 523, Page 358 of the Deed Records of Brazoria County, Texas. (Title to said lease not checked subsequent to its date of execution.)

The terms, conditions and stipulations of that certain Mineral Lease dated September 16, 1974, recorded in Volume 1222, Page 119 of the Deed Records of Brazoria County, Texas. (Title to said lease not checked subsequent to its date of execution.)

The terms, conditions and stipulations of that certain Mineral Lease dated June 25, 1940, recorded in Volume 334, Page 175 of the Deed Records of Brazoria County, Texas. (Title to said lease not checked subsequent to its date of execution.)

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

Terms, conditions and stipulations contained in Water Rights Conveyance executed by Tenneco Realty, Inc, conveying to CLT Properties, Inc., dated December 16, 1988, recorded under Volume 625, Page 723 of the Deed Records (Clerk's File No. 88039366) of the Real Property Records of Brazoria County, Texas.

Terms, conditions and stipulations contained in Water Rights Operating Agreement executed by and between Tenneco Realty, Inc, and CLT Properties, Inc., dated December 16, 1988, recorded under Volume 625, Page 736 of the Deed Records (Clerk's File No. 88039367) of the Real Property Records of Brazoria County, Texas.

Terms, conditions and stipulations contained in that certain Special Warranty Deed dated January 26, 2006, executed by CLT Properties, Ltd. to 2006 Brazoria Venture, LLC, recorded under Brazoria County Clerk's File No. 2006005402.

Terms and provisions of any and all leases, together with rights of Lessees thereunder.

Easements affecting Common Areas for Public Utilities, Drainage, Building Lines, Paved Private Streets/Drives, Access, etc., as set forth by instrument(s) filed for record under Clerk's File No. 2008015648 of the Plat Records of Brazoria County, Texas of the Map Records of Brazoria County, Texas.





An easement for minor encroachments as set forth in instrument filed for record under Clerk's File No. 2008015648 of the Official Records of Brazoria County, Texas.

Terms, conditions and provisions of that certain Commercial Lease between 2006 Brazoria Venture, LLC, as Landlord and Columbia Lakes Realty, as Tenant covering Unit Number 39, as referenced in instrument recorded under Clerk's File No. 2008015648 of the Official Records of Brazoria County, Texas.

Rights and remedies of co-tenants, contractual and otherwise, including but not limited to terms, conditions, covenants, options, easements, restrictions and assessments contained in the declaration of condominium and by-laws, recorded under Clerk's File No. 2008015648 of the Official Records of Brazoria County, Texas, and the regime established thereby and in the Statutes of Texas enabling and/or regulating condominium apartment projects.

Maintenance charge including special assessments for capital improvements, payable to Columbia Lakes Cottages Property Owners Association, secured by a vendor's lien as set forth in instrument filed for record under Clerk's File No. 2008015648 of the Official Records of Brazoria County, Texas. (said maintenance lien is subordinated to First lien mortgages)

Standby Fee payable to the order of the Varner Creek Utility District, as set forth in that certain Order Authorizing Varner Creek Utility District Of Brazoria County To Adopt And Impose A Standby Fee, filed under Brazoria County Clerk's File No. 2012007351.

Any and all unrecorded leases and/or rental agreements, with rights of tenants in possession.

Subject property lies within the boundaries of the Varner Creek Utility District.

Subject property lies within the boundaries of the West Brazoria County Drainage District No. 11.

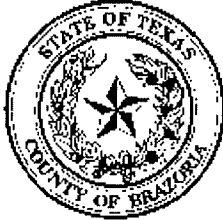


## FILED and RECORDED

Instrument Number: 2013050418

Filing and Recording Date: 10/11/2013 10:27:42 AM Pages: 9 Recording Fee: \$44.00

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.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-krista

Table with 5 columns: CURVE, BEARING, DISTANCE, AREA, CHORD

RESIDUE OF CALLED 1170.33 ACRES
CLT PROPERTIES, INC.
VOLUME 625, PAGE 676
O.P.R.B.C.T.X.

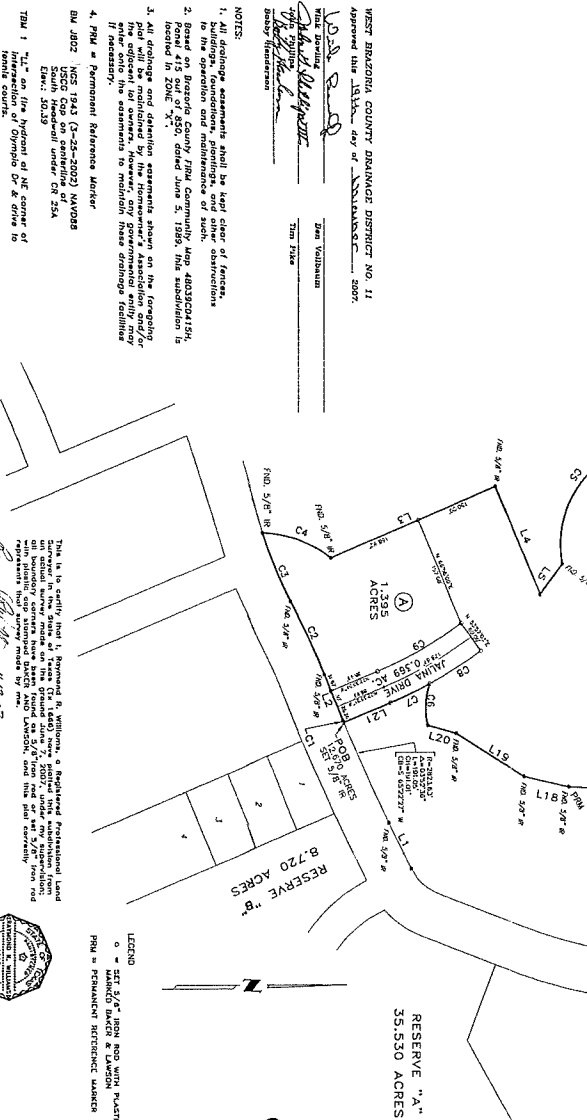


Table with 4 columns: CURVE, BEARING, DISTANCE, AREA

10.905 ACRES
RESERVE "B"

1. William Watkins, Manager of 2006 Brazoria Venture, LLC, certifies that the property is being subdivided into lots...

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, the undersigned authority, on this day personally appeared William Watkins...

NOTES:
1. All drainage assessments shall be kept clear of fences...

THIS is to certify that I, Gregory H. Williams, a Registered Professional Land Surveyor...

APPROVED by the Commissioner of Brazoria County, Texas
[Signature]

WITNESSES my hand in Brazoria County, Texas, this 24th day of November 2007.
[Signature]

STATE OF TEXAS
COUNTY OF BRAZORIA
WITNESS my hand in Brazoria County, Texas, this 24th day of November 2007.

WITNESSES my hand in Brazoria County, Texas, this 24th day of November 2007.
[Signature]

WITNESSES my hand in Brazoria County, Texas, this 24th day of November 2007.
[Signature]

COLUMBIA LAKES
SECTION ONE
VOL. 14, PG. 37-38
P.R.B.C.T.X.

OWNER:
2006 BRAZORIA VENTURE, LLC
14811 NOLDA
HOUSTON, TEXAS 77007

FINAL PLAT
BLOCK A & BLOCK B (39 UNITS)
COLUMBIA LAKES COTTAGES
12.670 ACRES
MARTIN VARNER LEAGUE, ABTRACT NO. 133
BRAZORIA COUNTY, TEXAS

DRAWING DATE: 11/11/07
DRAWING FILE: 0866\_14c149
JOB NO: 0866

# Public Information Report

Public Information Report

VVJ, LLC

Report Year :2024

Information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS.

You may order a copy of a Public Information Report from [open.records@cpa.texas.gov](mailto:open.records@cpa.texas.gov) or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
DIRECTOR	<b>MUDUGANTI J REDDY</b> 24811 BOULDER LAKE COURT KATY, TX 77494
MEMBER	<b>MUDUGANTI J REDDY</b> 24811 BOULDER LAKE COURT KATY, TX 77494
DIRECTOR	<b>VIKRAM MALLADI</b> 1411 BENDING BROOK LUFKIN, TX 75904
MEMBER	<b>VIKRAM MALLADI</b> 1411 BENDING BROOK LUFKIN, TX 75904
MEMBER	<b>VIVEK MALLADI</b> 1411 BENDING BROOK LUFKIN, TX 75904
DIRECTOR	<b>VIVEK MALLADI</b> 1411 BENDING BROOK LUFKIN, TX 75904



## Franchise Tax Account Status

As of : 08/28/2024 08:38:38

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

### VVJ, LLC

**Texas Taxpayer Number** 32052016535

**Mailing Address** 180 FREEMAN BLVD WEST COLUMBIA, TX 77486-9616

**Right to Transact Business in Texas** ACTIVE


**State of Formation** TX

**Effective SOS Registration Date** 09/20/2013

**Texas SOS File Number** 0801853370

**Registered Agent Name** MUDUGANTI J REDDY

**Registered Office Street Address** 24811 BOULDER LAKE COURT KATY, TX 77494



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

## Tax Certificate

**Property Account Number:**  
**29020001000**

**Statement Date:** 08/01/2024  
**Owner:** VVJ LLC & MUDUGANTI J REDDY  
**Mailing Address:** 24811 BOULDER LAKES CT  
 KATY TX 774943900

**Property Location:** FREEMAN BLVD  
**Legal:** COLUMBIA LAKES COTTAGES BLK  
 AACRES 1.395 FREEMAN BLVD  
 1.395 ACRES  
**Acres:**

TAX CERTIFICATE FOR ACCOUNT : 29020001000  
 AD NUMBER: 599975  
 GF NUMBER:  
 CERTIFICATE NO : 2896774

FEE : \$10.00  
 DATE : 8/1/2024

**COLLECTING AGENCY**  
 Brazoria County  
 111 E. Locust  
 Angleton TX 77515

**CURRENT VALUES 2,023**  
 APPRAISED VALUE: 520,000  
 EXEMPTIONS:

**REQUESTED BY**  
 WACHTSTETTER CHUCK  
 DOYLE & WACHSTETTER INC  
 131 COMMERCE ST  
 CLUTE TX 77531

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
2023	VARNER CREEK UTILITY DIST.
2023	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 2024 HAVE NOT BEEN CALCULATED.

ACCOUNT NUMBER: 29020001000

CERTIFICATE NO : 2896774

**TOTAL CERTIFIED TAX DUE 8/2024 : \$0.00**

  
 Signature of Authorized officer of collection office

8-1-24  
 Date



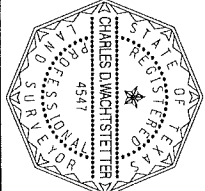
**BRAZORIA COUNTY  
TEXAS**

**MARTIN VARNER LEAGUE  
ABSTRACT 133**

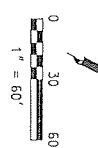
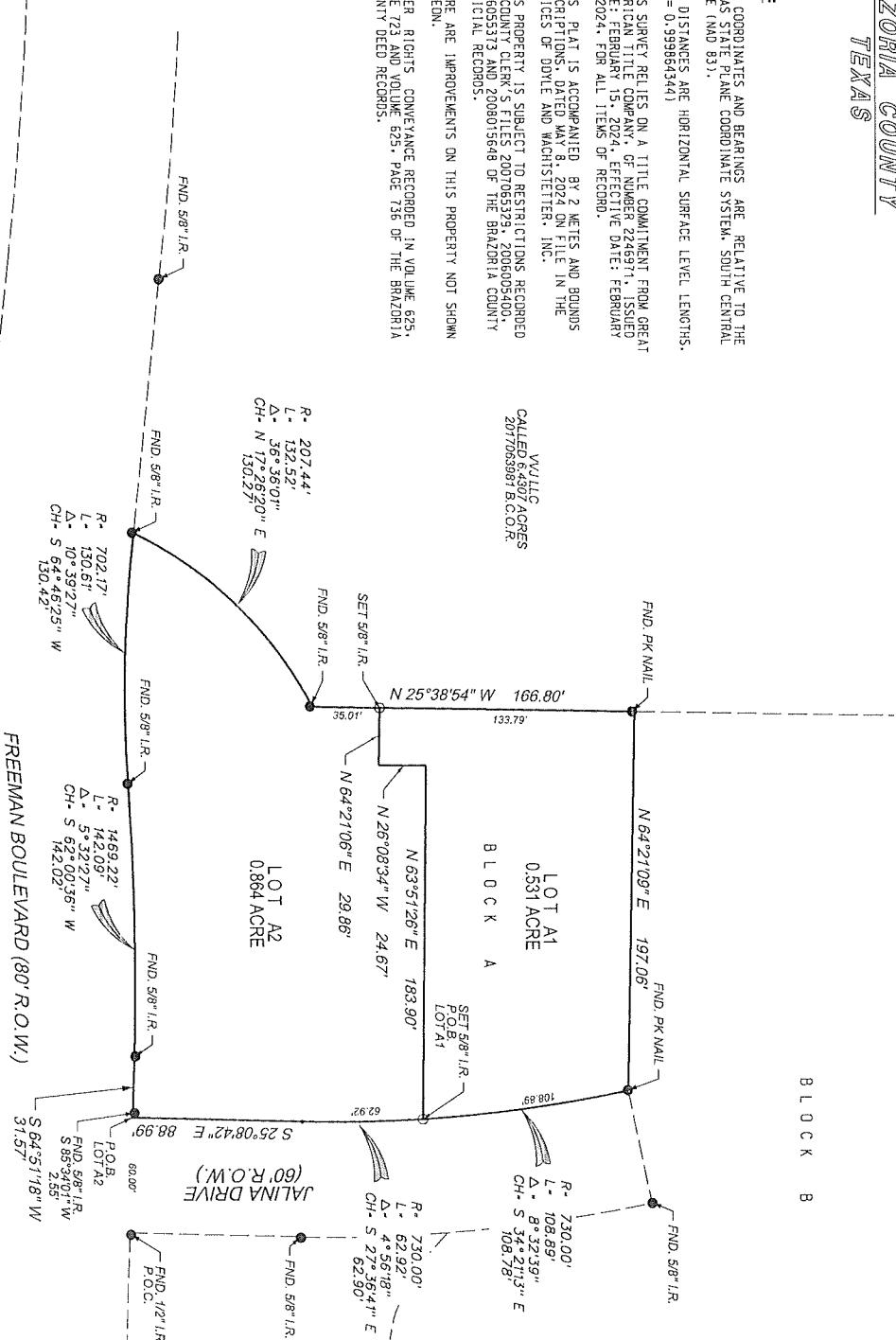
**NOTES:**

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 SURVEY RELIES ON A TITLE COMMITMENT FROM GREAT AMERICAN TITLE COMPANY OF NUMBER 242817, ISSUED AND EFFECTIVE FEBRUARY 15, 2024. EFFECTIVE DATE: FEBRUARY 8, 2024. FOR ALL ITEMS OF RECORD.
4. THIS PLAT IS ACCOMPANIED BY 2 METES AND BOUNDS DESCRIPTIONS, DATED MAY 8, 2024 ON FILE IN THE OFFICES OF DOYLE AND WACHSLETTER, INC.
5. THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN COUNTY CLERK'S FILES 2007065325, 2008005400, 2008005313, AND 2008015649 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
6. THERE ARE IMPROVEMENTS ON THIS PROPERTY NOT SHOWN HEREON.
7. WATER RIGHTS CONVEYANCE RECORDED IN VOLUME 625, PAGE 723 AND VOLUME 625, PAGE 736 OF THE BRAZORIA COUNTY DEED RECORDS.

1. CHARLES D. WACHSLETTER, 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: MAY 8, 2024



*Charles D. Wachstetter*  
 CHARLES D. WACHSLETTER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 4541



**PARTITION SURVEY**  
 OF  
**BLOCK A**  
 OF THE  
**FINAL PLAT OF BLOCK A & BLOCK B**  
**COLUMBIA LAKES COTTAGES**  
 RECORDED IN  
 COUNTY CLERK'S FILE 2007065329  
 OF THE  
**BRAZORIA COUNTY OFFICIAL RECORDS**  
 IN THE  
**MARTIN VARNER LEAGUE**  
**ABSTRACT 133**  
**BRAZORIA COUNTY, TEXAS**

**Doyle & Wachstetter, Inc.**  
 Surveying and Mapping GPS/CIS  
 131 COMMERCE STREET, SUITE 7550  
 HOUSTON, TEXAS 77051  
 PHONE: 281.462.2400 FAX: 281.462.2401  
 WWW.DWASURVEYING.COM



PROJECT: C-358124 5/22/24 BRD/COLUMBIA LAKES 341 PROJECT NO. 1 13328-24-01  
 DRAWN BY: J. WACHSLETTER CHECKED BY: J. WACHSLETTER DATE: 5/22/24 10:14 AM



***Doyle & Wachtstetter, Inc***  
Surveying and Mapping • GPS/GIS

**0.531 ACRE TRACT (LOT A1)  
MARTIN VARNER LEAGUE, ABSTRACT 133  
BRAZORIA COUNTY, TEXAS  
PAGE 1 OF 2**

**ALL THAT CERTAIN 0.531 ACRE** of land out of Block A of the Final Plat of Block A & Block B, Columbia Lakes Cottages, as recorded in County Clerk's File 2007065329 of the Brazoria County Official Records and being out of a called 12.6305 acre tract conveyed to 2006 Brazoria Venture, LLC in County Clerk's File 2006005402 of the Brazoria County Official Records and situated in the Martin Varner League, Abstract 133, 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 east right-of-way line of Jalina Drive (60' R.O.W.) with the north right-of-way line of Freeman Boulevard (80' R.O.W.), same being the southwest corner of a called 0.560 acre tract conveyed to MJ Reddy Family Partnership described in County Clerk's File 2019013000 of the Brazoria County Official Records;

**THENCE** South 64°07'55" West, coincident with the north right-of-way line of Freeman Boulevard, a distance of 60.00 feet to a point for corner from which a found 5/8" iron rod bears South 85°34'01" W, a distance of 2.55 feet, same being the southeast corner of a 0.864 acre tract (Lot A2), surveyed by this author on this even date, same being the southeast corner of Block A;

**THENCE** North 25°08'42" West, coincident with the west right-of-way line of Jalina Drive, same being the east line of said Block A, a distance of 88.99 feet to a point for corner;

**THENCE** coincident with the west right-of-way line of Jalina Drive, same being the east line of said Block A, along a curve to the left having a radius of 730.00 feet and a central angle of 4°56'18" for an arc length of 62.92 feet (the chord of said curve having a bearing of North 27°36'41" West and a distance of 62.90 feet) to a set 5/8" iron rod and **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 63°51'26" West, coincident with the north line of said Lot A2, a distance of 183.90 feet to a point for corner;

**THENCE** South 26°08'34" East, coincident with an interior west line of said Lot A2, a distance of 24.67 feet to a point for corner;

**THENCE** South 64°21'06" West, coincident with a west line of said Lot A2, a distance of 29.86 feet to a set 5/8" iron rod for corner in the east line of a called 6.4307 acre tract conveyed to VVJ, LLC in County Clerk's File 2017063981 of the Brazoria County Official Records;

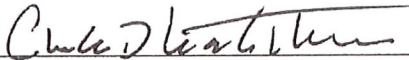


**0.531 ACRE TRACT (LOT A1)  
MARTIN VARNER LEAGUE, ABSTRACT 133  
BRAZORIA COUNTY, TEXAS  
PAGE 2 OF 2**

**THENCE** North 25°38'54" West, coincident with the west line of the said 6.4307 acre tract, same being the west line of said Block A, a distance of 133.79 feet to a found PK nail for corner marking the southwest corner of Block B;

**THENCE** North 64°21'09" East, coincident with the south line of the said Block B, same being the north line of said Block A, a distance of 197.06 feet to a found PK nail for corner marking an interior corner of Block B, same being in the west right-of-way line of Jalina Drive;

**THENCE** coincident with the west right-of-way line of Jalina Drive, same being the east line of said Block A, along a curve to the right having a radius of 730.00 feet and a central angle of 8°32'39" for an arc length of 108.86 feet (the chord of said curve having a bearing of South 34°21'13" East and a distance of 108.78 feet) to the **POINT OF BEGINNING**, containing 0.531 acre of land, more or less.



**Charles D. Wachtstetter**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4547**  
**May 8, 2024**



*This description is based on a survey, a plat of which, dated May 8, 2024 is on file in the offices of Doyle and Wachtstetter, Inc.*



## ***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

**0.864 ACRE TRACT (LOT A2)  
MARTIN VARNER LEAGUE, ABSTRACT 133  
BRAZORIA COUNTY, TEXAS  
PAGE 1 OF 2**

**ALL THAT CERTAIN 0.864 ACRE** of land out of Block A of Columbia Lakes Cottages, as recorded in County Clerk's File 2007065329 of the Brazoria County Official Records and being out of a called 12.6305 acre tract conveyed to 2006 Brazoria Venture, LLC described in County Clerk's File 2006005402 of the Brazoria County Official Records and situated in the Martin Varner League, Abstract 133, 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 1/2" iron rod marking the intersection of the east right-of-way line of Jalina Drive (60' R.O.W.) with the north right-of-way line of Freeman Boulevard (80' R.O.W.), same being the southwest corner of a called 0.560 acre tract conveyed to MJ Reddy Family Partnership described in County Clerk's File 2019013000 of the Brazoria County Official Records;

**THENCE** South 64°07'55" West, coincident with the north right-of-way line of Freeman Boulevard, a distance of 60.00 feet to a point for corner from which a found 5/8" iron rod bears South 85°34'01" West, a distance of 2.55 feet and **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 64°51'18" West, coincident with the north right-of-way line of Freeman Boulevard, same being the south line of said Block A, a distance of 31.57 feet to a found 5/8" iron rod and the beginning of a curve to the left;

**THENCE** coincident with the north right-of-way line of Freeman Boulevard, same being the south line of said Block A, along a curve to the left having a radius of 1469.22 feet and a central angle of 5°32'27" for an arc length of 142.09 feet (the chord of said curve having a bearing of South 62°00'36" West and a distance of 142.02 feet) to a found 5/8" iron rod;

**THENCE** coincident with the north right-of-way line of Freeman Boulevard, same being the south line of said Block A, along a curve to the right having a radius of 702.17 feet and a central angle of 10°39'27" for an arc length of 130.61 feet (the chord of said curve having a bearing of South 64°46'25" West and a distance of 130.42 feet) to a found 5/8" iron rod marking the southeast corner of a called 6.4307 acre tract conveyed to VVJ, LLC in County Clerk's File 2017063981 of the Brazoria County Official Records;

**THENCE** coincident with an east line of said 6.4307 tract, same being the west line of said Block A, along a curve to the right having a radius of 207.44 feet and a central angle of 36°36'01" for an arc length of 132.52 feet (the chord of said curve having a bearing of North 17°26'20" East and a distance of 130.27 feet) to a found 5/8" iron rod marking the most easterly corner of said 6.4307 acre tract;

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131 Commerce Street • Clute, Texas 77531-5601

Phone: 979-265-3622 • Fax: 979-265-9940 • Email: [DW-Surveyor.com](mailto:DW-Surveyor.com)

**0.880 ACRE TRACT (LOT A2)  
MARTIN VARNER LEAGUE, ABSTRACT 133  
BRAZORIA COUNTY, TEXAS  
PAGE 2 OF 2**

**THENCE** North 25°38'54" West, coincident with the east line of the said 6.4307 acre tract, same being the west line of said Block A, a distance of 35.01 feet to a set 5/8" iron rod for corner marking the southwest corner of a 0.531 acre tract, Lot A1, surveyed by this author on this even date;

**THENCE** North 64°21'06" East, coincident with the south line of said Lot A1, a distance of 29.86 feet to a point for corner;

**THENCE** North 26°08'34" West, coincident with an interior east line of said Lot A1, a distance of 24.67 feet to a point for corner;

**THENCE** North 63°51'26" East, coincident with the south line of said Lot A1, a distance of 183.90 feet to a set 5/8" iron rod for corner in the west right-of-way line of Jalina Drive marking the southeast corner of Lot A1;

**THENCE** coincident with the west right-of-way line of Jalina Drive, same being the east line of said Block A, along a curve to the right having a radius of 730.00 feet and a central angle of 4°56'18" for an arc length of 62.92 feet (the chord of said curve having a bearing of South 27°36'41" East and a distance of 62.90 feet) to a point for corner;

**THENCE** South 25°08'42" East, coincident with the west right-of-way line of Jalina Drive, same being the east line of said Block A, a distance of 88.99 feet to the **POINT OF BEGINNING**, containing 0.864 acre of land, more or less.



**Charles D. Wachtstetter**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4547**  
**May 8, 2024**



*This description is based on a survey, a plat of which, dated May 8, 2024 is on file in the offices of Doyle and Wachtstetter, Inc.*

FORM 4-6. WEST BRAZORIA COUNTY DRAINAGE DISTRICT NO. 11

Letter of No Objection for Land Survey

This Letter of No Objection-Survey is issued by the West Brazoria County Drainage District No. 11 this date of application: 8-12-24 for the survey of the land tract identified as / described by

PARTITION OF BLOCK A, COLUMBIA LAKES COTTAGES  
FILE 2007-065329 OFFICIAL RECORDS, BRAZORIA CO, TX,  
INTO LOT A1 (0.531 ACRES) AND LOT A2 (0.864 AC) DATED 5-08-24

and as further described in the attached copy or facsimile of the survey (or description of proposed survey if survey not yet performed)

This survey (or proposed survey) is made or commissioned by (property owner or other):

Complete name, address, and contact information (mailing address, email address, phone number) of owner or party commissioning the survey:

VWJ, LLC AND MUDUGANTI J. REDDY  
24811 BOULDER LAKES CT. 832-282-7668  
KATY, TX 77494 ata\_jithender@yahoo.com

This letter is issued under the assumption that the land tract in question meets the following criteria:

- Is done or commissioned by a noncommercial owner or entity.
- Does not alter previously defined drainage easements.
- Does not describe or imply change in drainage paths, structures, facilities, or land modifications which would change drainage behavior.

By dated signature below, the owner or party commissioning the survey affirms the above information.

Signature/ date

All of the above to be completed by owner or party commissioning survey. Incomplete, inaccurate, or unreadable information will require resubmission of information. When completed, forward to West Brazoria County Drainage District No. 11 District Director or Engineer for the District.

Following to be completed by representative of the West Brazoria County Drainage District No. 11: This Letter of No Objection for Land Survey for the above-described survey is issued by:

Randy L. Arnold

Signature of District Director OR Engineer for the West Brazoria County Drainage District No. 11 / date Signed form will be returned to owner or his representative at the above listed contact information.



**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 13, 2024

Muduganti J. Reddy  
24811 Boulder Lakes Ct.  
Katy, TX 77494

RE: Lot Division

Subdivision Name (if applicable): Columbia Lakes Cottages Subdivision  
Legal Description of Property: Columbia Lakes Cottages Blk A acres 1.395 (BCAD 599975)  
Site Address of Property: Freeman Blvd., West Columbia, TX 77480

The Environmental Health Department 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 property described as Columbia Lakes Cottages Blk acres 1.395 is currently connected to public sewer and water through the City of West Columbia and Varner Creek Utilities District (TX0200070); otherwise residential lot sizing must follow §285.4(a)(1)(A) or (B). Therefore, the Brazoria County Environmental Health Department has no objection to the Lot A1 0.531-acre and Lot A2 0.864-acre division out of the property described as Columbia Lakes Cottages Blk A acres 1.395 in Brazoria County, Texas.

Sincerely,

Jodie Vice, DR # OS0024815  
Director  
Brazoria County Environmental Health