



Brazoria County

Application for Property Adjustments

RECEIVED:

12-1-25

This application must be completed for all requests that are exempt from Platting. In order for this request to be reviewed, the application must be filled out *in its entirety* and be submitted to the Brazoria County Engineers Office at 451 N. Velasco, Ste. 230 Angleton, Texas 77515, or emailed to engineer-development@brazoriacountytx.gov. For questions concerning this application, please contact the Engineering Department at (979) 864-1265.

This application will expire after 6 months due to applicant activity – at that point – you will need to submit a new application and possibly new exhibits for any land reconfiguration.

SECTION I. Property Owner Information

Name: 1325 Land Group LLC Phone: [REDACTED]

Name: (Ryan Birdsong + Dakota Schmidt)

Owner Signature: [Signature] Date: 12/1/25

Owner Signature: [Signature] Date: 12/1/25

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: 5.831

Site Address or Legal Location, Abstract, CR #: CR 3 + 239 (west corner)

Property ID#: 158954

Tax Account #: 0118-0093-000

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

Business or other structure with restrooms: No

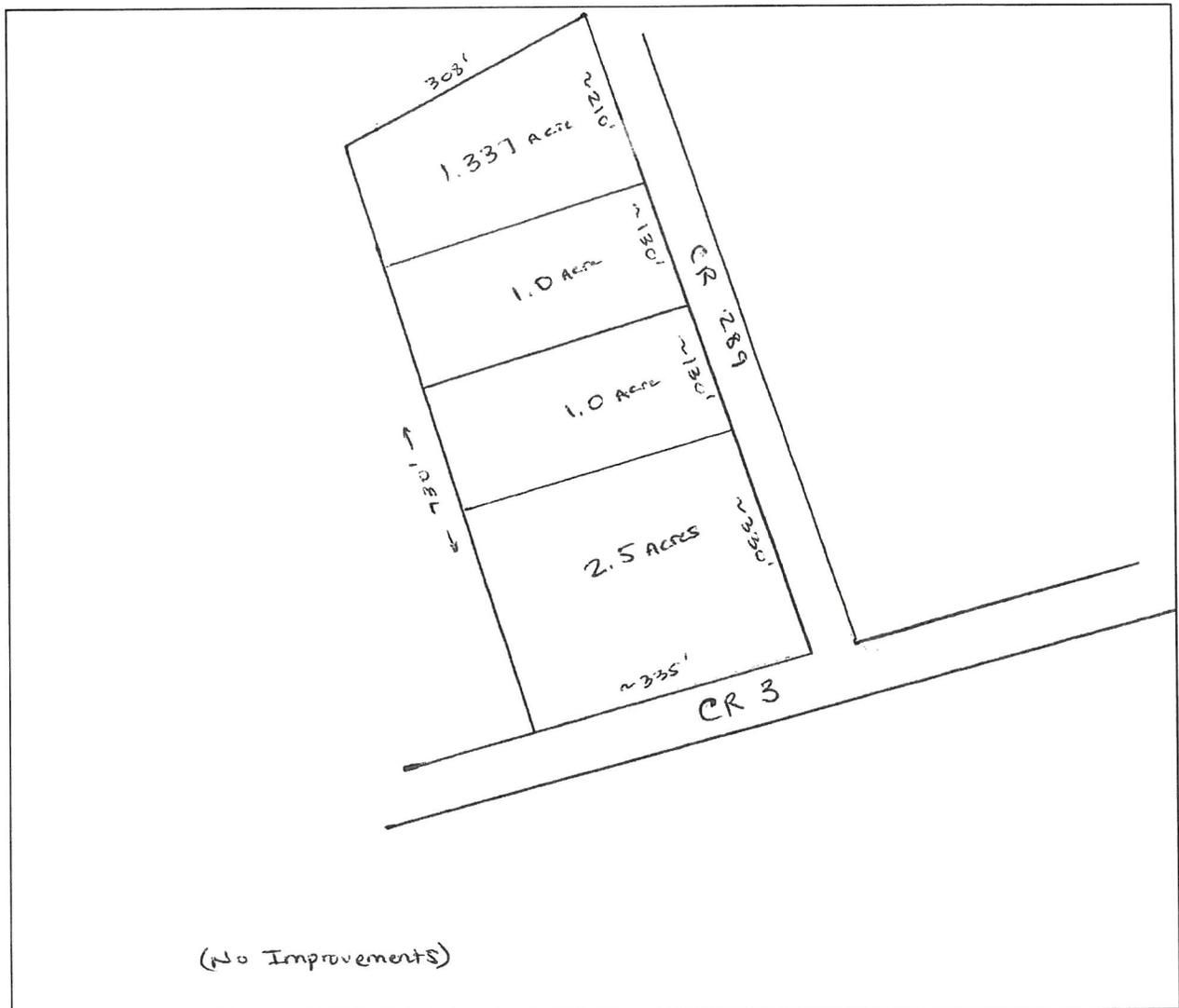
Private Water Well check: YES or NO (None currently)

Public Water System MUD or Provider: No

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
2025056922

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.

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

General Warranty Deed

Date: November 20, 2025

Grantor: JAMES H. TRAMMELL, III, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF JAMES HOUSTON TRAMMELL, JR., deceased under Cause No. PR44994, Probate Court No. 4, Brazoria County, Texas; and,

LINDA DIANE TRAMMELL

Grantor's Mailing Address:

P.O. BOX 1253
PORT BOLIVAR, TEXAS 77650

Grantee: 1825 LAND GROUP LLC, a Texas limited liability company

Grantee's Mailing Address:

1825 LAND GROUP LLC
232 Plantation Dr.
Lake Jackson, Texas 77566

Consideration:

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

Property (including any improvements):

ALL THAT CERTAIN 5.837 ACRES of land out of a called 16.628 acre tract known as Tract 13-A out of the Byron W. Frierson 1203.714 acre Tract and being situated in the Zeno Phillips League, Abstract 118, Brazoria County, Texas and being the same tract conveyed to James Houston Trammell, Jr. and wife, Linda Diane Trammell, as described in Volume 1281, Page 83 of the Deed Records of Brazoria County, Texas and more fully described in Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance:

None

FILED BY
ALAMO TITLE COMPANY
ATCH25147295

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2026, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

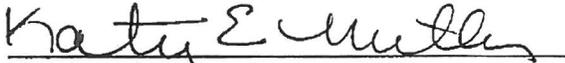
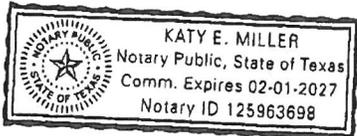


JAMES H. TRAMMELL III, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF JAMES HOUSTON TRAMMELL, JR., deceased

STATE OF TEXAS)

COUNTY OF Brazoria)

This instrument was acknowledged before me on November 20, 2025, by JAMES H. TRAMMELL III, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF JAMES HOUSTON TRAMMELL, JR., deceased.



Notary Public, State of Texas
My commission expires: 02-01-2027

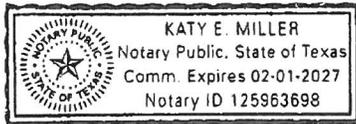
Linda Diane Trammell
LINDA DIANE TRAMMELL

STATE OF TEXAS)

COUNTY OF Braxton)

This instrument was acknowledged before me on November 21, 2025, by
LINDA DIANE TRAMMELL.

Katy E Miller
Notary Public, State of Texas
My commission expires: 2-1-27



PREPARED IN THE OFFICE OF:
LAW OFFICE OF JARROD D. SMITH
122 E Myrtle
ANGLETON, TX 77515
Tel: (979) 849-1286
Fax: (979) 849-6672

AFTER RECORDING RETURN TO:
1825 LAND GROUP LLC
232 Plantation Dr.
Lake Jackson, Texas 77566

EXHIBIT A

Order No.: ATCH25147295

ALL THAT CERTAIN 5.837 ACRES of land out of a called 16.628 acre tract known as Tract 13-A out of the Byron W. Frierson 1203.714 acre Tract and being situated in the Zeno Phillips League, Abstract 118, Brazoria County, Texas and being the same tract conveyed to James Houston Trammell, Jr. and wife, Linda Diane Trammell, as described in Volume 1281, Page 83 of the Deed Records of Brazoria County, Texas and more fully 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 distances are horizontal surface level lengths as follows:

COMMENCEING at the South corner of the original 1203.714 acre tract; Thence North 61°13'13"East, 3093.24 feet; Thence North 24°35'22"West, 1043.67 feet along the Northeast line of the Lone Star Salt Water 200 foot ditch to the South corner of said called 16.628 acre tract; Thence North 64°11'12"East, 846.16 feet along the centerline of County Road # 3 (80' R.O.W.) to the South corner and POINT OF BEGINNING of herein described 5.837 acre tract;

THENCE, North 30°00'36" West, coincident with a called 10.775 acre tract conveyed to Rogelio & Esmeralda Salinas as described in Clerk's File No. 2008-010867 of the Official Records of Brazoria County, Texas, at 41.33 feet pass a found 5/8" iron rod in the North right-of-way line of said County Road # 3, continuing for a total distance of 730.24 feet to a found iron pipe for the Northwest corner of herein described tract, same being the Northeast corner of said called 10.775 acre tract;

THENCE North 42°25'03" East, coincident with a called 4.00 acre Tract being conveyed to David Cogswell, Jr. as described in Clerk File No. 2015-016591 of the Official Records of Brazoria County, Texas, at 308.06 feet pass a 5/8" iron rod set in the Southwest right-of-way line of County Road 289 and continue for a total distance of 338.01 feet to a point in the centerline of said road for the North corner of herein described tract;

THENCE, South 30°00'36" East, coincident with the centerline of said County Road 289, a distance of 848.27 feet to a point for corner at the intersection of said County Road 289 and said County Road # 3 for the East corner of herein described tract;

THENCE along a curve to the left, in the centerline of said County Road #3, having a radius of 2864.79 feet, a delta of 04°11'48", an arc length of 209.83, a chord bearing of South 62°05'48"West, a chord distance of 209.81 feet to the point of tangency;

THENCE South 64°11'15" West, coincident with centerline of said County Road #3, a distance of 112.87 feet to the PLACE OF BEGINNING and containing 5.837 acres of land more or less.

FILED and RECORDED

Instrument Number: 2025056922

Filing and Recording Date: 11/24/2025 03:36:35 PM 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".

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-crystalm



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 12, 2026

RE: Subdivision of Property

Subdivision Name (if applicable): 1825 Land Group LLC Property
Legal Description of Property: A0118 ZENO PHILLIPS, TRACT 3F3A, ACRES 5.85
Site Address of Property: County Road 3, 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 is proposed to be divided into 4 lots: Lot 3F-3A1 2.51-acres, Lot 3F-3A2 1.00-acre, Lot 3F-3A3 1.00-acre, and Lot 3F-3A4 1.34-acres. 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 subdivision of the property described as A0118 ZENO PHILLIPS, TRACT 3F3A, ACRES 5.85 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
LETTER OF NO OBJECTION FOR LAND SURVEY
FOR CONSOLIDATION, PARTITION, OR BOUNDARY
ADJUSTMENT (MAXIMUM 4 LOTS)**

LEGAL DESCRIPTION OF PROPERTY AND LOCATION: 5.85 acres, known as Lot 3F-3A out of a called 16.628 acre tract known as Tract 13-A in the Zeno Phillips League, Abstract 118, Brazoria County, Texas at the intersection of County Road 3 and County Road 289..

REASON FOR SURVEY: (Attach survey plat) Partition into a 2.51 acre tract, two 1.00 acre tracts and a 1.34 acre tract.

APPLICANT NAME AND CONTACT INFORMATION (including email): Ryan Birdsong at Birdsong Real Estate 232 Plantation Drive Lake Jackson, TX 77566
ryan@birdsongrealtors.com 979-292-6205

OWNER NAME AND ADDRESS: (If different than applicant) .1825 Land Group LLC
Same address and contact information

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.
4. Available drainage is to CR 3 and CR 289

AFFIRMATION OF THE CONDITIONS BY OWNER:



Signature of Owner

2/13/26

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

1-23-2026

Date

COPIES TO:

Applicant- Ryan Birdsong
Michael Bendit, District Accountant
Natalie Broaddus- District's Attorney
Section Director- John Richers
Appropriate Building Official- Megan Cook



KRISTIN R. BULANEK
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 237 E. Locust St. Suite 104
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:
01180093000

Statement Date: 02/04/2026
Owner: 1825 LAND GROUP LLC
Mailing Address: 232 PLANTATION DR
 LAKE JACKSON TX 775666141

Property Location: COUNTY ROAD 3
Legal: A0118 ZENO PHILLIPS TRACT 3F3A ACRES 5.85

TAX CERTIFICATE FOR ACCOUNT : 01180093000
 AD NUMBER: 158954
 GF NUMBER:
 CERTIFICATE NO : 4111352

FEE : \$10.00
 DATE : 2/4/2026

COLLECTING AGENCY

Brazoria County
 237 E. Locust St. Suite 104
 Angleton TX 77515

CURRENT VALUES 2025

APPRAISED VALUE: 181,670
 EXEMPTIONS: 23.231 Circuit Breaker Limitation

REQUESTED BY

BIRDSONG RYAN

 232 PLANTATION DR
 LAKE JACKSON TX 77566

TAX UNIT

BC EMERGENCY SERVICES #2
BRAZORIA COUNTY
COLUMBIA-BRAZORIA ISD
PORT FREEPORT
SPECIAL ROAD & BRIDGE
WEST BRAZORIA DRNGE DIST #11

PURSUANT TO TAX CODE SECTION 31.08, THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL DELINQUENT TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID EXCEPT AS LISTED BELOW. 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: 01180093000

CERTIFICATE NO : 4111352

TOTAL CERTIFIED TAX DUE 2/2026 : \$0.00



Kristin Bulanek
 Signature of Authorized officer of collection office

02/04/26
 Date



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**LOT 3F-3A1
2.51 ACRE TRACT
ZENO PHILLIPS LEAGUE, ABSTRACT 118
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 2.51 ACRES of land to be known as Lot 3F-3A1, being out of a called 5.853 acre tract as conveyed to James Houston Trammell, Jr. and Linda Diane Trammell, and described in Volume 1281, Page 83 of the Deed Records of Brazoria County, Texas and in Clerk's File Number 2025-056922 of the Official Records, Brazoria, County, Texas, and said called 5.853 acre tract being out Tract 13-A, a called 16.628 acre tract out of the Byron W. Frierson 1203.714 acre tract and situated in the Zeno Phillips League, Abstract 118, Brazoria County, Texas and more fully 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 distances are horizontal surface level lengths as follows:

BEGINNING at a found 5/8" iron rod along the Northerly Right-of-Way line of County Road 3, an 80 foot right-of-way as described in Volume 1219, Page 166, of the Deed Records, Brazoria County, Texas, and located along the Easterly boundary line of Tract 3F-3, a called 10.775 acre tract, as conveyed to Rogelio and Esmeralda Salinas as described in County Clerk's File Number 2008-010867 of the Official Records, Brazoria County, Texas and same being along the Westerly boundary line of the said Trammell called 5.853 acre tract;

THENCE North 30°00'36" West, coincident with Easterly boundary line of said Tract 3F-3, for a distance of 300.02 feet to a set 5/8" iron rod for corner, same being the Southwesterly corner of Lot 3F-3A2, a called 1.00 acre tract, and same being the Northwesterly corner of the herein described 2.51 acre tract;

THENCE North 64°11'15" East, coincident with Southerly boundary line of said Lot 3F-3A2, at 293.56 feet pass a set 5/8" iron rod along the Southwesterly Right-of-Way line of County Road 289, and continuing for a total distance of 323.11 feet to the approximate centerline of County Road 289 and being the Northeasterly corner of the herein described 2.51 acre tract;

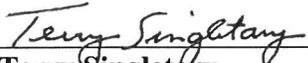
THENCE South 30°00'36" East, coincident with the approximate centerline of said County Road 289, a distance of 333.67 feet to a point for corner in the approximate centerlines and intersection of County Road 289 and County Road 3, an 80 foot right-of-way, and same being the Southeasterly corner of the herein described 2.51 acre tract;

THENCE along a curve to the left, along the centerline of said County Road 3, having a radius of 2864.79 feet, a delta of 04°11'48", an arc length of 209.83, a chord bearing of South 62°05'48" West, and a chord length of 209.81 feet to the point of tangency;

**LOT 3F-3A1
2.51 ACRE TRACT
ZENO PHILLIPS LEAGUE, ABSTRACT 118
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE South 64°11'15" West, coincident with centerline of said County Road 3, a distance of 112.87 feet to a point for corner and same being the East corner of the said Tract 3F-3 and same being the Southwesterly corner of the herein described 2.51 acre tract;

THENCE North 30°00'36" West, coincident with the Easterly boundary line of said Tract 3F-3, for a distance of 41.33 feet to the **PLACE OF BEGINNING** and containing 2.51 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

**LOT 3F-3A2
1.00 ACRE TRACT
ZENO PHILLIPS LEAGUE, ABSTRACT 118
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 1.00 ACRE of land to be known as Lot 3F-3A2, being out of a called 5.853 acre tract as conveyed to James Houston Trammell, Jr. and Linda Diane Trammell, and described in Volume 1281, Page 83 of the Deed Records of Brazoria County, Texas and in Clerk's File Number 2025-056922 of the Official Records, Brazoria, County, Texas, and said called 5.853 acre tract being out Tract 13-A, a called 16.628 acre tract out of the Byron W. Frierson 1203.714 acre tract and situated in the Zeno Phillips League, Abstract 118, Brazoria County, Texas and more fully 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 distances are horizontal surface level lengths as follows:

COMMENCING at a found 5/8" iron rod along the Northerly Right-of-Way line of County Road 3, an 80 foot right-of-way as described in Volume 1219, Page 166, of the Deed Records, Brazoria County, Texas, and located along the Easterly boundary line of Tract 3F-3, a called 10.775 acre tract, as conveyed to Rogelio and Esmeralda Salinas as described in County Clerk's File Number 2008-010867 of the Official Records, Brazoria County, Texas and same being along the Westerly boundary line of the said Trammell called 5.853 acre tract;

THENCE North 30°00'36" West, coincident with the Easterly boundary line of said Tract 3F-3, for a distance of 300.02 feet to a set 5/8" iron rod, being the Northwesterly corner of Lot 3F-3A1, a called 2.51 acre tract and same being the Southwesterly corner and **POINT OF BEGINNING** of the herein described 1.00 acre tract;

THENCE North 30°00'36" West, coincident with Easterly boundary line of said Tract 3F-3, for a distance of 135.30 feet to a set 5/8" iron rod for corner, same being the Southwesterly corner of Lot 3F-3A3, a called 1.00 acre tract, and same being the Northwesterly corner of the herein described 1.00 acre tract;

THENCE North 64°11'15" East, coincident with Southerly boundary line of said Lot 3F-3A3, at 293.80 feet pass a set 5/8" iron rod along the Southwesterly Right-of-Way line of County Road 289, and continuing for a total distance of 323.11 feet to the approximate centerline of County Road 289 and being the Northeasterly corner of the herein described 1.00 acre tract;

THENCE South 30°00'36" East, coincident with the approximate centerline of said County Road 289, a distance of 135.30 feet to a point for corner in the approximate centerline of County Road 289 and same being the Southeasterly corner of the herein described 1.00 acre tract;

**LOT 3F-3A2
1.00 ACRE TRACT
ZENO PHILLIPS LEAGUE, ABSTRACT 118
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE South 64°11'15" West, coincident with the Northerly boundary line of said Lot 3F-3A1, at 29.55 feet pass a set 5/8" iron rod and continue for a total distance of 323.11 feet to the **PLACE OF BEGINNING** and containing 1.00 acre 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

**LOT 3F-3A3
1.00 ACRE TRACT
ZENO PHILLIPS LEAGUE, ABSTRACT 118
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 1.00 ACRE of land to be known as Lot 3F-3A3, being out of a called 5.853 acre tract as conveyed to James Houston Trammell, Jr. and Linda Diane Trammell, as described in Volume 1281, Page 83 of the Deed Records of Brazoria County, Texas and in Clerk's File Number 2025-056922 of the Official Records, Brazoria, County, Texas, and said called 5.853 acre tract being out Tract 13-A, a called 16.628 acre tract out of the Byron W. Frierson 1203.714 acre tract and situated in the Zeno Phillips League, Abstract 118, Brazoria County, Texas and more fully 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 distances are horizontal surface level lengths as follows:

COMMENCING at a found 5/8" iron rod along the Northerly Right-of-Way line of County Road 3, an 80 foot right-of-way as described in Volume 1219, Page 166, of the Deed Records, Brazoria County, Texas, and located along the Easterly boundary line of Tract 3F-3, a called 10.775 acre tract, as conveyed to Rogelio and Esmeralda Salinas as described in County Clerk's File Number 2008-010867 of the Official Records, Brazoria County, Texas and same being along the Westerly boundary line of the said Trammell called 5.853 acre tract;

THENCE North 30°00'36" West, coincident with the Easterly boundary line of said Tract 3F-3, for a distance of 435.32 feet to a set 5/8" iron rod, being the Northwestern corner of Lot 3F-3A2, a called 1.00 acre tract and same being the Southwesterly corner and **POINT OF BEGINNING** of the herein described 1.00 acre tract;

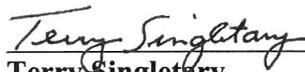
THENCE North 30°00'36" West, coincident with Easterly boundary line of said Tract 3F-3, for a distance of 135.30 feet to a set 5/8" iron rod for corner, same being the Southwesterly corner of Lot 3F-3A4, a called 1.34 acre tract, and same being the Northwestern corner of the herein described 1.00 acre tract;

THENCE North 64°11'15" East, coincident with Southerly boundary line of said Lot 3F-3A4, at 294.04 feet pass a set 5/8" iron rod along the Southwesterly Right-of-Way line of County Road 289, and continuing for a total distance of 323.11 feet to the approximate centerline of County Road 289 and being the Northeasterly corner of the herein described 1.00 acre tract;

THENCE South 30°00'36" East, coincident with the approximate centerline of said County Road 289, a distance of 135.30 feet to a point for corner in the approximate centerline of County Road 289 and same being the Southeasterly corner of the herein described 1.00 acre tract;

**LOT 3F-3A3
1.00 ACRE TRACT
ZENO PHILLIPS LEAGUE, ABSTRACT 118
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE South 64°11'15" West, coincident with the Northerly boundary line of Lot 3F-3A2, a called 1.00 acre tract at 29.31 feet pass a set 5/8" iron rod and continue for a total distance of 323.11 feet to the **PLACE OF BEGINNING** and containing 1.00 acre 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

**LOT 3F-3A4
1.34 ACRE TRACT
ZENO PHILLIPS LEAGUE, ABSTRACT 118
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 1.34 ACRES of land to be known as Lot 3F-3A4, being out of a called 5.853 acre tract as conveyed to James Houston Trammell, Jr. and Linda Diane Trammell, and described in Volume 1281, Page 83 of the Deed Records of Brazoria County, Texas and in Clerk's File Number 2025-056922 of the Official Records, Brazoria, County, Texas, and said called 5.853 acre tract being out Tract 13-A, a called 16.628 acre tract out of the Byron W. Frierson 1203.714 acre tract and situated in the Zeno Phillips League, Abstract 118, Brazoria County, Texas and more fully 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 distances are horizontal surface level lengths as follows:

COMMENCING at a found 5/8" iron rod along the Northerly Right-of-Way line of County Road 3, an 80 foot right-of-way as described in Volume 1219, Page 166, of the Deed Records, Brazoria County, Texas, and located along the Easterly boundary line of Tract 3F-3, a called 10.775 acre tract, as conveyed to Rogelio and Esmeralda Salinas as described in County Clerk's File Number 2008-010867 of the Official Records, Brazoria County, Texas and same being along the Westerly boundary line of the said Trammell called 5.853 acre tract;

THENCE North 30°00'36" West, coincident with the Easterly boundary line of said Tract 3F-3, for a distance of 570.62 feet to a set 5/8" iron rod, being the Northwesterly corner of Lot 3F-3A3, a called 1.00 acre tract and same being the Southwesterly corner and **POINT OF BEGINNING** of the herein described 1.34 acre tract;

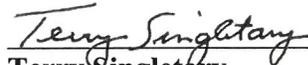
THENCE North 30°00'36" West, coincident with Easterly boundary line of said Tract 3F-3, for a distance of 118.27 feet to a found 1/2" iron pipe for the Northeasterly corner of said Tract 3F-3 and same being located along the Southeasterly boundary line of Tract 19A-1, a called 4.00 acre tract out of Lot 19, Trinity Subdivision, an unrecorded subdivision as conveyed to David Cogswell, Jr. and described in County Clerk's File Number 2015-016591 of the Official Records, Brazoria County, Texas and same being the Northwesterly corner of the herein described 1.34 acre tract;

THENCE North 42°25'03" East, coincident with Southeasterly boundary line of said Tract 19A-1, at 308.06 feet pass a set 5/8" iron rod along the Southwesterly Right-of-Way easement line of County Road 289, and continuing for a total distance of 338.01 feet to the approximate centerline of said County Road 289 and same being the Northeasterly corner of the herein described 1.34 acre tract;

**LOT 3F-3A4
1.34 ACRE TRACT
ZENO PHILLIPS LEAGUE, ABSTRACT 118
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THENCE South 30°00'36" East, coincident with the approximate centerline of said County Road 289, for a distance of 243.96 feet to a point for corner located along the approximate centerline of said County Road 289 and same being the Northeasterly corner of said Lot 3F-3A3 and same being the Southeasterly corner of the herein described 1.34 acre tract;

THENCE South 64°11'15" West, coincident with the Northerly boundary line of said Lot 3F-3A3, at 29.07 feet pass a set 5/8" iron rod and continue for a total distance of 323.11 feet to the **PLACE OF BEGINNING** and containing 1.34 acres of land, more or less.



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



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