



## Brazoria County

### Application for Property Adjustments

RECEIVED:

7-19-24

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: Elizabeth Wilkins-Rivas

Phone: 713-540-3102

Name: Stacey Haning

Name: Arthur Hutson

Owner Signature: Elizabeth Wilkins-Rivas Date: 07/18/2024

Owner Signature: Stacey Haning Date: 8-17-2024

Owner Signature: Arthur Hutson Date: 8-17-2024

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

Mailing Address: 24089 County Road 332, Sweeny, TX 77480

E-mail Address: libbyrivas@sbcglobal.net

#### 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 (15 total acres - 1 acre with home to be separated from adjoining 14 acres)

Site Address or Legal Location, Abstract, CR #: 24089 County Road 332, Sweeny, TX 77480

Property ID#: 156324

Tax Account #: 1172142

Number of Structures: 1 Mobile Homes: \_\_\_\_\_ Other homes: \_\_\_\_\_

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

Private Water Well check: ☒ YES or ☐ NO

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

## 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

AT 24089 COUNTY ROAD 332, PARTITION CALLED 15 ACRES

(FILE 2019-051591) INTO 1.000 ACRE AND 14.014 ACRES

OLIVER JONES LEAGUE, A-78 PLAT DATED 7-12-24

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:

ELIZABETH WILKINS RIVAS

3208 LEE CIRCLE

713-540-3102

PEARLAND, TX

libbvrivas@sbcglobal.net

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. Stroud PE

8-12-24

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**

August 19, 2024

RE: Subdivision of Property

Subdivision Name (if applicable): Wilkins-Rivas Property

Legal Description of Property: A0078 Oliver Jones, TRACT 2L (PT)\*\*LIFE ESTATE\*\*ACRES 1  
A0078 Oliver Jones, TRACT 2L (PT)\*\*LIFE ESTATE\*\*ACRES 14

Site Address of Property: 24089 County Road 332, 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 survey proposes Tract 2L, acres-15.00 to be divided creating two tracts describe a Tract 2LA 1.00-acre with a 1965 build home and a permitted septic system 9610005449 and Tract 2LB 14.014-acres of pasture. 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 A0078 Oliver Jones, TRACT 2L (PT)\*\*LIFE ESTATE\*\*ACRES 15 in Brazoria County, Texas.

Sincerely,

Jodie Vice, DR # OS0024815

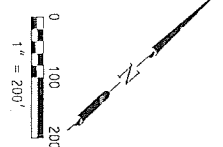
Director

Brazoria County Environmental Health

BRAZORIA COUNTY  
TEXAS

VER JONES LEAGUE  
ABSTRACT 78

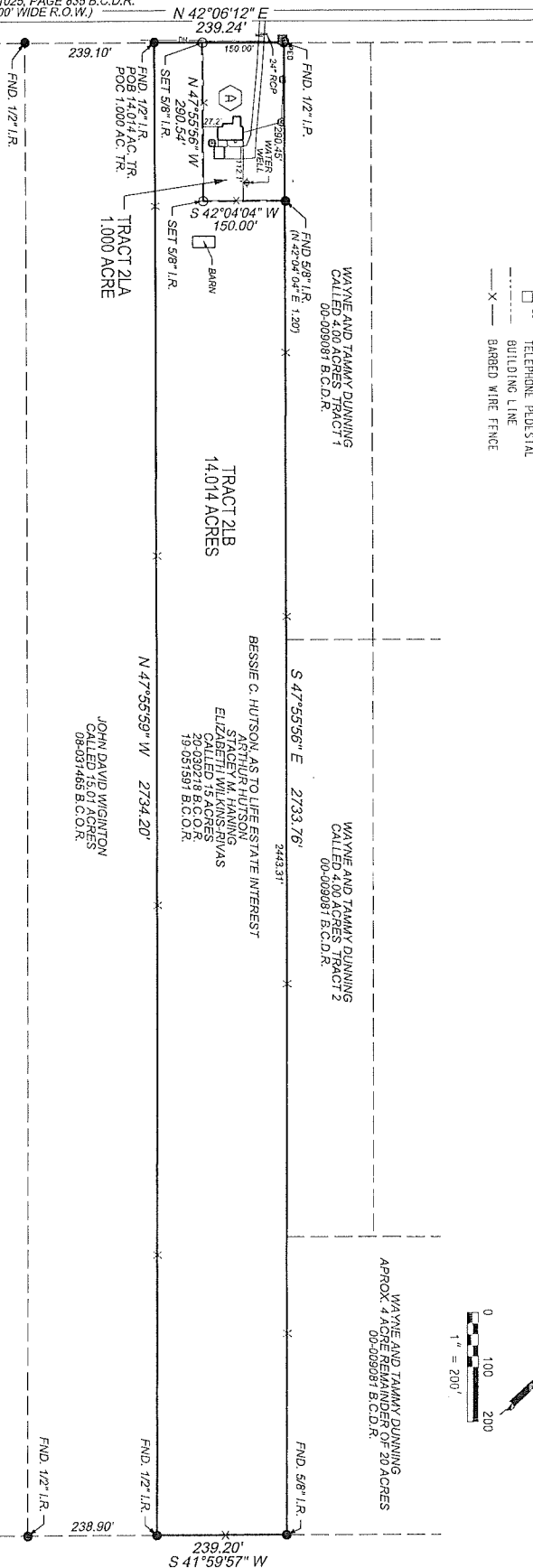
- ☒ FOUND IRON PIPE/ROD  
☐ SET 5/8" IRON ROD  
           W/ "CDM" CAP  
☒ SEPTIC LID  
  
 \_\_\_\_\_ DH \_\_\_\_\_ OVERHEAD WIRE  
☒ PED \_\_\_\_\_ POWER POLE  
 \_\_\_\_\_ \_\_\_\_\_ TELEPHONE PEDestal  
 \_\_\_\_\_ \_\_\_\_\_ BUILDING LINE  
 \_\_\_\_\_ X \_\_\_\_\_ BARBED WIRE FENCE



WAYNE AND TAMMY DUNNING  
APPROX. 4 ACRE REMAINDER OF 20 ACRES  
00-009081 B.C.D.R.

FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT NO. 15  
CALLED 1257.80 ACRES  
06-004266 B.C.O.R.

COUNTY ROAD 332  
VOLUME 1025, PAGE 835 B.C.D.R.  
(100' WIDE R.O.W.)



**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 = 0.999978381)
3. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM STAMART TITLE GUARANTY COMPANY, FILE NO: 2350492 EFFECTIVE DATE: JUNE 3, 2024, ISSUED DATE: JUNE 20, 2024, FOR ALL ITEMS OF RECORD.
4. THIS PLAT IS ACCOMPANIED BY 2 METES AND BOUNDS DESCRIPTIONS, DATED JUNE 12, 2024, ON FILE IN THE OFFICES OF DOYLE AND WACHSHEITER, INC.
5. AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN VOLUME 88, PAGE 119 B.C.D.R. OUT OF THE PARENT 811 ACNE TRACT.
6. COMMUNITY PUBLIC SERVICE COMPANY ELECTRIC EASEMENT RECORDED IN VOLUME 11311, PAGE 330B.C.D.R. DOES NOT AFFECT THE SUBJECT PROPERTY.

SURVEY PLAT

A 1.000 ACRE TRACT AND  
A 14.014 ACRE TRACT

BEING OUT OF  
A CALLED 15 ACRE TRACT  
DESCRIBED IN  
COUNTY CLERKS FILE 19-051591

BRAZORIA COUNTY OFFICIAL RECORDS

OLIVER JONES LEAGUE

STRACT 78

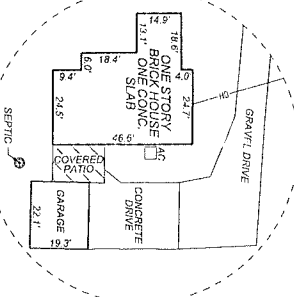
DIRECTOR, FBI  
FOR

ZABETH WILKINS RIVAS

24089 COUNTY ROAD 332



CHARLES D. WACHSTETTER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4547



DETAIL (A)  
SCALE: 1" = 40'



Doyle & Wachstetter, Inc.

OFFICE: 979.265.3622	FIRM NO.: 00024500	FAX: 979.265.9940
SURVEYED: 7-12-24	BOOK NO.: BRAZORIA V.34	PROJECT NO.: 16834-22-0
DRAWN BY: C.SORIA 7-12-24	CHECKED:	REVISED:
		NONE



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

Surveying and Mapping • GPS/GIS

**1.000 ACRE – TRACT 2LA  
OLIVER JONES LEAGUE, ABSTRACT 78  
BRAZORIA COUNTY, TEXAS**

**ALL THAT CERTAIN** 1.000 acre of land being a part of the Bessie Hutson called 15 acre tract described in County Clerk's File 19-051591 of the Brazoria County Official Records out of a called 871 acre tract situated in the Oliver Jones League, Abstract 78, 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 in the southeast right-of-way line of County Road 332, marking the west corner of the aforementioned Hutson 15 acre tract same being the north corner of a called 15.01 acre tract conveyed to John David Wiginton in County Clerk's File 08-031465 of the Brazoria County Official Records, same being the west corner of a 14.014 acre tract surveyed by this author on this even date;

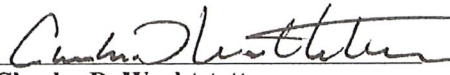
**THENCE** North 42°06'12" East, coincident with the southeast right-of-way line of County Road 332, a 100' wide right-of-way recorded in Volume 1025, Page 835 of the Brazoria County Deed Records, same being the northwest line of the Hutson 15 acre tract, same being the northwest line of the said 14.014 acre tract, a distance of 89.24 feet to a set 5/8" iron rod marking the **POINT OF BEGINNING** of the herein described tract;

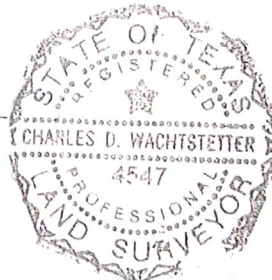
**THENCE** North 42°06'12" East, coincident with the southeast right-of-way line of County Road 332, same being the northwest line of the Hutson 15 acre tract, a distance of 150.00 feet to a found 1/2" iron pipe marking the north corner of the said Hutson 15 acre tract, same being the west corner of a called 4.00 acre tract conveyed to Wayne and Tammy Dunning in 00-009081 of the Brazoria County Official Records;

**THENCE** South 47°55'56" East, coincident with the northeast line of the Hutson 15 acre tract, same being the southwest line of the Dunning 4.00 acre tract, a distance of 290.45 feet to a point for corner, from which a found 5/8" iron rod bears North 42°04'04" East, a distance of 1.20 feet;

**THENCE** South 42°04'04" West, coincident with an interior northwest line of the said 14.014 acre tract, a distance of 150.00 feet to a set 5/8" iron rod for corner;

**THENCE** North 47°55'56" West, coincident with an interior northeast line of the said 14.014 acre tract, a distance of 290.54 feet to the **POINT OF BEGINNING** containing 1.000 acre of land, more or less.

  
Charles D. Wachtstetter  
Registered Professional Land Surveyor  
Texas Registration Number 4547  
July 12, 2024




*This description is based on a survey, a plat of which, dated July 12, 2024 is on file in the offices of Doyle & Wachtstetter, Inc.*

**14.014 ACRES – TRACT 2LB  
OLIVER JONES LEAGUE, ABSTRACT 78  
BRAZORIA COUNTY, TEXAS  
PAGE 2 OF 2**

**THENCE** South 41°59'57" West, coincident with the southeast line of the Hutson 15 acre tract, same being the northwest line of the said Fort Bend County Levee called 1257.80 acre tract, a distance of 239.20 feet to a found ½" iron rod marking the east corner of the aforementioned Wiginton called 15.01 acre tract;

**THENCE** North 47°55'59" West, coincident with the southwest line of the Hutson 15 acre tract, same being the northeast line of the Wiginton 15.01 acre tract, a distance of 2734.20 feet to the **POINT OF BEGINNING** containing 14.014 acres of land, more or less.

  
**Charles D. Wachtstetter**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4547**  
**July 12, 2024**



*This description is based on a survey, a plat of which, dated July 12, 2024 is on file in the offices of Doyle & Wachtstetter, Inc.*

***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

**14.014 ACRES – TRACT 2LB  
OLIVER JONES LEAGUE, ABSTRACT 78  
BRAZORIA COUNTY, TEXAS  
PAGE 1 OF 2**

**ALL THAT CERTAIN** 14.014 acres of land being a part of the Bessie Hutson called 15 acre tract described in County Clerk's File 19-051591 of the Brazoria County Official Records out of a called 871 acre tract situated in the Oliver Jones League, Abstract 78, 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:

**BEGINNING** at a found 1/2" iron rod in the southeast right-of-way line of County Road 332, marking the west corner of the aforementioned Hutson 15 acre tract same being the north corner of a called 15.01 acre tract conveyed to John David Wiginton in County Clerk's File 08-031465 of the Brazoria County Official Records;

**THENCE** North 42°06'12" East, coincident with the southeast right-of-way line of County Road 332, a 100' wide right-of-way recorded in Volume 1025, Page 835 of the Brazoria County Deed Records, same being the northwest line of the Hutson 15 acre tract, a distance of 89.24 feet to a set 5/8" iron rod for corner, marking the west corner of a called 1.000 acre tract surveyed by the author on this even date;

**THENCE** South 47°55'56" East, coincident with the southwest line of the said 1.000 acre tract, a distance of 290.54 feet to a set 5/8" iron rod for corner;

**THENCE** North 42°04'04" East, coincident with the southeast line of said 1.000 acre tract, a distance of 150.00 feet to a point for corner in the northeast line of the Hutson 15 acre tract, same being the southwest line of a called 4.00 acre tract conveyed to Wayne and Tammy Dunning in 00-009081 of the Brazoria County Official Records and from which a found 5/8" iron rod bears North 42°04'04" East, a distance of 1.20 feet;

**THENCE** South 47°55'56" East, coincident with the northeast line of the Hutson 15 acre tract, same being the southwest line of three 4.00 acre tracts conveyed to Wayne and Tammy Dunning in 00-009081 of the Brazoria County Official Records, a distance of 2443.31 feet to a found 5/8" iron rod for corner in the northwest line of a called 1257.80 acre tract conveyed to Fort Bend County Levee Improvement District Number 15 in County Clerk's File 06-004266 of the Brazoria County Official Records;



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

**Statement Date:** 07/29/2024  
**Owner:** HUTSON ARTHUR & STACEY HANING  
**Mailing Address:** & ELIZABETH WILKINS-  
% BESSIE C HUTSON  
3121 14TH ST

## Tax Certificate

**Property Account Number:**  
**00780022001**

**Property Location:** 0000340 COUNTY ROAD 332  
**Legal:** A0078 OLIVER JONES TRACT 2L  
(PT)\*\*LIFE ESTATE\*\* ACRES 14.  
0000340 COUNTY ROAD 332  
**Acres:** 14 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00780022001  
AD NUMBER: 156325  
GF NUMBER:  
CERTIFICATE NO : 2894333

FEE : \$10.00  
DATE : 7/29/2024

### COLLECTING AGENCY

Brazoria County  
111 E. Locust  
Angleton TX 77515

### CURRENT VALUES 2,023

APPRAISED VALUE: 294,000  
EXEMPTIONS: Ag 1D1

### REQUESTED BY

ELIZABETH WILKINS-RIVAS

24089 COUNTY RD 332  
SWEENEY TX 77480

YEAR TAX UNIT

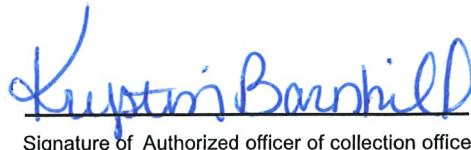
2023	BC EMERGENCY SERVICES #2
2023	BRAZORIA COUNTY
2023	PORT FREEPORT
2023	SPECIAL ROAD & BRIDGE
2023	SWEENEY COMMUNITY HOSPITAL
2023	SWEENEY ISD
2023	WEST BRAZORIA DRNGE DIST #11

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: 00780022001

CERTIFICATE NO : 2894333

TOTAL CERTIFIED TAX DUE 7/2024 : \$0.00

  
Signature of Authorized officer of collection office

7.29.24  
Date





duty to the remainderman and without liability for waste.

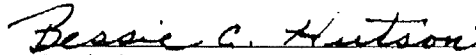
**Exceptions to Conveyance and Warranty:** Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee 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.

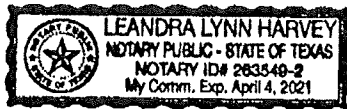
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.


  
Bessie C. Hutson

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on October 16, 2019, by Bessie C. Hutson.



  
Notary Public, State of Texas  
My commission expires: April 4, 2021

AFTER RECORDING RETURN TO:  
Stacey Haning, 3121 14th Street, Bay City, Texas 77414

Being a 15 acre tract of land out of a 550.41 acre tract, being a part of the Hellmuth 871 acre tract of land in the Oliver Jones League, Abstract 78, Brazoria County, Texas; said 550.41 acre tract of land being the same land described in the Partition Deed executed by A. C. Cone, Jr., Trustee, A. C. Cone, Jr., Max L. Hagan, W. D. Bebout and Morris G. Casey, said 15 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the Southeast line of County Road 332; said point being South 45° 21' West, 1555.0 feet, South 45° 22' West, 1556.9 feet and South 45° 25' West, 509.49 feet from the North corner of said 871 acre Hellmuth tract;

**THENCE** South 44° 45' East along the Northeast line of the herein described 15 acre tract and the Southwest line of the Leon O. Barber, Jr. 20 acre tract, a distance of 2732.67 feet to the East corner of the herein described tract on the Southeast line of the aforementioned Hellmuth tract;

**THENCE** South 45° 15' West along the Southeast line of the herein described tract and the aforementioned Hellmuth tract, a distance of 239.07 feet to a point for the South corner of the herein described 15 acre tract;

**THENCE** North 44° 45' West, a distance of 2733.37 feet along the Southwest line of the herein described 15 acre tract to a point for the West corner on the Northwest line of the aforementioned Hellmuth tract and the Southeast line of County Road 332;

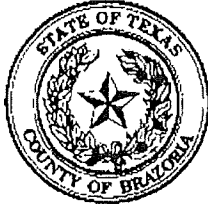
**THENCE** North 45° 25' East, a distance of 239.07 feet along the Northwest line of said Hellmuth tract and the Northwest line of the herein described 15 acre tract to the point of beginning.

## FILED and RECORDED

Instrument Number: 2019051591

Filing and Recording Date: 10/17/2019 01:32:39 PM Pages: 4 Recording Fee: \$34.00

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-regina