

Brazoria County  
Engineering



ROW Abandonment

Exhibit A

6  
LUCHEK DAVID  
B & CAROLYN L

4  
JONES STEVEN  
WAYNE & STACY  
LYNN

5  
LUCHEK DAVID  
B &  
CAROLYN L

3  
JONES STEVEN  
WAYNE & STACY  
LYNN

2  
JONES STEVEN  
WAYNE & STACY  
LYNN

1  
JONES  
WAYNE & STACY  
STACY

RESERVE B  
SNUGG HARBOR  
PARTNERSHIP

Snugg  
Harbor #1

CR 730 J  
GLEN COVE LN

5  
GERALDINE F  
PRUETT LIVING  
TRUST

1  
GERALDINE F  
PRUETT LIVING  
TRUST

2  
GERALDINE F  
PRUETT LIVING  
TRUST

3  
GERALDINE F  
PRUETT LIVING  
TRUST

121  
JONES MIKE

CR 730H HARBOR DR

RESERVE A  
SNUGG HARBOR  
PARTNERSHIP

SNUGG HARBOR

45  
GUERRERO  
CAROLINA

46  
HENEHAN  
VINCE  
E & MARY A

47  
HENEHAN VINCE  
E & MARY A

48  
HENEHAN VINCE  
E & MARY A

49  
HENEHAN  
VINCE  
E & MARY A

[REDACTED]

Mitch Fralick  
1934 FM 1463  
Katy, TX 77494

**05/16/2024**

Matt Hanks, Suite 230  
451 N. Velasco, Suite 230  
Angleton, TX 77515

Petition to abandon 173' of road that enters my property and dead ends.

Dear Mr. Hanks,

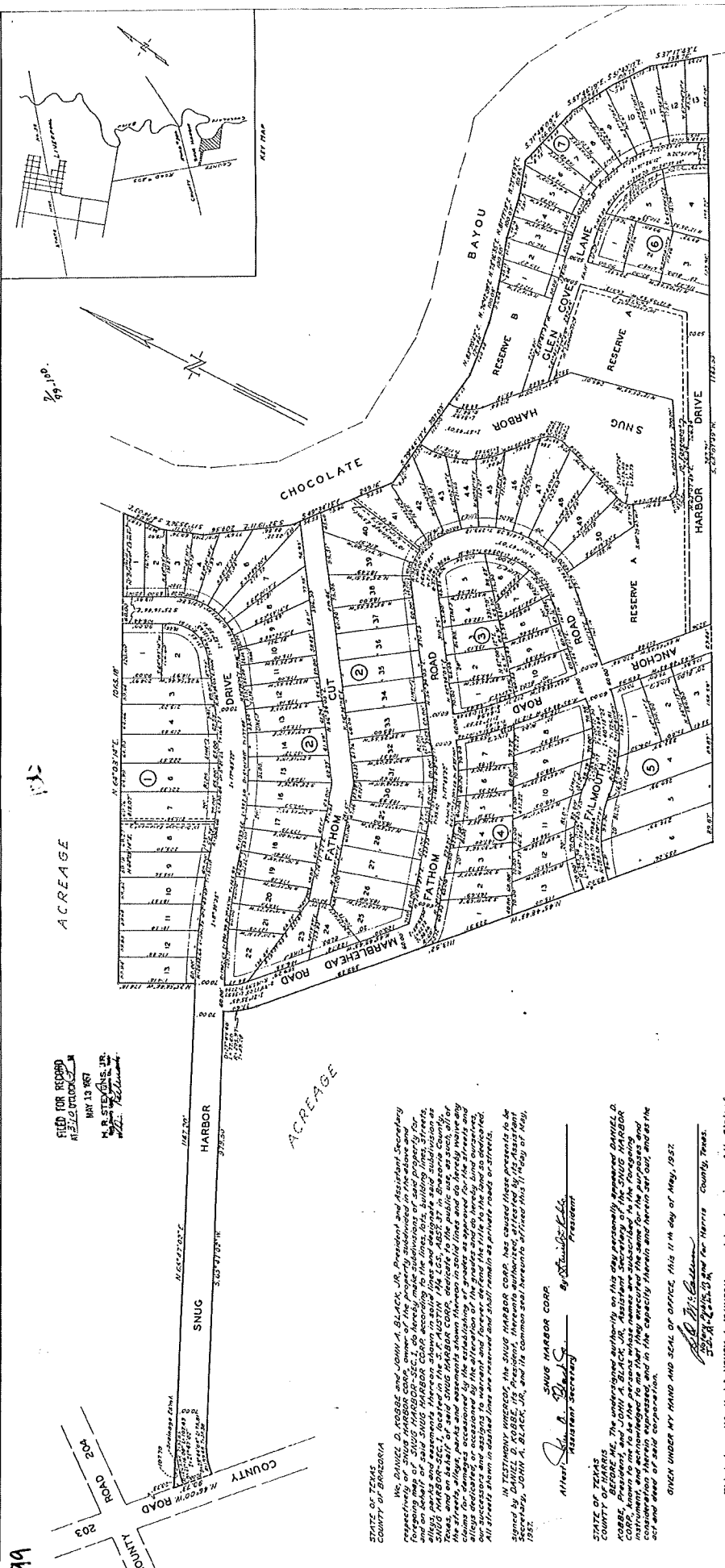
As the property owners of Snugg Harbor Parcel ID 249241 we would like to formally request the abandonment of the following described easement. Our property includes both sides of Glen Cove Street and dead ends on our lot. We would like to be able to fence the property off due to the amount of traffic we have coming in and fishing and leaving trash. This is a safety issue due to the harbor and chocolate bayou not having any fences. I have marked in white the road we would like to petition the county to abandon.

I can be reached by phone 713-829-3953 or email at mfralick@knappfralick.com

Sincerely,

  
GENERAL PARTNER  
Snugg Harbor Partnership

FILED FOR RECORD  
AT 2:00 PM  
MAY 13 1937  
H. R. STEVENS, JR.  
County Clerk



SNUG HARBOR  
SECTION 1  
FOR  
SNUG HARBOR CORPORATION  
A SUBDIVISION OF  
43.63 ACRES  
IN THE  
S. F. AUSTIN 134 LEAGUES ABST. 37  
BRAZORIA COUNTY, TEXAS  
SCALE 1"=100'  
MAY 1937

HENRY J. JOHNSON  
CONSULTING ENGINEER  
HOUSTON TEXAS

APPROVED FOR FILE: Brazoria County Surveyor as  
designated for filing. I, H. R. Stevens, Jr., County Clerk,  
do hereby certify that this plat is a true and correct  
copy of the original as filed in my office on May 13, 1937.  
Witness my hand and seal of office, at Angleton, the day and date last  
above written.

STATE OF TEXAS  
COUNTY OF BRAZORIA  
I, H. R. STEVENS, JR., Clerk of the County Court of Brazoria County, Texas,  
do hereby certify that this plat is a true and correct  
copy of the original as filed in my office on May 13, 1937.  
Witness my hand and seal of office, at Angleton, the day and date last  
above written.

STATE OF TEXAS  
COUNTY OF BRAZORIA  
We, DANIEL D. FORBES and JOHN A. BLACK, JR., President and Assistant Secretary  
respectively of SNUG HARBOR CORP., owner of the property submitted in the above and  
forgoing map of SNUG HARBOR CORP. have hereby made the divisions of said property for  
allotment and assignment shown in this plat and designate said subdivision as  
the streets, alleys, parks and easements shown thereon in solid lines and do hereby reserve any  
rights, claims, or interests in said property which may be claimed by us or our successors  
in said property and assign to the said corporation the title to the land so designated.  
All streets shown in dashed lines are reserved and shall remain as private roads or streets.  
IN WITNESS WHEREOF, the SNUG HARBOR CORP. has caused these presents to be  
signed by its President and Assistant Secretary, and the same to be attested by its  
Secretary, JOHN A. BLACK, JR., and its common seal hereunto affixed this 11th day of May,  
1937.

Witness my hand and seal of office, this 11th day of May, 1937.  
H. R. STEVENS, JR.  
County Clerk

This is to certify that I, HENRY J. JOHNSON, a registered engineer of the State of  
Texas, have prepared and submitted to the County Clerk of Brazoria County, Texas, this  
plat, and that this plat correctly represents the survey made by me.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of May, 1937.  
HENRY J. JOHNSON  
Engineer, Texas Registration No. 2427

APPROVED by the Commissioners' Court of Brazoria County, Texas, this \_\_\_\_\_ day  
of \_\_\_\_\_, 1937.  
Commissioners' Precinct 1  
Commissioners' Precinct 2  
Commissioners' Precinct 3  
Commissioners' Precinct 4

92- 28107

WARRANTY DEED WITH VENDOR'S LIEN

**Date:** September 1st, 1992

**Grantor:** JOE BALSON, Independent Executor of the Estate of ROBERT LARRY LYNN  
(a/k/a BOB LYNN), Deceased

**Grantor's Mailing Address (including county):**

1915 Commonwealth  
Houston, Harris County, Texas 77006

**Grantee:** KNAPP/FRALICK PARTNERSHIP, a Texas General Partnership, and  
J. MICHAEL FRALICK, d/b/a SNUG HARBOR PARTNERSHIP, a Texas General  
Partnership

**Grantee's Mailing Address (including county):**

711 Bay Area Boulevard  
Suite 620  
Webster, Harris County, Texas 77598

**Consideration:**

TEN AND NO/100 DOLLARS and other valuable consideration and a note of even date that is in the principal amount of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) and is executed by Grantee, payable to the order of JACK M. FRALICK and wife, PHYLLIS S. FRALICK. The note is secured by a vendor's lien retained in favor of JACK M. FRALICK and wife, PHYLLIS S. FRALICK in this deed and by a deed of trust of even date from Grantee to A. G. CROUCH, Trustee.

**Property:**

TRACT I

A tract of land, being a part of SNUG HARBOR, SECTION ONE (1), a subdivision of 43.63 acres in the S. F. Austin 1-3/4 Leagues, Abstract 37, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 7, Pages 99-100, Plat Records, Brazoria County, Texas, and being all of the area shown and designated on said plat as RESERVE A and RESERVE B, including the boat basin and yacht harbor designated on said plat as SNUG HARBOR;

**LESS AND EXCEPT THE FOLLOWING TRACTS:**

(1) A tract of land, fifty feet by fifty feet (50' x 50') in dimensions out of the Northeasterly corner of the Westerly portion of Reserve A, described as follows:

BEGINNING at the interseciton of the Southwesterly line of Lot Fifty (50), Block Two (2), SNUG HARBOR, SECTION I, with the Southerly line of Falmouth Road;

THENCE in a Westerly direction along the Southerly line of Falmouth Road, 50 feet;

THENCE in a Southeasterly direction parallel to the Southwesterly line of Lot Fifty (50), Block Two (2), 50 feet;

THENCE in a Northeasterly direction parallel to the Southerly line of Falmouth Road, approximately 50 feet to the Southwesterly line of Lot Fifty (50), Block Two (2);

THENCE in a Northwesterly direction along the Southwesterly

line of Lot Fifty (50), Block Two (2), 50 feet, to the PLACE OF BEGINNING.

(2) A 0.07 acre tract of land, adjacent to Lots 43 and 44, Block 2, SNUG HARBOR, SECTION I, designated as "Snug Harbor", conveyed to J. E. Alexander by Snug Harbor Corporation, in deed dated March 28, 1958, recorded in Volume 710, Page 670, Deed Records, Brazoria County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at the southeast corner of Lot 44, Block 2, Snug Harbor, Section I, in the S. F. Austin 1-3/4 Leagues, Abstract 37, Brazoria County, Texas, as shown on plat recorded in Volume 7, Pages 99-100, Plat Records, Brazoria County, Texas; said beginning point is a 3/4" iron pipe in the West line of the tract designated as "Snug Harbor" on the aforesaid map;

THENCE in a northerly direction along the line common to Lots 44 and 43 and said Snug Harbor tract on a curve with a 195.15 foot radius, a distance of 131.0 feet to a wooden bulkhead four (4) feet southerly from the common north corner of Lot 43 and said Snug Harbor tract;

THENCE following along said bulkhead with the following courses;

South 76 deg. 49 min. East 45.8 feet

South 20 deg. 46 min. East 11.1 feet

South 29 deg. 40 min. West 34.2 feet

North 72 deg. 02 min. West 5.5 feet

South 17 deg. 07 min. East 46.5 feet to the end of said bulkhead;

THENCE South 14 deg. 37 min. East 34.7 feet to the PLACE OF BEGINNING and containing 0.07 acres of land, more or less.

#### **TRACT II:**

The West Fifteen feet (W. 15') of Lot One (1), Block Seven (7), SNUG HARBOR, SECTION ONE (I), a subdivision of 43.63 acres in the S. F. Austin 1-3/4 Leagues, Abstract 37, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 7, Pages 99-100, Plat Records, Brazoria County, Texas.

#### **Reservations from and Exceptions to Conveyance and Warranty:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for 1992, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

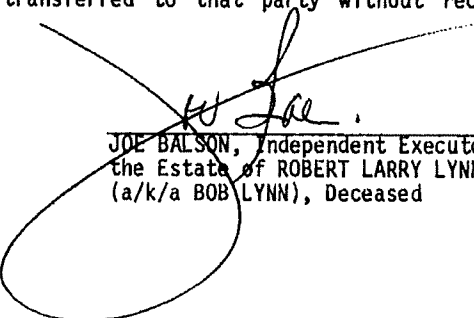
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor

binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

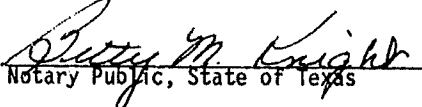
JACK M. FRALICK and wife, PHYLLIS M. FRALICK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of JACK M. FRALICK and wife, PHYLLIS M. FRALICK and are transferred to that party without recourse on Grantor.

  
JOE BALSON, Independent Executor of  
the Estate of ROBERT LARRY LYNN  
(a/k/a BOB LYNN), Deceased

THE STATE OF TEXAS \*

COUNTY OF BRAZORIA \*

This instrument was acknowledged before me on the 1st day of September, 1992, by JOE BALSON, Independent Executor of the Estate of ROBERT LARRY LYNN (a/k/a BOB LYNN), Deceased.

  
Notary Public, State of Texas



Prepared in the Law Office Of:  
Crouch, Crouch & DeWitt  
235 W. Sealy Street  
Alvin, Texas 77511

After Recording Return To:  
Texas Fidelity Title Company  
229 W. Sealy Street  
Alvin, Texas 77511

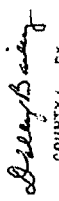
✓  
THE STATE OF TEXAS  
COUNTY OF BRAZORIA  
I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the Volume and page of the OFFICIAL RECORD at the time and date as stamped hereon by me.



  
County Clerk of Brazoria Co., TX

FILED FOR RECORD

SEP 2 9 58 AM '92

  
COUNTY CLERK  
BRAZORIA COUNTY, TEXAS

92- 28107

Deed

LAST  
pg

3.00  
7.00  
10.00  
77

INRGT-PRES 3.00  
RECORDING 7.00  
TOTAL 10.00  
FILE # 28107  
CASH 10.00  
DRAWER-A 1  
0001 2127-0000 0082 9 / 2/92 10:05AM WED

April 13, 1981

THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS  
REGULAR SESSION

ORDER NO. 21

RE: LETTERING SYSTEM FOR COUNTY ROADS.

Motion by Commissioner Plaster, seconded by  
Commissioner Rouse that upon the recommendation  
of the County Engineer, previously numbered multi-portioned County  
Roads, be officially lettered in accordance with the attached list  
for more ready identification, by the general public and by Law  
Enforcement Agencies.

MOTION CARRIED, ALL PRESENT VOTING AYE.



Page 5 - Official Lettering for Previously Numbered, Multiple Portioned  
County Roads.

| County Road | Subdivision/Road Name  | County Road | Subdivision/Road Name  |
|-------------|--|-------------|--|
| 682         | Sugar Mill S/D:<br>Sugar Mill Lane 682<br>Pecan Lane 682A<br>Oakwood Drive 682B<br>Fernwood Drive 682C<br>Spanish Oak Drive 682D<br>Whitetail Lane 682E<br>Mossycup Drive 682F<br>Bayou Drive 682G<br>Oak Island Drive 682H                        | 737         | Willowbend S/D:<br>Willow Bend Drive 737<br>Newton Drive 737A<br>Aaron Drive 737B  |
|             |  | 742         | Wagon Wheel Addn:<br>Becky Lane 742<br>Jerrycrest Drive 742A<br>Larrycrest Drive 742B<br>Patridge Drive 742C<br>Wagon Trail Road 742D                  |
| 683         | Sandy Creek S/D:<br>Pin Oak Drive 683<br>Pin Oak Drive (E) 683A<br>Whitetail Lane 683B<br>Whitetail Lane (N) 683C<br>Elm Street 683D<br>Sandy Creek Drive 683E   | 763         | Meadowdale S/D:<br>Meadowlark Lane 763<br>Bluebird Lane 763A<br>Meadowlark Drive 763B<br>Mockingbird Lane 763C<br>Meadowdale Road 763D                 |
| 684         | Plantation Oaks S/D:<br>Plantation Blvd. 684<br>McCormick Drive 684A<br>Stephen F. Austin Dr. 684B<br>Prince Waldeck Drive 684C  | 769         | Royal Ridge S/D:<br>Royal Ridge Road 769<br>Kings Court 769A<br>Queens Court 769B<br>Prince Court 769C   |
| 698         | Hampton Road-Oak Dr. 698<br>Rumple Drive (circle) 698A<br>Woodland 698B<br>Woodway 698C  | 777         | Western Acres S/D:<br>Hunningbird Lane 777<br>Westview Drive 777A<br>Meadowlark Lane 777B  |
| 710         | Havenwood Addn.:<br>Corol Court 710<br>Edgewater Drive 710A<br>Raven Street 710B<br>Cardinal Street 710C<br>Cape Court 710D<br>Cove Court 710E   | 782         | Garden Acres:<br>Gardenia Drive 782<br>Lazy Bend Drive 782A<br>Thelma Drive 782B   |
|             |  | 794         | Oak Manor S/D:<br>Oak Manor Drive 794<br>Lazy Oak Court 794A<br>Surrey Oak Court 794B<br>Brier Oak Court 794C<br>Shady Oak Court 794D<br>Post Oak 794E |
| 717         | Harris Reservoir Road 717<br>Unnamed Ext. (W) 717A   |             |  |
| 730         | Snug Harbor S/D:<br>Snug Harbor Drive 730<br>Marblehead Road 730A<br>Port Road 730B<br>Fathom Road (W) 730C<br>Fathom Road (E) 730D<br>Sea Breeze Drive 730E<br>Anchor Road 730F<br>Falmouth Road 730G<br>Harbor Drive 730H<br>Glen Cove Lane 730J | 804         | Royal Meadows S/D:<br>Queens Drive 804<br>Kings Drive 804A   |
|             |  | 806         | Bryan Beach S/D:<br>Sand Dollar Street 806<br>South Lake Drive 806A<br>Compass Court 806B<br>Deep Sea Drive 806C                                       |