



Brazoria County

Application for Property Adjustments

RECEIVED:

5/26/20

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: Marshall Dickens

Phone: [REDACTED]

Name: _____

Owner Signature: Marshall Dickens

Date: 5-18-26

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: 19046 CR 143, Alvin, Texas 77511

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: 154.52

Site Address or Legal Location, Abstract, CR #: CR 809 & CR 505, Brazoria, Texas

Property ID#: 151430

Tax Account #: 0026-0011-000

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

Business or other structure with restrooms: 0

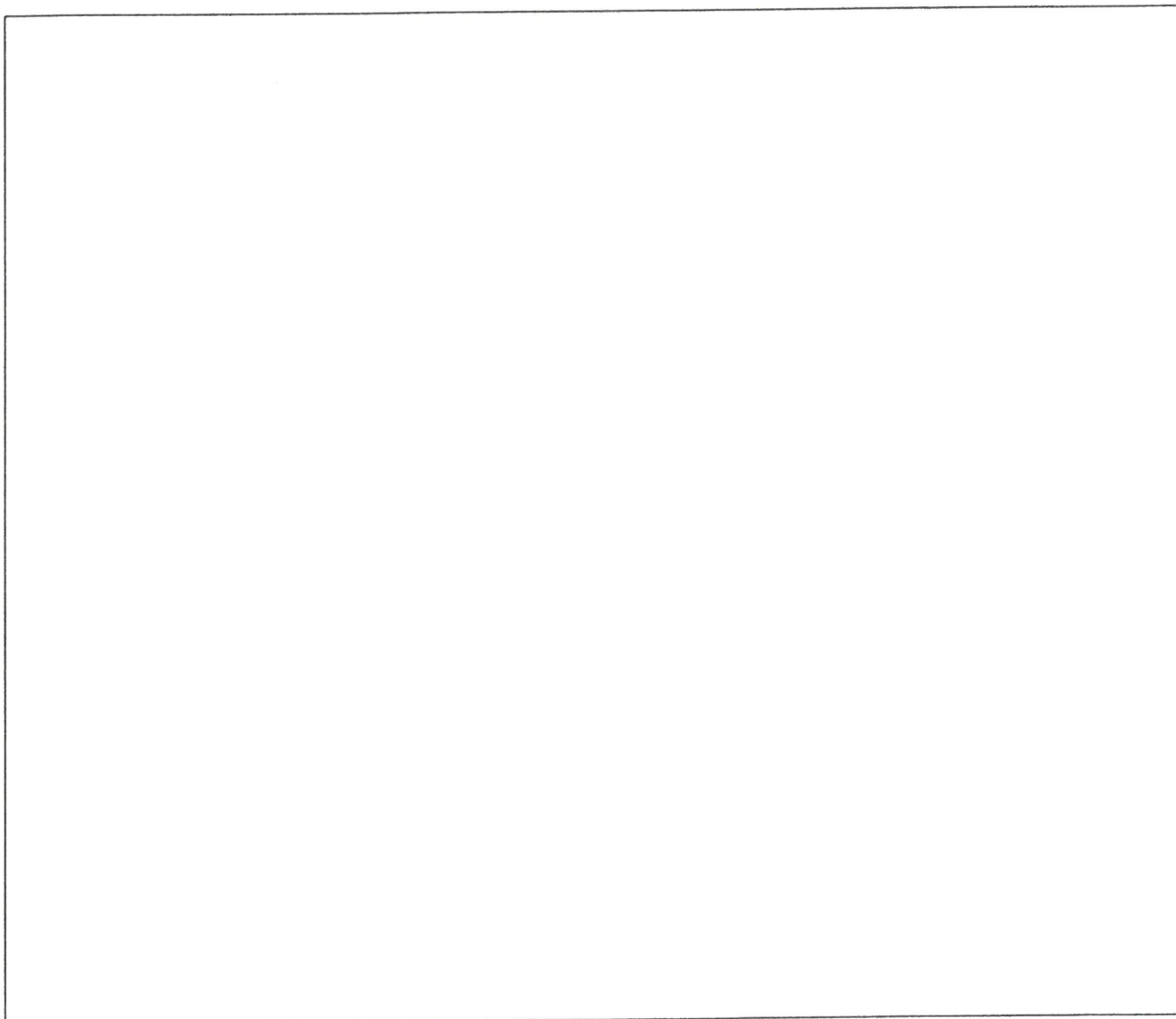
Private Water Well check: ☐ YES or ☒ NO

Public Water System MUD or Provider: [Signature]

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

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: September 16, 2025

Grantor: CYNTHIA A. MANDERS, a single person

Grantor's Mailing Address:

CYNTHIA A. MANDERS
1 Robinhood Lane
Clute, Texas 77531

Grantee: MARSHALL E. DICKENS, a married person, acquiring the property as his sole and separate property

Grantee's Mailing Address:

MARSHALL E. DICKENS
19046 CR 143
Alvin, Texas 77511

Consideration:

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

Property (including any improvements):

BEING a 154.52 acre tract situated in the S.F. Austin 114 League, Abstract No. 26, Brazoria County, Texas, being the same called 154.522 acre tract conveyed to Elizabeth Cole as described in File No. 93-006415 of the Official Records of Brazoria County, Texas, said 154.52 being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

**FILED BY
ALAMO TITLE COMPANY**

ATCH 25115228

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

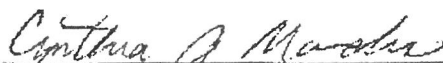
Exceptions to Conveyance and Warranty:

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 2025, 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.

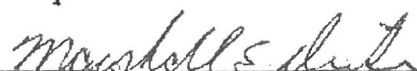
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.


CYNTHIA A. MANDERS

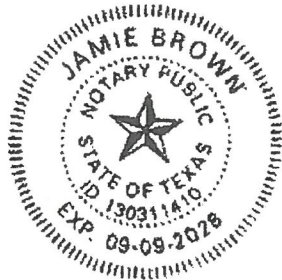
Accepted:


MARSHALL E. DICKENS

STATE OF TEXAS)

COUNTY OF BRAZORIA)

This instrument was acknowledged before me on SEPT. 16, 2025, by
CYNTHIA A. MANDERS.



JCBrown

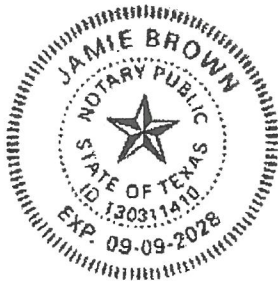
Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS)

COUNTY OF BRAZORIA)

This instrument was acknowledged before me on SEPT. 16, 2025, by
MARSHALL E. DICKENS.



JCBrown

Notary Public, State of Texas

My commission expires: _____

EXHIBIT A

BEING a 154.52 acre tract situated in the S.F. Austin 114 League, Abstract No. 26, Brazoria County, Texas, being the same called 154.522 acre tract conveyed to Elizabeth Cole as described in File No. 93-006415 of the Official Records of Brazoria County, Texas, said 154.52 being more particularly described by metes and bounds as follows;

BEGINNING, at a point along the centerline of County Road 505 (a 60 foot roadway easement) for the east corner of a called 15.30 acre tract conveyed to William E. West and Cynthia A West as described in File No. 07-014233 of the Official Records of Brazoria County, Texas, and the south corner of the said called 154.522 acre tract and the herein described tract;

THENCE, North 45°00'00" West, along the northeast line of the said called 15.30 acre tract a distance of 30 feet passed a found 1/2 inch iron rod for reference and continue for a total distance of 1482.00 feet to a found 1/2 inch iron rod for the north corner of the said called 15.30 acre tract and an angle point of the said called 154.522 acre tract and the herein described tract;

THENCE, South 45°22'10" West, along the northwest line of the said called 15.30 acre tract a distance of 200.01 feet to a fence post for the east corner of a called 10.84 acre tract conveyed to Antonio Userio, Jr. and Maria Teresa Liserio as described in File No. 04-054411 of the Official Records of Brazoria County, Texas, and an exterior corner of said called 154.522 acre tract and the herein described tract;

THENCE, North 45°00'00" West, along the northeast line of the said called 10.84 acre tract a distance of 404.06 feet pass the north corner of the said called 10.84 acre tract and the east corner of a called 21.6848 acre tract conveyed to Casey Sellers as described in File No. 00-031853 of the Official Records of Brazoria County, Texas, and continuing for a total distance of 1204.56 feet to a found 1/2 inch iron rod along the southeast line of a called 510.7633 acre tract conveyed to Cynthia A. Manden as described in File No. 06-040241 of the Official Records of Brazoria County, Texas, for the north corner of the said called 21.6848 acre tract and the west corner of the said called 154.522 acre tract and the herein described tract;

THENCE, North 45°0'00" East, along the southeast line of the said called 510.7633 acre tract a distance of 2577.60 feet passed a set 1 1/2 inch iron rod for reference and continuing for a total distance of 2607.60 feet to a point along the centerline of County Road 809 (a 60 foot roadway easement) for the east corner of the said called 510.7633 acre tract and the north corner of the said called 154.522 acre tract and the herein described tract;

THENCE, South 45°00'00" East, along the centerline of said County Road 809 a distance of 2673.37 feet passed a point from which a set 1 1/2 inch iron rod for reference bears South 45°22'10" West, a distance of 30.00 feet, and continuing along said centerline for a total distance of 2703.37 feet to a point for the intersection of the centerlines of said County Road 809 and said County Road 505, and the east corner of the said called 154.522 acre tract and the herein described tract;

THENCE, South 45°22'10" West, along the centerline of said County Road 505 a distance of 30.00 feet passed a point from which the said 1/2 inch iron rod for reference of the east corner of the herein described tract bears North 45°00'00" West, a distance of 30.00 feet, and continuing along the said centerline for a total distance of 2407.64 feet to the POINT OF BEGINNING, and containing 154.52 acres as described.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.



FILED and RECORDED

Instrument Number: 2025044721

Filing and Recording Date: 09/16/2025 04:30:45 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-sierra



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

June 4, 2026

RE: Subdivision of Marshall Dickens Property

Legal Description of Property: A0026 S F AUSTIN TRACT 15 ACRES 154.52

Site Address of Property: Corner of CR 809 and CR 505, Brazoria, TX 77422 PID 151430

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 proposal is to subdivide this 154.52-acre undeveloped tract to four tracts: Tract 15C 11.414-acres, Tract 15C1 11.414-acres, Tract 15C2 11.414-acres and Tract 15C3 120.281-acres. The referenced sketch and description 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 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 A0026 S F AUSTIN TRACT 15 ACRES 154.52 in Brazoria County, Texas.

Sincerely,

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: 154.52 acres in the Stephen F. Austin League #28, Abstract 26, Brazoria County, Texas, as described in a deed recorded in File 2025-044721 of the Official Records of Brazoria County, Texas, Located at the intersection of County Road 809 and County Road 505..

REASON FOR SURVEY: (Attach survey plat) Cut three 11.414 acre tract fronting on County Road 809 out of the North corner of the property. The remaining 120.281 acres fronts on County Road 809 and County Road 505.

APPLICANT NAME AND CONTACT INFORMATION (including email) Darrell Heidrich, RPLS and Angela Hammond Baker and Lawson, Inc. 4005 Technology Drive, Suite 1530, Angleton, Texas 77515 979-849-6681 [REDACTED]

OWNER NAME AND ADDRESS: (If different than applicant) .Marshall Dickens 19046 CR 143, Alvin, Texas 77511 [REDACTED]

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.

AFFIRMATION OF THE CONDITIONS BY OWNER:

Marshall Dickens
Signature of Owner

6-19-26
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

Randy L Stroud
Signature

6-12-2026
Date

COPIES TO:

Applicant- Angela Hammond
Michael Bendit, District Accountant
Natalie Broadus, 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: 00260011000
Statement Date: 05/18/2026 Owner: DICKENS MARSHALL E Mailing Address: 19046 COUNTY ROAD 143 ALVIN TX 775116300	Property Location: COUNTY ROAD 809 AND COUN Legal: A0026 S F AUSTIN TRACT 15 ACRES 154.52

TAX CERTIFICATE FOR ACCOUNT : 00260011000
 AD NUMBER: 151430
 GF NUMBER:
 CERTIFICATE NO : 4371793

FEE : \$10.00
 DATE : 5/18/2026

COLLECTING AGENCY

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

CURRENT VALUES 2025

APPRAISED VALUE: 863,940
 EXEMPTIONS:

REQUESTED BY

BAKER & LAWSON, INC.

4005 TECHNOLOGY DR, SUITE 1530
 ANGLETON TX 77515

TAX UNIT

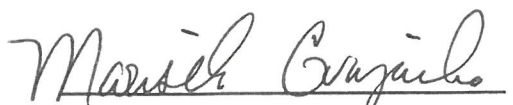
BC EMERGENCY SERVICES #2
BRAZORIA COUNTY
PORT FREEPORT
SPECIAL ROAD & BRIDGE
SWEENEY COMMUNITY HOSPITAL
SWEENEY ISD
WEST BRAZORIA DRNGE DIST #11

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.

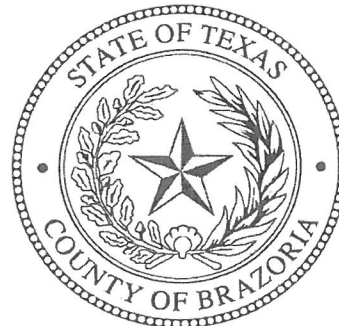
ACCOUNT NUMBER: 00260011000

CERTIFICATE NO : 4371793

TOTAL CERTIFIED TAX DUE 5/2026 : \$0.00


 Signature of Authorized officer of collection office

5/18/2026
 Date



BRAZORIA COUNTY

TEXAS

STEPHEN F. AUSTIN
LEAGUE #28
ABSTRACT NO. 26

0' 100' 200'
SCALE 1" = 200'

CALLED 599.914 ACRES
C.C.F.N. 2006040241
O.P.R.B.C.T.

LOT 15C
LOT 15C1
LOT 15C2
LOT 15C3

LOT 15C3
CALLED 154.52 ACRES
C.C.F.N. 2025044721
O.P.R.B.C.T.

COUNTY ROAD 809
COUNTY ROAD 505

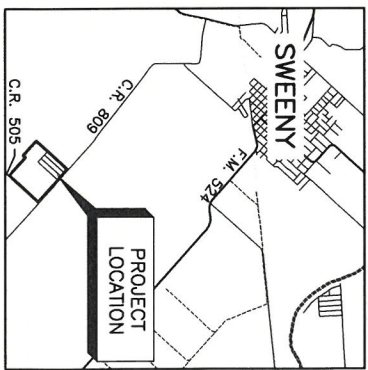
BRANDON BRYAN & LUCI F. BRYAN
CALLED 21.1429 ACRES
C.C.F.N. 2017040585
O.P.R.B.C.T.

BRANDON BRYAN & LUCI F. BRYAN
CALLED 10.84 AC
C.C.F.N. 2017046787
O.P.R.B.C.T.

WILLIAM E. WEST & KATHA L. WEST
CALLED 15.31 ACRES
C.C.F.N. 2007014233
O.P.R.B.C.T.

LOT 15C3
P.O.B.

LINE TABLE		
Line No.	Direction	Length
L1	S47°56'28"E	300.54'
L2	S42°03'32"W	1655.27'
L3	N47°34'18"W	300.55'
L4	N42°03'32"E	1653.34'
L5	S47°56'28"E	300.18'
L6	S42°03'32"W	1657.21'
L7	N47°34'18"W	300.19'
L8	N42°03'32"E	1655.27'
L9	S47°56'28"E	299.82'
L10	S42°03'32"W	1659.14'
L11	N47°34'18"W	299.82'
L12	N42°03'32"E	1657.21'



VICINITY MAP

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND.

Darrel Heidrich
5/28/2026
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



SURVEY PLAT
LAND DIVISION SURVEY
OF A CALLED 154.52 ACRE TRACT
C.C.F.N. 2025044721
O.P.R.B.C.T.
STEPHEN F. AUSTIN LEAGUE #28
ABSTRACT NO. 26
BRAZORIA COUNTY, TEXAS

LEGEND
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
C.C.F.N. = COUNTY CLERK'S
FILE NUMBER
I.R.C. = IRON ROD W/CAP
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
O = 5/8" I.R.C. SET
● = BAKER & LAWSON
FOUND MONUMENT
(AS NOTED)

DRAWING NO.: 16533 LAND DIVISION REV 1
DRAWN BY: DH DATE: 5/28/2026 CHECKED BY: AH REV. NO. 1

B&L
BAKER & LAWSON, INC.
ENGINEERS-PLANNERS-SURVEYORS
Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 100525600



County: Brazoria County
Project: 11.414 Acres - Lot 15C
Job No.: 16533

LOT 15C
DESCRIPTION OF 11.414 ACRES

Being a 11.414 acre tract of land situated within the Stephen F. Austin League 28, Abstract No. 26, Brazoria County, Texas, being a portion of a called 154.52 acre tract, as recorded in County Clerk's File No. (C.C.F.N.) 2025044721 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of land, said 11.414 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at point for corner, being the Northwest corner of the above referenced tract, same being in County Road 809, same being the Northeast corner of a called 599.914 acre tract as recorded in a C.C.F.N. 2006040241, of the O.P.R.B.C.T.;

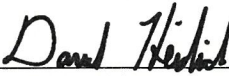
THENCE South 47°56'28" East, along the North line of the above referenced tract, same in said County Road 809, a distance of 300.54 feet to a point for corner;

THENCE South 42°03'32" West, over and across the above referenced tract, passing a 5/8-inch capped iron rod stamped Baker & Lawson set at a distance of 60.00 feet, continuing for a total distance of 1,655.27 feet to a 5/8-inch capped iron rod stamped Baker & Lawson set for corner;

THENCE North 47°34'18" West, over and across the above referenced tract, a distance of 300.55 feet to a 5/8-inch capped iron rod stamped Baker & Lawson set for corner, being on the Northwest line of the above referenced tract, same being on the Southeast line of the said called 599.914 acre tract;

THENCE North 42°03'32" East, along the Northwest line of the above referenced tract, same being the Southeast line of said called 599.914 acre tract, passing a 5/8-inch capped iron rod stamped Baker & Lawson set for reference at a distance of 1,593.34 feet and continuing for a total distance of 1,653.34 feet to the **POINT OF BEGINNING** of the herein described tract of land, and containing 11.414 acres of land, more or less.

This metes & bounds description of the herein described tract of land, has been prepared along with a survey plat of the subject tract.


05/28/2026
Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5378





County: Brazoria County
Project: 11.414 Acres - Lot 15C1
Job No.: 16533

**LOT 15C1
DESCRIPTION OF 11.414 ACRES**

Being a 11.414 acre tract of land situated within the Stephen F. Austin League 28, Abstract No. 26, Brazoria County, Texas, being a portion of a called 154.52 acre tract, as recorded in County Clerk's File No. (C.C.F.N.) 2025044721 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of land, said 11.414 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a point for corner on the Northeast line of the above referenced tract, same being in County Road 809, from which the Northwest corner of the above referenced tract bears North 47°56'28" West, a distance of 300.54 feet;

THENCE South 47°56'28" East, along the North line of the above referenced tract, same being in said County Road 809, a distance of 300.18 feet to a point for corner;

THENCE South 42°03'32" West, over and across the above referenced tract, passing a 5/8-inch capped iron rod stamped Baker & Lawson, at a distance of 60.00 feet, continuing for a total distance of 1,657.21 feet to a 5/8-inch capped iron rod stamped Baker & Lawson set for corner;

THENCE North 47°34'18" West, over and across the above referenced tract, a distance of 300.19 feet to a 5/8-inch capped iron rod stamped Baker & Lawson set for corner,

THENCE North 42°03'32" East, over and across the above referenced tract, passing a 5/8-inch capped iron rod stamped Baker & Lawson set for reference at a distance of 1,595.27 feet and continuing for a total distance of 1,655.27 feet to the **POINT OF BEGINNING** of the herein described tract of land, and containing 11.414 acres of land, more or less.

This metes & bounds description of the herein described tract of land, has been prepared along with a survey plat of the subject tract.


05/28/2025
Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5378





County: Brazoria County
Project: 11.414 Acres - Lot 15C2
Job No.: 16533

**LOT 15C2
DESCRIPTION OF 11.414 ACRES**

Being a 11.414 acre tract of land situated within the Stephen F. Austin League 28, Abstract No. 26, Brazoria County, Texas, being a portion of a called 154.52 acre tract, as recorded in County Clerk's File No. (C.C.F.N.) 2025044721 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of land, said 11.414 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a point for corner on the Northeast line of the above referenced tract, same being in County Road 809, from which the Northwest corner of the above referenced tract bears North 47°56'28" West, a distance of 600.72 feet;

THENCE South 47°56'28" East, along the North line of the above referenced tract, same being in said County Road 809, a distance of 299.82 feet to a point for corner;

THENCE South 42°03'32" West, over and across the above referenced tract, passing a 5/8-inch capped iron rod stamped Baker & Lawson, at a distance of 60.00 feet, continuing for a total distance of 1,659.14 feet to a 5/8-inch capped iron rod stamped Baker & Lawson set for corner;

THENCE North 47°34'18" West, over and across the above referenced tract, a distance of 299.82 feet to a 5/8-inch capped iron rod stamped Baker & Lawson set for corner,

THENCE North 42°03'32" East, over and across the above referenced tract, passing a 5/8-inch capped iron rod stamped Baker & Lawson set for reference at a distance of 1,597.21 feet and continuing for a total distance of 1,657.21 feet to the **POINT OF BEGINNING** of the herein described tract of land, and containing 11.414 acres of land, more or less.

This metes & bounds description of the herein described tract of land, has been prepared along with a survey plat of the subject tract.

Darrel Heidrich

05/28/2026

Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5378





County: Brazoria County
Project: 120.281 Acres - Lot 15C3
Job No.: 16533

LOT 15C3
DESCRIPTION OF 120.281 ACRES

Being a 120.281 acre tract of land situated within the Stephen F. Austin league 28, Abstract No. 26, Brazoria County, Texas, being a portion of a called 154.52 acre tract, as recorded in County Clerk's File No. (C.C.F.N.) 2025044721 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of land, said 120.281 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a point for the Southeast corner of the above referenced tract, same being in County Road 505;

THENCE North 47°56'29" West, along the Southerly Southwest line of the above referenced tract, same being the Northeast line of a called 15.31 acre tract, as recorded in C.C.F.N. 2007014233 of the O.P.R.B.C.T., passing at a distance of 30.36 feet a 1/2-inch iron rod found, continuing for a total distance of 1,482.00 feet to a 1/2-inch iron rod found for the Southwest interior corner of the above reference tract;

THENCE South 42°25'42" West, along a Southeast line of the above referenced tract, same being the Northwest line of said called 15.31 acre tract, a distance of 200.01 feet to a 1/2-inch iron rod with cap stamped Pinpoint found for a Southwest corner of the above referenced tract;

THENCE North 47°56'28" West, along the Northerly Southwest line of the above referenced tract, same being the Northeast line of a called 10.84 acre tract, as recorded in C.C.F.N. 2017046787 of the O.P.R.B.C.T. and the Northeast line of a called 21.1429 acre tract, as recorded in C.C.F.N. 2015036965 of the O.P.R.B.C.T., a distance of 1,204.56 feet to a 1/2-inch iron pipe found for the Southwest corner of the above referenced tract;

THENCE North 42°03'32" East, along the Northwest line of the above referenced tract, same being the Southeast line of a called 599.914 acre tract, as recorded in C.C.F.N. 2006040241 of the O.P.R.B.C.T., a distance of 954.26 feet to a 5/8-inch capped iron rod, stamped "Baker & Lawson" set for corner;

THENCE South 47°34'18" East, over and across the above referenced tract, a distance of 900.56 feet to a 5/8-inch capped iron rod, stamped "Baker & Lawson" set for corner;

THENCE North 42°03'32" East, over and across the above referenced tract, passing a 5/8-inch capped iron rod, stamped "Baker & Lawson" set at a distance of 1,599.14 feet, continuing for a total distance of 1,659.14 feet to a point for corner, being on the Northeast line of the above referenced tract, same being in County Road 809;

THENCE South 47°56'28" East, along the Northeast line of the above referenced tract, same being in said County Road 809, a distance of 1,802.83 feet to the Northeast corner of the above referenced tract;

THENCE South 42°25'42" West, along the Southeast line of the above referenced tract, same being in said County Road 505, a distance of 2,407.64 feet to the **POINT OF BEGINNING** and 120.281 acres of land, more or less.

This metes & bounds description of the herein described tract of land, has been prepared along with a survey plat of the subject tract.


05/28/2026
Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5378

