



Brazoria County
Application for Property Adjustments

RECEIVED:

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@brazoria-county.com. 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: Carolina Lucero

Name: Jesus Lucero

Owner Signature: Carolina Lucero

Owner Signature: Jesus Lucero

Phone: 713-653-3009

Date: Sept 5, 2023

Date: 8-5-23

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

Mailing Address: 5126 County Road 30 Angleton Tx. 77515

E-mail Address: gabeler@gmail.com

Purpose:

- ☐ Combine lots - See Section II.
☒ Divide lot - See Section III. - You may not create more than 4 lots
☐ Adjust Lot Lines - See Section III.
☐ Divide with Exemption - See Section III - You may not create more than 4 lots nor create an easement or road
☐ Family Division - Gift Deeded to _____ (Grandchild, Child, Sibling, In-Law, etc.) -
You may not create more than 4 lots nor create an easement or road - See Section IV.

Property Information

Acreage: 14 (15.5)

Site Address or Legal Location, Abstract, CR #: 5126 C.R. 30 Angleton Tx. 77515

Property ID#: 152816

Tax Account #:

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

Business or other structure with restrooms: _____

Private Water Well check: ☐ YES or ☐ NO

Public Water System MUD or Provider: _____



Brazoria County
Application for Property Adjustments

RECEIVED:

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: Diana Lucero

Phone: 979-328-5216

Name: _____

Owner Signature: _____

Date: Sept. 5, 2023

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: 5126 CR. 30 Angleton Tx. 77515

E-mail Address: diana.x.lucero@centerpointenergy.com

Purpose:

☐ Combine lots – See Section II.

☒ Divide lot – See Section III. - You may not create more than 4 lots

☐ Adjust Lot Lines – See Section III.

☐ Divide with Exemption – See Section III - You may not create more than 4 lots nor create an easement or road

☐ Family Division - Gift Deeded to _____ (Grandchild, Child, Sibling, In-Law, etc.) -

You may not create more than 4 lots nor create an easement or road – See Section IV.

Property Information

Acreage: 4.435 out of 14

Site Address or Legal Location, Abstract, CR #: 5114 CR 30

Property ID#: 152814

Tax Account #: 0045-0081-100

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

Business or other structure with restrooms: _____

Private Water Well check: ☐ YES or ☐ NO

Public Water System MUD or Provider: _____

Matt Hanks, P.E.
COUNTY ENGINEER

(979) 864-1265
Office



Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Karen McKinnon, P.E.
ASST. COUNTY ENGINEER

(979) 864-1270

BRAZORIA COUNTY ENGINEERING

451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

September 14, 2023

Carolina Lucero
5126 CR 30
Angleton, TX 77515

Subdivision: Carolina Lucero Property, Diana Lucero Property, and Jacob Zuniga Property

Address: 5114 CR 30 – PID 152814

Address: 5126 CR 30 - PID 669716

RE: Drainage Review – Carolina Lucero Property, Diana Lucero Property, and Jacob Zuniga Property,
Brazoria County, Texas.

To Whom It May Concern;

Brazoria County has completed the review of the above referenced request, as received on
September 6, 2023 and the County offers no objection.

Best Regards,

A handwritten signature in blue ink that reads "Cathy Fontenot".

Cathy Fontenot
Development Coordinator



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 8, 2024

Carolina Lucero
5126 CR 30
Angleton, TX 77515

RE: Subdivision of Property

Subdivision Name (if applicable): Lucero Property

Legal Description of Property: (A0045 JOHN BRADLEY) Tract 28C2B & (A0045 JOHN BRADLEY) Tract 28C3

Site Address of Property: 5126 County Road 30, Angleton, TX 77515

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 proposed division consist of 14.00-acre tracts 28C2B and Tract 28C3 to be divided into three separate tracts. On August 8, 2024 a final proposed survey was received describing new tracts to be 5-acre Tract 28C2A with a 2023 mobile home and pending OSSF, 5.000-acre Tract 28C2B with a 1994 mobile home and a permitted OSSF (9417105666) and 4.435-acre Tract 28C3 of undeveloped property. 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 (A0045 JOHN BRADLEY) Tract 28C2B & (A0045 JOHN BRADLEY) Tract 28C3 in Brazoria County, Texas.

Sincerely,

A handwritten signature in blue ink that reads "Jodie Vice".

Jodie Vice, DR # OS0024815

Director

Brazoria County Environmental Health

BRAZORIA COUNTY TEXAS

JOHN BRADLEY SURVEY ABSTRACT 45

NOTES:

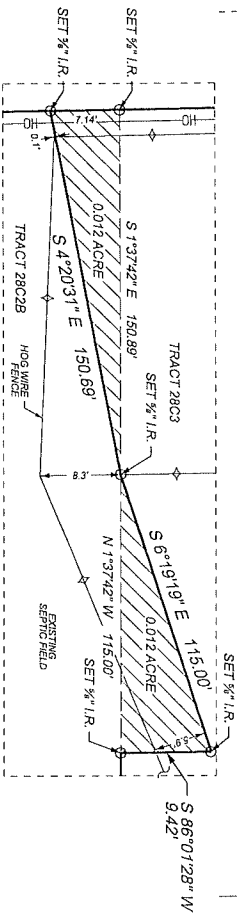
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SP = 0.9998637111)
3. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD THAT AFFECT THIS PROPERTY NOT SHOWN HEREON.
4. THERE ARE IMPROVEMENTS ON THIS PROPERTY NOT SHOWN HEREON.
5. THIS PLAT IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTIONS ON FILE IN THE OFFICES OF DUTIE AND WACHISTETTER, INC.

$R = 4380.43'$
 $L = 16.17'$
 $\Delta = 0^\circ 12' 42''$
 $CH = N85^\circ 02' 16'' E$
 $16.17'$



Christopher C. Wachistetter
CHRISTOPHER C. WACHISTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6581

1. CHRISTOPHER C. WACHISTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES, NON-ENCUMBRANCES, OR THIS PROPERTY, EXCEPT AS SHOWN. DATE SURVEYED: DECEMBER 11, 2023



DETAIL
A
N.T.S.

0 100 200
SCALE: 1" = 200'

SURVEY PLAT OF

A 4.435 ACRE TRACT,
A 5.000 ACRE TRACT
AND
A 5.000 ACRE TRACT

OUT OF THE
DIANA LUCERO
CALLED 4.435 ACRE TRACT
AS RECORDED IN
COUNTY CLERK'S FILE 2022055325

OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
AND THE

JESUS LUCERO AND
CAROLINA LUCERO
CALLED 10.000 ACRE TRACT
AS RECORDED IN
COUNTY CLERK'S FILE 2022055323

OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
AND SITUATED IN THE
JOHN BRADLEY SURVEY
ABSTRACT 45
BRAZORIA COUNTY, TEXAS

FOR
JACOB ZUNIGA AND
CAROLINA LUCERO

Doyle & Wachistetter Inc.
Surveying and Mapping GIS/GIS
1731-11-23 1800 NO. 1 AMERSON DR. SUITE 100 DALLAS, TX 75244
OFFICE: 972.565.4024 FAX: 972.565.4040
BROWNS BRICK COMPANY 1731-11-23 1800 NO. 1
1731-11-23 1800 NO. 1
1731-11-23 1800 NO. 1
1731-11-23 1800 NO. 1

***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

**5.000 ACRES – TRACT 28C2A
JOHN BRADLEY SURVEY, ABSTRACT 45
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 5.000 ACRES of land being that same tract conveyed to Jacob Zuniga and Carolina Lucero in County Clerk's File 2023039331 of the Brazoria County Official Records and being out of a called 10.000 acre tract described in County Clerk's File 2022055323 of the Brazoria County Official Records and being out of a called 14.46 acre tract described in County Clerk's File 2007009716 of the Brazoria County Official Records and out of the called 277.42 acre J. T. McMillian Estate and situated in the John Bradley Survey, Abstract 45, 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 south right-of-way line of County Road 30 and marking the northeast corner of the aforementioned 14.46 acre tract, same being the northeast corner of a called 4.435 acre tract conveyed to Diana Lucero in County Clerk's File 2022055325 of the Brazoria County Official Records, same being the northwest corner of a called 19.024 acre tract conveyed to Tracy Horton and Elizabeth Augoustiniatos in County Clerk's File 2013031086 of the Brazoria County Official Records;

THENCE South 85°26'00" West, along the south right-of-way line of County Road 30, same being the north line of said Lucero 4.435 acre tract, same being the north line of said 14.46 acre tract, at a distance of 134.63 feet pass a set 5/8" iron rod marking the northeast corner of a 5.000 acre tract, known as Tract 28C2B and conveyed to Jesus Lucero in County Clerk's File 2024014239 of the Brazoria County Official Records and continue to a total distance of 285.77 feet to a set 5/8" iron rod for corner for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 1°37'42" East, coincident with the west line of said Tract 28C2B, a distance of 1446.96 feet to a set 5/8" iron rod for corner in the south line of said 14.46 acre tract, same being the north line of a called 30.00 acre tract conveyed to Ruth Hodge in County Clerk's File 1996045876 of the Brazoria County Official Records;

THENCE South 82°34'51" West, coincident with the south line of said 14.46 acre tract, same being the north line of said Hodge 30.00 acre tract, a distance of 150.32 feet to a found 1/2" iron rod for corner marking the southeast corner of a called 9.00 acre tract conveyed to Jack Leslie Mann in County Clerk's File 1992021568 of the Brazoria County Official Records;

**5.000 ACRES – TRACT 28C2A
JOHN BRADLEY SURVEY, ABSTRACT 45
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE North $1^{\circ}40'27''$ West, coincident with the east line of said 9.00 acre tract, same being the west line of said 14.46 acre tract, a distance of 1454.26 feet to a found 1/2" iron rod for corner in the south right-of-way line of County Road 30;

THENCE along the south right-of-way line of County Road 30, same being the north line of said 14.46 acre tract, along a curve to the left having a radius of 4380.43 feet and central angle of $0^{\circ}12'42''$ for an arc length of 16.17 feet to a found 1/2" iron rod for corner (the chord of said curve having a bearing of North $85^{\circ}02'16''$ East and a distance of 16.17 feet);

THENCE North $85^{\circ}26'00''$ East, along the south right-of-way line of County Road 30, same being the north line of said 14.46 acre tract, a distance of 134.75 feet to the **POINT OF BEGINNING**, containing 5.000 acres of land, more or less.

Christopher C. Wachtstetter

**Christopher C. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6587
July 24, 2023**



This description is based on a survey, a plat of which, dated July 24, 2023 is on file in the office of Doyle & Wachtstetter, Inc.

***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

**5.000 ACRES – TRACT 28C2B
JOHN BRADLEY SURVEY, ABSTRACT 45
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 5.000 ACRES of land being out of a called 5.000 acre tract conveyed to Jesus Lucero in County Clerk's File 2024014239 of the Brazoria County Official Records, out of a called 10.000 acre tract described in County Clerk's File 2022055323 of the Brazoria County Official Records and a called 4.435 acre tract conveyed to Diana Lucero in County Clerk's File 2022055325 of the Brazoria County Official Records and being out of a called 14.46 acre tract described in County Clerk's File 2007009716 of the Brazoria County Official Records and out of the called 277.42 acre J. T. McMillian Estate and situated in the John Bradley Survey, Abstract 45, 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 south right-of-way line of County Road 30 and marking the northeast corner of the aforementioned 14.46 acre tract, same being the northeast corner of said Lucero 4.435 acre tract, same being the northwest corner of a called 19.024 acre tract conveyed to Tracy Horton and Elizabeth Augoustiniatos in County Clerk's File 2013031086 of the Brazoria County Official Records;

THENCE South 85°26'00" West, along the south right-of-way line of County Road 30, same being the north line of said Lucero 4.435 acre tract, same being the north line of said 14.46 acre tract, at a distance of 134.63 feet pass a set 5/8" iron rod marking the northwest corner of said Lucero 4.435 acre tract, same being the northeast corner of said Lucero 5.000 acre tract and continue a total distance of 141.77 feet to a set 5/8" iron rod for corner for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 4°20'31" East, a distance of 150.69 feet to a set 5/8" iron rod for corner in the west line of said Lucero 4.435 acre tract, same being the east line of said Lucero 5.000 acre tract;

THENCE South 6°19'19" East, a distance of 115.00 feet to a set 5/8" iron rod for corner;

THENCE South 86°01'28" West, a distance of 9.42 feet to a set 5/8" iron rod for corner in the west line of said Lucero 4.435 acre tract, same being the east line of said Lucero 5.000 acre tract;

**5.000 ACRES – TRACT 28C2B
JOHN BRADLEY SURVEY, ABSTRACT 45
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE South $1^{\circ}37'42''$ East, coincident with the west line of said Lucero 4.435 acre tract, same being the east line of said Lucero 5.000 acre tract, a distance of 1173.63 feet to a set $5/8''$ iron rod for corner in the south line of said 14.46 acre tract, same being the north line of a called 30.00 acre tract conveyed to Ruth Hodge in County Clerk's File 1996045876 of the Brazoria County Official Records;

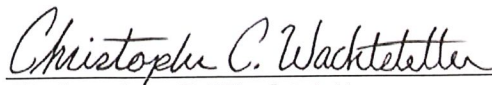
THENCE South $83^{\circ}06'05''$ West, coincident with the south line of said 14.46 acre tract, same being the north line of said Hodge 30.00 acre tract, same being the south line of said Lucero 5.000 acre tract, a distance of 57.66 feet to a found $1/2''$ iron rod for corner;

THENCE South $82^{\circ}18'02''$ West, coincident with the south line of said 14.46 acre tract, same being the north line of said Hodge 30.00 acre tract, same being the south line of said Lucero 5.000 acre tract, a distance of 82.95 feet to a found $1-1/4''$ iron pipe for corner;

THENCE South $82^{\circ}34'51''$ West, coincident with the south line of said 14.46 acre tract, same being the north line of said Hodge 30.00 acre tract, same being the south line of said Lucero 5.000 acre tract, a distance of 11.13 feet to a set $5/8''$ iron rod for corner marking the southeast corner of a called 5.000 acre tract conveyed to Jacob Zuniga and Carolina Lucero in County Clerk's File 2023039331 of the Brazoria County Official Records;

THENCE North $1^{\circ}37'42''$ West, coincident with the east line of said Zuniga and Lucero 5.000 acre tract, a distance of 1446.96 feet to a set $5/8''$ iron rod for corner in the south right-of-way line of County Road 30, same being the north line of said 14.46 acre tract, same being the north line of said Lucero 5.000 acre tract;

THENCE North $85^{\circ}26'00''$ East, along the south right-of-way line of County Road 30, same being the north line of said 14.46 acre tract, same being the north line of said Lucero 5.000 acre tract, a distance of 144.00 feet to the **POINT OF BEGINNING**, containing 5.000 acres of land, more or less.


Christopher C. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6587
December 11, 2023



This description is based on a survey, a plat of which, revised December 11, 2023 is on file in the office of Doyle & Wachtstetter, Inc.

***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

**4.435 ACRES – TRACT 28C3
JOHN BRADLEY SURVEY, ABSTRACT 45
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 4.435 ACRES of land being out of a called 5.000 acre tract conveyed to Jesus Lucero in County Clerk's File 2024014239 of the Brazoria County Official Records, out of a called 10.000 acre tract described in County Clerk's File 2022055323 of the Brazoria County Official Records and a called 4.435 acre tract conveyed to Diana Lucero in County Clerk's File 2022055325 of the Brazoria County Official Records and being out of a called 14.46 acre tract described in County Clerk's File 2007009716 of the Brazoria County Official Records and out of the called 277.42 acre J. T. McMillian Estate and situated in the John Bradley Survey, Abstract 45, 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 south right-of-way line of County Road 30 and marking the northeast corner of the aforementioned 14.46 acre tract, same being the northeast corner of said Lucero 4.435 acre tract, same being the northwest corner of a called 19.024 acre tract conveyed to Tracy Horton and Elizabeth Augoustiniatos in County Clerk's File 2013031086 of the Brazoria County Official Records;

THENCE South 1°37'42" East, coincident with the west line of the said Horton and Augoustiniatos 19.024 acre tract, a distance of 1434.00 feet to a found 1/2" iron rod for corner marking the south corner of said 14.46 acre tract, same being the north line of a called 30.00 acre tract conveyed to Ruth Hodge in County Clerk's File 1996045876 of the Brazoria County Official Records

THENCE South 83°06'05" West, coincident with the south line of said 14.46 acre tract, same being the north line of said Hodge 30.00 acre tract, a distance of 135.02 feet to a set 5/8" iron rod for corner marking the southeast corner of a said Lucero 5.000 acre tract;

THENCE North 1°37'42" West, coincident with the east line of said Lucero 5.000 acre tract, same being the west line of said Lucero 4.435 acre tract, a distance of 1173.63 feet to a set 5/8" iron rod for corner;

THENCE North 86°01'28" East, a distance of 9.42 feet to a set 5/8" iron rod for corner;

THENCE North 6°19'19" West, a distance of 115.00 feet to a set 5/8" iron rod for corner in the east line of said Lucero 5.000 acre tract, same being the west line of said Lucero 4.435 acre tract;

**4.435 ACRES – TRACT 28C3
JOHN BRADLEY SURVEY, ABSTRACT 45
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE North 4°20'31" West, a distance of 150.69 feet to a set 5/8" iron rod for corner in the south right-of-way line of County Road 30, same being the north line of said Lucero 5.000 acre tract, same being the north line of said 14.46 acre tract;

THENCE North 85°26'00" East, along the south right-of-way line of County Road 30, same being the north line of said 14.46 acre tract, same being the north line of said Lucero 5.000 acre tract, at a distance of 7.14 feet pass a set 5/8" iron rod marking the northwest corner of said Lucero 4.435 acre tract and continue to a total distance of 141.77 feet to the **POINT OF BEGINNING**, containing 4.435 acres of land, more or less.

Christopher C. Wachtstetter

Christopher C. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6587
December 11, 2023



This description is based on a survey, a plat of which, revised December 11, 2023 is on file in the office of Doyle & Wachtstetter, Inc.

131 Commerce Street • Clute, Texas 77531-5601
Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com



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

Statement Date: 09/29/2023
Owner: LUCERO JESUS & CAROLINA
Mailing Address: 5126 COUNTY ROAD 30
 ANGLETON TX 775158058

Tax Certificate

Property Account Number:
00450081107

Property Location: 0005126 COUNTY ROAD 30
Legal: A0045 JNO BRADLEY TRACT
 28C2-28C3B ACRES 10.00 SN1
 6V530661GA SN2 6V530661GB
Acres: HUD# LOU0044946 HUD#2
 LOU0044947 TITLE # 00237908

TAX CERTIFICATE FOR ACCOUNT : 00450081107
 AD NUMBER: 669716
 GF NUMBER:
 CERTIFICATE NO : 1971786

FEE : \$10.00
 DATE : 9/29/2023

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2,022

APPRAISED VALUE: 197,440

EXEMPTIONS:

REQUESTED BY

CAROLINA LUCERO

5126 CR 30S
 ANGLETON TX 77515

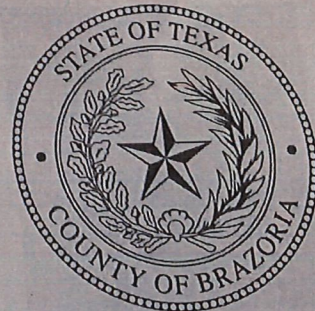
YEAR	TAX UNIT
2022	ANGLETON - DANBURY HOSPITAL
2022	ANGLETON ISD
2022	BC EMERGENCY SERVICES #3
2022	BRAZORIA COUNTY
2022	PORT FREEPORT
2022	SPECIAL ROAD & BRIDGE

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 2023 HAVE NOT BEEN CALCULATED.

ACCOUNT NUMBER: 00450081107

CERTIFICATE NO : 1971786

TOTAL CERTIFIED TAX DUE 9/2023 : \$0.00



[Signature]
 Signature of Authorized officer of collection office

9/29/23
 Date

*10/11/23
 Mobile Home
 11/1/23*

GF# 2104019 GAT-80E-RECORDED ON 8-30-2023# 2023039331**AFTER RECORDING MAIL TO:**

Jacob Zuniga and Carolina Lucero
5126 County Road 30
Angleton, TX 77515

Prepared By:

Robertson Anschutz Vettors, LLC
10850 Richmond Avenue, Suite 350
Houston, TX 77042

File Number: 2104069

GENERAL WARRANTY DEED

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.

THAT **Jesus Lucero**, a single person and **Carolina Lucero**, a single person, hereinafter called "**Grantor**", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by **Jacob Zuniga**, a single person and **Carolina Lucero**, a single person, hereinafter called "**Grantee**", whose mailing address is **5126 County Road 30, Angleton, TX 77515**, the receipt and sufficiency of which is hereby acknowledged, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in **Brazoria County, Texas**, to-wit:

See Exhibit "A" attached hereto and made a part hereof for all purposes

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

TO HAVE AND TO HOLD the above described Property together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Executed date: August 29, 2023

Jesus Lucero

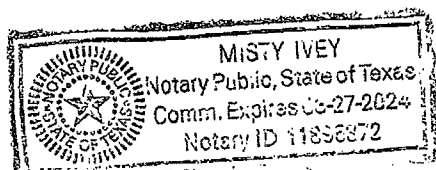
Jesus Lucero

Carolina Lucero

Carolina Lucero

State of Texas
County of Brazoria

This instrument was acknowledged before me on [Date] August 29, 2023 by Jesus Lucero,
and Carolina Lucero.



(Official Seal or Stamp)

[Signature]
Notary Public (Signature of Notarial Officer)

(Printed Name of Notarial Officer)

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 2104069

ALL THAT CERTAIN 5.000 ACRES of land being out of a called 10.000 acre tract conveyed to Jesus Lucero and Carolina Lucero in County Clerk's File 22-055323 of the Brazoria County Official Records and being out of a called 14.46 acre tract described in County Clerk's File 07-009716 of the Brazoria County Official Records and out of the called 277.42 acre J. T. McMillian Estate and situated in the John Bradley Survey, Abstract 45, 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 south right-of-way line of County Road 30 and marking the northeast corner of the aforementioned 14.46 acre tract, same being the northeast corner of a called 4.435 acre tract conveyed to Diana Lucero in County Clerk's File 22-055325 of the Brazoria County Official Records, same being the northwest corner of a called 19.024 acre tract conveyed to Tracy Horton and Elizabeth Augoustiniatos in County Clerk's File 13-031086 of the Brazoria County Official Records;

THENCE South 85° 26' 00" West, along the south right-of-way line of County Road 30, same being the north line of said Lucero 4.435 acre tract, same being the north line of said 14.46 acre tract, at a distance of 134.63 feet pass a set 5/8" iron rod marking the northeast corner of a 5.000 acre tract, known as Tract 28C2B and described by this author on this even date and continue to a total distance of 285.77 feet to a set 5/8" iron rod for corner for the POINT OF BEGINNING of the herein described tract;

THENCE South 1° 37' 42" East, coincident with the west line of said Tract 28C2B, a distance of 1446.96 feet to a set 5/8" iron rod for corner in the south line of said 14.46 acre tract, same being the north line of a called 30.00 acre tract conveyed to Ruth Hodge in County Clerk's File 96- 045876 of the Brazoria County Official Records;

THENCE South 82° 34' 51" West, coincident with the south line of said 14.46 acre tract, same being the north line of said Hodge 30.00 acre tract, a distance of 150.32 feet to a found 1/2" iron rod for corner marking the southeast corner of a called 9.00 acre tract conveyed to Jack Leslie Mann in County Clerk's File 92-021568 of the Brazoria County Official Records;

THENCE North 1° 40' 27" West, coincident with the east line of said 9.00 acre tract, same being the west line of said 14.46 acre tract, a distance of 1454.26 feet to a found 1/2" iron rod for corner in the south right-of-way line of County Road 30;

THENCE along the south right-of-way line of County Road 30, same being the north line of said 14.46 acre tract, along a curve to the left having a radius of 4380.43 feet and central angle of 0° 12' 42" for an arc length of 16.17 feet to a found 1/2" iron rod for corner (the chord of said curve having a bearing of North 85°02' 16" East and a distance of 16.17 feet);

THENCE North 85° 26' 00" East, along the south right-of-way line of County Road 30, same being the north line of said 14.46 acre tract, a distance of 134.75 feet to the POINT OF BEGINNING containing 5.000 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

FILED and RECORDED

Instrument Number: 2023039331

Filing and Recording Date: 08/30/2023 09:16:54 AM Pages: 6 Recording Fee: \$47.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

ccclerk-emily

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.

Warranty Deed with Vendor's Lien

Date: JUN 30, 2022

Grantor: KATHRYN FALK

Grantor's Mailing Address:

33 COLLEGE PLACE
BROOKLYN, NEW YORK 11201

Grantee: DIANA LUCERO

4.435 AC

Grantee's Mailing Address:

5126 COUNTY ROAD 30 SOUTH
ANGLETON, TEXAS 77515

Consideration:

A note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SEVENTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$78,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to MICHAEL A. CULLING, trustee.

After recording, return to:



Prepared in the Office of:

Michael A. Culling, Attorney
P. O. Box 465, Manvel, Texas 77578

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

Property (including any improvements):

All that certain 4.435 acre tract out of a called 14.46 acre tract conveyed to Kathryn Falk as recorded in County Clerk's File 07-009716 of the Brazoria County Official Records and being out of the called 277.42 acre J. T. McMillian Estate, and situated in the John Bradley Survey, Abstract 45, Brazoria County, Texas, and more particularly described by metes and bounds on the attached Property Exhibit.

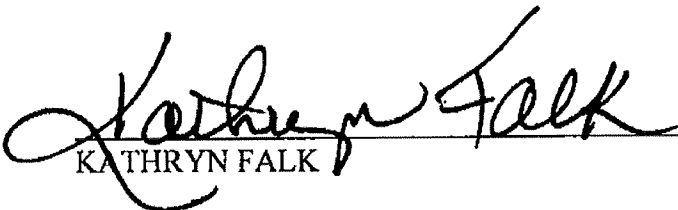
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; 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 2021, 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 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 Exceptions to Conveyance and Warranty.

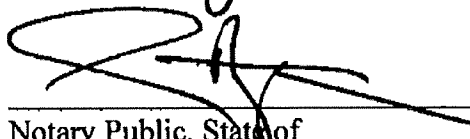
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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


KATHRYN FALK

THE STATE OF New York
COUNTY OF Kings)

This instrument was acknowledged before me on June 30, 2022, by
KATHRYN FALK.

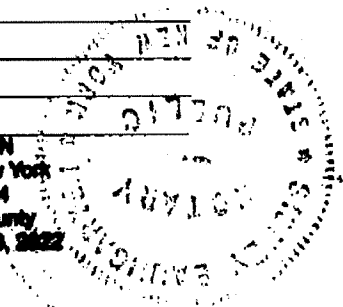


Notary Public, State of _____

Printed Name of Notary: _____

My commission expires: _____

SIDNEY BAUMGARTEN
Notary Public, State of New York
Reg. No. 02BA8155514
Qualified in New York County
Commission Expires Nov. 28, 2022





Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

4.435 ACRES

JOHN BRADLEY SURVEY, ABSTRACT 45

BRAZORIA COUNTY, TEXAS

ALL THAT CERTAIN 4.435 ACRE TRACT out of a called 14.46 acre tract conveyed to Kathryn Falk as recorded in County Clerk's File 07-009716 of the Brazoria County Official Records and being out of the called 277.42 acre J. T. McMillian Estate, and situated in the John Bradley Survey, Abstract 45, 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:

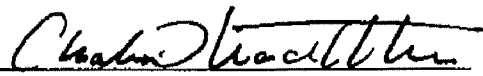
BEGINNING at a found 1/2" iron rod in the south right-of-way line of County Road 30 (Sims Road) marking the northeast corner of the aforementioned Kathryn Falk tract, same being the northwest corner of a called 19.024 acre tract conveyed to Tracy Horton and Elizabeth Augoustiniatos recorded in County Clerk's File 13-031086 of the Brazoria County Official Records;

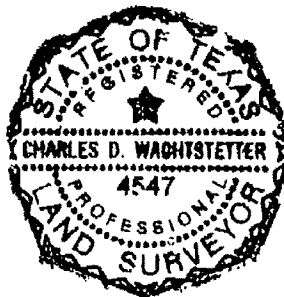
THENCE South 1°37'42" East, coincident with the common line between the Kathryn Falk tract and the Tracy Horton and Elizabeth Augoustiniatos tract, a distance of 1434.00 feet to a found 1/2" iron rod for corner marking the southwest corner of the said Tracy Horton and Elizabeth Augoustiniatos tract, same being found in the north line of a called 30.00 acre tract conveyed to Ruth Hodge being recorded in County Clerk's File 96-045876 of the Brazoria County Official Records;

THENCE South 83°06'05" West, coincident with a south line of said Falk 14.46 acre tract, same being the north line of said Hodge 30.00 acre tract, a distance of 135.02 feet to a set 5/8" iron rod for corner;

THENCE North 1°37'42" West, a distance of 1439.50 feet to a set 5/8" iron rod for corner in the south right-of-way line of Brazoria County Road 30, same being the north line of the said Falk 14.46 acre tract;

THENCE North 85°26'00" East, coincident with the south right-of-way line of County Road 30, same being the north line of the said Falk 14.46 acre tract, a distance of 134.63 feet to the **POINT OF BEGINNING**, containing 4.435 acres of land, more or less.


Charles D. Wachtstetter
 Registered Professional Land Surveyor
 Texas Registration Number 4547
 November 5, 2021



This description is based on a survey, a plat of which, dated November 5, 2021 is on file in the offices of Doyle & Wachtstetter, Inc.

131 Commerce Street • Clute, Texas 77531-5601
 Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com

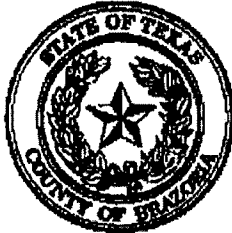
EXHIBIT A

FILED and RECORDED

Instrument Number: 2022055325

Filing and Recording Date: 09/26/2022 03:05:11 PM Pages: 5 Recording Fee: \$38.00

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-kali

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.

Correction Warranty Deed

Date: June 20, 2022

Grantor: KATHRYN FALK

Grantor's Mailing Address:

33 COLLEGE PLACE
BROOKLYN, NEW YORK 11201

Grantee: JESUS LUCERO and CAROLINA LUCERO

Grantee's Mailing Address:

5126 COUNTY ROAD 30
ANGLETON, TEXAS 77515

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

That certain 10.000 acre tract out of a called 14.46 acre tract described on Exhibit A attached hereto, in Brazoria County, Texas

After recording, return to:

Prepared in the Office of:

Michael A. Culling, Attorney
P. O. Box 465, Manvel, Texas 77578

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

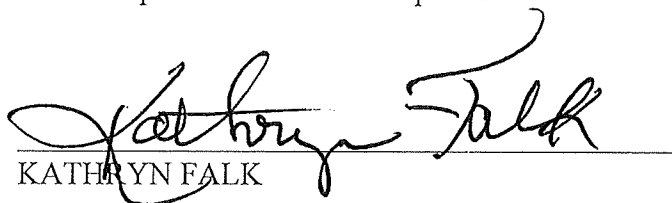
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens being either assumed or subject to which title is taken; 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 2021, 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 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 Exceptions to Conveyance and Warranty.

This Deed is given to correct the legal description on the Deed dated January 29, 2014, recorded under file record no. 2016029291, Deed Records of Brazoria County, Texas.

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


KATHRYN FALK

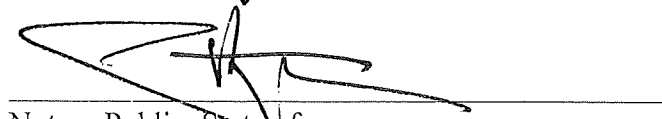
THE STATE OF

New York

COUNTY OF

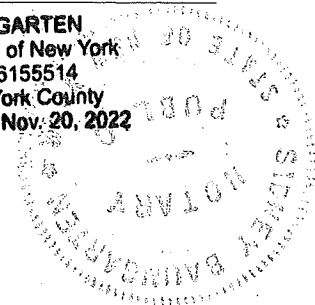
Kings)

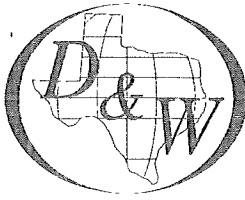
This instrument was acknowledged before me on June 30, 2022, by KATHRYN FALK.



Notary Public, State of _____
Printed Name of Notary: _____
My Commission Expires: _____

SIDNEY BAUMGARTEN
Notary Public, State of New York
Reg. No. 02BA6155514
Qualified in New York County
Commission Expires Nov. 20, 2022





Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

10.000 ACRES

JOHN BRADLEY LEAGUE, ABSTRACT 45

BRAZORIA COUNTY, TEXAS

PAGE 1 OF 2

ALL THAT CERTAIN 10.000 ACRE TRACT out of a called 14.46 acre tract conveyed to Kathryn Falk as recorded in County Clerk's File 07-009716 of the Brazoria County Official Records, being out of the called 277.42 acre J.T. McMillian Estate and situated in the John Bradley League, Abstract 45, Brazoria County, Texas, and being 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 south right-of-way line of County Road 30 (Sims Road) marking the northeast corner of the aforementioned Kathryn Falk tract, same being the northwest corner of a called 19.024 acre tract conveyed to Tracy Horton and Elizabeth Augoustiniatos recorded in County Clerk's File 13-031086 of the Brazoria County Official Records;

THENCE South 85°26'00" West, coincident with the south right-of-way line of County Road 30, same being the north line of the said Falk 14.46 acre tract, a distance of 134.63 feet to a set 5/8" iron rod for the **POINT OF BEGINNING** of the herein described 10.000 acre tract;

THENCE South 1°37'42" East, a distance of 1439.50 feet to a set 5/8" iron rod for corner in a south line of the Falk 14.46 acre tract, same lying in the north line of a called 30.000 acre tract conveyed to Ruth Hodge and recorded in County Clerk's File 96-045876 of the Brazoria County Official Records;

THENCE South 83°06'05" West, coincident with a north line of the said Ruth Hodge tract, a distance of 57.66 feet to a found 1/2" iron rod for corner;

THENCE South 82°18'02" West, coincident with a north line of the said Ruth Hodge tract, a distance of 82.95 feet to a found 1 1/4" iron pipe for corner;

THENCE South 82°34'51" West, coincident with the north line of the said Ruth Hodge tract, a distance of 161.45 feet to a found 1/2" iron rod marking the southeast corner of a called 9.000 acre tract conveyed to Jack Leslie Mann recorded in County Clerk's File 92-021568 of the Brazoria County Official Records;

THENCE North 1°40'27" West, coincident with the east line of the said Jack Leslie Mann tract, a distance of 1454.26 feet to a found 1/2" iron rod marking the northeast corner of the said Jack Leslie Mann tract, same being in the south right-of-way line of County Road 30;

131 Commerce Street • Clute, Texas 77531-5601


Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com

EXHIBIT A

10.000 ACRES
JOHN BRADLEY LEAGUE, ABSTRACT 45
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2

THENCE coincident with the south right-of-way line of County Road 30 and along a curve to the left having a radius of 4380.43 feet and a central angle of $0^{\circ}12'42''$ for an arc length of 16.17 feet to a found $\frac{1}{2}$ " iron rod for corner (the chord of said curve having a bearing of North $85^{\circ}02'16''$ East and a distance of 16.17 feet);

THENCE North $85^{\circ}26'00''$ East, coincident with the south right-of-way line of County Road 30, same being the north line of the Falk 14.46 acre tract, a distance of 285.89 feet to the **POINT OF BEGINNING**, containing 10.000 acres of land, more or less.


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
November 5, 2021



This description is based on a survey, a plat of which, dated November 5, 2021 is on file in the offices of Doyle & Wachtstetter, Inc.

FILED and RECORDED

Instrument Number: 2022055323

Filing and Recording Date: 09/26/2022 03:05:11 PM Pages: 5 Recording Fee: \$38.00

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-kali



Release of Lien

Basic Information

Date:

June 30, 2022

Holder of Note and Lien: KATHRYN FALK

Holder's Mailing Address:

33 COLLEGE PLACE
BROOKLYN, NEW YORK 11201

Note

Date: June 15, 2016

Original principal amount: \$48,822.76

Borrower: JESUS LUCERO and CAROLINA LUCERO

Lender: KATHRYN FALK

Maturity date: November 21, 2021

Note and Lien Are Described in the Following Documents ("Lien Documents"): Warranty Deed with Vendor's Lien and Option to Purchase dated January 30, 2014, Document No. 2016029291, and Deed of Trust, Document No. 2016029292, dated June 15, 2016, both recorded in the real property records of the County Clerk of Brazoria County, Texas

After recording, return to:

Prepared in the Office of:

Michael A. Culling, Attorney
P. O. Box 465, Manvel, Texas 77578

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

Property (including any improvements):

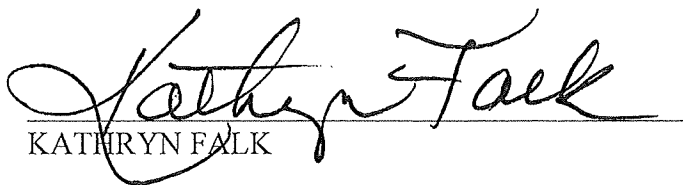
That certain 10.06 acre tract described as the 14.46 acre tract described on Exhibit A attached hereto, less the 4.4 acre tract described on Exhibit B attached hereto, in the John Bradley Survey, Abstract 45, Brazoria County, Texas.

Release of Lien and Security Interests

Holder is the owner and holder of the Note and Lien.

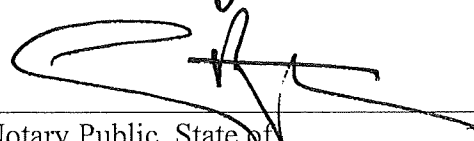
Holder releases the Property from all liens and security interests held by Holder granted in the Lien Documents.

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


KATHRYN FALK

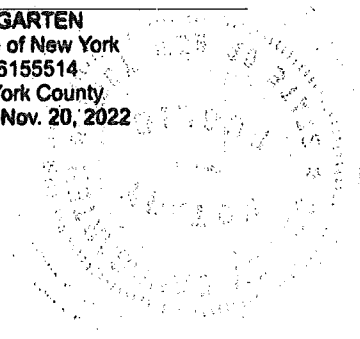
THE STATE OF New York
COUNTY OF Kings)

This instrument was acknowledged before me on June 30, 2022, by KATHRYN FALK.



Notary Public, State of _____
Printed Name of Notary: _____
My Commission Expires: _____

SIDNEY BAUMGARTEN
Notary Public, State of New York
Reg. No. 02BA6155514
Qualified in New York County
Commission Expires Nov. 20, 2022



FIELD NOTES OF A 14.46 ACRE TRACT OUT OF A CALLED 20.00 ACRE TRACT AND OUT OF A CALLED 35.655 ACRE TRACT, OUT OF THE DIVISION OF THE CALLED 277.42 ACRE T. J. McMillian Estate IN THE JOHN BRADLEY SURVEY, ABSTRACT 45, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found marking the Southwest corner of said called 35.655 Acre Tract; said rod lying in the South line of said T. J. McMillian Estate;

THENCE; North 89 degrees 14 minutes 26 seconds East 216.32 feet, along the South line of said called 35.655 Acre Tract, to a 1/2" iron rod found for angle point;

THENCE; North 84 degrees 09 minutes 24 seconds East 53.10 feet, along the South line of said called 35.655 acre tract, to a 1/2" iron rod found for the place of beginning of the herein described tract, said rod also marking the Southeast corner of a 9.00 acre tract out of said called 35.655 acres;

THENCE; North 1454.31 feet, along the East line of said 9.00 Acre Tract, to a 1/2" iron rod found for corner in the South right-of-way line of County Road 30, said rod also marking the Northeast corner of said 9.00 acres;

THENCE; Along the South right-of-way line of County Road 30, around a curve to the left having a radius of 4380.43 feet, for a distance of 16.01 feet to a 1/2" iron rod set for corner, the chord of said curve bears North 87 degrees 11 minutes East 16.01 feet;

THENCE; North 87°04'43" East, along the South right-of-way line of County Road 30, at 145.57 feet pass the East line of said called 35.655 Acre Tract and continue to a total distance of 420.55 feet to a 1/2" iron rod set for corner in the East line of said called 20.00 Acre Tract;

THENCE; South 0°01'06" East 1436.90 feet, along the East line of said called 20.00 Acre Tract, to a 1/2" iron rod found marking the Southeast corner of said called 20.00 Acre Tract;

THENCE; South 85°55'25" West 196.02 feet, along the South line of the T.J. McMillian Estate and the South line of said called 20.00 Acre Tract, to a 1/2" iron rod found for angle point;

THENCE; South 83°25'28" West 80.62 feet, along the South line of said T.J. McMillian Estate and the South line of said called 20.00 Acre Tract, to a 1-1/4" iron pipe found marking the Southwest corner of said 20.00 Acre Tract;

THENCE; South 84°09'24" West 161.68 feet, along the South line of said T.J. McMillian Estate and the South line of said called 35.655 Acre Tract, to the Place of Beginning;

Said tract therein containing 14.46 Acres of Land.

EXHIBIT A

Being a tract or parcel containing 4.400 acres of land out of Lot 3 of the W. B. Bair's Subdivision an unrecorded subdivision situated in the H. T. & B. Railroad Company Survey, Section 22, Abstract Number 477, Brazoria County, Texas, being that same called 2.400 acre tract (Tract 1) and that same called 2.00 acre tract (Tract 2) of record under Brazoria County Clerk's File Number (B.C.C.F. No.) 96-006109, said 4.400 acre tract being more particularly described as follows with all bearings referenced to said Tract 1:

Beginning at the intersection of the centerline of County Road 941D (60 foot roadway easement) and County Road 941B (60 foot roadway easement), for the most northerly corner to said Tract 1, the herein described tract, in the easterly line of that certain called 2.0 acre tract (Tract One) of record under B.C.C.F. No. 8816314;

Thence, South 48°00'00" East, along the centerline of said County Road 941B, at 237.60 feet passing the common most easterly corner to said Tract 1 and the most northerly corner to said Tract 2, in all a distance of 435.50 feet to the common most easterly corner to said Tract 2, the herein described tract and the most northerly corner to that certain called 1.95 acre tract of record B.C.C.F. No. 2004001450;

Thence, South 42°00'00" West, at 30.00 feet passing an iron rod set in the southerly line of said County Road 941B, in all a distance of 440.00 feet to an iron rod set for the common most southerly corner to said Tract 2, the herein described tract, the most westerly corner to said 1.95 acre tract, in the northerly line of that certain called 60 acre tract of record in Volume 659, Page 441 of the Brazoria County Deed Records, Brazoria County, Texas;

Thence, North 48°00'00" West, along said northerly line, at 198.00 feet passing the common most westerly corner to said Tract 2 and the most southerly corner to said Tract 1, at 405.60 feet passing an iron rod set in the easterly line of said County Road 941D, in all a distance of 435.60 feet to the common most westerly corner to said Tract 1, the herein described tract, the most southerly corner to that certain called 1.5 acre tract of record under B.C.C.F. No. 2006051792, in the centerline of said County Road 941D;

Thence, North 42°00'00" East, along the centerline of said County Road 941D, 440.00 feet to the Point Of Beginning and containing 4.400 acres of land.

EXHIBIT B

FILED and RECORDED

Instrument Number: 2022055324

Filing and Recording Date: 09/26/2022 03:05:11 PM Pages: 5 Recording Fee: \$38.00

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 that reads "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-kali