

2026028840

Total Pages: 2

AC

 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: 40200001000
Statement Date: 06/09/2026 Owner: MANSHIRE TX LLC Mailing Address: 4485 CADDO LN FAYETTEVILLE AR 727049356	Property Location: 0001216 N VELASCO HWY 288E Legal: FAIRFIELD PARK (ANGLETON) LOT B1-F ACRES .86;

TAX CERTIFICATE FOR ACCOUNT : 40200001000
 AD NUMBER: 207043
 GF NUMBER:
 CERTIFICATE NO : 4392966

FEE : \$10.00
 DATE : 6/9/2026

COLLECTING AGENCY

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

CURRENT VALUES 2025

APPRAISED VALUE: 730,000
 EXEMPTIONS: 23.231 Circuit Breaker Limitation

REQUESTED BY

RHIANNA POWELL

PO BOX 150127
 AUSTIN TX 78751

TAX UNIT

ANGLETON - DANBURY HOSPITAL
ANGLETON DRAINAGE DIST. NO 1
ANGLETON ISD
BRAZORIA COUNTY
CITY OF ANGLETON
PORT FREEPORT
SPECIAL ROAD & BRIDGE

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: 40200001000

CERTIFICATE NO : 4392966

TOTAL CERTIFIED TAX DUE 6/2026 : \$0.00



Kristin Barnhill
 Signature of Authorized officer of collection office

6/9/2026
 Date

FILED and RECORDED

Instrument Number: 2026028840

Filing and Recording Date: 06/12/2026 02:45:44 PM Pages: 2 Recording Fee: \$25.00

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-stefanie

OWNER INFORMATION

MANSHIRE TX LLC
4485 CADDO LANE
FAYETTEVILLE, AR 72704
DEED: DOCUMENT NO. 2025081205

OWNER'S ACKNOWLEDEMENT

THE STATE OF TEXAS
COUNTY OF BRAZORIA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

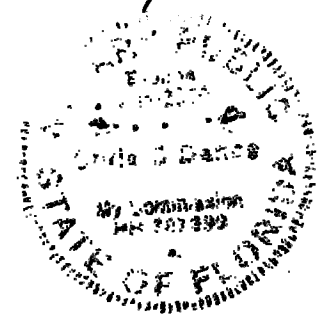
Zane Man
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED **LANCE MANSHIRE** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF May, 2026.

Chris C. Rance
NOTARY PUBLIC
STATE OF TEXAS



METES AND BOUNDS DESCRIPTION

THE STATE OF TEXAS
COUNTY OF BRAZORIA

WHEREAS MANSHIRE TX LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS IN DOCUMENT NO. 2025081205, DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A PORTION OF EVERETT TRACT B OF FAIRFIELD PARK ADDITION TO THE CITY OF ANGLETON OUT OF TRACTS 102, 103, & 104 OF THE NEW YORK AND TEXAS LAND CO. SUBDIVISION OF THE J.D.J. VALDERAS SURVEY ABSTRACT 300 BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 5, PAGE 359, MAP RECORDS, BRAZORIA COUNTY, TEXAS.

BEGINNING AT A FOUND 1/2 INCH REBAR LYING IN THE EAST RIGHT-OF-WAY LINE OF NORTH VELASCO STREET (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF LANDS CONVEYED TO SMILE 123 PLLC IN DEED BOOK 2020, PAGE 075382;

THENCE, ALONG THE SOUTH LINE OF SAID SMILE 123 PLLC LANDS, NORTH 86 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 228.86 FEET TO A FOUND 1/2 INCH REBAR LYING ON THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ALLEY (A 20' PUBLIC RIGHT-OF-WAY PER VOLUME 5, PAGE 359) AND BEING THE SOUTHEAST CORNER OF SAID SMILE 123 PLLC LANDS;

THENCE, LEAVING SAID SOUTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 02 DEGREES 52 MINUTES 37 SECONDS EAST A DISTANCE OF 166.03 FEET TO A FOUND 1/2 INCH REBAR BEING THE NORTHEAST CORNER OF LANDS CONVEYED TO RANCHO PLOMO LLC LANDS IN VOLUME 07, PAGE 010653;

THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID RANCHO PLOMO LLC LANDS, SOUTH 86 DEGREES 57 MINUTES 26 SECONDS WEST A DISTANCE OF 222.39 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "R.P.L.S. 2112" LYING ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF NORTH VELASCO STREET AND BEING THE NORTHWEST CORNER OF SAID RANCHO PLOMO LLC LANDS;

THENCE, LEAVING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 05 DEGREES 07 MINUTES 49 SECONDS WEST A DISTANCE OF 164.34 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN A TOTAL OF 37,260 SQUARE FEET OR 0.855 ACRES OF LAND, MORE OR LESS.

MISCELLANEOUS NOTES

1. COMPLETED FIELD WORK WAS OCTOBER 29, 2025.

2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

3. THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH VELASCO STREET. THE BEARING IS DENOTED AS N 05°07'49" W PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH CENTRAL ZONE NAD83.

LATITUDE = 29°10'47.0594"
LONGITUDE = -95°25'54.8587"
CONVERGENCE ANGLE = 17°21'42.55"

4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48039C0445K, WHICH BEARS AN EFFECTIVE DATE OF 12/30/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

5. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BRAZORIA COUNTY CENTRAL APPRAISAL DISTRICT.

6. ALL NEW UTILITIES SERVING THIS DEVELOPMENT SHALL BE INSTALLED UNDERGROUND.

7. BUILDING SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE AT THE TIME OF THE BUILDING PERMIT.

8. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

9. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

10. PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

11. THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

12. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

13. ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

LEGEND & SYMBOLS

●	FOUND MONUMENT (AS-NOTED)
⊙	CALCULATED POINT
(M)	MEASURED/CALCULATED DIMENSION
NF	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
CL	CENTERLINE
SQ.FT	SQUARE FEET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
---	EXISTING PROPERTY LINE
- - - -	EXISTING EASEMENT LINE
- - - - -	LOT LINE/RIGHT-OF-WAY LINE

CITY APPROVAL STATEMENT

APPROVED THIS 21 DAY OF June, 2026

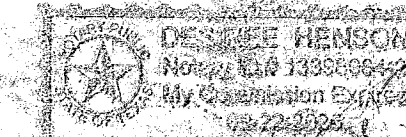
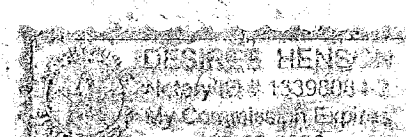
CITY MANAGER

STATE OF TEXAS
COUNTY OF BRAZORIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF June, 2026
BY Desiree Henson CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS

(SEAL)



REPLAT

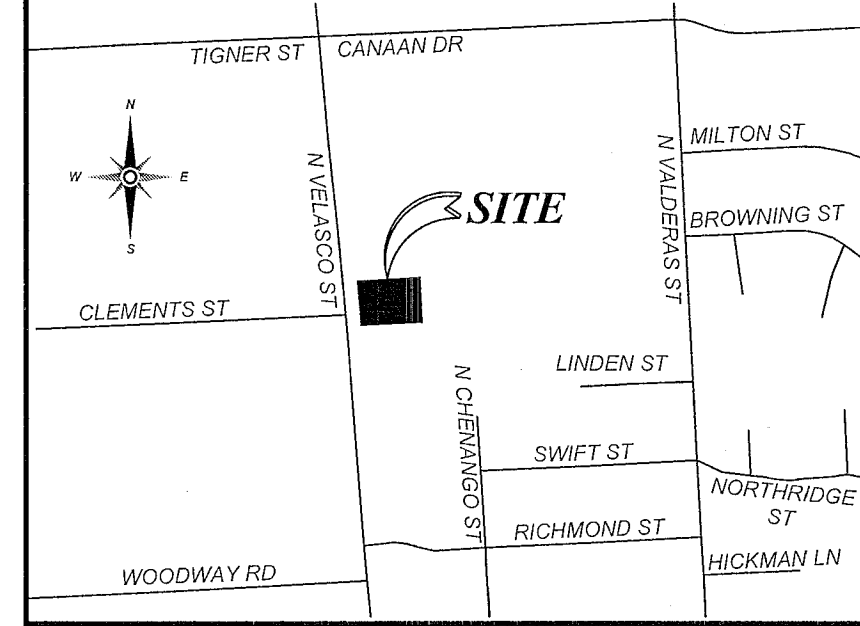
LOT B1-F OF THE
FAIRFIELD PARK ADDITION
ANGLETON, BRAZORIA COUNTY, TEXAS
AND BEING A REPLAT
EVERETT TRACT B OF FAIRFIELD PARK ADDITION
AS PREVIOUSLY FILED UNDER
VOLUME 5, PAGE 359, MAP RECORDS, BRAZORIA COUNTY, TEXAS.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

VICINITY MAP

NOT TO SCALE



DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MANSHIRE TX, LLC, ACTING HEREBY BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS T-BREW ANGLETON, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON. THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER. FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF ANGLETON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF ANGLETON'S USE THEREOF. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS 20 DAY OF June, 2026, BY THE ANGLETON DRAINAGE DISTRICT.

THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPLES OR AGENTS.

Bill Sloan
CHAIRMAN, BOARD OF SUPERVISORS

Timothy A. Grigsby
Timothy A. Grigsby

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID A. NIX, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

DAVID A. NIX
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6727
FIRM REGISTRATION NO. 10194275

BLEW
Surveying | Engineering | Environmental

SURVEYOR JOB NUMBER:
25-9183.02

SURVEY REVIEWED BY:
KAF

SURVEY DRAWN BY:
OT - 03/18/2025

SHEET:
1 OF 1