

2024001429

Total Pages: 10

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DISTRICT INFORMATION FORM

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL PERSONS BY THESE PRESENTS:

We, the undersigned officers and commissioners of BRAZORIA DRAINAGE DISTRICT NO. 4 (the "District"), constituting a majority of the members of the Board of Commissioners of the District, and acting pursuant to the authority and requirements of Section 49.455, Texas Water Code, as amended, do hereby affirm, acknowledge and certify that:

I.

The name of the District is BRAZORIA DRAINAGE DISTRICT NO. 4.

II.

The complete and accurate legal description of the boundaries of the District is shown on Exhibit "A" attached hereto, incorporated herein and made a part hereof for all purposes.

III.

The most recent rate of District taxes on property located within the District is \$0.114786 per \$100 of assessed valuation.

IV.

The total amount of bonds which have been approved by the voters within the District and which may be issued by the District (excluding refunding bonds and any portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$0.

V.

The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any portion of bonds payable solely from revenues

received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued by the District is \$124,740.48.

VI.

There are no standby fees imposed by the District at this time.

VII.

The election to confirm the creation of the District was held on June 21, 1910.

VIII.

The function to be performed by the District is the providing of drainage facilities to the area of the District.

IX.

The form of notice to purchasers required to be furnished by a seller to a purchaser of real property located within the District, with all information required to be furnished by the District completed, is attached hereto as Exhibit "B".

X.

A complete and accurate map showing the boundaries of the District is shown on Exhibit "C" attached hereto, incorporated herein and made a part hereof for all purposes.

EFFECTIVE the 9th day of Jan., 2024.

BRAZORIA DRAINAGE DISTRICT NO. 4

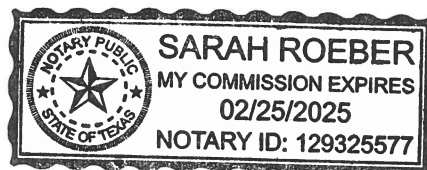
By: Jeffrey Brennan
Name: Jeffrey Brennan
Title: Chairman

By: Jim Mooney
Name: Jim Mooney
Title: Secretary

By: Scott Feules
Name: Scott Feules
Title:

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this 9th day of January, 2024, by Jeff Brennan, Jim Mooney and Scott Feules, Commissioners of Brazoria Drainage District No. 4, on behalf of said District.



(SEAL)

[Signature]
Notary Public in and for
the State of Texas

694880

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1: Brazoria County Drainage District Number Four (4) of Brazoria County, Texas, including within its limits the territory described and defined in that certain order of the Commissioners Court of Brazoria County, Texas, passed and adopted by said court on the 28th day of June, A.D. 1910, recorded in Book "J" page 58 et seq., minutes of the Commissioners' Court of said county, same including within its limits the territory described and defined in said order, the metes and bounds of which said territory is as follows, to wit: —————

BEGINNING at the junction of the Brazoria and Galveston County boundary line in the center of Clear Creek; thence south with said Brazoria and Galveston County boundary line to the southeast corner of the R. A. Magee Survey; thence westerly along the southerly line of said R. A. Magee survey to the east line of Section No. 40 H. T. & B. R. R. Survey; thence northerly with said easterly line of said Section No. 40 to the southeast corner of Section No. 37 H. T. & B. R. R. Survey; thence westerly along the north line of said section No. 40 to the southeast corner of Section No. 38 H. T. & B. R. R. Survey; thence northerly with the east line of said Section No. 38 to a point equi-distant between the southeast corner and the northeast corner of said section No. 38; thence westerly across said section No. 38 parallel with the south line of said section No. 38 to its west line; thence north with the west line of said section No. 38 to the southeast corner of Section No. 34; thence west with the south line of said section No. 34 to its southwest corner; thence south to the southeast corner of Section No. 33 H. T. & B. R. R. Survey; thence northwest with the northeast boundary line, of and to the northeast corner of the Thomas Spraggins Survey; thence southwest to the northwest line of said Spraggins survey, to the east corner of the H. J. Little Survey; thence northwest with the northeast lines of the H. J. Little and Erastus Little Surveys to the north corner of the Erastus Little Survey; thence southwest to its west corner; thence west to the northeast corner of the A. G. H. & B. Survey Section No. 90; thence south to the southeast corner of Section 65 H. T. & B. R. R. Survey; thence west to the west line of Brazoria County, following the south lines of Sections Nos. 65, 66, 67 and 68 and continuing west to said county line; thence northerly with the Brazoria and Fort Bend County line to its junction with the south boundary line of Harris County; thence easterly with Harris County and Brazoria County boundary line and Clear Creek to the place of beginning, said territory included in said description being situated entirely within Brazoria County, Texas. _____

Exhibit "B"

**NOTICE TO PURCHASER OF SPECIAL
TAXING OR ASSESSMENT DISTRICT**

The real property that you are about to purchase is located in Brazoria Drainage District No. 4 (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.114786 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes approved by the voters, excluding refunding bonds that are separately approved by the voters, is \$-0-. The aggregate initial principal amount of all such bonds issued is \$-0-.

The District is located wholly or partly within the extraterritorial jurisdiction of the following municipalities: City of Pearland, City of Brookside Village, City of Iowa Colony, and City of Manvel. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved. The District is also located wholly or partly within the corporate boundaries of the City of Pearland, City of Brookside Village, City of Iowa Colony, and City of Manvel. Such municipalities and the District overlap, but may not provide duplicate services or improvements. Property located in the District and within the corporate limits of the City of Pearland, City of Brookside Village, City of Iowa Colony, or City of Manvel is subject to taxation by the applicable municipality and the District.

The purpose of the District is to provide drainage and flood control services within the boundaries of the District. Section 49.211, Texas Water Code, empowers the District to adopt (1) rules for construction activity conducted within the District that relate to providing adequate drainage or flood control, and (2) reasonable procedures to enforce those rules. A copy of the District's Rules are available through the District's website. The Rules include requirements and criteria for the development of land and associated drainage facilities within the District in order to protect all property within the District's boundaries from flood risk. Failure to comply with the Rules places your property and surrounding property at risk. The obligation to comply with District Rules applies to the owner of the property and each subsequent owner that acquires the tract. This obligation does not extinguish upon transfer of ownership of the property. The cost of District facilities is not included in the purchase price of your property. All drainage and detention facilities constructed by a property owner or developer shall be maintained by the property owner or developer, their legal heir(s), successor(s), or assignee(s). Buyer beware; the purchaser of any non-compliant property within the District is responsible for property conformance with all District Rules, Regulations, and Guidelines. Due diligence is the responsibility of the purchaser. For more information, please visit the District's website@ WWW.BDD4.ORG. The legal description of the property which you are acquiring is set forth in Exhibit "A" attached hereto and made a part hereof.

Exhibit "B"

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit "B"

Signed by:

Tracy D Mauney

5/22/2026

, Seller

D5E1A51B135E43F...

DocuSigned by:

Deek Mauney

5/22/2026

By: 86D2B1DDD79D4FC...

Name: _____

Title: _____

Date

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 20____, by _____.

Notary Public in and for
the State of T E X A S

(SEAL)

Exhibit "C"

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



SURVEYS AND ABSTRACTS		
No.	SURVEY	ABSTRACT
1	S.G. HAYNIE	212
2	OBEDIAH PITTS	717
3	L.F. ROBERTS & W.W. DUPREY	726
4	DAVID WHITE	747
5	F.B. DRAKE	503
6	H.T. & B. R.R. CO.	310
7	CHARLES JOHN HALL	215
8	WILLIAM T. DOBSON	187
9	F.B. DRAKE	505
10	H.T. & B. R.R. CO.	234
11	F.B. DRAKE	504
12	H.T. & B. R.R. CO.	219
13	R.B. LYLE	544
14	H.T. & B. R.R. CO.	237
15	R.B. LYLE	543
16	H.T. & B. R.R. CO.	232
17	J.M. SWISHER	667
18	H.T. & B. R.R. CO.	233
19	D.H.M. HUNTER	76
20	THOMAS J. GREEN	198
21	WARREN D.C. HALL	70
22	EMILY M. AUSTIN	111
23	B.B.B. & C. R.R. CO.	160
24	B.T. MASTERSON	732
25	H.G. & GILBERT & JENNIE & HATTIE SNEED	731
26	HIRAM MOORE & FRANCES C. RASMUSSEN	730
27	HENNEL STEVENS	595
28	RICHARD A. MAGEE	349
29	H.T. & B. R.R. CO.	295
30	C.W. GROOS	527
31	H.T. & B. R.R. CO.	296
32	C.W. GROOS	526
33	H.T. & B. R.R. CO.	294
34	HARRIS & BROOKE	402
35	H.T. & B. R.R. CO.	290
36	R.B. LYLE	541
37	MARY V. O'DONNELL	469
38	HARRIS & BROOKE	417
39	K.R. EHRLMANN	459
40	K.R. EHRLMANN	460
41	H.T. & B. R.R. CO.	285
42	J.S. TALMAGE	560
43	H.T. & B. R.R. CO.	281
44	J.S. TALMAGE	561
45	A.B. LANGERMANN	625
46	WILLIAM HALL	713
47	I. & G.N. R.R. CO.	741
48	H.T. & B. R.R. CO.	280
49	A.B. LANGERMANN	625
50	CHARLES HEYWOOD	213
51	M. ESCALERA	169
52	H.T. & B. R.R. CO.	538
53	H.T. & B. R.R. CO.	305

WE, THE UNDERSIGNED OF THE BOARD OF COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 DO HEREBY CERTIFY THAT THIS MAP IS A COMPLETE AND ACCURATE MAP SHOWING THE BOUNDARIES OF SAID DISTRICT.

STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 202____, BY THE ____ MEMBERS OF THE THE BOARD OF COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4.

DISTRICT BOUNDARY MAP
OF
55,106 ACRES
BRAZORIA DRAINAGE DISTRICT No. 4
BRAZORIA COUNTY, TEXAS

Chris Rhodes
CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8532



DATE:	11/28/2023
SCALE:	1" = 3000'
BOOK NO.:	
DRAWN BY:	C.G.R.
CHECKED BY:	C.G.R.
PROJECT NO.:	CS 23222
DRAWING NO.:	1 OF 1

10500 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9189

Civil-Surv
Land Surveying, LLC

TIPELS No. 10143800
Email: michael@civil-surf.net

Exhibit "B"

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

_____, Purchaser

By: _____

Name: _____

Title: _____

Date

THE STATE OF TEXAS §

 §

COUNTY OF _____§

This instrument was acknowledged before me on this ____ day of _____, 20____, by_____.

Notary Public in and for
the State of T E X A S

(SEAL)

FILED and RECORDED

Instrument Number: 2024001429

Filing and Recording Date: 01/10/2024 12:33:17 PM Pages: 10 Recording Fee: \$61.00

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", is written over a horizontal line.

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-jessie