



City of Pearland  
COMMUNITY DEVELOPMENT  
3523 LIBERTY DR., PEARLAND, TEXAS 77581

# PROPERTY OWNER AUTHORIZATION

## PROPERTY OWNER

## AGENT

NAME: Luis Perret & Quynh Nguyen

NAME: Luis Perret

ADDRESS: 3531 Watzek Way  
Pearland Tx 77581

ADDRESS: \_\_\_\_\_  
→ SAME

PHONE: 281-948-1325

PHONE: SAME

EMAIL: luisperret@yahoo.com

EMAIL: SAME

PROPERTY ADDRESS/PARCEL NUMBER: \_\_\_\_\_

- ZONE CHANGE
- PLANNED DEVELOPMENT
- CONDITIONAL USE PERMIT
- ZBA VARIANCE/SPECIAL EXCEPTION
- PLAT VARIANCE
- PLAT/SUBDIVISION

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

OWNER SIGNATURE

8/16/2024  
DATE

GF NO. 24-808267-RV CAPITAL TITLE  
 ADDRESS: 3831 KNAPP ROAD  
 PEARLAND, TEXAS 77581  
 BORROWER: LUIS PERRET AND  
 QUYNH NGUYEN

**LOT 4, BLOCK 1  
 FINAL PLAT OF FERRI SUBDIVISION**

A SUBDIVISION IN BRAZORIA COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 19, PAGE 75 OF THE MAP RECORDS  
 OF BRAZORIA COUNTY, TEXAS

NOTE: EASEMENT CREATED IN INST. TO SOUTHWESTERN BELL  
 TELEPHONE CO. RECORDED UNDER DOC. NO. 96001010.  
 NOTE: EASEMENT CREATED IN INST. TO SOUTHWESTERN BELL  
 TELEPHONE CO. RECORDED UNDER DOC. NO. 96011833.  
 NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



THIS PROPERTY IS AFFECTED BY THE  
 100 YEAR FLOOD PLAN AS PER FIRM  
 PANEL NO. 48035C 0035 K  
 MAP REVISION: 12/30/2020  
 ZONE AE  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 19, PG. 75, H.C.M.R.

DRAWN BY: LH

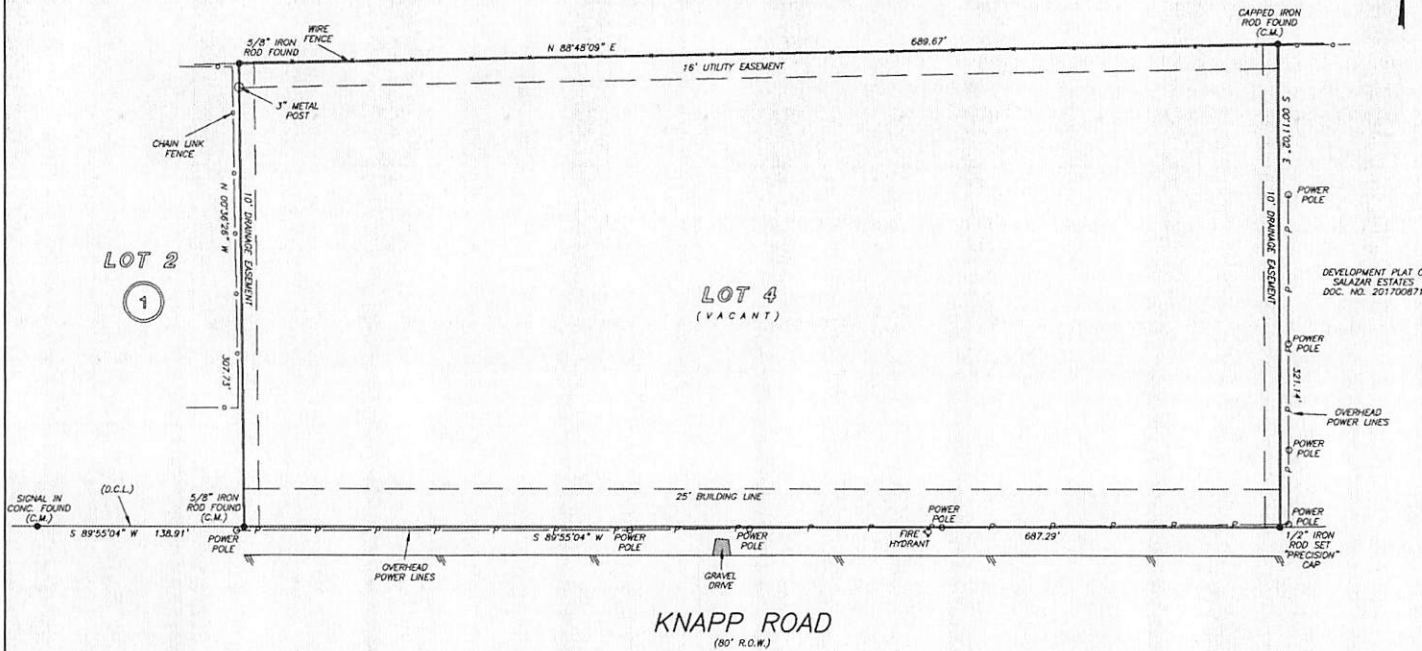
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS HELD  
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 JOB NO. 24-05783  
 JULY 9, 2024



SCALE: 1" = 80'

BELL BOTTOM FOUNDATION CO.  
 & JOE C. WILKINS GENERAL MANAGER  
 (BEL-TDE FOUNDATION CO.  
 VOL. 1292 PG. 344)



**Capital Title**  
 ERNESTO GARCIA  
 713-349-9456



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionsurveyors.com  
 281-496-1566 FAX 281-456-1867 210-829-4941 FAX 210-829-1555  
 930 THREADEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700



Near Me

Search for an address or locate on map





Show results within 1 Miles



- City Buildings (1)
- New Residential Permits (2)
- New Commercial Building (3)

All rights reserved

Fee: \$109.00

# Tax Certificate

07/02/2024



2400 Dallas Parkway, Suite 560 | Plano, TX 75093  
support@unitedtaxco.com

Order #: 24-808267-RV

### Property Details

CAD #:	207175	County:	Brazoria
Owner(s):	FORMERS BY ERNIE INC	Deed:	N/A
Situs:	3831 KNAPP RD PEARLAND, TX 77581		
Owner Mailing:	7905 ALMEDA GENOA RD STE B, HOUSTON TX 77075-2007		

Legal Description	Assessment	2023	2024
FERRI SUBDIVISION (A0542 H T & B) (PEARLAND) BLK 1 LOT 4 ACRES 4.9691	Improvement	\$0.00	\$0.00
	Land	\$269,600.00	\$350,480.00
	Market Total	\$269,600.00	\$350,480.00
	Homestead Cap	\$0.00	\$26,960.00
	Assessed Total	\$269,600.00	\$323,520.00
	Certified	Yes	No

### Account Comments

- Brazoria County Drainage District #4 (Pearland): Bonds Approved: \$0.00, Bonds Issued: \$0.00, Bond Tax Rate: 0.11478600/\$100 of assessed valuation, Stand-by Fee: \$0.00
- Per the CAD - value adjustment applies for the 2024 values.

### Exemption Summary

Year	Current Exemptions	W/O Exemptions Estimate
2024	None	\$7,785.68
2023	None	\$5,988.99

### Tax Summary

Collector	Year	Tax Rate	Base Tax	Due 7/2024	Due 8/2024	Status
Brazoria County Tax Assessor Collector Acct #: 40600002000 111 E. Locust Angleton, TX 77515 Phone: (979) 864-1320	2023	2.22143400	\$5,988.98	\$0.00	\$0.00	Paid
	Sub Total	2.22143400	\$5,988.98	\$0.00	\$0.00	
<b>Total (as of: 6/25/24)</b>		<b>2.22143400</b>	<b>\$5,988.98</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>Paid</b>

Luis Perret  
3531 Watzek Way  
Pearland, Tx 77581  
Luisperret@yahoo.com  
281-948-1325  
August 15, 2024

Zoning Department City of Pearland  
3519 Liberty Dr.  
Pearland, Tx 77581

Dear City of Pearland Zoning Department,

I am writing to express our intent to rezone the property located at 3831 Knapp Rd Pearland Tx 77581, which is currently zoned as general commercial, to a residential zoning classification. Our vision for this property is to develop it into a residential community that will serve the growing needs of City of Pearland.

Our development plan involves re-platting the land into acre plots to accommodate the construction of 3 single-family homes. We believe this project will greatly benefit the community by providing much-needed housing options while maintaining the character and integrity of the surrounding area.

We are committed to ensuring that the development aligns with the city's comprehensive plan and meets all applicable zoning regulations. We look forward to working closely with the city planning staff throughout the rezoning process to address any concerns and to ensure a successful transition from commercial to residential use.

Please let us know the next steps in the rezoning process and if there are any additional documents or information required from our side. We are eager to move forward and collaborate with the city to bring this project to fruition.

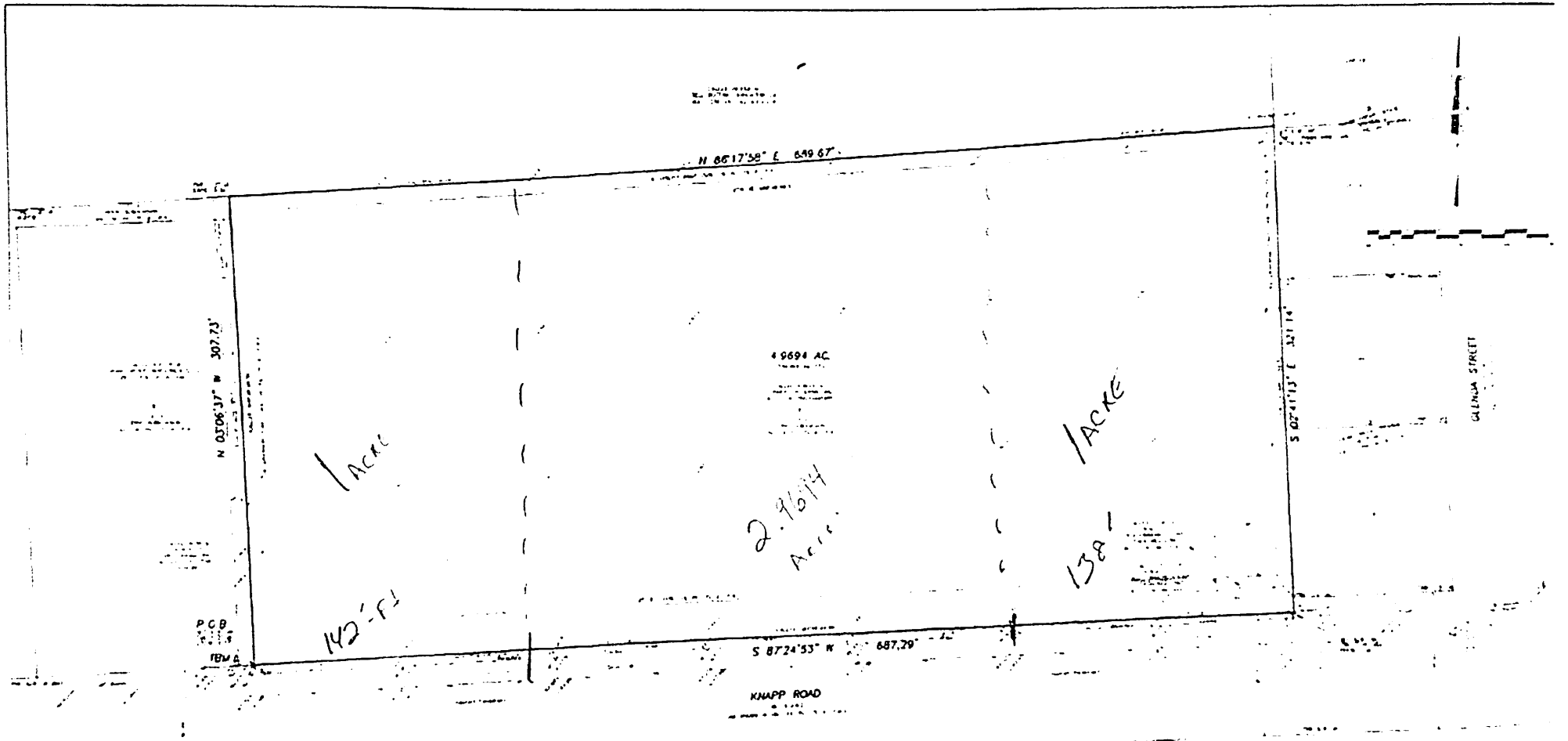
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Luis Perret', written in a cursive style.

Luis Perret

3831 Knapp Rd.  
Pearland Tx 77581



Residential.

Perks  
#1517  
PC roof

Divide into 3 tracts

- 2 - 1 Acre Tracts
- 1 - 2.9694 Acre Tracts



### 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.**

Date: August 15, 2024

Grantor: FORMERS BY ERNIE, INC.

Grantor's Mailing Address: 7905 Alameda Genoa Rd, Suite B Houston TX 77075 <sup>ED</sup>

Grantee: Luis Perret and Quynh Nguyen, a married couple

Grantee's Mailing Address: 3531 Watrek Way Pearland, TX 77581

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 4, Block 1, of Final Plat of Ferri Subdivision FERRI SUBDIVISION, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 19, Page 75 of the Map Records of Brazoria County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Brazoria County, Texas.

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.

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





# FILED and RECORDED

Instrument Number: 2024035009

Filing and Recording Date: 08/15/2024 04:36:13 PM Pages: 3 Recording Fee: \$29.00

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".

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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-tonya



# Sign Acknowledgement Form

This form is required to be signed by the property owner and the applicant.

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), residential replat or a variance/special exception shall be required to erect and maintain a sign(s), to be inspected by the City to ensure compliance as required by the Unified Development Code (UDC), upon the property for which the request has been made.


Such sign(s) shall be located as follows:

1. One (1) sign per street frontage shall be located within thirty (30) feet of the abutting street, or as determined by the City.
2. Clearly visible and readable from the public right-of-way and not obstructed in any manner.
3. Shall not create a hazard to traffic on the public right(s)-of-way abutting the property.
4. Shall be placed on the subject property at least ten (10) days prior to the scheduled meeting and remain continuously on said property until final action by the Planning and Zoning Commission/City Council/Zoning Board of Adjustments or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a final decision by Commission/Council/Board shall constitute a withdrawal of the request.
5. The signs shall be as follows:
  - Planning staff will provide a sign template that includes printing instructions.
  - Signs must be professionally made; handwritten signs are not allowed.
  - The minimum sign size is 24-inches by 36-inches.
  - Blue or black lettering on a white background.
  - At least 10-inches above the ground.
  - Signs must be freestanding and cannot be attached to a tree, fence, or building, unless instructed by the City.
6. After the zone change, conditional use permit (CUP), residential replat or variance/special exception request is approved, denied, or withdrawn by the applicant, the applicant shall remove the sign from the area of the request within ten (10) days of such event.
7. It shall be unlawful for anyone to remove, destroy, deface or obstruct the view of a sign which gives notice that a zoning change, a conditional use permit (CUP), a residential replat, or a variance/special exception has been requested.
8. In the event the applicant fails to erect and/or maintain signs in accordance with this section, the public hearing before the Planning and Zoning Commission/City Council/Zoning Board of Adjustment **shall be postponed** to a date in the future, which would allow time for compliance.
9. The erection of any sign required by this section shall not require a permit under Section 4.1.2.6 of the UDC.
10. The owner or applicant shall promptly notify Community Development of any sign required by this section, which becomes lost, stolen or vandalized. The Planning and Zoning Commission or Zoning Board of Adjustment, depending on the type of case, shall have the power to decide whether or not there has been substantial compliance with the posting requirements in the case of lost, stolen or vandalized signs.

Property owner signature 

Property owner name (printed) Luis Perret

Date 8/16/2024

Applicant signature 

Applicant name (printed) Luis Perret

Date 8/16/2024