

3525 Charles Street

TRACT 1

Being a portion of Lot 3, of Map showing subdivision of parts of Sections 18 and 22, H.T. & B. R.R. Co., according to the plat thereof recorded in Volume 2, Page 51, of the Plat Records of Brazoria County, Texas, same being that tract of land situated in the H.T. & B. R.R. Co. Survey, Abstract No. 547, Brazoria County, Texas, same being a tract of land conveyed to Terry G. Woods and Salena L. Woods, by deed recorded in Instrument Number 2013053083, Deed Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southwest corner of that tract of land conveyed to Terry G. Woods Sr. and Salena L. Woods, by deed recorded in Instrument Number 2001007792, Deed Records of Brazoria County, Texas, same said corner being the Northwest corner of that tract of land conveyed to Jose A. Lozano and Lillian Lozano, by deed recorded in Instrument Number 2001007794, Deed Records of Brazoria County, Texas, same said corner being the Northeast corner of that tract of land conveyed to Mary L. Drager, by deed recorded in Instrument Number 1999014299, Deed Records of Brazoria County, Texas, from which a 3/4 inch iron rod found bears North 00 degrees 36 minutes 53 seconds West, a distance of 18.97 feet for witness, from which a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set bears on-line, a distance of 20.00 feet for witness;

THENCE South 87 degrees 25 minutes 28 seconds West, along the North line of said Drager tract, a distance of 678.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Larry Freund, a single man, by deed recorded in Instrument Number 2018056601, Deed Records of Brazoria County, Texas, same said corner being the East Right-of-Way line of Charles Street (60-foot Right-of-Way), from which a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set bears North 42 degrees 25 minutes 28 seconds East, a distance of 28.28 feet for witness;

THENCE North 02 degrees 34 minutes 32 seconds West, along the East Right-of-Way line of said Charles Street, a distance of 165.00 feet to a point for corner, said corner being the Southwest corner of said Woods tract (Instrument Number 2013053083);

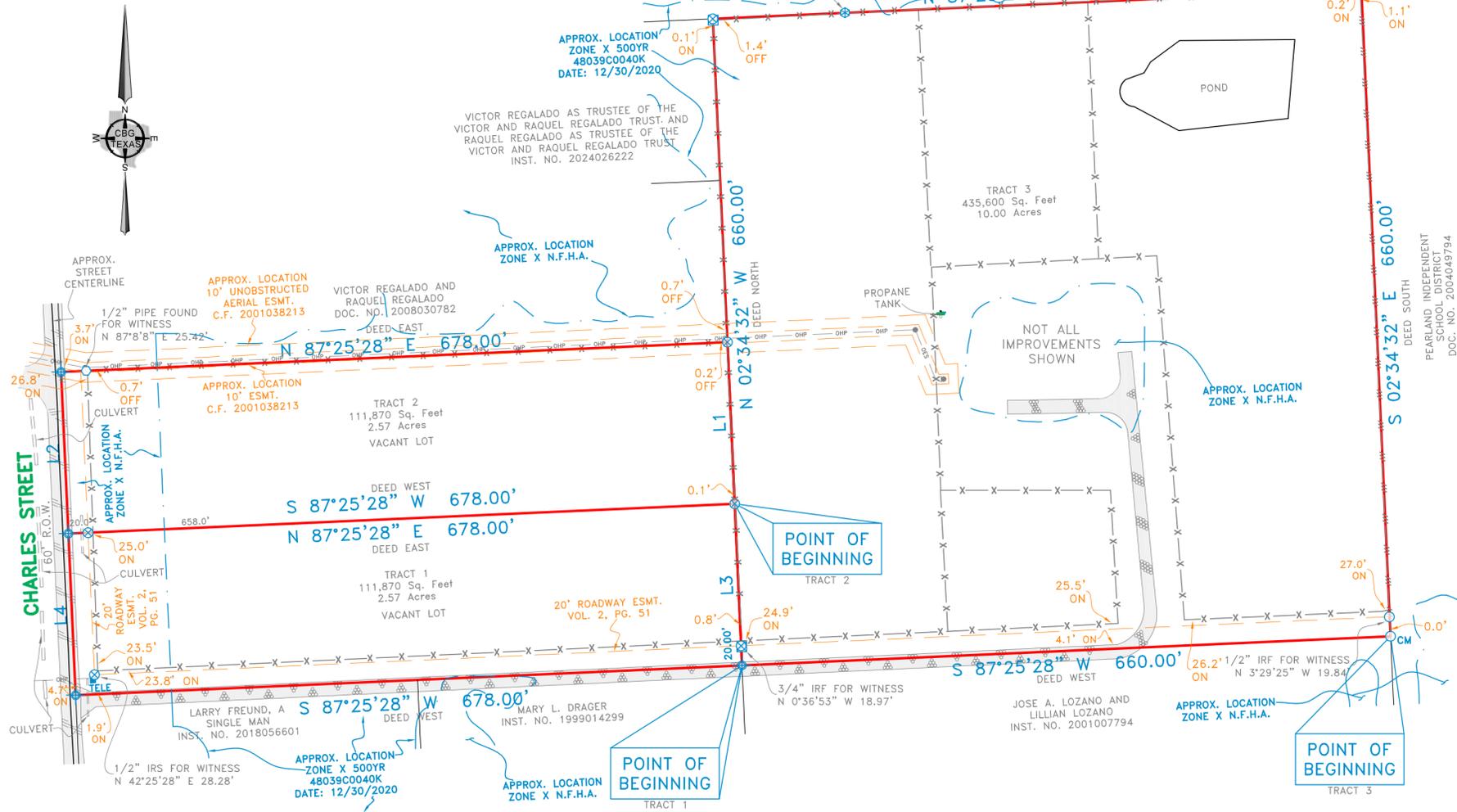
THENCE North 87 degrees 25 minutes 28 seconds East, along the South line of said Woods tract (Instrument Number 2013053083), passing at a distance of 20.00 feet, a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" set for witness, continuing a total distance of 678.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" set for corner, said corner being along the West line of said Woods tract (Instrument Number 2001007792);

THENCE South 02 degrees 34 minutes 32 seconds East, along the West line of said Woods tract (Instrument Number 2001007792), a distance of 165.00 feet to POINT OF BEGINNING and containing 111,870 square feet or 2.57 acres of land.

LINE	BEARING	DEED	DISTANCE
L1	S 02°34'32" E	SOUTH	165.00'
L2	N 02°34'32" W	NORTH	165.00'
L3	S 02°34'32" E	SOUTH	165.00'
L4	N 02°34'32" W	NORTH	165.00'



APPROX. LOCATION
ZONE AE 100YR
48039C0040K
DATE: 12/30/2020



TRACT 2

Being a portion of Lot 3, of Map showing subdivision of parts of Sections 18 and 22, H.T. & B. R.R. Co., according to the plat thereof recorded in Volume 2, Page 51, of the Plat Records of Brazoria County, Texas, same being that tract of land situated in the H.T. & B. R.R. Co. Survey, Abstract No. 547, Brazoria County, Texas, same being a tract of land conveyed to Terry G. Woods and Salena L. Woods, by deed recorded in Instrument Number 2013053083, Deed Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying", said corner being the West line of that tract of land conveyed to that tract of land conveyed to Terry G. Woods Sr. and Salena L. Woods, by deed recorded in Instrument Number 2001007792, Deed Records of Brazoria County, Texas, same said corner being the Northeast corner of said Woods tract (Instrument Number 2013053083);

THENCE South 87 degrees 25 minutes 28 seconds West, along the North line of said Woods tract (Instrument Number 2013053083), passing at a distance of 658.00 feet a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" set for witness, continuing a total distance of 678.00 feet to a point for corner, said corner being the Northwest corner of said Woods tract (Instrument Number 2013053083), same said corner being the East Right-of-Way line of Charles Street (60-foot Right-of-Way);

THENCE North 02 degrees 34 minutes 32 seconds West, along the East Right-of-Way line of said Charles Street, a distance of 165.00 feet to a point for corner, said corner being the Southwest corner of that tract of land conveyed to Victor Regalado and Raquel Regalado, by deed recorded in Document Number 2008030782, Deed Records of Brazoria County, Texas, from which a 1/2 inch iron pipe found bears North 87 degrees 08 minutes 08 seconds East, a distance of 25.42 feet for witness;

THENCE North 87 degrees 25 minutes 28 seconds East, along the South line of said Regalado tract, a distance of 678.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the Southeast corner of said Regalado tract, same said corner being along the West line of said Woods tract (Instrument Number 2001007792);

THENCE South 02 degrees 34 minutes 32 seconds East, along the West line of said Woods tract (Instrument Number 2001007792), a distance of 165.00 feet to POINT OF BEGINNING and containing 111,870 square feet or 2.57 acres of land.

TRACT 3

Being Lot 4, of Map showing subdivision of parts of Sections 18 and 22, H.T. & B. R.R. Co., according to the plat thereof recorded in Volume 2, Page 51, of the Plat Records of Brazoria County, Texas, same being that tract of land situated in the H.T. & B. R.R. Co. Survey, Abstract No. 547, Brazoria County, Texas, same being a tract of land conveyed to Terry G. Woods Sr. and Salena L. Woods, by deed recorded in Instrument Number 2001007792, Deed Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the West line of that tract of land conveyed to Pearland Independent School District, by deed recorded in Document Number 2004049794, Deed records of Brazoria County, Texas, same said corner being the Northeast corner of that tract of land conveyed to Jose A. Lozano and Lillian Lozano, by deed recorded in Instrument Number 2001007794, Deed Records of Brazoria County, Texas, from which a 1/2 inch iron rod found bears North 03 degrees 29 minutes 25 seconds West, a distance of 19.84 feet for witness;

THENCE South 87 degrees 25 minutes 28 seconds West, along the North line of said Lozano tract, a distance of 660.00 feet to a point for corner, said corner being the Northwest corner of said Lozano tract, same said corner being that tract of land conveyed to Mary L. Drager, by deed recorded in Instrument Number 1999014299, Deed Records of Brazoria County, Texas, same said corner being the Southeast corner of that tract of land conveyed to Terry G. Woods and Salena L. Woods, by deed recorded in Instrument Number 2013053083, Deed Records of Brazoria County, Texas, from which a 3/4 inch iron rod found bears North 00 degrees 36 minutes 53 seconds West, a distance of 18.97 feet for witness, from which a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set bears on-line, a distance of 20.00 feet for witness;

THENCE North 02 degrees 34 minutes 32 seconds West, along the East line of said Woods tract (Instrument Number 2013053083), a distance of 660.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying", said corner being the Northeast corner of that tract of land conveyed to Victor Regalado as Trustee of the Victor and Raquel Regalado Trust and Raquel Regalado as Trustee of the Victor and Raquel Regalado Trust, by deed recorded in Instrument Number 2024026222, Deed Records of Brazoria County, Texas, same said corner being along the South line of that tract of land conveyed to Massey Lakes Estates, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded at Document Number 2016014525 of the Map Records, Brazoria County, Texas, from which a 5/8 inch iron rod found bears North 87 degrees 18 minutes 39 seconds East, a distance of 134.57 feet for witness;

THENCE North 87 degrees 25 minutes 28 seconds East, along the South line of said Massey Lakes Estates, a distance of 660.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Pearland Independent School District tract;

THENCE South 02 degrees 34 minutes 32 seconds East, along the West line of said Pearland Independent School District tract, a distance of 660.00 feet to POINT OF BEGINNING and containing 435,600 square feet or 10.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the client, in connection with the transaction described in G.F. ST-0318-4903182400268L that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 22nd day of January, 2025

Nathan Alan Pare
Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: According to the F.I.R.M. in Map No. 48039C0040K, this property does lie in Zone X_500YR and DOES NOT lie within the 100 year flood zone.

BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE
NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 2, PG. 51
C.F. NO. 2017042035, 2001038213, 2014001149 AND 2018026454
EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
C.F. NO. 98-026467
NOTES:
Bearings, easements and building lines are by recorded plat unless otherwise noted.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
⊗ 1/2" IRON ROD SET	■ COLUMN
○ 1/2" IRON PIPE FOUND	AC - AIR CONDITIONING
□ FENCE POST FOR WITNESS	⊕ FIRE HYDRANT
⊗ 3/4" IRON ROD FOUND	▭ COVERED PORCH, DECK OR CARPORT
⊗ 5/8" ROD FOUND	— OES - OES OVERHEAD ELECTRIC SERVICE
▲ UNDERGROUND ELECTRIC	— OHP - OHP OVERHEAD POWER LINE
△ OVERHEAD ELECTRIC	◆ POINT FOR CORNER
● POWER POLE	▭ CONCRETE PAVING
⊗ GRAVEL/ROCK ROAD OR DRIVE	▭ DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC
419 Century Plaza Dr. Suite 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	01/22/26	9244	SEE CERT.	SG

BOUNDARY SURVEY
H.T. & B. R.R. CO. SURVEY, ABSTRACT NUMBER 547
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
3525 CHARLES STREET