

Addendum B

# LEGAL DESCRIPTION



# WALKER L. TREESH

Registered Professional Land Surveyor

P.O. Box 2113 Pearland, Texas 77588 (281) 485-5191

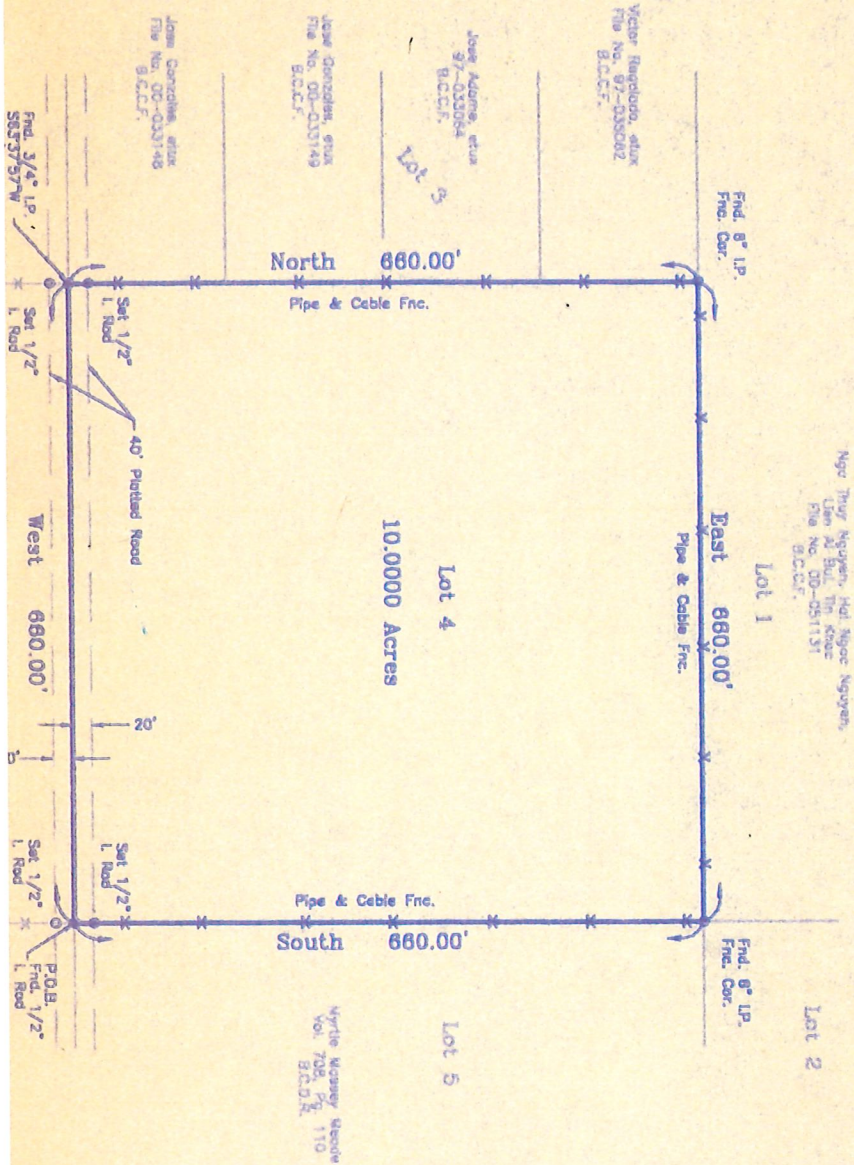
Scale: 1"=200'

Purchaser: Thanh Dinh

Date: December 15, 2000

Job No. 00-3168

Property Address:



## GENERAL NOTES:

1. This tract lies in Flood Zone "X" (unshaded) according to the F.E.M.A. Flood Insurance Rate Map for the Brazoria County, Texas, Community-Panel No. 485458 D040 I, dated Sept. 22, 1999.
2. The Surveyor has relied on commitment for title insurance issued by Texas American Title Co. CF No. 825-00-1415, effective date November 19, 2000, with regard to any recorded easements, rights of way or setbacks affecting the subject property.
3. Bearings are based on the recorded plat and deed records.
4. The certification shown hereon is revoked and this survey is null and void if this document is altered in any manner, used or relied upon by



Lot 7

Lot 8

Lot 9

1280.00'

Prod 1/2" LR

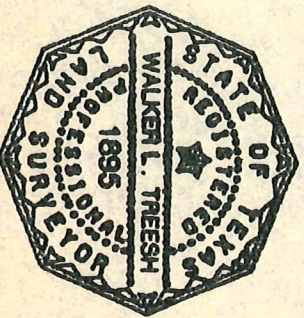
County Road 101

PLAT SHOWING A SURVEY OF A 10.0000 ACRE TRACT BEING LOT 4 OF KANAWHA-TEXAS COMPANY SUBDIVISION OF A PORTION OF SECTION 18, H.T.&B.R.R. CO. SURVEY (G.C. SMITH SURVEY), ABSTRACT 547, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 AT PAGE 51 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

To: Texas American Title Co., exclusively

I, Walker L. Treesh, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direction and supervision on Dec. 9-14, 2000. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the transaction described in G.F. No. 825-00-1415 of Texas American Title Co. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

*Walker L. Treesh*  
WALKER L. TREESH, R.P.L.S. NO. 1895





# Exhibit "A"

FIELD NOTE DESCRIPTION OF A 10.0000 ACRE TRACT OF LAND BEING LOT 4 OF KANAWHA - TEXAS COMPANY SUBDIVISION OF A PORTION OF SECTION 18, H.T.&B.R.R. CO. SURVEY (J.C. SMITH SURVEY), ABSTRACT 647, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 AT PAGE 51 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the common corner of Lots 4, 5, 8 and 9 of the aforementioned Subdivision;

THENCE WEST along the south line of Lot 4 and the north line of Lot 8, a distance of 880.00 feet to the common corner of Lots 3, 4, 7 and 8 of said Subdivision, from which a found 1/2 inch iron pipe bears S 83°37'57"W a distance of 1.02 feet;

THENCE NORTH along the west line of Lot 4 and the east line of Lot 3, at a distance of 20.00 feet pass a 1/2 inch iron rod set for reference corner in the north line of a 40 foot platted road, continuing in all a total distance of 880.00 feet to a 6 inch iron fence post found at the common corner of Lots 3 and 4 and being in the south line of Lot 1;

THENCE EAST along the north line of Lot 4 and the south line of Lot 1, a distance of 880.00 feet to a 6 inch iron fence post found at the common corner of Lots 1, 2, 4 and 5;

THENCE SOUTH along the east line of Lot 4 and the west line of Lot 5, at a distance of 840.00 feet pass a 1/2 inch iron rod set for reference corner in the north line of a 40 foot platted road, continuing in all a total distance of 880.00 feet to the PLACE OF BEGINNING and containing 10.0000 acres of land, more or less.

FILED FOR RECORD

01 FEB 26 PM 3:51

*George H. ...*  
COUNTY CLERK  
Brazoria County, Texas

STATE OF TEXAS  
COUNTY OF BRAZORIA

I, JOYCE HUGHMAN, Clerk of the County Court and for Brazoria County, Texas do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as indicated hereon by me.



*Joyce Hughman*

County Clerk of Brazoria Co., TX

COUNTY ROAD 107-F

(60.0' R-O-W)

330.0

RND 1" LR.  
70.0' E 0.5' N

LOT 3

JOSE ADAME  
CF 97-035084

EAST - 678.0

264.53

0.99 AC.

WEST - 678.0  
EAST - 678.0

2.57 AC.  
TR. II

0.99 AC.

2.57 AC.  
TR. I

DRILL SITE  
CF 82-024334

330.0

NORTH - 165.0

NORTH - 165.0

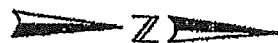
SOUTH - 165.0

SOUTH - 165.0

NORMAN W. HICKS, SR.  
(81)865/816 BCOB

LOT 4

SCALE 1"=60'



LARRY LILSON BISH  
(88)518/522 BCOB

LOT 7

JAMES E. MAND  
CF 97-017659

LOT 9

435' left 28.4' in area



Property X is  
all mine.

# NOTIFICATION MAP

Ag Exemption

Prop Id #526093

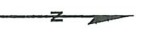
Terry & Salena  
Woods



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 232 feet

SEPTEMBER 2015  
PLANNING DEPARTMENT



Brazoria CAD

Property Search > 526093 WOODS TERRY G SR & SALENA L for Year 2023

Tax Year: 2023

Property

Account			
Property ID:	526093	Legal Description:	A0547 H T & B R R TRACT 3A-3B-4 ACRES 15.139
Geographic ID:	0547-0028-130	Zoning:	3/11/16CJC
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:	3525 CHARLES ST TX 77584	Mapsco:	SPL69
Neighborhood:	ABST 509,550,245 SUBS 1990 AND NEWER	Map ID:	
Neighborhood CD:	A0509.AREO		
Owner			
Name:	WOODS TERRY G SR & SALENA L	Owner ID:	300008
Mailing Address:	3525 CHARLES AVE PEARLAND, TX 77584-8961	% Ownership:	100.0000000000%
		Exemptions:	HS, DP

Values

(+) Improvement Homesite Value:	+	\$164,450	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$28,130	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$397,760	\$1,630
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$590,340	
(-) Ag or Timber Use Value Reduction:	-	\$396,130	
(=) Appraised Value:	=	\$194,210	
(-) HS Cap:	-	\$30,621	
(=) Assessed Value:	=	\$163,589	

Taxing Jurisdiction

Owner: WOODS TERRY G SR & SALENA L

% Ownership: 100.0000000000%

Total Value: \$590,340

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$194,210	\$163,589	\$0.00	
CPL	CITY OF PEARLAND	0.623765	\$194,210	\$118,589	\$739.72	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.138000	\$194,210	\$56,197	\$77.55	
EM4	BRAZORIA COUNTY EMERGENCY DISTRICT #4	0.100000	\$194,210	\$163,589	\$163.59	
GBC	BRAZORIA COUNTY	0.291106	\$194,210	\$31,197	\$90.82	
RDB	ROAD & BRIDGE FUND	0.050000	\$194,210	\$31,197	\$15.60	
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.302700	\$194,210	\$113,589	\$1,428.76	\$1,407.53
Total Tax Rate:		2.505571				
Taxes w/Current Exemptions:					\$2,516.04	
Taxes w/o Exemptions:					\$4,866.07	

Improvement / Building



Improvement #1: Residential State Code: E1 Living Area: 1200.0 sqft Value: \$161,310

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	4+	R6	2001	1200.0
AX1	PREFAB STEEL BLDG	4+		2000	3800.0

Improvement #2: Misc Imp State Code: E1 Living Area: sqft Value: \$2,610

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AP6	POLE BLDG 4 SIDES OPEN (WOOD)	4+		2013	350.0

Improvement #3: Misc Imp State Code: E1 Living Area: sqft Value: \$530

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RC2	CANOPY	4+		2013	144.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	FRONT ACREAGE	1.0000	43560.00	0.00	0.00	\$28,130	\$0
2	A4	IMPROVED PASTURE	14.1390	615894.84	0.00	0.00	\$397,760	\$1,630

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$164,450	\$425,890	1,630	194,210	\$30,621	\$163,589
2022	\$166,810	\$425,890	1,560	196,500	\$47,705	\$148,795
2021	\$113,760	\$304,200	1,270	135,120	\$0	\$135,120
2020	\$139,640	\$365,050	1,130	164,880	\$21,998	\$142,882
2019	\$114,580	\$334,630	1,060	137,740	\$7,815	\$129,925
2018	\$88,350	\$436,000	990	118,140	\$0	\$118,140
2017	\$97,740	\$472,340	990	129,930	\$12,223	\$117,707
2016	\$97,740	\$472,340	1,130	130,070	\$22,834	\$107,236
2015	\$84,460	\$181,670	1,200	97,660	\$0	\$97,660
2014	\$86,490	\$199,840	1,410	101,100	\$0	\$101,100
2013	\$84,940	\$120,000	990	97,930	\$0	\$97,930
2012	\$84,940	\$120,000	990	97,930	\$0	\$97,930
2011	\$83,230	\$120,000	990	96,220	\$0	\$96,220
2010	\$88,520	\$120,000	990	101,510	\$5,499	\$96,011
2009	\$79,230	\$120,000	900	92,130	\$4,847	\$87,283

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/16/2001	DV	DEED RETAINING VENDORS LIEN	HICKS NORMAN W SR	WOODS TERRY G SR & SALENA L	01	007792	0

Tax Due

Property Tax Information as of 05/22/2023

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (979) 849-7792