

0.109 Acre (4,770 Square Feet)
Fontain P. Epperson Survey, Abstract Number 60
Galveston County, Texas
Tract 1

BEING a 0.109 acre (4,770 Sq. Ft.) tract of land situated in the Fontain P. Epperson Survey, A-60, Galveston County, Texas; being part of East Commercial Reserve of Briar Glen, Section 1, a subdivision of record according to the map or plat thereof recorded in Volume 10, Page 69, Map Records, Galveston County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "OSC" set in the northwest right-of-way (R.O.W.) line of State Farm Road No. 517 (100 feet wide); from which the northeast corner of the intersection of said State Farm Road No. 517 with the northeast R.O.W. line of Briar Glen Drive bears S 73°54'30"W, 23.00 feet;

THENCE, N 16°05'30" W, 81.42 feet with the southwest line of the herein described tract to a 1/2-inch iron rod with cap stamped "OSC" set marking the northwest corner of the herein described tract;

THENCE, N 73°54'30" E, 58.58 feet to a 1/2-inch iron rod with cap stamped "OSC" set marking the northeast corner of the herein described tract;

THENCE, S 16°05'30" E, 81.42 feet to a 1/2-inch iron rod with cap stamped "OSC" set in the northwest R.O.W. line of the aforementioned State Farm Road No. 517 marking the southeast corner of the herein described tract;

THENCE, S 73°54'30" W, 58.58 feet with the northwest R.O.W. line of said State Farm Road No. 517 to the **POINT OF BEGINNING and CONTAINING** 0.109 acre (4,770 Sq. Ft.) of land.

0.1174 Acre (5,113 Square Feet)
Fontain P. Epperson Survey, Abstract Number 60
Galveston County, Texas
Tract II

BEING a 0.1174 acre (5,113 Sq. Ft.) tract of land situated in the Fontain P. Epperson Survey, A-60, Galveston County, Texas; being part of East Commercial Reserve of Briar Glen, Section 1, a subdivision of record according to the map or plat thereof recorded in Volume 10, Page 69, Map Records, Galveston County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "OSC" set in the northwest right-of-way (R.O.W.) line of State Farm Road No. 517 (100 feet wide); from which the northeast corner of the intersection of said State Farm Road No. 517 with the northeast R.O.W. line of Briar Glen Drive bears S 73°54'30"W, 166.42 feet;

THENCE, N 16°05'30" W, 80.42 feet with the southwest line of the herein described tract to a 1/2-inch iron rod with cap stamped "OSC" set marking the northwest corner of the herein described tract;

THENCE, N 73°54'30" E, 63.58 feet to a 1/2-inch iron rod with cap stamped "OSC" set marking the northeast corner of the herein described tract;

THENCE, S 16°05'30" E, 80.42 feet to a 1/2-inch iron rod with cap stamped "OSC" set in the northwest R.O.W. line of the aforementioned State Farm Road No. 517 marking the southeast corner of the herein described tract;

THENCE, S 73°54'30" W, 63.58 feet with the northwest R.O.W. line of said State Farm Road No. 517 to the **POINT OF BEGINNING and CONTAINING** 0.1174 acre (5,113 Sq. Ft.) of land.

PROPERTY **381620** R
Legal Description
 ABST 60 F P EPPERSON SUR PT OF RESERVE (0-4) BRIAR
 GLEN SUB & UND 1/4 INT IN COMMON AREA

OWNER ID T & C INVESTMENTS LLC
 677322 13307 INDIAN BLANKET LN
 HOUSTON, TX 77083

OWNERSHIP
 100.00%

C36	100%
CAD	100%
GGA	100%
J05	100%
RFL	100%
S11	100%
W01	100%

IMPROVEMENTS		285,590
LAND MARKET	+	66,310
MARKET VALUE	=	351,900
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	351,900
CAP LOSS	-	0
ASSESSED VALUE	=	351,900

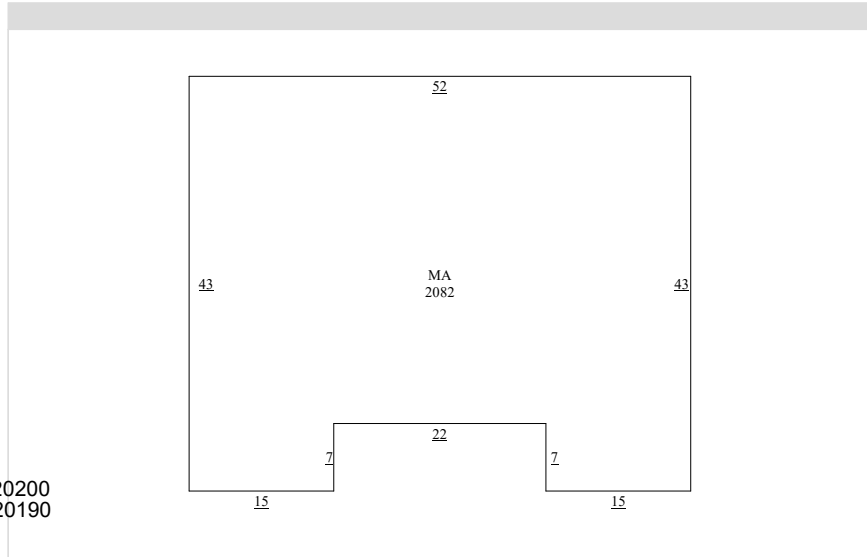
Ref ID1: 409519 Ref ID2: R381620
 1950-0000-0000-004 Map ID 167-C

ACRES: .1170
EFF. ACRES:

SITUS 4031 BRIAR GLEN DR DICKINSON, TX 77539

APPR VAL METHOD: ARB

GENERAL			
UTILITIES	AP	LAST APPR.	JFF
TOPOGRAPHY	LEVEL	LAST APPR. YR	2019
ROAD ACCESS	ASP	LAST INSP. DATE	03/22/2019
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	FR19 - SEE 290022 FOR COMP SALE - COUNTRY CLUB VISTA II		



EXEMPTIONS	

SKETCH COMMANDS	
MA	U43,L52,D43,R15,U7,R22,D7,R15

BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
01/30/2020	*****	GOGUE ENTERPRISE	WV / 2020005974 / 20200
07/17/2019	*****	GOGUE JOHN S & Q	WD / 2019039626 / 20190
05/06/2005	*****	DLUZNIEWSKI BRIA	WV / / 20050

IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	ATBA/*	2,082.0	56.75	1	1974	1995	4	118,150	85%	100%	100%	100%	100%	0.85	100,430
	MA2	MAIN AREA 2N	C	ATBA/*	2,082.0	55.05	1	1974	1995	4	114,610	85%	100%	100%	100%	100%	0.85	97,420
	OP	OPEN PORCH	C	ATBA/*	308.0	14.19	1	1974	1995	4	4,370	85%	100%	100%	100%	100%	0.85	3,720
1.	COMMERCIAL		STCD:	B1	4,472.0						237,130							201,570
	CONC	CONCRETE	C	*/	<u>4,500.0</u>	7.50	1	1974	1974		<u>33,750</u>	50%	100%	100%	100%	100%	0.50	<u>16,880</u>
2.	PARKING		STCD:	B1	4,500.0						33,750							16,880
1/4 UND INTEREST																		

IMPROVEMENT FEATURES			
Number of Rooms	4	*	0
Interior Finish		SR	0
Roof Covering		CS	0
Exterior Wall		BV	0
Heating/Cooling		CH-CA	0
Foundation		CS	0
Flooring		C	0

LAND INFORMATION																				
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR	Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	PF		E. FM 517(FRONTAGE)			SQ	5,113.0000 SQ	12.95	66,210	1.00			1.00	A	66,210	NO			0.00	0
Comment: FM 517 FRONTAGE																				
2.	PF			B1	N		0.0373 AC	.00		1.00			1.00	F	100	NO			0.00	0
Comment: APPROX 1/4 COMMON AREA FM 517 FRONTAGE																				
																66,310				0