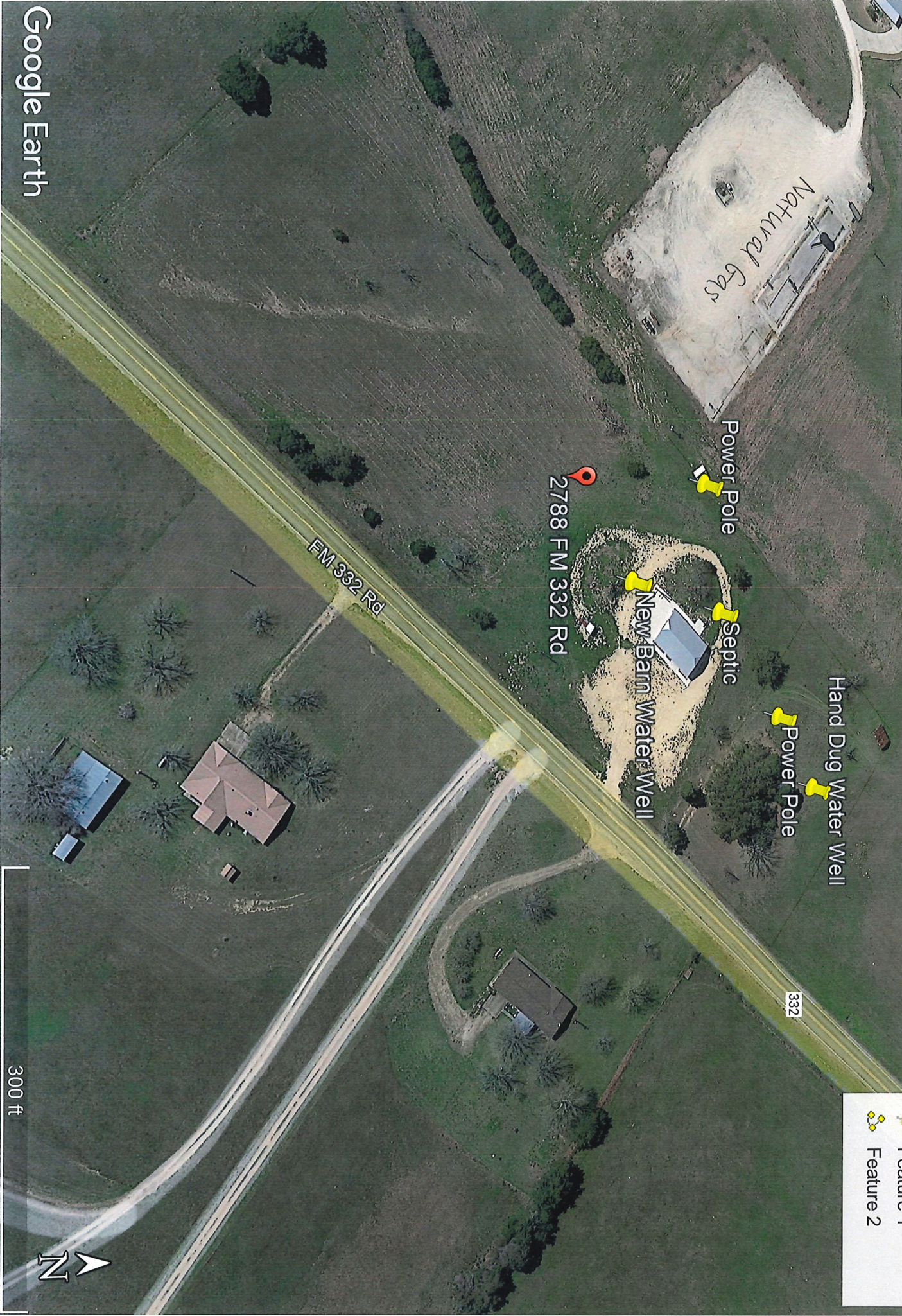





2788 FM 332 Brenham TX

Write a description for your map.



Legend

-  2788 FM 332 Rd
-  Feature 1
-  Feature 2

Google Earth

FM 332 Rd

2788 FM 332 Rd

Natural Gas

Power Pole

Septic

New Barn Water Well

Hand Dug Water Well

Power Pole

332

300 ft



For privacy reasons not all exemptions are shown online.

WASHINGTON COUNTY APPRAISAL DISTRICT

Property Owner: R18660 ANTON, KENNETH J & KELCIE L
 Property Address: 2750 FM 332, BRENHAM, TX 77833
 Tax Year: 2022
 2022 Assessed Value: CERTIFIED \$28,240

2022 GENERAL INFORMATION

Property Status: Active
 Property Type: Real
 Legal Description: A0098 SCHRIER, JAMES, TRACT 158, ACRES 1.45
 Neighborhood: BRENHAM1 - Brenham 1
 Account: 0098-000-15800
 Related Properties: R18590
 Map Number: 83

2022 VALUE INFORMATION

Improvement Homesite Value: \$400
 Improvement Non-Homesite Value: \$0
 Total Improvement Market Value: \$400
 Land Homesite Value: \$27,840
 Land Non-Homesite Value: \$0
 Land Agricultural Market Value: \$0
 Total Land Market Value: \$27,840
 Total Market Value: \$28,240
 Agricultural Use: \$0
 Timber Use: \$0
 Total Appraised Value: \$28,240
 Homestead Cap Loss: -\$0
 Total Assessed Value: \$28,240

Print property information

2022 OWNER INFORMATION

Owner Name: ANTON, KENNETH J & KELCIE L
 Owner ID:
 Exemptions:
 Percent Ownership: 100%
 Mailing Address: 11147 PALESTINE RD BRENHAM, TX 77833
 Agent: -

2022 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX CEILING
CAD- Appraisal District		\$0	\$28,240	0
G01- Washington County		\$0	\$28,240	0
JC1- Blinn College		\$0	\$28,240	0
RD1- Washington Co Fm		\$0	\$28,240	0
S01- Brenham ISD		\$0	\$28,240	0

2022 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code: A - Single Family Residence
 Homesite: Yes
 Total Main Area (Exterior Measured): -
 Market Value: \$340

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Storage Area	-	-	-	Details

Improvement #2 State Code: A - Single Family Residence
 Homesite: Yes
 Total Main Area (Exterior Measured): -
 Market Value: \$60

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Storage Area	2010	-	-	Details

2022 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Single Family Residential	A - Single Family Residence	Yes	\$27,840	\$0	\$0	1.450000 acres
TOTALS						63,162 Sq. ft / 1.450000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2021	\$380	\$27,020	\$27,400	\$0	\$0	\$27,400	\$0	\$27,400
2020	\$390	\$22,990	\$23,380	\$0	\$0	\$23,380	\$0	\$23,380
2019	\$390	\$22,990	\$23,380	\$0	\$0	\$23,380	\$0	\$23,380
2018	\$390	\$24,430	\$24,820	\$0	\$0	\$24,820	\$0	\$24,820
2017	\$390	\$21,200	\$21,590	\$0	\$0	\$21,590	\$0	\$21,590

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
7/12/2022	PALACIOS, VICTOR H AGUILAR &	ANTON, KENNETH J & KELCIE L	2022-5341	1850/185
5/18/2022	WEHMEYER, ARNOLD	PALACIOS, VICTOR H AGUILAR &	2022-4096	1842/514

For privacy reasons not all exemptions are shown online.

WASHINGTON COUNTY APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2022 Assessed Value
 R67395 ANTON, KENNETH J & KELCIE L 2788 FM 332, BRENHAM, TX 77833 CERTIFIED \$156,460

2022 GENERAL INFORMATION

Property Status Active
 Property Type Real
 Legal Description S1170 - Anton S/D, Lot 2, ACRES 4.116
 Neighborhood BRENHAM1 - Brenham 1
 Account 1170-000-00200
 Related Properties [R18639](#)
 Map Number 83

2022 VALUE INFORMATION

Improvement Homesite Value \$1,170
 Improvement Non-Homesite Value \$31,810
 Total Improvement Market Value \$32,980
 Land Homesite Value \$0
 Land Non-Homesite Value \$123,480
 Land Agricultural Market Value \$0
 Total Land Market Value \$123,480
 Total Market Value \$156,460
 Agricultural Use \$0
 Timber Use \$0
 Total Appraised Value \$156,460
 Homestead Cap Loss -\$0
 Total Assessed Value \$156,460

Print property information

2022 OWNER INFORMATION

Owner Name ANTON, KENNETH J & KELCIE L
 Owner ID
 Exemptions
 Percent Ownership 100%
 Mailing Address 11147 PALESTINE RD BRENHAM, TX 77833
 Agent -

2022 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX CEILING
CAD- Appraisal District		\$0	\$156,460	0
G01- Washington County		\$0	\$156,460	0
JC1- Blinn College		\$0	\$156,460	0
RD1- Washington Co Fm		\$0	\$156,460	0
S01- Brenham ISD		\$0	\$156,460	0

2022 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value
 - E - Real Property: Rural land, Non Ag & Res Imps Yes - \$1,170

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Storage Area	2017	-	-	Details

Improvement #2 State Code Homesite Total Main Area (Exterior Measured) Market Value
 - D2 - Farm and Ranch Improvements on Qualified Open-Space Lan No - \$31,810

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Office Area	1945	-	-	Details
2	Storage Area	1945	-	-	Details
3	Uncovered Patio Concrete	2020	-	-	Details

2022 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential Vacant	C1 - Vacant Parcels - Under 5 Acres	No	\$123,480	\$0	\$0	4.116000 acres
TOTALS						179,293 Sq. ft / 4.116000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2021	\$31,670	\$121,400	\$153,070	\$0	\$0	\$153,070	\$0	\$153,070
2020	\$20,470	\$0	\$20,470	\$114,260	\$490	\$20,960	\$0	\$20,960

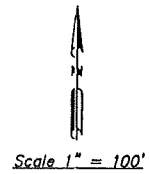
cm = control monument
 OHE = overhead electric line
 pp = power (utility) pole
 wh = wall house
 g = guy wire anchor
 D.R.W.C. = Deed Records of Washington County, Texas

The tract shown hereon may be subject to the easement granted to Southwestern Bell Telephone Company, recorded in 129/440 D.R.W.C.

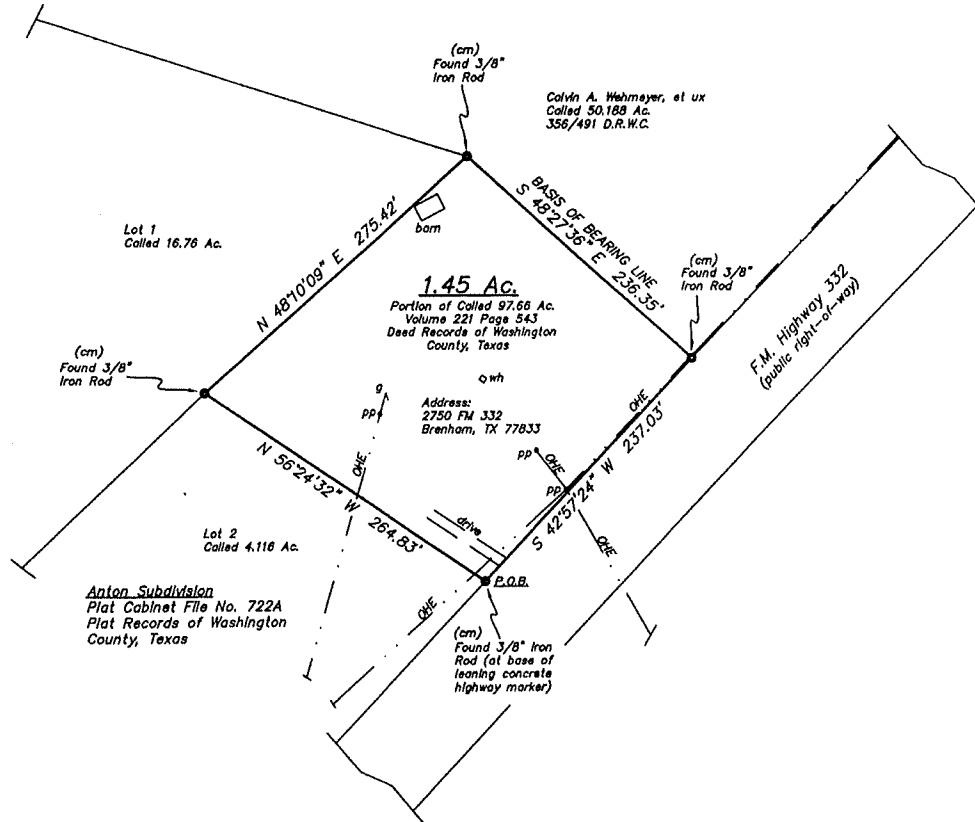
The subject tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 4847700295G, effective date 8/16/2011.

Bearings shown hereon are based on the record bearing for a Southwest line of the Calvin A. Wehmeyer, et ux called 50.188 acre tract, recorded in 356/491 D.R.W.C.

This plat accompanied by metes and bounds description.



James Schrier Survey
 Abstract No. 98
 Washington County, Texas



To: Calvin Wehmeyer and Ruth V. Jaster, Victor H. Agullar and Martha Erika Agullar, and Washington County Abstract Company, GF No. WCA2201299.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on April 26, 2022, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.



MJB
 Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O.#2022-3301

Calvin Wehmeyer, et al	
Blakey Surveying, LLC	
RPLS 4052	RPLS 6935
4850 Wilhelm Lane Burton, Texas 77835 (979) 280-3800	

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- RESURVEYED BUILDING LINE(B.L.)
- BARBED-WIRE FENCE
- WATER METER
- ELECTRIC METER
- POWER POLE
- PROPANE UNDERGROUND
- GAS RISER
- LIGHT POLE
- SEWER CLEANOUT

- ★ TXDOT TYPE II CONCRETE MONUMENT FOUND DISTURBED
- 1/2" IRON ROD W/ ORANGE PLASTIC CAP MARKED "PLS 6132 - ATM SURV" SET
- 3/8" IRON ROD FOUND
- ▨ COVERED CONC.

Survey Notes:
 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" and 3/8" iron rods called for and found as noted on the previous recorded plat.
 2) Drawing Scale is 1"=150'
 3) Drawn by: Adam Wallace
 4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48477C0295C effective date, 08-16-2011.

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that this plat is a true and accurate representation of an actual on the ground survey and that there are no encroachments or overlaps unless otherwise shown.



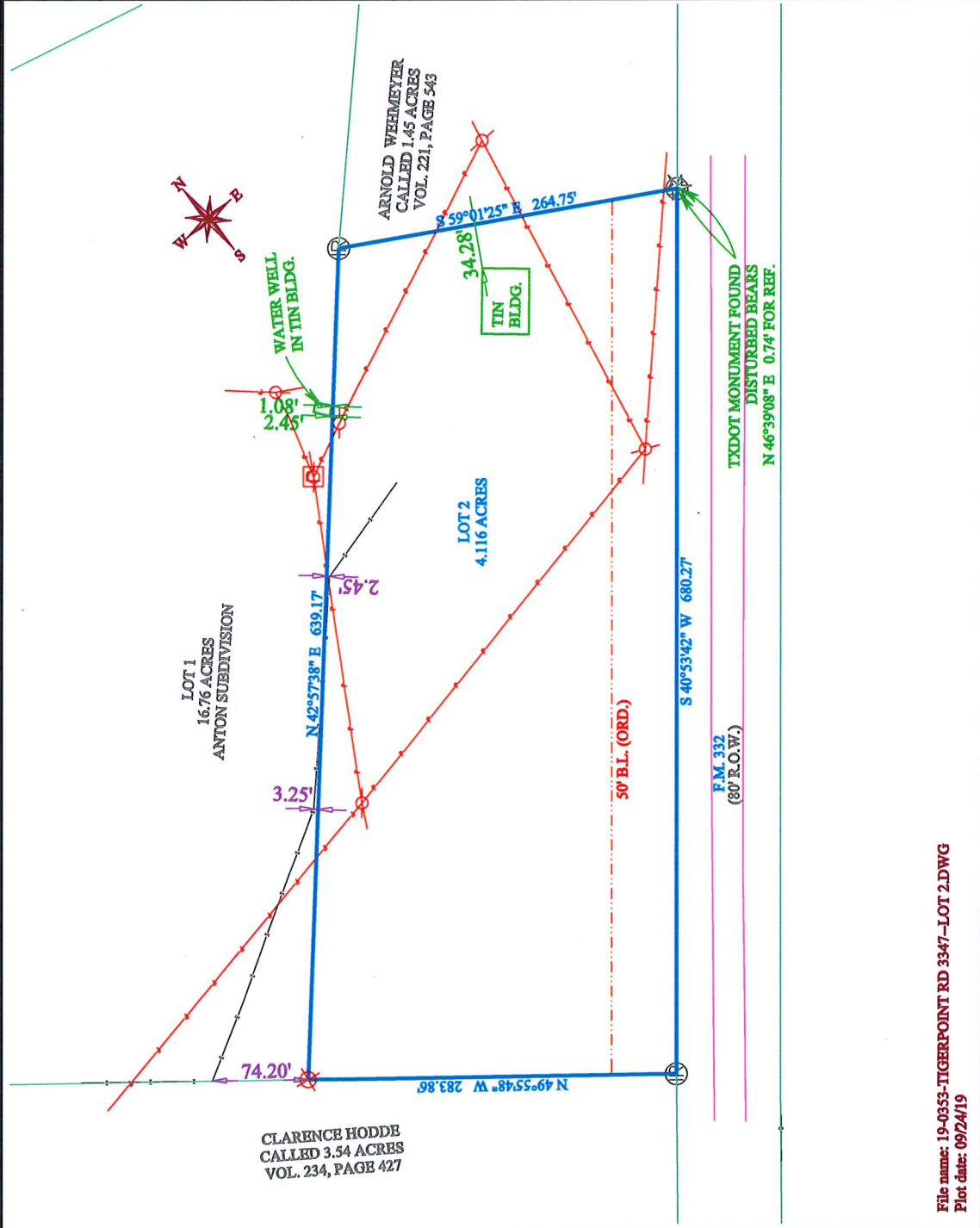
Adam Wallace
 Adam Wallace
 Texas Registered Professional
 Land Surveyor, Number 6132

SURVEY PLAT

LOT: TWO (2)
 AREA: 4.116 ACRES
 SUBDIVISION: ANTON SUBDIVISION - SHEET 722A, OF THE WASHINGTON COUNTY MAP RECORDS
 STREET ADDRESS: 3347 TIGERPOINT ROAD

COUNTY: WASHINGTON
 SURVEYED FOR: KELCIE ANTON
 *THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

ATM Surveying
 P.O. Box 10313, College Station, TX 77840
 PHONE: (979)209-9291 email: Adam@ATMSurveying.com
 www.ATMSurveying.com - FIRM #101784-00





INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED. ©Texas Association of REALTORS®, Inc., 2004

2788 FM 332 Brenham, TX 77833

CONCERNING THE PROPERTY AT

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: [X] Septic Tank [] Aerobic Treatment [] Unknown
(2) Type of Distribution System: Drain Field [] Unknown
(3) Approximate Location of Drain Field or Distribution System: Northwest Side (Back side) of Black Barn. [] Unknown
(4) Installer: Flasowski Septic Service [] Unknown
(5) Approximate Age: 2 - 3 years [] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [] Yes [X] No
(2) Approximate date any tanks were last pumped?
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [] Yes [X] No
(4) Does Seller have manufacturer or warranty information available for review? [] Yes [X] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
(3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

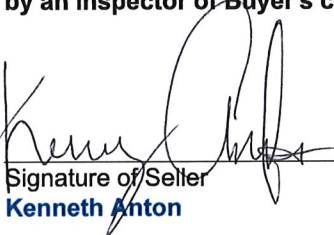
Initialed for Identification by Buyer and Seller

Page 1 of 2

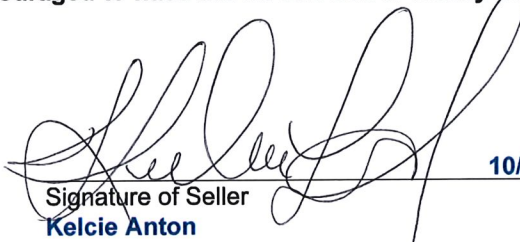
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

Facility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.



 Signature of Seller 10/25/2022
Kenneth Anton Date



 Signature of Seller 10/25/2022
Kelcie Anton Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

**Deed Restrictions
for 2750 FM 332**

the Property at the end of the term of years, the term will extend for as long thereafter as oil, gas, or other minerals are being produced in paying quantities from the Property or land pooled with it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

The Property shall not be used for a commercial RV or mobile home park.

Such presently valid and subsisting easements, if any, to which the above property is subject as may be actually located upon the ground, which are not of record.

Subject to the rights of the public to area of property located within the public road/roadway.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records .

Easement dated December 3, 1941, executed by Herman Wehmeyer, et al to Southwestern Bell Telephone Company, recorded in Volume 129, Page 440, Deed Records of Washington County, Texas.

Oil, Gas and Mineral Lease executed by Arnold Wehmeyer and Ella Wehmeyer to Charles H. Dobbins, dated August 4, 1973, recorded in Volume 324, Page 573, Deed Records of Washington County, Texas, for a primary term of Five (5) years.

Oil, Gas and Mineral Lease executed by Arnold Wehmeyer and Ella Wehmeyer to Trinity Resources, Inc., dated September 26, 1979, recorded in Volume 386, Page 79, Deed Records of Washington County, Texas, for a primary term of Five (5) years; Amended in Volume 460, Page 798, Official Records of Washington County, Texas.

Overhead electric line, power (utility) pole, guy wire anchor, and any easement rights appurtenant thereto, as shown on survey dated April 26, 2022, prepared by Michael J. Blakey, R.P.L.S. No. 5935.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the

2788 New Address
Washington Co.

Washington County Addressing

Damon W. Cunningham
1405 E. Bluebell Rd.
Brenham, Texas 77833
979/277-6281, fax 979/277-6276
email wacaddressing@wacounty.com

10/25/2022

Dear Mr. and Mrs. Anton,

Your new 911 address is:

**2788 FM 632
BRENNAM, TX 77833**

This is for property known by Appraisal District 13869, A0098 A0098, Schrier, James TRACT 13869, A0098 A0098.

For local purposes, the green address signs are available for \$5.00 each at our County Road & Bridge Department, 979/277-6275, 1405 E. Bluebell Rd. (right beside the County Fairgrounds). Their office hours are 7:30 am-4:00 pm, Monday-Friday. They do not purchase signs, please mark your driveway entrance with your house number and make certain that it is visible from the road.

To receive mail for a house or business, please check with the Brenham Post Office at 979/836-2650. The mail carrier on most roads only travel in one direction, so all the boxes may have to be on one side of the road. The box needs to be 44-45" from the bottom of the box to the ground, and off the road enough for the carrier's vehicle to not be in the line of travel.

For a house or business, you will need a proper Floodplain Permit with the Environmental Department. The contact information is 979/277-6290. Permit applications for residences are \$200. For more information including an installer list, you can look at the county Web Site at <http://www.co.washington.tx.us/>. Go to "County Departments" then "Environmental Department". If your property has any Floodplain within it, they are also the department to contact for this data. Floodplain permit applications and approval of any development within the Floodplain are required before construction begins.

Please call or email if you have any questions.

Thank you,

Damon W. Cunningham

Washington County Addressing
979-277-6281
<http://www.co.washington.tx.us/>