

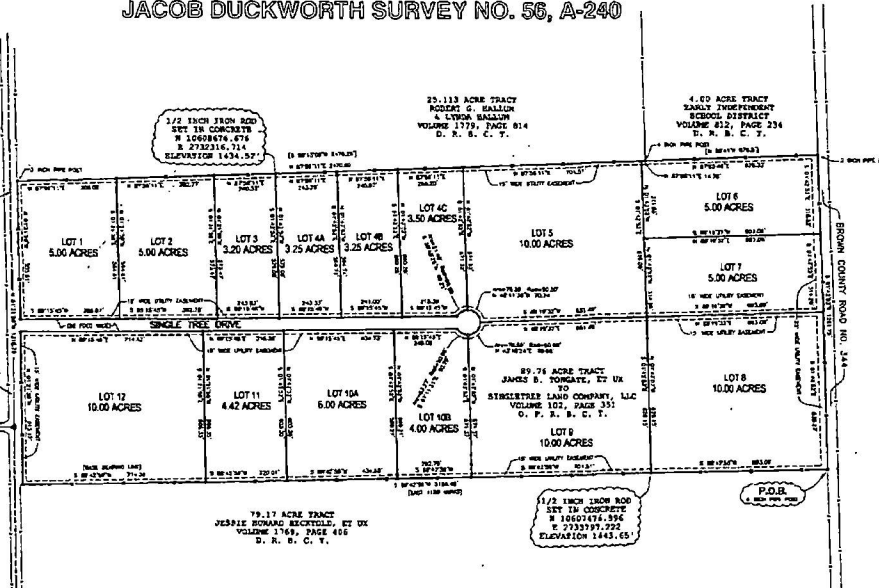
BROWN COUNTY SCHOOL
LAND SURVEY 357, A-1003

H. R. KING SURVEY
A-530

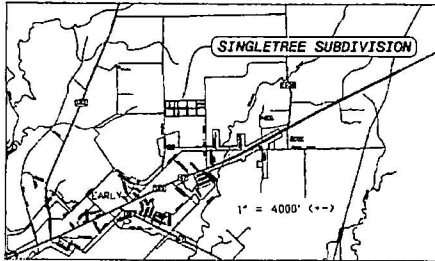
SINGLETREE SUBDIVISION

BROWN COUNTY, TEXAS
15 LOTS, 89.76 ACRES

JACOB DUCKWORTH SURVEY NO. 56, A-240



VICINITY MAP



SURVEY MADE FOR:
SINGLETREE LAND COMPANY, LLC
P.O. BOX 166
CUMANCHE, TEXAS 76442
325-646-5733

NOTES:
1. STATE PLANS CORRECTED BASED ON MAPS (04), TEXAS CAPITAL ZONE.
2. ALL MONUMENTS SET ARE 1/2-INCH REBAR, WITH PLASTIC CAP STAMPED "HUNDELOFFER 6331".



T.R.P.L.S. FIRM NUMBER 1003700
tsurveyor@verizon.net



THE STATE OF TEXAS,
COUNTY OF BROWN:
Being 89.76 acres of land, situated in Brown County, Texas, out of the JACOB DUCKWORTH SURVEY NO. 56, ABSTRACT NUMBER 240, and being all of a 89.76 acre tract of land, that is described in a deed from James H. Tompkins, et al. to Singletree Land Company, LLC, recorded in Volume 122 at Page 231, Official Public Records of Brown County, Texas, and further described as follows:
BEGINNING, at a 1 inch pipe corner post found in the West line of Brown County Road Number 240, and being the Southwest corner of said 89.76 acre tract; and being the occupied Northwest corner of a 79.17 acre tract of land that is described in a deed to James Underhill, et al., as recorded in Volume 178 at Page 496, Deed Records of Brown County, Texas, for the Southwest corner of this tract;
THENCE, a 187' 00" 54" S 315.47 Feet, with a fence, along the South line of said 89.76 acre tract and the West line of said 79.17 acre tract, to a 4 inch iron rod found, at the Southwest corner of said 89.76 acre tract; and being in the East line of Brown County Road Number 240; for the Southwest corner of this tract;
THENCE, a 187' 51" 54" S 315.78 Feet, with a fence, along the East line of said Brown County Road Number 240, to a 1 inch pipe corner post found at the Northwest corner of said 89.76 acre tract, and being the Southwest corner of a 79.133 acre tract of land that is described in a deed to Robert G. Halloran and Tyson Haglund, recorded in Volume 178 at Page 241, Deed Records of Brown County, Texas, for the Southwest corner of this tract;
THENCE, a 87' 51" 11" S 84.98 Feet, with a fence, along the North line of said 89.76 acre tract, and the South line of said 25.133 acre tract; to a 1 inch pipe corner post found at the Southwest corner of said 25.133 acre tract, and being the Southwest corner of a 1.00 acre tract of land that is described in a deed to Gary Independent School District, recorded in Volume 812 at Page 234, said Deed Records, for a corner of this tract;
THENCE, a 87' 53" 44" S 84.98 Feet, with a fence, along the North line of said 89.76 acre tract, and the South line of said 1.00 acre tract, to a 1 inch pipe corner post found in the West line of said Brown County Road Number 240; and being the Northeast corner of said 89.76 acre tract, and the Southwest corner of said 1.00 acre tract, for the Northeast corner of this tract;
THENCE, a 101' 42" 00" S 124.13 Feet, with a fence, along the East line of said Brown County Road Number 240, to the point of beginning and containing 89.76 acres of land.

FLOOD STATEMENT:
I HAVE EXAMINED THE FLOOD HAZARD BOUNDARY MAP, AS PREPARED BY THE FEDERAL ENGINEERING CONSULTING AND ARCHITECTURAL FIRM, INC., OF HOUSTON, TEXAS, UNDER THE TITLE: "FLOOD HAZARD BOUNDARY MAP, MARCH 2, 1981, AND THAT MAP INDICATING THAT THIS PROPERTY IS NOT WITHIN ZONE A (A 1% YEAR FLOOD PLAIN).

SURVEYOR'S CERTIFICATION:
I, SCOTT WILSON, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this Plat and legal Description from an actual and accurate survey made on the ground, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the practice, rules and regulations of Brown County, Texas and the State of Texas.
Scott Wilson, State No. 6234 of Texas
Ft. Worth, Texas, 76106

OWNERS CERTIFICATION:
WE, THEREBY FROM ALL MEN BY THESE PRESENTS, THAT I, JIM BLAIR, BEING THE OWNER ON THE ACCT OF THIS PROPERTY, DO HEREBY APPROVE THIS PLAT OR MAP OF SINGLETREE SUBDIVISION, SITUATED IN BROWN COUNTY, TEXAS, AND HEREBY ACKNOWLEDGE AND AGREE THAT THIS PLAT OR MAP IS CORRECT; NO OTHER PUBLIC AND STATE THAT THERE IS SUFFICIENT WATER AVAILABLE TO THIS SUBDIVISION IN THE SEVERAL WATER SUPPLY CORPORATION.

WITNESSED BY ME AT BROWN COUNTY, TEXAS, THIS 10th day of March, 2014.
ST. JIM BLAIR
DATE

THE STATE OF TEXAS:
COUNTY OF BROWN:
Before me the undersigned Notary Public in and for said County and State, on this day appeared, JIM BLAIR, known to be the person subscribed to the foregoing instrument and acknowledged to me that he did so the act of said person for the purpose and consideration therein expressed as in the capacity therein stated.
Given under my hand and seal of this office, this 10th day of March, 2014.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, BY SEAL EXPIRES 09/01/2015

DESIGNATED REPRESENTATIVE:
This subdivision is in compliance with the Texas Development Review Regulations for certain annex facilities and flood flood plain Administration.
Date: 3-5-14 Approved by: [Signature]

BROWN COUNTY COURT:
THIS PLAT OR MAP, as hereby approved by the Commissioners Court of Brown County, Texas, and that this map is hereby authorized to be filed in the Plat Records, in accordance with the provisions of Article 976a, Vernon's Annotated Civil Statutes and Article 972b, Public Code of Texas, as amended.

Dated: March 10, 2014
K. R. KING, Notary Public

COUNTY ENGINEER:
I HEREBY CERTIFY THAT THE PLAT OR MAP DESCRIBED ON BROWN COUNTY HAS BEEN FILED FOR RECORD ON:

FILE NUMBER:
VOLUME PAGE PLAT NUMBER:
BROWN COUNTY SURVEYOR: DON KING

March 10, 2014
(Exhibit #14)

RESTRICTIVE COVENANTS

SINGLETREE SUBDIVISION

BROWN COUNTY, TEXAS

- 1) Singletree Subdivision is restricted to residential and agricultural uses. Businesses operated from the home which otherwise comply with these covenants are permitted. Storefront businesses are prohibited.
- 2) All houses shall be of conventional residential construction using new materials and contain a minimum of 1,200 square feet of living area. Mobile homes, manufactured homes and moved in houses are prohibited.
- 3) Eighteen-wheeler trucks are prohibited within the Subdivision.
- 4) No commercial feedlots or hog farms may be placed on any tract of land.
- 5) No inoperative or junk cars, household appliances, boxes, rubbish or anything unsightly shall be kept or stored outside and in view of adjoining property.
- 6) No noxious or offensive trade or activity shall be conducted upon any tract, nor shall anything be done thereon which may constitute an annoyance or nuisance to adjoining property owners.
- 7) Invalidation of any one or more of these covenants and restrictions by judgment of any court shall in no way affect any of the other covenants, restrictions and provisions herein contained, which shall remain in full force and effect.
- 8) The restrictions set forth on this property are to protect the property owners and the adjoining property owners of tracts and homes in this area; to protect against poorly designed and improperly built houses; and to guard against depreciation and devaluation of their property and in general to provide adequately for a high quality type of improvements and thereby to enhance the investment made by the purchasers of this property and the surrounding property.
- 9) If owners of any tract, or any other person, shall violate any one or more of the covenants herein, it shall be lawful for any other person or persons owning any tract to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenant and either to prevent violator(s) from so doing or to recover damages for such violations.

Issued By:

BROWN COUNTY APPRAISAL DISTRICT
403 FISK ST 325-643-5676
BROWNWOOD, TX 76801

Property Information

Property ID: 17328 Geo ID: A0240-0051-00
Legal Acres: 89.7600
Legal Desc: JACOB DUCKWORTH, SURVEY 56, ABSTRACT 240,
ACRES 89.76
Situs: CR 340 (EAST) & CR 344 (WEST) EARLY, TX 76802
DBA:
Exemptions:

Owner ID: 126419 100.00%
SINGLETREE LAND COMPANY LLC
PO BOX 766
COMANCHE, TX 76442-0766

For Entities Value Information

BROWN COUNTY Improvement HS: 0
EARLY ISD Improvement NHS: 0
ROAD & FLOOD Land HS: 0
Land NHS: 0
Productivity Market: 208,790
Productivity Use: 8,080
Assessed Value 8,080

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 03/05/2014

Total Due if paid by: 03/31/2014

0.00

Tax Certificate Issued for:	Taxes Paid in 2013
BROWN COUNTY	39.94
EARLY ISD	113.08
ROAD & FLOOD	6.47

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 03/05/2014
Requested By: ELKINS, JIM & JO ANN
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

*-----
* Prepared by: Pfingsten Surveyors, P.C.
* Routine: List Coordinates Coord File 1530SP.CRD 2/24/14 16:04:31
* Input Scale Factor: 1.000000 Output Scale Factor: 1.000000
*-----

Pt.No.	Code	North	East	Elevation	Desc.
3		10608640.237	2731305.411	1427.13	3pp
11		10607421.801	2731334.471	1433.25	.50 set
14		10607492.525	2734490.131	1449.16	4pp
17		10608753.712	2734452.379	1445.74	2pp
19		10608729.203	2733774.502	1446.59	4pp
100		10607476.996	2733797.222	1433.00	calc
101		10608728.672	2733759.754	1433.00	calc
102		10607461.277	2733095.884	1433.00	calc
103		10608703.411	2733058.702	1433.00	calc
104		10608123.117	2734471.255	1433.00	
105		10608082.368	2733077.293	1433.00	
106		10608102.864	2733778.487	1433.00	
108		10608132.345	2733075.797	1433.00	
109		10608032.390	2733078.789	1433.00	
110		10608106.860	2733033.702	1433.00	calc
111		10608056.864	2733034.286	1433.00	calc
112		10608084.782	2731318.659	1433.00	calc
113		10608034.794	2731319.851	1433.00	calc
114		10608097.853	2732334.041	1433.00	calc
115		10608676.676	2732316.714	1433.00	calc
116		10607444.978	2732368.597	1433.00	calc
117		10608048.062	2732350.545	1433.00	calc
118		10607437.808	2732048.671	1433.00	calc
119		10608043.990	2732034.213	1433.00	calc
120		10608094.715	2732090.226	1433.00	calc
121		10608668.023	2732076.553	1433.00	calc
122		10608437.235	2734461.852	1433.00	calc
123		10608416.982	2733769.084	1433.00	calc
124		10608089.788	2731707.497	1433.00	CALC
125		10608654.240	2731694.034	1433.00	CALC
126		10608083.827	2733127.271	1433.00	calc
128		10608104.088	2732818.331	1433.00	calc
129		10608694.114	2732800.669	1433.00	calc
130		10608100.986	2732577.346	1433.00	calc
131		10608685.437	2732559.851	1433.00	calc
132		10607454.717	2732803.172	1433.00	
133		10608053.658	2732785.244	1433.00	

INSTRUMENT NO. 1486

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STATE OF TEXAS
COUNTY OF BROWN

FILED MARCH 18, 2014 12:46 PM

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

RETURN TO:

PLAT VOL 5 PG 201-202

RECORDED
COMPARED
INDEXED



DEPUTY: *Sharon Ferguson*
SHARON FERGUSON, COUNTY CLERK
BROWN COUNTY, TEXAS