

SINGLETREE 183 SUBDIVISION

BROWN COUNTY, TEXAS
5 LOTS, 69.21 ACRES

P. B. MARTIN SURVEY, A-1346

W. P. WARD SURVEY, A-981



T. B. P. L. S. FIRM NUMBER 10031700
tbsurveyor@earthlink.net

26 ACRES TRACT
CHARLES E. WILLIAMS, JR.
VOLUME 1764, PAGE 309
D. A. W. C. T.

POB
1/2 ACRES AND FRONT

69.21 ACRE TRACT
HENDSON FAMILY REVOCABLE TRUST
TO
SINGLETREE LAND COMPANY, LLC
VOLUME 103, PAGE 154
D. P. R. S. C. T.

LOT 1
26.55 ACRES
J. J. COX SURVEY
A-216

1/2 INCH IRON ROD
SET IN CONCRETE
25401840, 3618
2732642, 3618
ELEVATION 2437.41'

75.375 ACRE TRACT
PARTITION DEED
TO
WENDELL D. BAKER
VOLUME 804, PAGE 182
D. A. W. C. T.

1/2 INCH IRON ROD
SET IN CONCRETE
25401840, 3618
2732642, 3618
ELEVATION 2437.41'

LOT 2
11.02 ACRES

LOT 3
10.88 ACRES

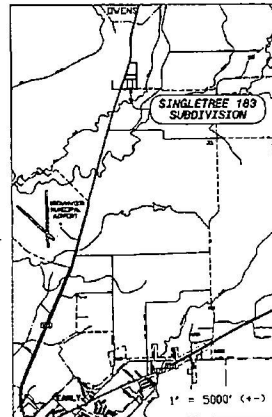
LOT 4
10.88 ACRES

LOT 5
10.88 ACRES

1/2 INCH IRON ROD
FOUND IN CONCRETE
10632060, 678
2732186, 678
ELEVATION 2427.31'

WILLIAM GUYMAN SURVEY 66, A-345

VICINITY MAP



NOTES:
1. STATE PLANE COORDINATES BASED ON NAD83 (83) TEXAS CONTROL POINT.
2. ALL DIMENSIONS SET ARE 1/2" INCH DIMENSIONS WITH PLASTIC CAP STAKES "WOODGASTON 6314".

SURVEY MADE FOR:
SINGLETREE LAND COMPANY, LLC
P.O. BOX 766
COMANCHE, TEXAS 76842
325-686-3773

JOB NUMBER 1529-13A

LEGEND	
○	Survey Corner
●	1/2" Iron Rod Set in Concrete
□	Iron Rod
—	Survey Line
—	Section Line
—	Block Line
—	County Line
—	State Line
—	Section Line
—	Block Line
—	County Line
—	State Line

200 0 200 400 600
GRAPHIC SCALE - FEET

THE STATE OF TEXAS:
COUNTY OF BROWN:
I, JIM ELKINS, Surveyor, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as recorded in Volume 103, Page 154, Official Public Records of Brown County, Texas, and further described as follows: A 75.375 acre tract in a large survey, at the Northwest corner of said 75.375 acre tract, and being the northeast corner of a 26 acre tract of land that is described in a deed to Charles E. Williams, Jr., recorded in Volume 1764, Page 309, said deed records, and being the West line of a 76.315 acre tract of land that is described in a deed to Henderson Family Revocable Trust, recorded in Volume 103, Page 154, said deed records, and being the Northwest corner of said 75.375 acre tract, and being the West line of the W. P. Ward Survey, Abstract Number 981, and being the West line of the W. P. Ward Survey, Abstract Number 981, for the Northwest corner of said tract.

FLOOD STATEMENT:
I HAVE EXAMINED THE FLOOD HAZARD INDICATOR MAP, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR BROWN COUNTY, TEXAS, COUNTY OF SINGLETREE 183 SUBDIVISION, EFFECTIVE DATE MARCH 1, 1981, AND THAT MAP INDICATED THAT THIS PROPERTY IS NOT WITHIN ZONE A OR 100 YEAR FLOOD PLAINS.

SURVEYOR'S CERTIFICATION:
I, SCOTT WOODGASTON, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I have prepared this Plat and Legal Description from an actual and accurate survey made on the ground, and that the corners hereinafter shown thereon were properly placed under my supervision in accordance with the plotting rules and regulations of Brown County, Texas, and the laws of Texas, and that the bearings and distances are based on true North as determined by GPS Survey data.

STATE REGISTRATION NO. 6324 OF TEXAS
FELIX SURVEYORS, P.C.

OWNER CERTIFICATE:
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT I JIM ELKINS, BEING THE OWNER OF THE ACRES OF THIS PROPERTY, DO HEREBY AUTHORIZE THIS PLAT ON MAP OF SINGLETREE 183 SUBDIVISION, SITUATED IN BROWN COUNTY, TEXAS, AND THAT THAT THESE ARE THE PORTABLE WATER AVAILABLE TO THIS SUBDIVISION BY THE TEXAS WATER SERVICE CORPORATION.

WITNESSED BY ME AND BY MEYER PERRETT, THAT I JIM ELKINS, BEING THE OWNER OF THE ACRES OF THIS PROPERTY, DO HEREBY AUTHORIZE THIS PLAT ON MAP OF SINGLETREE 183 SUBDIVISION, SITUATED IN BROWN COUNTY, TEXAS, AND THAT THAT THESE ARE THE PORTABLE WATER AVAILABLE TO THIS SUBDIVISION BY THE TEXAS WATER SERVICE CORPORATION.

THE STATE OF TEXAS:
COUNTY OF BROWN:
I, JIM ELKINS, Surveyor, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as recorded in Volume 103, Page 154, Official Public Records of Brown County, Texas, and further described as follows: A 75.375 acre tract in a large survey, at the Northwest corner of said 75.375 acre tract, and being the northeast corner of a 26 acre tract of land that is described in a deed to Charles E. Williams, Jr., recorded in Volume 1764, Page 309, said deed records, and being the West line of a 76.315 acre tract of land that is described in a deed to Henderson Family Revocable Trust, recorded in Volume 103, Page 154, said deed records, and being the Northwest corner of said 75.375 acre tract, and being the West line of the W. P. Ward Survey, Abstract Number 981, and being the West line of the W. P. Ward Survey, Abstract Number 981, for the Northwest corner of said tract.

Given under my hand and seal of this office, this 10th day of March 2014.
SCOTT WOODGASTON
Surveyor

DESIGNATED REPRESENTATIVE:
This subdivision is in compliance with the Texas Development Review Regulations for certain survey facilities and flow flood plain administration.
Date: 3/10/14 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 ORDERED TO BE FILED IN THE PUBLIC RECORDS, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 1716 VERNON ASSOCIATED CIVIL STATUTES AND ARTICLE 975B, PENAL CODE OF TEXAS, AS AMENDED.
Dated: March 10, 2014

KEY DEPT. BROWN COUNTY JUDGE

COUNTY CLERK:
I HEREBY CERTIFY THAT THE PLAT OR MAP DESCRIBED ON BROWN RECORD HAS BEEN FILED IN THE PUBLIC RECORDS.

FILE NUMBER: _____ PAGE: _____ PLAT NUMBER: _____

BROWN COUNTY SURVEYOR: [Signature]

March 10, 2014
(Exhibit #5)

RESTRICTIVE COVENANTS

SINGLETREE 183 SUBDIVISION

BROWN COUNTY, TEXAS

- 1) Singletree 183 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 built-on-site houses shall be of conventional residential construction using new materials and contain a minimum of 1,200 square feet of living area. New double-wide mobile homes and manufactured homes of at least 1,200 square feet of living area are allowed. Single-wide mobile homes and moved-in houses are prohibited. This provision shall not apply to any individual lot which contains more than 15 acres.
- 3) No commercial feedlots or hog farms may be placed on any tract of land.
- 4) No inoperative or junk cars, household appliances, boxes, rubbish or anything unsightly shall be kept or stored outside and in view of adjoining property.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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.

Through Tax Year
2013

TAX CERTIFICATE

Certificate #
19942

Issued By:

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

Property Information

Property ID: 20004874 Geo ID: A0216-0001-01
Legal Acres: 69.2100
Legal Desc: J J COX, SURVEY 3, ABSTRACT 216, ACRES 69.21
Situs: HWY 183 N & CR 368 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:	166,380
	Productivity Use:	6,030
	Assessed Value	6,030

Property is receiving Ag Use

2014
BK
VOL
119
PG
385

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	29.81
EARLY ISD	84.39
ROAD & FLOOD	4.83

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 1529SP.CRD 2/24/14 16:00:24
* Input Scale Factor: 1.000000 Output Scale Factor: 1.000000

Pt.No.	Code	North	East	Elevation	Desc.
3		10634659.712	2733032.585	1446.60	concrete marker
15		10632041.152	2733775.313	1429.18	.50 set
22		10634674.638	2733718.568	1442.88	.50 set
100		10633462.918	2732642.761	1433.41	.50SET
101		10633394.191	2733746.158	1439.54	CALC
102		10633011.985	2732495.882	1439.54	CALC
103		10633034.711	2733753.904	1439.54	CALC
104		10632032.539	2733298.532	1439.54	CALC
105		10633026.098	2733277.124	1439.54	CALC
106		10632023.926	2732821.752	1439.54	CALC
107		10633017.485	2732800.343	1439.54	CALC
215		10632013.064	2732220.461	1424.55	CONCRETE MARKER
216		10632060.678	2732186.019	1423.33	.50FD

INSTRUMENT NO. 1487 38

FILED MARCH 18, 2014 12:46 PM

RETURN TO:

PLAT VOL 5 PG 203-204

STATE OF TEXAS
COUNTY OF BROWN

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.

RECORDED
COMPARED
INDEXED 80



Beutel
DEPUTY:
SHARON FERGUSON, COUNTY CLERK
BROWN COUNTY, TEXAS