



STATE OF TEXAS  
COUNTY OF BROWN

Field notes of a survey of a 1.31 acre tract of land situated within Block No. 9 of the Jacob Duckworth Survey No. 56, Abstract No. 240, Brown County, Texas, being that same tract of land described as Tract One in a deed to Kim Cockerham and Barbara Cockerham recorded in Volume 163, Page 797, Official Public Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 3/8" rebar rod with survey cap stamped POLASKI 2276 (control monument) found for a common corner between said Cockerham tract and the remaining portion of a tract of land described in a deed to The Oakridge Corporation (herein after referred to as Oakridge tract) recorded in Volume 666, Page 556, Deed Records, Brown County, Texas [REF: Vol. 158, Page 270, Deed Records Brown County, Texas], same being the Northeast corner of this described tract; from which the calculated Southeast corner of said Block No. 9 bears S 28° 25' 39" E, a distance of 939.10 feet;

Thence S 24° 45' 39" W along the common line between said Cockerham tract and the remaining portion of said Oakridge tract, same being the East line of this described tract, at 379.51 feet passing a 1/2" rebar rod set with survey cap stamped A.L.S. 6224 6332 in the North line of Sudderth Lane, same being the North line of a 50' wide non-exclusive road easement described as Tract Two in a deed to Kim Cockerham and Barbara Cockerham recorded in Volume 163, Page 797, of said Official Public Records; from which a 1/2" rebar rod (control monument) found for reference bears S 75° 32' 39" E, a distance of 90.90 feet; thence continuing along the same course for a total distance of 404.92 feet, to a magnail set in asphalt in the center of said 50' road easement and Sudderth Lane;

Thence along the center line of said 50' road easement, same being Sudderth Lane and the common line between said Cockerham tract and the remaining portion of said Oakridge tract, same being the South line of this described tract, the following courses and distances:

N 75° 32' 39" W, 135.64 feet, to a magnail set in asphalt for a common corner between said Cockerham tract and the remaining portion of said Oakridge tract, same being an angle corner of said 50' road easement and this described tract;

N 46° 55' 00" W, 20.20 feet, to a magnail set in asphalt for a common corner between said Cockerham tract and the remaining portion of said Oakridge tract, same being the Southwest corner of this described tract;

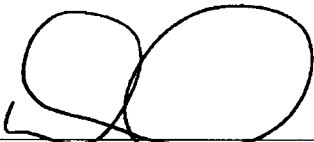
Thence N 28° 49' 50" E over and across said 50' road easement, same being Sudderth Lane and along the common line between said Cockerham tract and Oakridge tract, same being the West line of this described tract, at 25.80 feet passing a 1/2" rebar rod (control monument) found for reference; from which a 1/2" rebar rod (control monument) found for reference bears N 46° 55' 00" W, a distance of 379.98 feet; thence continuing along the same course for a total distance of 418.94 feet, to a 1/2" rebar rod (control monument) found for a common corner between said Cockerham tract and the remaining portion of said Oakridge tract, same being the Northwest corner of this described tract;

Thence S 67° 32' 39" E, 123.00 feet along the common line between said Cockerham tract and the remaining portion of said Oakridge tract, same being the North line of this described tract, to the place of beginning and containing 1.31 acres of land, of which 0.09 acres of land lie within the confines of a 50' roadway easement.

*NOTE: All bearings were based on GPS observations, NAD83, Texas Central 4203 (EPOCH 2011)*

*SURVEYOR'S CERTIFICATION*

I, Barney Dan Arnold, Texas RPLS 6224, do hereby certify that these field notes accurately represent an on the ground survey made under my direct supervision and conforms in all ways to the Texas Board of Professional Land Surveying Minimum Standards, and there are no visible encroachments, overlaps or protrusions except as shown.



Barney Dan Arnold, RPLS 6224  
Arnold Land Surveying & Mapping  
306 W. Main  
Eastland, TX 76448  
Office: (254)629-8550  
Fax: (254)629-8524  
TBPLS FIRM NO. 101885-00



10-06-2015

Through Tax Year  
2015

# TAX CERTIFICATE

2015 BK  
7522 0P

VOL PG  
183 15

Certificate #  
22552

**Issued By:**

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

**Property Information**

Property ID: 20002557 Geo ID: A0240-0146-08  
Legal Acres: 1.3100  
Legal Desc: JACOB DUCKWORTH, SURVEY 56, ABSTRACT 240,  
ACRES 1.31  
Situs: 5123 SUDDERTH LN EARLY, TX 76802  
DBA:  
Exemptions:

Owner ID: 133192 100.00%  
COCKERHAM, KIM & BARBARA COCKERHAM  
5081 HWY 377 N  
EARLY, TX 76802-4405

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
EARLY ISD	Improvement NHS:	0
ROAD & FLOOD	Land HS:	0
	Land NHS:	9,370
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	9,370

**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
2015	ROAD & FLOOD	9,370	7.58	0.00	0.00	7.58
2015	EARLY ISD	9,370	131.13	0.00	0.00	131.13
2015	BROWN COUNTY	9,370	48.21	0.00	0.00	48.21
<b>Totals:</b>			<b>186.92</b>	<b>0.00</b>	<b>0.00</b>	<b>186.92</b>

Effective Date: 10/28/2015

Total Due if paid by: 10/31/2015

186.92

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2015</b>
BROWN COUNTY	0.00
EARLY ISD	0.00
ROAD & FLOOD	0.00

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

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 10/28/2015  
Requested By: COCKERHAM, KIM & BARBARA  
Fee Amount: 10.00  
Reference #:

2015-359 CONTROL POINTS

5,10607089.939,2744784.935,1521.853,1\2" RBR  
11,10607159.693,2744552.617,1522.435,1\2" RBR LEAN  
14,10607419.215,2744275.013,1518.977,1\2" RBR LEAN  
17,10607504.125,2744742.210,1528.564,1\2" RBR  
18,10607457.175,2744855.805,1530.371,3\8" POLASKI 2276  
5000,10607112.553,2744696.854,0.000,CALC  
5001,10607089.469,2744686.251,0.000,CALC  
5002,10607123.328,2744554.906,0.000,CALC  
5003,10607137.128,2744540.151,0.000,CALC

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101  
BROWNWOOD TX 76801

PHONE (325) 643-2594

**DO NOT DESTROY**  
**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

INSTRUMENT NO. 7522

FILED FOR REGISTRATION NOVEMBER 20, 2015 12:37PM 4PGS \$38.00

SUBMITTER: KIM COCKERHAM

RETURN TO:

PLAT VOL 5 PG 239

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

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

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