

OWNERS CERTIFICATE

THE STATE OF TEXAS, COUNTY OF BROWN: I, the undersigned, being duly qualified and sworn, do hereby certify that the above and foregoing plat is a true and correct copy of the original as the same appears in the office of the County Clerk of the County of Brown, Texas, and that the same is a true and correct copy of the original as the same appears in the office of the County Clerk of the County of Brown, Texas.

*Redmond J. ...*  
DATE

THE STATE OF TEXAS:  
COUNTY OF BROWN:

BEFORE ME, the undersigned Notary Public, on this 17th day of October, 2017, at the County of Brown, Texas, personally appeared *Redmond J. ...* known to me to be the person or persons named in the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed as in the instrument.



REGISTERED SURVEYOR

*Redmond J. ...*  
REGISTERED SURVEYOR

AS CHECKED ME: *Redmond J. ...*

COUNTY COURT

THIS PLAT OR MAP IS hereby approved by the Commissioners Court of the County of Brown, Texas, and the County Surveyor is hereby authorized to file the same in the office of the County Clerk of the County of Brown, Texas, and to cause the same to be recorded in the Public Records of the County of Brown, Texas, and to cause the same to be published in the Official Gazette of the County of Brown, Texas, and to cause the same to be published in the Official Gazette of the County of Brown, Texas, and to cause the same to be published in the Official Gazette of the County of Brown, Texas.

COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE PLAT OR MAP REFERRED TO ABOVE HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF BROWN, TEXAS, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF BROWN, TEXAS.

TLC CEMETERY  
TEARL D and LINDA COVINGTON  
8441 CO RD 99, ZEPHYR TX 76801  
325-2919-8943

SFW CO SUR NO 1  
A-854

JOEL DUDLEY SURVEY  
A-1037

SCALE 1" = 100'

CEMETERY SEE PAGE TWO

THE STATE OF TEXAS:  
COUNTY OF BROWN:

THE PLAT OR MAP REFERRED TO ABOVE IS hereby approved by the Commissioners Court of the County of Brown, Texas, and the County Surveyor is hereby authorized to file the same in the office of the County Clerk of the County of Brown, Texas, and to cause the same to be recorded in the Public Records of the County of Brown, Texas, and to cause the same to be published in the Official Gazette of the County of Brown, Texas, and to cause the same to be published in the Official Gazette of the County of Brown, Texas, and to cause the same to be published in the Official Gazette of the County of Brown, Texas.



KING LAND SURVEYING  
P.O. BOX 1809  
TEKSAH, TEXAS  
325-444-2000  
FAX 325-444-2112

UNLAWFUL ALTERATION OF CERTIFIED MATERIAL IS PROHIBITED  
THE STATE OF TEXAS, COUNTY OF BROWN: I, the undersigned, being duly qualified and sworn, do hereby certify that the above and foregoing plat is a true and correct copy of the original as the same appears in the office of the County Clerk of the County of Brown, Texas, and that the same is a true and correct copy of the original as the same appears in the office of the County Clerk of the County of Brown, Texas.

October 23, 2017  
(Exhibit #1)

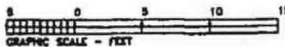
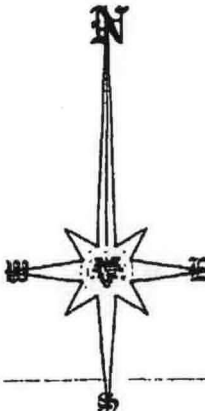
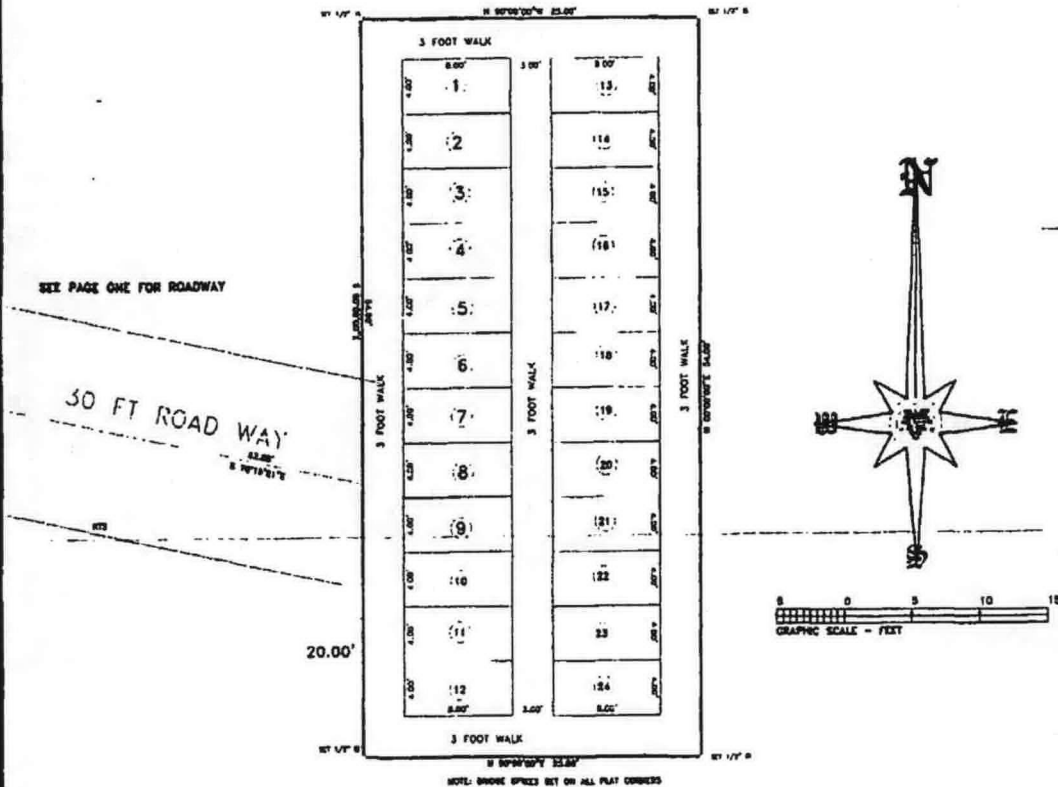
2597

6340022  
PAGE TWO OF TWO

# TLC CEMETERY

0.03 ACRE  
24 PLOTS

SEE PAGE ONE FOR ROADWAY



NOTE: DIMENSIONS SHOWN ON ALL PLAT CORNERS

THE STATE OF TEXAS  
COUNTY OF BROWN:

FIELD NOTES AND ATTACHED PLATS ARE MADE FOR  
EARL AND LINDA COVINGTON  
HEREBY AS THE TLC CEMETERY

All of that certain 0.03 acre tract, 1/4 of a parcel of land being out of the Joel Dudley Survey, Abstract No. 1037, being situated in Brown County, Texas, and being part of a 182.86 acre tract as conveyed by deed from Avid M. Pettis, to Earl and Linda Covington dated June 27, 1984, being of record in Volume 860, Page 265, of the Deed Records of Brown County, Texas, and is further described as follows:

**BEGINSING** at a 5/8" iron rod set for the North West Corner of 1/4 sec. from which the Northern Corner of the 182.86 acre tract being a 4" steel fence corner post in the South East 1/4 of County Road No. 261 bears, fourth 11 degrees 16 minutes 01 seconds West for a distance of 1164.91 feet;

**THENCE** East, 25.00 feet to a 1/2" iron rod set for the North East Corner of this;  
**THENCE** South, 54.00 feet to a 1/2" iron rod set for the South East Corner of this;  
**THENCE** West, 25.00 feet to a 1/2" iron rod set for the South West Corner of this;  
**THENCE** North, passing the Center of a 30 feet wide roadway of 20 feet, and continuing with a total distance of 54.00 feet to the Place of Beginning and calculated to contain 0.03 acre of land in order.

30 FOOT WIDE ROADWAY:

All of that certain 30 foot wide roadway of which being 15 feet on either side of the Centerline of said Roadway being out of said 182.86 acre tract in said Covington Deed in Volume 860, Page 265 of the Deed Records of said County, and is described as follows:  
Beginning at a 1/2" iron rod set in the intersection of the Center of said Roadway and the Southerly line of County Road No. 261, from which the North Corner of said 182.86 acre tract bears: North 44 degrees 21 minutes 38 seconds East, 630.13 feet;

**THENCE** with the Center of said Roadway, South 15 degrees 40 minutes 28 seconds East, 109.96 feet, South 50 degrees 43 minutes 47 seconds East, 115.50 feet, South 45 degrees 43 minutes 10 seconds East, 54.64 feet, South 01 degrees 04 minutes 49 seconds East, 99.93 feet, South 16 degrees 43 minutes 54 seconds East, 69.03 feet, South 13 degrees 59 minutes 17 seconds East, 81.78 feet, South 45 degrees 07 minutes 49 seconds East, 453.57 feet, South 78 degrees 19 minutes 21 seconds East, 57.88 feet to the West line of a 0.03 acre tract known as the TLC Cemetery and being 20 feet North from its SWC, for the End of this Roadway.

**Issued By:**  
BROWN COUNTY APPRAISAL DISTRICT  
403 FISK ST 325-643-5676  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 33149 Geo ID: A1037-0001-00  
Legal Acres: 545.8200  
Legal Desc: JOEL DUDLEY, SURVEY PRE, ABSTRACT 1037,  
SULPHUR FORKS IRON WORKS, SURVEY 1,  
ABSTRACT 854, W R STONE, ABSTRACT 1576, T S  
JACKSON, ABSTRACT 1887, J W STONE, SURVEY 2,  
ABSTRACT 2005 ACRES 545.82  
Situs: 8441 CR 261 ZEPHYR, TX 76890  
DBA:  
Exemptions:

Owner ID: 24503 100.00%  
COVINGTON, TEARL D & LINDA  
3909 110TH ST  
LUBBOCK, TX 79423-0889

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	230,760
ROAD & FLOOD	Improvement NHS:	78,300
ZEPHYR ISD	Land HS:	2,300
	Land NHS:	4,600
	Productivity Market:	1,248,490
	Productivity Use:	46,080
	Assessed Value	362,040

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: 10/31/2017

Total Due if paid by: 10/31/2017

0.00

Tax Certificate Issued for:	Taxes Paid in 2017
BROWN COUNTY	1,946.69
ZEPHYR ISD	4,777.48
ROAD & FLOOD	311.35

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: 10/31/2017  
Requested By: KING, DON T  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

P.O. Box 1909  
117 Vick Dr.  
Brownwood, Texas 76804

Phone: 325-646-3036  
Fax: 325-643-2312  
E Mail: kingland@verizon.net

# King Land Surveying

TBPLS Firm No. 10098200  
Elected County Surveyor of Brown County

THE STATE OF TEXAS:

COUNTY OF BROWN: FIELD NOTES AND ATTACHED PLATS ARE MADE FOR  
TEARL AND LINDA COVINGTON  
KNOWN AS THE TLC CEMETERY

All of that certain 0.03 acre tract, lot, or parcel of land being out of the Joel Dudley Survey, Abstract No. 1037, being situated in Brown County, Texas, and being part of a 162.86 acre tract as conveyed by Deed from Avis M.T. Bettis, to Tearl and Linda Covington dated June 27, 1984, being of record in Volume 860, Page 265, of the Deed Records of Brown County, Texas, and is further described as follows;

**BEGINNING** at a 1/2" iron rod set for the North West Corner of this, from which the Northerly Corner of the 162.86 acre tract being a 4" steel fence corner post in the South East line of County Road No. 261 bears; North 11 degrees 16 minutes 01 seconds West for a distance of 1164.91 feet;

THENCE East, 25.00 feet to a 1/2" iron rod set for the North East Corner of this;  
THENCE South, 54.00 feet to a 1/2" iron rod set for the South East Corner of this;  
THENCE West, 25.00 feet to a 1/2" iron rod set for the South West Corner of this;  
THENCE North, passing the Center of a 30 foot wide roadway at 20 feet, and continuing with a total distance of 54.00 feet to the Place of Beginning and calculated to contain 0.03 acre of land in area.

### 30 FOOT WIDE ROADWAY:

All of that certain 30 foot wide roadway of which being 15 feet on either side of the Centerline of said Roadway being out of said 162.86 acre tract in said Covington Deed in Volume 860, Page 265 of the Deed Records of said County, and is Described as follows;

Beginning at a 1/2" iron rod set in the intersection of the Center of said Roadway and the Southeasterly line of County Road No. 261, from which the North Corner of said 162.86 acre tract bears; North 44 degrees 21 minutes 38 seconds East, 630.13 feet;

THENCE with the Center of said Roadway, South 53 degrees 40 minutes 28 seconds East, 109.96 feet, South 59 degrees 45 minutes 42 seconds East, 115.50 feet, South 45 degrees 43 minutes 10 seconds East, 54.64 feet, South 01 degrees 04 minutes 49 seconds East, 99.93 feet, South 16 degrees 43 minutes 54 seconds East, 69.03 feet, South 33 degrees 59 minutes 17 seconds East, 81.78 feet, South 45 degrees 07 minutes 45 seconds East, 453.52 feet, South 78 degrees 19 minutes 21 seconds East, 52.88 feet to the West line of a 0.03 acre tract known as the TLC Cemetery and being 20 feet North from its SWC, for the End of this Roadway.

**THE ABOVE FIELD NOTES DESCRIBED** the 0.03 acre block to be known as the TLC CEMETERY and a 30 foot wide roadway easement to said Cemetery. This lands are private property and easement will have private Maintenance

Surveyed During September and October, 2017

10/11/2017



H340022

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H340022

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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. 1706765

FILED FOR REGISTRATION NOVEMBER 06, 2017 09:19AM 6PGS \$46.00

SUBMITTER: DON KING

RETURN TO:

TLC CEMETERY PLAT  
VOL 5 PG 269-270

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