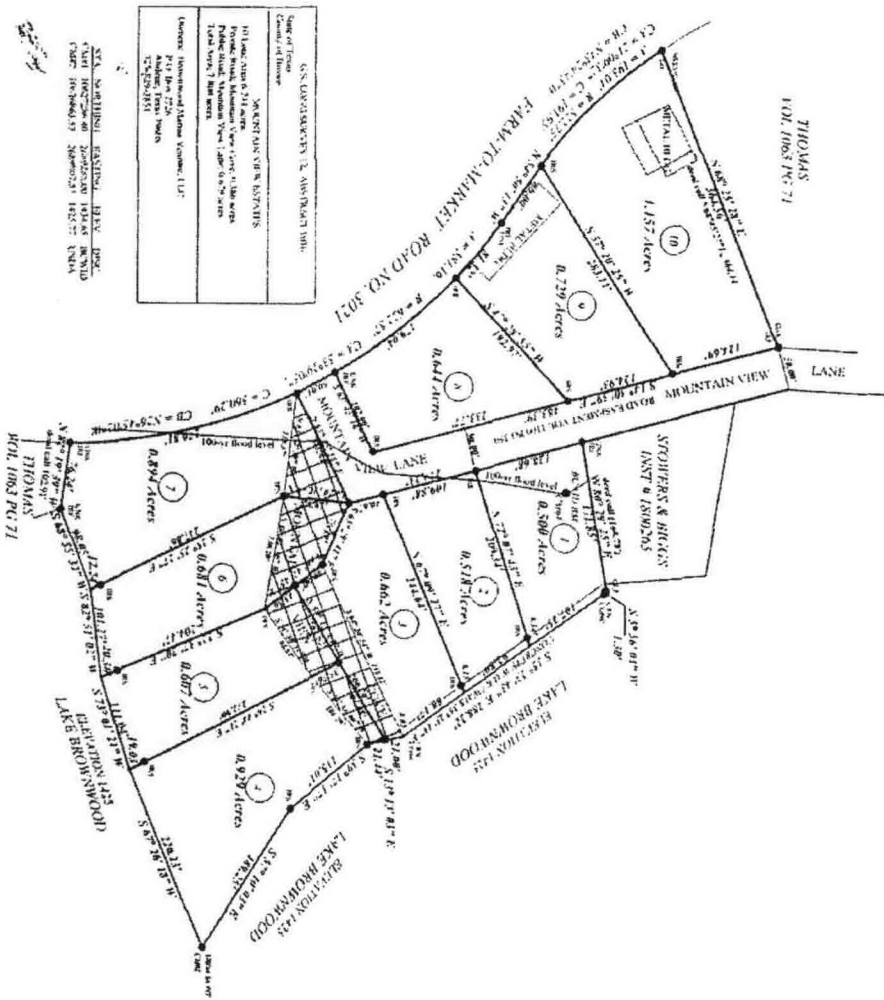
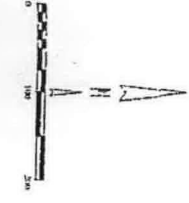


FINAL PLAN
MOUNTAIN VIEW ESTATES
 LAKE BROWNWOOD, BROWN COUNTY, TEXAS
 G.S. LONG SURVEY 12, ABSTRACT 1076
 DEVELOPER: BROWNWOOD MARINA VENTURE, LLC
 PART OF DEED RECORDED AT VOLUME 195 PAGE 943



G.S. LONG SURVEY 12, ABSTRACT 1076 County of Brown, Texas Original Surveyor: G.S. LONG Registered Professional Engineer License No. 12452 Address: 12452 City: Brown, Texas	SURVEYOR FOR B. STUBBS 101 East 24th Street Brownwood, Texas 76801 Phone: 817-224-1111 Fax: 817-224-1112 License No. 12452 State: Texas
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- NOTES:
1. Portions of this tract are located within a flood plain area as delineated by the Federal Insurance Administration, II (1.13) Flood Insurance Rate Map FIRM Panel No. 48490C, 0250H effective August 28, 2018.
 2. Private Easement shown as Abandonment View Cove for exclusive use of Mountain View Estates.
 3. Coordinate System as approved by Brown County Commissioners Court, May 19, 2003. Base Coordinate UTM-12, Brownwood, Texas, N 31° 42' 24.089" E, 98° 59' 20.982" W, NAVD83, 1356,437.
 4. Bearings are based on True North from CPN observations USA / NAD83 / Texas Central Zone.
 5. All corners marked with 1/2" iron nails unless noted otherwise.



STATE OF TEXAS
 COUNTY OF BROWN: Know all men by these presents:

That I, Tommy Hendrix, managing partner of Brownwood Marina Venture, LLC, the undersigned owner of the property shown herein do hereby plat said property to be known as Mountain View Estates in Brown County, Texas as shown herein and described by metes and bounds herein and do hereby plat said property and do hereby declare Mountain View Lane, the easements, and other ways as shown herein to be public use.

Witness my hand, this 8th day of April, 2019 A.D.

Tommy Hendrix
 Managing Partner
 STATE OF TEXAS
 COUNTY OF BROWN:

Before me, the undersigned authority, on this day personally appeared Tommy Hendrix, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and to the capacity therein stated. (Witness my hand and seal this 8th day of April, 2019 A.D.)



COUNTY COURT

THIS PLAN OR MAP is hereby approved by the Commissioners Court of the County of Brown, Texas and that the County Surveyor is hereby authorized to file said plan in accordance with the provisions of Article 974a, Texas Government Civil Statutes and Article 972b, Texas Code of Texas as amended.

DATE: 4-8-19 COUNTY JUDGE: [Signature]

DESIGNATED REPRESENTATIVE

This subdivision is in compliance with the Texas Development Review Regulation for On-Site Sewage Facilities and FEMA Floodplain Administration.

Date: 4-7-19 Approved By: [Signature]

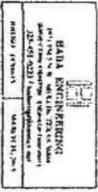
COUNTY SURVEYOR CERTIFICATE:

Filed for record this the _____ day of _____, 2019,
 in Volume _____ Page _____ of the Brown County Plat Records,
 Brown County, Texas.

BROWN COUNTY SURVEYOR

LARRY G. HARRIS, COUNTY ENGINEER, A PROFESSIONAL ENGINEER, SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEYOR HAS REVIEWED THIS PLAT FOR AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CENTER POINTS SHOWN THEREON ARE CORRECTLY PLACED UNDER ANY SURVEY SYSTEM IN ACCORDANCE WITH THE PLATING RULES AND REGULATIONS OF BROWN COUNTY, TEXAS.

[Signature]
 LARRY G. HARRIS, JR.,
 STATE OF TEXAS No. 2153
 PLAT ENGINEERING



April 8, 2019
 (Exhibit # 15)

**MOUNTAIN VIEW ESTATES SUBDIVISION
LAKE BROWNWOOD, BROWN COUNTY, TEXAS
PERIMETER FIELD NOTES:**

FIELD NOTE DESCRIPTION OF A 7.808 ACRE TRACT OF LAND OUT OF AND A PART OF THE G.S. LONG SURVEY 12, ABSTRACT 1076, AND BEING THAT SAME IDENTICAL TRACT CONVEYED TO BROWNWOOD MARINA VENTURE ,LLC, BY DEED RECORDED AT VOLUME 195 PAGE 943 OF THE BROWN COUNTY REAL PROPERTY RECORDS; SAID 7.808 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the East line of FM 3021 as the Northwest corner of that tract conveyed to Bobby Jo Thomas by deed recorded at Volume 1063 Page 71 of the Brown County Real Property Records and the Southwest corner of that tract conveyed to Brownwood Marina Venture, LLC, by deed recorded at Volume 195 Page 943 of the Brown County Real Property Records for the Southwest corner of the herein described property;

THENCE, along the East line of said FM 3021 with a curve to the left with radius of 622.57 feet, arc length of 499.84, central angle of 46°00'03" and chord length of 486.52 feet which bears N23°00'31"W to an iron set for the end of said curve, then N52°16'27"W, 161.10 feet to an iron rod set at the beginning of a curve to the right with radius of 522.73 feet, arc length of 193.04 feet, central angle of 21°09'32" and chord length of 191.95 feet which bears N43°24'45"W to an iron rod found as the Southwest corner of that tract conveyed to Bobby Jo Thomas by deed recorded at Volume 1063 Page 71 of the Brown County Deed Records and the Northwest corner hereof;

THENCE, along the common line with said Thomas Tract, N68°25'28"E, 364.56 feet to an iron rod found as the Northeast corner hereof;

THENCE, S14°30'29"E, at 30.21 feet passing an iron rod found as the Northwest corner of that tract conveyed to Frank King Stowers and Kimberly Biggs by deed recorded as Instrument # 1800265 of the Official Public Records of Brown County and continuing for a total distance of 242.05 feet to an iron rod found as the Southwest corner of said Stowers and Biggs Tract and an interior corner hereof;


THENCE, along the South line of said Stowers and Biggs Tract N80°33'09"E , partly with a chain link fence, 206.85 feet to a chain link fence post as the Southeast corner of said Stowers and Biggs Tract and exterior corner hereof;

THENCE, along the Northeast face of a concrete retaining wall and approximate 1425 elevation contour of Lake Brownwood, S05°56'03"W, 1.30 feet to a point in concrete retaining wall for angle and S35°23'43"E, 288.22 feet to a corner of said wall then with said approximate 1425 contour, S13°13'03"E, 42.44 feet to an iron rod set for angle, S39°17'17"E, 115.01 feet to an iron rod set for angle, and S57°10'3"E, 189.25 feet to a USDA concrete monument found for the Southeast corner hereof ;

THENCE, continuing with approximate 1425 elevation, S67°26'18"W, 220.23 feet to a point for angle, S73°01'21"W, 111.04 feet to point for angle, S82°51'02"W, 101.27 feet to point for angle and S68°55'27"W, 98.05 feet to an iron rod found as the Northeast corner of first mentioned Thomas Tract and angle point hereof;

THENCE, along said Thomas Tract, N82°19'39"W, 76.24 feet to the POINT OF BEGINNING and calculated to contain 7.808 acres therein including that area within a 50-foot wide road easement recorded at Volume 1100 Page 350.

BEARING BASIS; Bearings for this survey are based on True North from GPS observations USA / NAD83 / Texas Central Zone.


Larry G. Hada, R.P.L.S.
State of Texas No. 2153



Job No. 18200

HADA ENGINEERING
1971 FM 574 W. MULLIN, TX 76864

Issued By:

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

Owner ID: 136887 100.00%
BROWNWOOD MARINA VENTURE LLC
PO BOX 7726
ABILENE, TX 79608-7726

Property Information	
Property ID:	20095 Geo ID: A1076-0014-00
Legal Acres:	8.0560
Legal Desc:	G S LONG, SURVEY 12, ABSTRACT 1076, THE LODGES AT MOUNTAIN VIEW, LOTS 1-6, 1A-5A, BOAT DOCK #2060, ACRES 8.056, MH LABEL # TEX0125021
Situs:	400 MOUNTAIN VIEW LOOP BROWNWOOD, TX 76801
DBA:	MOUNTAIN VIEW MARINA & STORE
Exemptions:	

For Entities	Value Information
BANGS ISD	Improvement HS: 0
BROWN COUNTY	Improvement NHS: 300,470
ROAD & FLOOD	Land HS: 0
	Land NHS: 120,840
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 421,310

YEAR 2019 INST # 19025550 PAGE 3 OF 5

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: 04/22/2019

Total Due if paid by: 04/30/2019

0.00

Tax Certificate Issued for:	Taxes Paid in 2018
BROWN COUNTY	2,185.34
BANGS ISD	5,071.73
ROAD & FLOOD	404.46

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: 04/22/2019
Requested By: HADA, LARRY
Fee Amount: 10.00
Reference #:

Stephanie Lewis
Signature of Authorized Officer of Collecting Office

111,10627002.26393,2689369.24867,0.00,IRS
113,10627243.98459,2689461.15861,0.00,CALC
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0162,10626796.02694,2689595.58730,1433.22,IRS
0163,10626765.35311,2689490.13963,1431.27,IRS
0164,10626745.05602,2689392.21748,1427.22,IRS
0170,10626957.85834,2689291.06183,1432.18,IRS
0173,10626935.34943,2689419.29956,1433.33,IRS
3006,10627286.54748,2689287.80544,1435.54,BBCWID BM
3007,10627331.41170,2689399.03824,1426.63,EDG
3009,10627096.45877,2689565.98155,1427.29,EDG
3010,10627091.51668,2689559.62318,1427.58,IRS
3011,10627055.14713,2689575.68442,1427.87,IRS
3012,10626990.81537,2689497.45261,1435.26,IRS
3013,10626966.13495,2689648.50880,1427.64,IRS
3014,10626863.52759,2689807.52628,1425.77,USDA MT
3017,10626698.74325,2689305.97741,1431.33,IRF
3018,10626708.92274,2689230.41532,1434.77,IRF
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6003,10627304.31404,2689229.68214,0.00,IRF
6005,10627179.74307,2689261.92351,0.00,IRS

Larry G. Hada



STATE OF TEXAS
REGISTERED
LARRY G. HADA
2153
PROFESSIONAL
LAND SURVEYOR

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. 1902550

FILED FOR REGISTRATION APRIL 30, 2019 09:42AM 4PGS \$38.00

SUBMITTER: LARRY HADA

RETURN TO:

MOUNTAIN VIEW ESTATES
PLAT - VOL 5 PG 287

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

LM