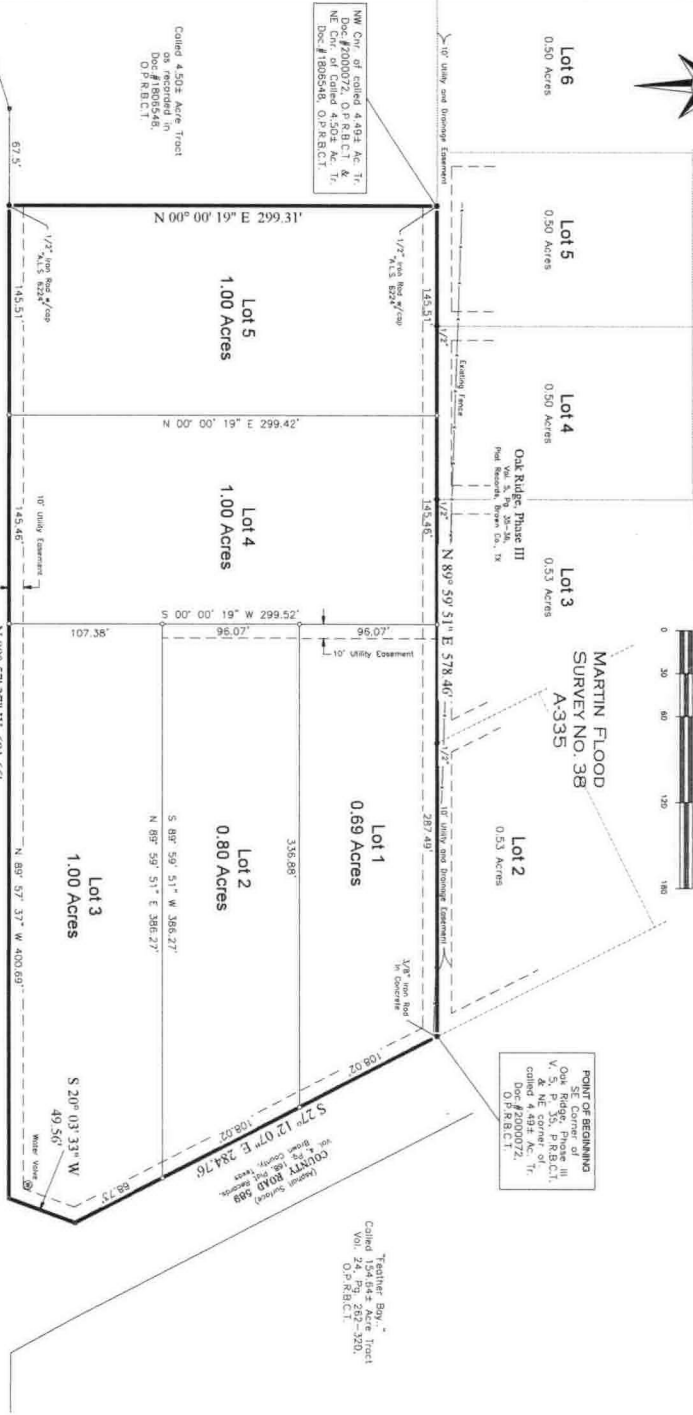




ALPA CREEK CREEK ESTUARIES

OKA RIDGE LOOP



POINT OF BEGINNING
SE Corner of
Oka Ridge, Phase III
Subdivision, Brown Co., TX
Doc # 2008072,
1/17/07, B.L.T.

Teacher, Bay,
Called 1.5444-acre Tract
Vol. 24, Pg. 252-270,
03/18/02.

STATE OF TEXAS
COUNTY OF BROWN
Alpa Creek Estates
FIELD NOTE DESCRIPTION
OF OCA TRACT
BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 4.49 acre tract of land, more or less, as conveyed by Warranty Deed No. 138, recorded in the Public Records of Brown County, Texas, and being part of ALPACREEK SURVEY NO. 38, Acreage 135.5428, approximately 7.6 miles Northwest of Phosphorus, Brown County, Texas. Said 4.49 acre tract of land is more particularly described by meter and bounds as follows:

POINT OF BEGINNING being a 3.18 inch iron rod in concrete (Condon Monument) found for the common Southwest corner of the OKA RIDGE, PHASE III as recorded in Volume 8, page 15, that Record, Brown County, Texas and the Northeast corner of said 4.49 acre tract, for the Southwest Right-of-Way line of Campy Road 589, for the Northeast corner of this tract.

THENCE S 27° 12' 07" E, with the Southwest Right-of-Way line of said Co. Rd. 589, for the Northeast corner of said 4.49 acre tract, a distance of 247.76 feet to a TxDOT concrete monument (Condon Monument) found for a set back corner of Farm-to-Market Road No. 5011, for a Southwest corner of said County Road 589, for an East corner of said 4.49 acre tract, for an East corner of this tract.

THENCE S 30° 03' 31" W, with the Northeast set back line of said F.M. 5011, for the Southeast corner of said 4.49 acre tract, a distance of 49.56 feet to a TxDOT concrete monument (Condon Monument) found for the Southwest corner of said 4.49 acre tract, for the North Right-of-Way line of said FM 5021, for the Southwest corner of this tract.

THENCE S 89° 57' 37" W, with the North Right-of-Way line of said FM 5021, for the South line of said 4.49 acre tract, a distance of 691.66 feet to a 1.2 inch iron rod with yellow cap stamped "A.L.S. 622" (Condon Monument) found for the Southwest corner of a 2.16 acre tract recorded in Document 2008072 of said County, Texas, for the Southwest corner of this tract.

THENCE N 00° 00' 19" E, with the East line of said 4.49 acre tract, a distance of 299.11 feet to a 1.2 inch iron rod with yellow cap stamped "A.L.S. 622" (Condon Monument) found for the South line of said Oka Creek Estuary, for the Northeast corner of this tract.

THENCE S 89° 59' 51" E, (Doc# 2008072, O.T.R.C.T.) with the common Southwest corner of this tract, a distance of 578.46 feet to the **POINT OF BEGINNING**, and containing 4.49 acres of land, more or less.

Note: All bearings were based on GPS observations, NAD83 Texas Central (2011) (EPCEN) 2011, surveyed December 21, 2019.

ADDITIONAL INFORMATION

SETBACKS
Each lot is subject to a 20-foot setback on the rear and side, and a 10-foot setback on the front. The setbacks shall be measured from the exterior face of the building. The setbacks shall be measured from the exterior face of the building. The setbacks shall be measured from the exterior face of the building. The setbacks shall be measured from the exterior face of the building.

COMMISSIONERS COURT

This Preliminary 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 map in accordance with the provisions of Article 9746, Vernon's Annotated Civil Statutes and Code of Civil Procedure, Chapter 191, Texas Government Code, and all other applicable laws and regulations.

DESIGNATED REPRESENTATIVE

The subdivision is in compliance with the Texas Development review regulations for the average densities and Texas Department of Transportation regulations.

COUNTY SURVEYOR CERTIFICATE
I, JOSE R. LORET, County Surveyor of Brown County, Texas, do hereby certify that the plat of 2020 File No. 2020-010 was filed in the Public Records of Brown County, Texas.

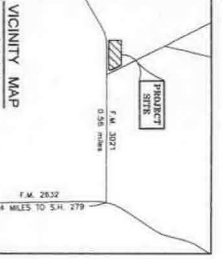
PRELIMINARY PLAT

OWNER'S CERTIFICATE
I, MICHAEL SCHEMME, an attorney at law, do hereby certify that I have prepared this plat of the property shown herein so as to comply with the provisions of Article 9746, Vernon's Annotated Civil Statutes and Code of Civil Procedure, Chapter 191, Texas Government Code, and all other applicable laws and regulations.

STATE OF TEXAS
COUNTY OF BROWN

Before me, the undersigned authority, on this day personally appeared MICHAEL SCHEMME, 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 consideration therein expressed and in the capacity therein stated. Given under my hand and seal this 09 day of March, 2020, A.D.

Notary Public, for the State of Texas



LEGEND
● Surveyed
● Proposed
● Easement
● Right-of-Way
● Other
● Other



Registered Professional Land Surveyor
Texas Registration No. 6054

APACHE CREEK SUBDIVISION EXISTING RESTRICTIONS

VOL 871 PAGE 105

2) An easement in favor of Texas Power and Light Company and General Telephone and Electronics Company of the Southwest.

3) An easement of 10 ft. down each side of the property for a water line.

4) Rights of parties in possession.

5) An easement from T. C. Watkins et ux to the City of Santa Anna, Texas, of record in Volume 733, page 628 of the Deed Records of Brown County, Texas.

6) One-half (1/2) of the oil, gas and other minderals previously retained.

7) Grantors herein further impose the following restrictive covenants on said property:

b) All construction will be new and no old buildings will be moved onto the property to be used as a residence.

c) No swine or pigeons will be maintained on the property.

d) Chickens will be allowed on the property to the extent that they do not constitute a nuisance; however, all chickens must be kept in cages at all times and then only for private use and not for commercial use.

e) Only two grown horses or two head of cattle may be maintained per acre.

f) No unlicensed vehicles will be maintained or kept on the property herein described.

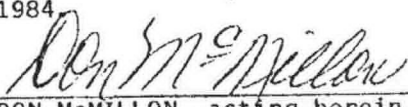
g) No commercial ventures will be maintained or transacted on the property.

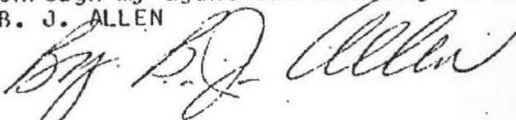
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging; unto the said Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described notes and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 22nd day of October, 1984


B. J. ALLEN

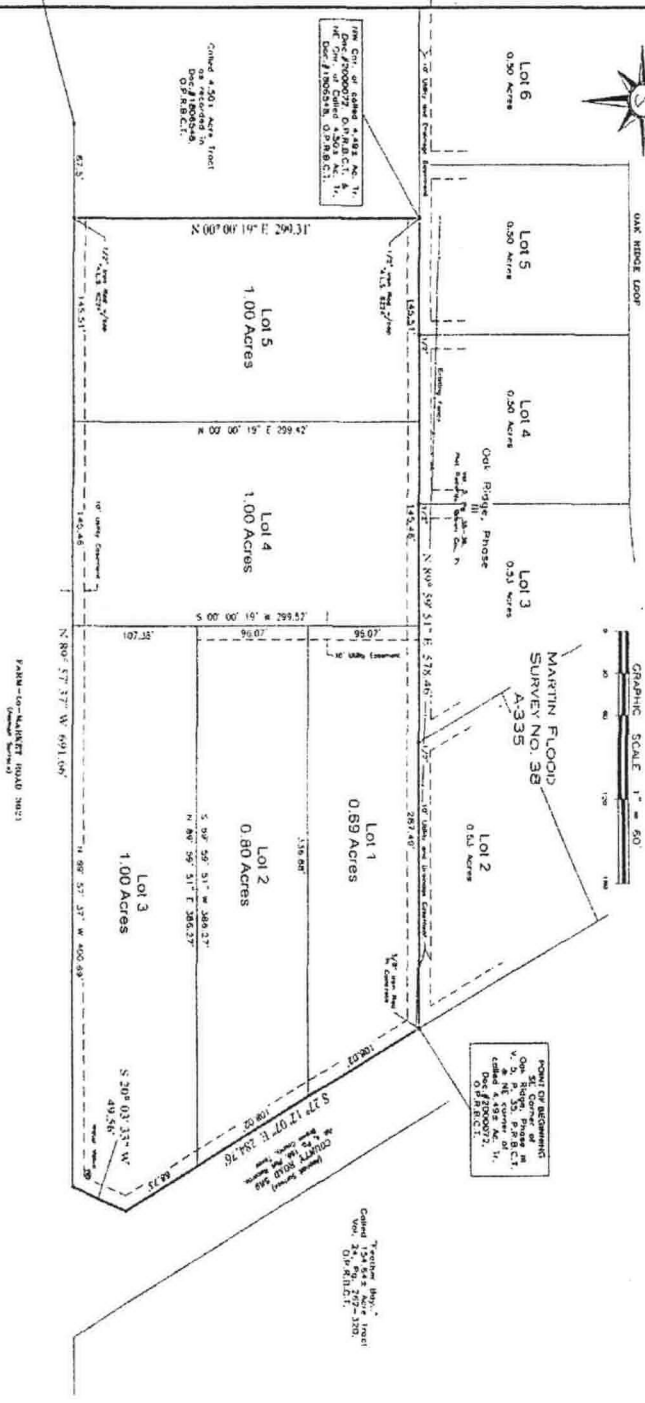

DON McMILLON, acting herein by and through my agent and attorney in fact,
B. J. ALLEN





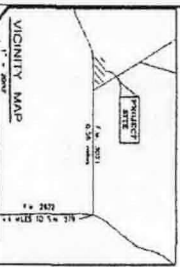
APACHE CREEK ESTATES

GRAPHIC SCALE 1" = 50'



POINT OF BEGINNING
Old Survey Point at
V. 2, P. 35, P. 8, C. 1,
called Apache Creek, 1,
O.R.B.C.T.

Tract No. 1
Called 137 5/8 Acres, Acre, Acre
No. 2, O.R.B.C.T.



LEGEND

—	Survey Line
---	Old Survey Line
---	Old Survey Point
---	Old Survey Boundary
---	Old Survey Area
---	Old Survey Point
---	Old Survey Boundary
---	Old Survey Area

Longhorn Survey, LLC
Called 137 5/8 Acres, Acre, Acre
No. 2, O.R.B.C.T.



SURVEYOR'S CERTIFICATION
I, Jesse R. Jones, Surveyor of the State of Texas, do hereby certify that the above described land is the correct and true survey of the same as shown on the attached plat and as the same appears on the original plat on file in my office, and that the same is a true and correct copy of the original plat on file in my office.

WARRANTY OF INVESTMENT
MIS REPRESENTATION
SINCE THE SURVEYOR HAS BEEN DULY LICENSED BY THE STATE OF TEXAS, HE OR SHE WARRANTS THAT THE SURVEY IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT ON FILE IN HIS OR HER OFFICE, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT ON FILE IN HIS OR HER OFFICE.

Owner's Certificate
I, the undersigned, being the owner of the above described land, do hereby certify that the same is the true and correct copy of the original plat on file in my office, and that the same is a true and correct copy of the original plat on file in my office.

STATE OF TEXAS
COUNTY OF BROWN

Jesse R. Jones
Surveyor



FIELD NOTE DESCRIPTION
The above described land is the true and correct copy of the original plat on file in my office, and that the same is a true and correct copy of the original plat on file in my office.

ADDITIONAL INFORMATION
The above described land is the true and correct copy of the original plat on file in my office, and that the same is a true and correct copy of the original plat on file in my office.

COMMISSIONERS COURT
The undersigned, being the commissioners of the County of Brown, Texas, do hereby certify that the above described land is the true and correct copy of the original plat on file in my office, and that the same is a true and correct copy of the original plat on file in my office.

DESIGNATED REPRESENTATIVE
I, the undersigned, being the designated representative of the County of Brown, Texas, do hereby certify that the above described land is the true and correct copy of the original plat on file in my office, and that the same is a true and correct copy of the original plat on file in my office.

Issued By:

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

Property Information	
Property ID: 19503	Geo ID: A0335-0010-02
Legal Acres: 4.4910	
Legal Desc: MARTIN FLOOD, SURVEY 38, ABSTRACT 335, ACRES 4.491	
Situs: 3910 FM 3021 BROWNWOOD, TX 76801	
DBA:	
Exemptions:	

Owner ID: 149540 100.00%
MLS PROPERTY INVESTORS INC
201 HAWK LN
BROWNWOOD, TX 76801-0170

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
BROWNWOOD ISD	Improvement NHS: 0
ROAD & FLOOD	Land HS: 0
	Land NHS: 36,460
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 36,460

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: 03/09/2020

Total Due if paid by: 03/31/2020

0.00

Tax Certificate Issued for:	Taxes Paid in 2019
BROWN COUNTY	186.09
BROWNWOOD ISD	410.21
ROAD & FLOOD	32.67

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

Stephanie Lewis
Signature of Authorized Officer of Collecting Office

Date of Issue: 03/09/2020
Requested By: MLS PROPERTY INVESTORS, I
Fee Amount: 10.00
Reference #:

APACHE CREEK ESTATES
POINT LIST

1	10623169.0250	2691648.4496	1485.73 TxDOT CM
3	10623215.5739	2691665.4493	1485.73 TxDOT CM
4	10623468.8400	2691535.2780	1484.56 3/8 IR in CONC
6	10623169.5060	2690956.7888	1470.57 1/2 IRF ALS
16	10623468.8160	2690956.8170	1468.57 1/2 IRF ALS
18	10623169.3037	2691247.7558	1477.56 IRS
19	10623169.4048	2691102.2988	1472.98 IRS
20	10623276.6837	2691247.7659	1476.39 IRS
21	10623372.7559	2691247.7749	1476.60 IRS
22	10623468.8281	2691247.7840	1477.44 IRS
23	10623468.8220	2691102.3270	1472.72 IRS
27	10623276.6997	2691634.0324	1485.75 IRS
28	10623372.7699	2691584.6552	1485.32 IRS

Jose R. Lopez



Jose R. Lopez, RPLS No. 6054
Solum Surveying, Inc.

STATE OF TEXAS:
COUNTY OF BROWN:

Apache Creek Estates

FIELD NOTE DESCRIPTION
4.49 ACRE TRACT
BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 4.49 acre tract of land, more or less, as conveyed by Warranty Deed dated December 26, 2019 to MLS Property Investors, Inc. as recorded in Document #2000072, Official Public Records, Brown County, Texas. Also being out of MARTIN FLOOD SURVEY No. 38 Abstract 335. Situated approximately 7.6 miles Northwest of Brownwood, Brown County, Texas. Said 4.49 acre tract of land is more particularly described by metes and bounds as follows:

POINT OF BEGINNING being a 3/8 inch iron in concrete (Control Monument) found, for the common Southeast corner of the OAK RIDGE, PHASE III as recorded in Volume 5, page 35, Plat Records, Brown County, Texas and the Northeast corner of said 4.49 acre tract, for the Southwest Right-of-Way line of County Road 589, for the Northeast corner of this tract;

THENCE S 27° 12' 07" E, with the Southwest Right-of-Way line of said Co. Rd. 589, for the Northeast line of said 4.49 acre tract, a distance of 284.76 feet to a TxDOT concrete monument (Control Monument) found, for a set back corner of Farm-to-Market Road No. 3021, for a Southwest corner of said County Road 589, for an East corner of said 4.49 acre tract, for the East corner of this tract;

THENCE, S 20° 03' 33" W, with a Northwest set back line of said F.M. 3021, for the Southeast line of said 4.49 acre tract, a distance of 49.56 feet to a TxDOT concrete monument (Control Monument) found, for the Southeast corner of said 4.49 acre tract, for the North Right-of-Way of said 3021, for the Southeast corner of this tract;

THENCE, S 89° 57' 37" W, with the North Right-of-Way line of said F.M. 3021, for the South line of said 4.49 acre tract, a distance of 691.66 feet to a 1/2 inch iron rod with yellow cap stamped "A.L.S. 6224" (Control Monument) found, for the Southeast corner of a called 4.50 acre tract as recorded in Document #1806548, Official Public Records, Brown County, Texas, for the Southwest corner of said 4.49 acre tract, for the Southwest corner of this tract;

THENCE, N 00° 00' 19" E, with the East line of said 4.50 acre tract, a distance of 299.31 feet to a 1/2 inch iron rod with yellow cap stamped "A.L.S. 6224" (Control Monument) found, for the South line of said Oak Ridge, Phase III, for the Northeast corner of said 4.50 acre tract, for the Northwest corner of said 4.49 acre tract, for the Northwest corner of this tract;

THENCE N 89° 59' 51" E, (Deed Call ~ N 89 59' 32" E ~ Doc.#2000072, O.P.R.B.C.T.) with the common South line of said Oak Ridge, Phase III and the North line of said 4.49 acre tract, a distance of 578.46 feet to the **POINT OF BEGINNING**, and containing 4.49 acres of land, more or less.

Note: All bearings were based on GPS observations, NAD-83, Texas Central 4203 (EPOCH 2011), surveyed December 21, 2019.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the Metes and Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 05th of March, 2020.



Jose R. Lopez

Jose R. Lopez, RPLS No. 6054
Solum Surveying, Inc.

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. 2001421

FILED FOR REGISTRATION MARCH 11, 2020 04:06PM 4PGS \$38.00

SUBMITTER: MLS PROPERTY INVESTORS INC

RETURN TO:

PLAT VOL 5 PG 304
APACHE CREEK

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

ME