



STATE OF TEXAS:  
COUNTY OF BROWN:

May Estates

**FIELD NOTE DESCRIPTION**  
56.85 ACRE TRACT  
BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 56.85 acre tract of land, more or less, out of and part of a called 58.31 acre tract as recorded in Document No. 1906921, Official Public Records, Brown County, Texas. Also being out of a called 77 acre tract being the fourth tract as conveyed by Warranty Deed with Vendor's Lien dated July 29, 1991 to Randy Strickland & wf. Deanna C. Strickland and Kevin Elkins & wf. Ticia Elkins as recorded in Volume 1089, page 212, Real Property Records, Brown County, Texas. Also being out of and part of H.T. & B.R.R.CO. Survey No. 3 Abstract 475. Situated approx. 14.9 miles North of Brownwood, Brown County, Texas. Said 56.85 acre tract of land is more particularly described by metes and bounds as follows:

**POINT OF BEGINNING** being a 3/4 inch slick iron rod (Control Monument) found, for the South Right-of-Way line of County Road 418, for the Northeast corner of a 13.85 acre tract as recorded in Volume 1244, page 551, Real Property Records, Brown County, Texas, for an inner corner of said 58.31 acre tract, for the Northwest corner of this tract, from whence a 3/4 inch slick rod found for an upper Southwest corner of said 58.31 acre tract same being the Northwest corner of said 13.85 acre tract bears S 88° 22' 26" W a distance of 949.40 feet;

**THENCE**, with the South Right-of Way line of said Co. Rd. 418, as fenced, the following courses:

N 88° 46' 44" E a distance of 856.20 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for a deflection corner of this tract;

N 88° 46' 55" E a distance of 380.50 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for a deflection corner of this tract;

N 88° 56' 13" E a distance of 2,554.00 feet to a TxDOT Concrete Monument (Control Monument) found, for the West Right-of-Way line of State Highway 183, for the East line of said 58.31 acre tract, for the Northeast corner of this tract;

**THENCE** S 02° 31' 13" E, with the West Right-of-Way line of said U.S. Hwy. 183, for the East line of said 58.31 acre tract, a distance of 660.31 feet to a concrete monument (Control Monument) found, for the Northeast corner of a called 10.04 acre tract as recorded in Volume 1307, page 831, Real Property Records, Brown County, Texas, for the South line of said 77 acre tract, for the Southeast corner of said 58.31 acre tract, for the Easterly Southeast corner of this tract;

**THENCE** S 89° 31' 20" W, with the North line of said 10.04 acre tract, for the South line of said 58.31 acre tract, a distance of 684.77 feet to a 1/2 inch iron rod found with yellow cap (Control Monument) found, for the Northwest corner of said 10.04 acre tract, for the Northeast corner of a called 1.40 acre tract as recorded in Volume 1699, page 45, Real Property Records, Brown County, Texas, for a deflection corner of said 58.31 acre tract, for a deflection corner of this tract;

**THENCE** S 89° 25' 19" W, with the North line of said 1.40 acre tract, continuing with North line of a called 10.65 acre tract as recorded in County Clerk's File No. 1806328, Official Public Records, Brown County, Texas, for the South line of said 58.31 acre tract, a distance of 547.56 feet to a 1/2 inch iron rod with yellow cap (Control Monument) found, for a deflection corner of said 10.65 acre tract, for a deflection corner of said 58.31 acre tract, for a deflection corner of this tract;

**THENCE** S 89° 00' 12" W, continuing with the North line of said 10.65 acre tract, for the South line of said 58.31 acre tract, a distance of 52.82 feet to a 1/2 inch iron rod found, for the Northwest corner of said 10.65 acre tract, for an inner corner of said 58.31 acre tract, for an inner corner of this tract;

**THENCE** S 29° 09' 21" W, with the West line of said 10.65 acre tract, a distance of 3.97 feet to a 1/2 inch iron rod with yellow cap stamped "A.L.S. 6224" (Control Monument) found, for the Northeast corner of a called 4.01 acre tract as recorded in County Clerk's File No. 1807522, Official Public Records, Brown County, Texas, for a middle Southeast corner of said 58.31 acre tract, for middle Southeast corner of this tract;

**THENCE** S 89° 02' 34" W, with the North line of said 4.01 acre tract and continuing with the North line of a called 49.00 acre tract as recorded in County Clerk's File No. 1900543, Official Public Records, Brown County, Texas, a distance of 2,497.96 feet to a 3/4 inch slick iron rod (Control Monument) found, for the Southeast corner of a 1.00 acre tract as recorded in Document No. 1905894, Official Public Records, Brown County, Texas, for the lower Southwest corner of said 58.31 acre tract, for the Southwest corner of this tract;

**THENCE** N 05° 41' 27" W, with the East line of said 1.00 acre tract same being the West line of said 58.31 acre tract, at 19.86 feet pass a 3/4 inch slick iron rod (Control Monument) found for the common lower Northeast corner of said 1.00 acre tract and the easterly Southeast corner of said 13.85 acre tract, continuing with the East line of said 13.85 acre tract, in all a distance of 652.01 feet to the **POINT OF BEGINNING**, and containing 56.85 acres of land, more or less.

Notes: 1. All bearings are based on GPS Observation, NAD-83, Texas Central 4203 (EPOCH 2011), surveyed on May 13, 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 14<sup>th</sup> day of May, 2020.



*Jose R. Lopez*

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

Through Tax Year  
2019

# TAX CERTIFICATE

Certificate #  
31080

YEAR  
2020  
INST  
2015475  
PAGE 4 OF 7

**Issued By:**

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

| Property Information |  |
|----------------------|--|
| Property ID:         | 24327 Geo ID: A0475-0006-00                            |
| Legal Acres:         | 63.1500  |
| Legal Desc:          | H T & B R R CO, SURVEY 3, ABSTRACT 475, ACRES<br>63.15 |
| Situs:               | CR 418 MAY, TX 76857                                   |
| DBA:                 |  |
| Exemptions:          |  |

Owner ID: 149047 100.00%  
WILSON, THURMAN DWAYNE & JEAN  
PO BOX 33  
CROSS PLAINS, TX 76443-0033

| For Entities | Value Information            |
|--------------|------------------------------|
| BROWN COUNTY | Improvement HS: 0            |
| MAY ISD      | Improvement NHS: 0           |
| ROAD & FLOOD | Land HS: 0                   |
|              | Land NHS: 0                  |
|              | Productivity Market: 153,720 |
|              | Productivity Use: 5,620      |
|              | Assessed Value 5,620         |

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: 09/01/2020

Total Due if paid by: 09/30/2020

0.00

|                             |                    |
|-----------------------------|--------------------|
| Tax Certificate Issued for: | Taxes Paid in 2019 |
| BROWN COUNTY                | 28.68              |
| MAY ISD                     | 68.56              |
| ROAD & FLOOD                | 5.04               |

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: 09/01/2020  
Requested By: LAKESIDE ON THE COLORADO  
Fee Amount: 10.00  
Reference #:

Signature of Authorized Officer of Collecting Office

MAY ESTATES

|     |                |               |          |                 |
|-----|----------------|---------------|----------|-----------------|
| 5   | 10670313.93800 | 2735033.39600 | 1717.835 | TXDOT-CM        |
| 6   | 10670352.42400 | 2735030.46800 | 1716.168 | 3IN STEEL FCP   |
| 7   | 10670314.97600 | 2735079.61300 | 1716.166 | COT PICK SPIND  |
| 10  | 10669648.27172 | 2735062.69719 | 1711.844 | TXDOT CM        |
| 16  | 10670213.27100 | 2730294.10600 | 1641.737 | 3/4 IRF         |
| 17  | 10670258.10500 | 2730293.33900 | 1644.761 | 4IN STEEL FCP   |
| 18  | 10670252.37600 | 2730226.18900 | 1644.844 | 2IN STEEL FCP   |
| 20  | 10669573.06900 | 2730247.53100 | 1638.795 | 3/4 IRF         |
| 21  | 10670240.22052 | 2731243.40915 | 1653.948 | 3/4 IRF         |
| 29  | 10669611.15200 | 2731306.92000 | 1663.264 | 3/4 IRF         |
| 30  | 10669926.67500 | 2732565.91300 | 1694.318 | POST FNC-PI     |
| 31  | 10669953.07400 | 2732486.04300 | 1695.129 | FC              |
| 33  | 10669941.56800 | 2732101.60100 | 1687.471 | FC-PEN-PI       |
| 34  | 10670248.46800 | 2732099.48400 | 1683.632 | FC-PEN          |
| 36  | 10670301.22600 | 2732624.21200 | 1699.850 | FC-ROW          |
| 38  | 10669642.56100 | 2734377.95100 | 1707.925 | 1/2 IR          |
| 39  | 10669637.03678 | 2733830.71900 | 1702.040 | 3/4 IRF         |
| 40  | 10669636.11800 | 2733777.61100 | 1701.986 | 1/2 IRF         |
| 41  | 10669632.65000 | 2733775.67400 | 1701.507 | 1/2 IRF-ALS6224 |
| 42  | 10669591.01900 | 2731336.92800 | 1664.439 | FCP             |
| 43  | 10669591.42200 | 2731308.06200 | 1664.172 | 3/4 IRF         |
| 50  | 10670245.19688 | 2731476.85354 | 1659.254 | IRS             |
| 51  | 10670249.60428 | 2731683.60764 | 1664.662 | IRS             |
| 52  | 10670254.01168 | 2731890.36174 | 1673.711 | IRS             |
| 53  | 10670258.46800 | 2732099.41502 | 1684.193 | IRS             |
| 54  | 10670263.34369 | 2732328.71184 | 1697.059 | IRS             |
| 55  | 10670266.55700 | 2732479.83200 | 1699.232 | IRS             |
| 56  | 10670268.03958 | 2732559.73469 | 1698.820 | IRS             |
| 57  | 10670271.84861 | 2732765.01938 | 1700.927 | IRS             |
| 58  | 10670275.65764 | 2732970.30407 | 1703.446 | IRS             |
| 60  | 10670283.27569 | 2733380.87344 | 1705.938 | IRS             |
| 61  | 10670287.08472 | 2733586.15813 | 1706.953 | IRS             |
| 63  | 10670295.07667 | 2734016.87868 | 1711.020 | IRS             |
| 64  | 10670298.86121 | 2734220.84347 | 1715.764 | IRS             |
| 65  | 10670302.64574 | 2734424.80825 | 1718.929 | IRS             |
| 66  | 10670306.43028 | 2734628.77303 | 1715.807 | IRS             |
| 67  | 10670334.59500 | 2734631.81100 | 1715.878 | TEL LINE        |
| 68  | 10670279.46666 | 2733175.58875 | 1705.914 | IRS             |
| 69  | 10669976.47810 | 2735048.25025 | 1712.537 | IRS             |
| 70  | 10669780.29500 | 2735064.34100 | 1710.150 | WINDSTREAM-MARK |
| 71  | 10669927.15100 | 2735058.90800 | 1711.212 | WINDSTREAM-MARK |
| 72  | 10669990.94400 | 2735049.17900 | 1715.498 | PP              |
| 73  | 10670295.12000 | 2735043.20600 | 1715.236 | BURIED CABLE    |
| 74  | 10670352.05800 | 2735036.25500 | 1715.312 | BURIED CABLE    |
| 75  | 10669973.03003 | 2734634.80719 | 1709.127 | IRS             |
| 76  | 10669615.96265 | 2732776.89016 | 1695.594 | IRS             |
| 77  | 10669617.62000 | 2732776.89000 | 1695.541 | FNC             |
| 78  | 10669614.29600 | 2732340.44000 | 1688.628 | FNC             |
| 79  | 10669614.05500 | 2732107.68400 | 1685.621 | FNC             |
| 80  | 10669611.35900 | 2731306.52400 | 1663.720 | 3/4 IRF         |
| 81  | 10670210.27731 | 2731246.39299 | 1655.921 | IRS             |
| 82  | 10670242.74400 | 2731440.41500 | 1659.630 | PP              |
| 83  | 10670215.20164 | 2731477.39642 | 1660.334 | IRS             |
| 84  | 10670219.60904 | 2731684.15052 | 1664.905 | IRS             |
| 85  | 10670248.92700 | 2731738.15600 | 1666.287 | PP              |
| 86  | 10670224.01644 | 2731890.90462 | 1673.971 | IRS             |
| 87  | 10670255.12800 | 2732035.24300 | 1680.730 | PP              |
| 88  | 10670228.46562 | 2732099.62198 | 1684.529 | IRS             |
| 89  | 10670233.34842 | 2732329.25472 | 1696.547 | IRS             |
| 90  | 10670262.34900 | 2732337.98800 | 1697.573 | PP              |
| 91  | 10670238.04477 | 2732560.27756 | 1697.943 | IRS             |
| 92  | 10670267.13200 | 2732638.01700 | 1698.746 | PP              |
| 93  | 10670241.85458 | 2732765.56224 | 1699.458 | IRS             |
| 94  | 10670272.82100 | 2732937.82800 | 1703.297 | PP              |
| 95  | 10670245.66439 | 2732970.84691 | 1701.546 | IRS             |
| 96  | 10670249.47420 | 2733176.13158 | 1704.405 | IRS             |
| 97  | 10670277.75200 | 2733240.90900 | 1707.064 | PP              |
| 98  | 10670253.28401 | 2733381.41625 | 1704.572 | IRS             |
| 99  | 10670284.41900 | 2733536.36700 | 1706.420 | PP              |
| 100 | 10670257.09381 | 2733586.70093 | 1705.093 | IRS             |
| 101 | 10670261.21822 | 2733813.93709 | 1707.661 | IRS             |
| 102 | 10670289.89100 | 2733835.79700 | 1708.472 | PP              |

|     |                |               |          |               |
|-----|----------------|---------------|----------|---------------|
| 103 | 10670277.43700 | 2733811.12800 | 1708.856 | GUY ANCHOR    |
| 104 | 10670247.62200 | 2733812.03200 | 1707.914 | PP            |
| 106 | 10670265.08741 | 2734017.42146 | 1710.751 | IRS           |
| 107 | 10670296.18000 | 2734132.56300 | 1713.987 | PP            |
| 108 | 10670268.87272 | 2734221.38622 | 1715.605 | IRS           |
| 109 | 10670272.65804 | 2734425.35099 | 1717.061 | IRS           |
| 110 | 10670301.59100 | 2734431.20600 | 1719.072 | PP            |
| 111 | 10670276.44335 | 2734629.31576 | 1714.640 | IRS           |
| 112 | 10670308.58800 | 2734732.45600 | 1713.989 | PP            |
| 113 | 10670302.08400 | 2735010.59700 | 1716.264 | VALVE         |
| 114 | 10670308.42200 | 2735008.18800 | 1716.292 | WAT MET       |
| 115 | 10670314.65500 | 2734996.70100 | 1717.268 | PP            |
| 116 | 10670283.96702 | 2735034.71526 | 1717.371 | IRS           |
| 122 | 10669612.38444 | 2732562.72435 | 1691.697 | IRS           |
| 123 | 10669608.67261 | 2732340.56064 | 1688.570 | IRS           |
| 124 | 10669604.78200 | 2732107.69644 | 1682.408 | IRS           |
| 132 | 10670221.20900 | 2731455.88800 | 1660.631 | valve         |
| 133 | 10670221.28300 | 2731453.20100 | 1660.220 | 2in VENT      |
| 134 | 10670235.11800 | 2732085.83600 | 1684.659 | 2in WATERLINE |
| 135 | 10670241.83900 | 2732382.36400 | 1699.639 | 2in WATERLINE |
| 136 | 10670291.19974 | 2733807.93425 | 1708.817 | IRS           |
| 138 | 10669639.03783 | 2734028.75223 | 1705.204 | IRS           |
| 139 | 10669641.09601 | 2734232.74826 | 1707.123 | IRS           |
| 140 | 10669643.05135 | 2734436.74615 | 1709.550 | IRS           |
| 141 | 10669644.75271 | 2734640.74863 | 1706.645 | IRS           |
| 142 | 10669629.68239 | 2733598.05635 | 1699.776 | IRS           |
| 143 | 10669633.23800 | 2733597.49600 | 1700.178 | FNC           |
| 144 | 10669626.25245 | 2733392.76480 | 1699.714 | IRS           |
| 145 | 10669629.39200 | 2733392.66100 | 1699.265 | FNC           |
| 146 | 10669622.82252 | 2733187.47326 | 1700.130 | IRS           |
| 147 | 10669625.33000 | 2733187.54700 | 1700.039 | FNC           |
| 148 | 10669619.39258 | 2732982.18172 | 1699.091 | IRS           |
| 149 | 10669622.08000 | 2732982.13500 | 1698.521 | FNC           |
| 150 | 10669601.34821 | 2731902.17420 | 1679.345 | IRS           |
| 151 | 10669597.89355 | 2731695.40286 | 1669.580 | IRS           |
| 152 | 10669594.43889 | 2731488.63152 | 1664.514 | IRS           |



*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. 2005475

FILED FOR REGISTRATION SEPTEMBER 22, 2020 09:01AM 6PGS \$46.00

SUBMITTER: MAY ESTATES

RETURN TO:

MAY ESTATES  
VOL 5 PG 313

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