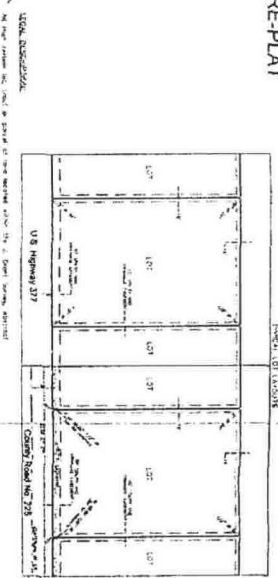


**BROWNSTONE FARMS SUBDIVISION RE-PLAT**  
**BROWN COUNTY, TEXAS**

County: Brown, TX  
 New Braunfels, Texas 78130  
 Number of Proposed Lots: 23



**DEED RECORD**

BOOK	PAGE	DATE	DESCRIPTION
101	101	10/10/19	...
102	102	11/11/19	...
103	103	12/12/19	...
104	104	1/13/20	...
105	105	2/14/20	...
106	106	3/15/20	...
107	107	4/16/20	...
108	108	5/17/20	...
109	109	6/18/20	...
110	110	7/19/20	...
111	111	8/20/20	...
112	112	9/21/20	...
113	113	10/22/20	...
114	114	11/23/20	...
115	115	12/24/20	...
116	116	1/25/21	...
117	117	2/26/21	...
118	118	3/27/21	...
119	119	4/28/21	...
120	120	5/29/21	...
121	121	6/30/21	...
122	122	7/31/21	...
123	123	8/31/21	...
124	124	9/30/21	...
125	125	10/31/21	...
126	126	11/30/21	...
127	127	12/31/21	...

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February 1, 2021 (Exhibit #5)

Issued By:

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

Property Information	
Property ID:	20451 Geo ID: A0358-0003-00
Legal Acres:	108.2000
Legal Desc:	JAMES GRANT, SURVEY 136, ABSTRACT 358, ACRES 108.2
Situs:	18456 CR 225 BROWNWOOD, TX 76801
DBA:	
Exemptions:	

Owner ID: 152134 100.00%  
EDEN FARMS LTD  
% JASON ROBERTS  
PO BOX 1249  
SAN MARCOS, TX 78667-1249

For Entities	Value Information
BROOKESMITH ISD	Improvement HS: 0
BROWN COUNTY	Improvement NHS: 0
ROAD & FLOOD	Land HS: 0
	Land NHS: 0
	Productivity Market: 259,600
	Productivity Use: 9,090
	Assessed Value: 9,090

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: 03/01/2021

Total Due if paid by: 03/31/2021

0.00

Tax Certificate Issued for:	Taxes Paid in 2020
BROWN COUNTY	44.26
BROOKESMITH ISD	102.40
ROAD & FLOOD	8.24

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: 03/01/2021  
Requested By: EDEN FARMS LTD  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

500,10514492.06,2673342.97,1416.49,1/2" IRS W/JDS CAP  
 501,10514328.07,2673188.85,1421.18,1/2" IRS W/JDS CAP  
 502,10514164.05,2673034.72,1422.48,1/2" IRS W/JDS CAP  
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 504,10513836.00,2672726.48,1422.83,1/2" IRS W/JDS CAP  
 505,10513077.73,2672810.88,1433.92,1/2" IRS W/JDS CAP  
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 20001,10514147.71,2674092.77,0.00,1/2" IRS - LOTS 1/2  
 20002,10514698.30,2673536.73,0.00,1/2" IRS - LOTS 1/2  
 20003,10514661.85,2673502.48,0.00,1/2" IRS - LOTS 2/3  
 20004,10513258.43,2674919.79,0.00,1/2" IRS - LOTS 2/3  
 20005,10514625.40,2673468.23,0.00,1/2" IRS - LOTS 3/4  
 20006,10514074.81,2674024.27,0.00,1/2" IRS - LOTS 3/4  
 20007,10513967.87,2673923.77,0.00,1/2" IRS - LOTS 3/4/23  
 20008,10514503.57,2673353.73,0.00,1/2" IRS - LOTS 4/23  
 20009,10514492.63,2673343.46,0.00,1/2" IRS - LOTS 22/23  
 20010,10514481.70,2673333.19,0.00,1/2" IRS - LOTS 21/22  
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 20013,10514448.91,2673302.37,0.00,1/2" IRS - LOTS 5/19  
 20014,10514051.17,2673725.61,0.00,1/2" IRS - LOTS 5/6/19  
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 20016,10513308.81,2674537.48,0.00,1/2" IRS - LOTS 19/20  
 20017,10513131.42,2674748.15,0.00,1/2" IRS - LOTS 20/21  
 20018,10513083.09,2674821.48,0.00,1/2" IRS - LOTS 21/22  
 20019,10513093.83,2674831.96,0.00,1/2" IRS - LOTS 22/23  
 20020,10512948.99,2674954.08,0.00,1/2" IRS - LOTS 21/22  
 20021,10512784.71,2675137.63,0.00,1/2" IRS - LOTS 22/23  
 20022,10513919.29,2673601.67,0.00,1/2" IRS - LOTS 5/6



20023,10514328.09,2673188.83,0.00,1/2" IRS - LOTS 5/6  
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 20025,10513302.16,2674153.85,0.00,1/2" IRS - LOTS 6/7/19  
 20026,10513138.18,2673999.75,0.00,1/2" IRS - LOTS 7/10/19  
 20027,10513718.86,2673413.33,0.00,1/2" IRS - LOTS 7/8/9/10  
 20028,10513846.39,2673533.17,0.00,1/2" IRS - LOTS 7/8  
 20029,10514255.19,2673120.32,0.00,1/2" IRS - LOTS 7/8  
 20030,10514127.66,2673000.48,0.00,1/2" IRS - LOTS 8/9  
 20031,10514000.14,2672880.64,0.00,1/2" IRS - LOTS 9/10  
 20032,10513591.34,2673293.48,0.00,1/2" IRS - LOTS 9/10  
 20033,10513963.69,2672846.38,0.00,1/2" IRS - LOTS 10/11  
 20034,10512974.21,2673845.66,0.00,1/2" IRS - LOTS 10/11/19  
 20035,10512821.16,2673701.84,0.00,1/2" IRS - LOTS 11/18/19  
 20036,10513401.84,2673115.41,0.00,1/2" IRS - LOTS 11/12/18  
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 20038,10513927.24,2672812.13,0.00,1/2" IRS - LOTS 11/12  
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 20040,10513799.71,2672692.29,0.00,1/2" IRS - LOTS 17/18  
 20041,10513788.78,2672682.01,0.00,1/2" IRS - LOTS 16/17  
 20042,10513777.84,2672671.74,0.00,1/2" IRS - LOTS 15/16  
 20043,10513766.91,2672661.46,0.00,1/2" IRS - LOTS 13/15  
 20044,10513358.11,2673074.31,0.00,1/2" IRS - LOTS 13/15  
 20045,10513246.49,2672900.80,0.00,1/2" IRS - LOTS 13/14  
 20046,10513620.10,2672523.50,0.00,1/2" IRS - LOTS 13/14  
 20047,10513184.24,2673271.21,0.00,1/2" IRS - LOTS 15/16  
 20048,10513010.37,2673468.12,0.00,1/2" IRS - LOTS 16/17  
 20049,10512836.51,2673665.02,0.00,1/2" IRS - LOTS 17/18  
 20050,10512662.80,2673861.77,0.00,1/2" IRS - LOTS 18/19  
 20051,10513077.79,2672810.88,0.00,1/2" IRS - LOTS 13/15 - 15' O/S  
 20052,10512894.06,2672998.52,0.00,1/2" IRS - LOTS 15/16 - 15' O/S  
 20053,10512710.33,2673186.15,0.00,1/2" IRS - LOTS 16/17 - 15' O/S  
 20054,10512526.60,2673373.79,0.00,1/2" IRS - LOTS 17/18 - 15' O/S  
 20055,10512343.02,2673561.27,0.00,1/2" IRS - LOTS 18/19 - 15' O/S  
 20056,10512308.03,2673597.00,0.00,1/2" IRS - LOTS 19/20 - 15' O/S  
 20057,10512115.59,2673793.53,0.00,1/2" IRS - LOTS 20/21 - 15' O/S  
 20058,10511923.15,2673990.06,0.00,1/2" IRS - LOTS 21/22 - 15' O/S  
 20059,10511759.30,2674157.40,0.00,1/2" IRS - LOTS 22/23 - 15' O/S  
 20060,10513112.78,2672775.15,0.00,1/2" IRS - LOTS 13/14 - 15' O/S  
 20061,10511594.72,2674324.02,0.00,CONC. MON. SET - LOT 23



PERMIT NUMBER: TxDOT ENTER PERMIT NUMBER HERE			
REQUESTOR	GPS*		ROADWAY
	LATITUDE, LONGITUDE		HWY NAME U.S. 377
	31.508193 -99 125024		FOR TxDOT'S USE
NAME	Eden Farms Ltd.		CONTROL 0128
MAILING ADDRESS	P.O. Box 1249		SECTION 01
CITY, STATE, ZIP	San Marcos Texas 78667		
PHONE NUMBER	972-533-8613 Email: edenfarmsoffice@gmail.com		
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY			

Is this parcel in current litigation with the State of Texas?  YES  NO

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Eden Farms hereinafter called the Permittee, to  construct /  reconstruct a Rural residential (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number 377 in Brown County, located 5214' south of RM 444

USE ADDITIONAL SHEETS AS NEEDED

This permit is subject to the Access Driveway Policy described on page 2 and the following:

- The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
- The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
- Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
- Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
- The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
- Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
- The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
- The State may revoke this permit upon violation of any provision of this permit by the Permittee.
- This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
- The Permittee will contact the State's representative John Reagan or Calvin Milburn telephone, (325) 643-0330, at least twenty-four (24) hours prior to beginning the work authorized by this permit
- The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 3/17/21

Signed:   
DocuSigned by: \_\_\_\_\_ (Property owner or owner's representative)

3/18/2021  
Date of Issuance

A505E53D034B445 District Engineer, or designee Approval

Date of Issuance as per Variance to AMM

\_\_\_\_\_ District Engineer, or designee Approval

Date of Denial

\_\_\_\_\_ District Engineer Denial (No Delegation)

### Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

### TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district.html>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

### Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

This driveway will be permitted as a shared entrance accessing two (2) properties. It shall have a 30' throat width with 15' radius and an 18" corrugated metal pipe installed. The pipe shall have 6:1 sloped end treatments installed. The end treatments shall have concrete around them in accordance with the attached detail sheet. The end treatments may be pre-cast or poured in place. The pipe shall be covered with a minimum of 6 inches of state approved base material, or concrete. The material shall tie smoothly into the state roadway. The pipe or end treatments shall not interfere with the flow of the ditch.

### Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property
- an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

For TXDOT use below:

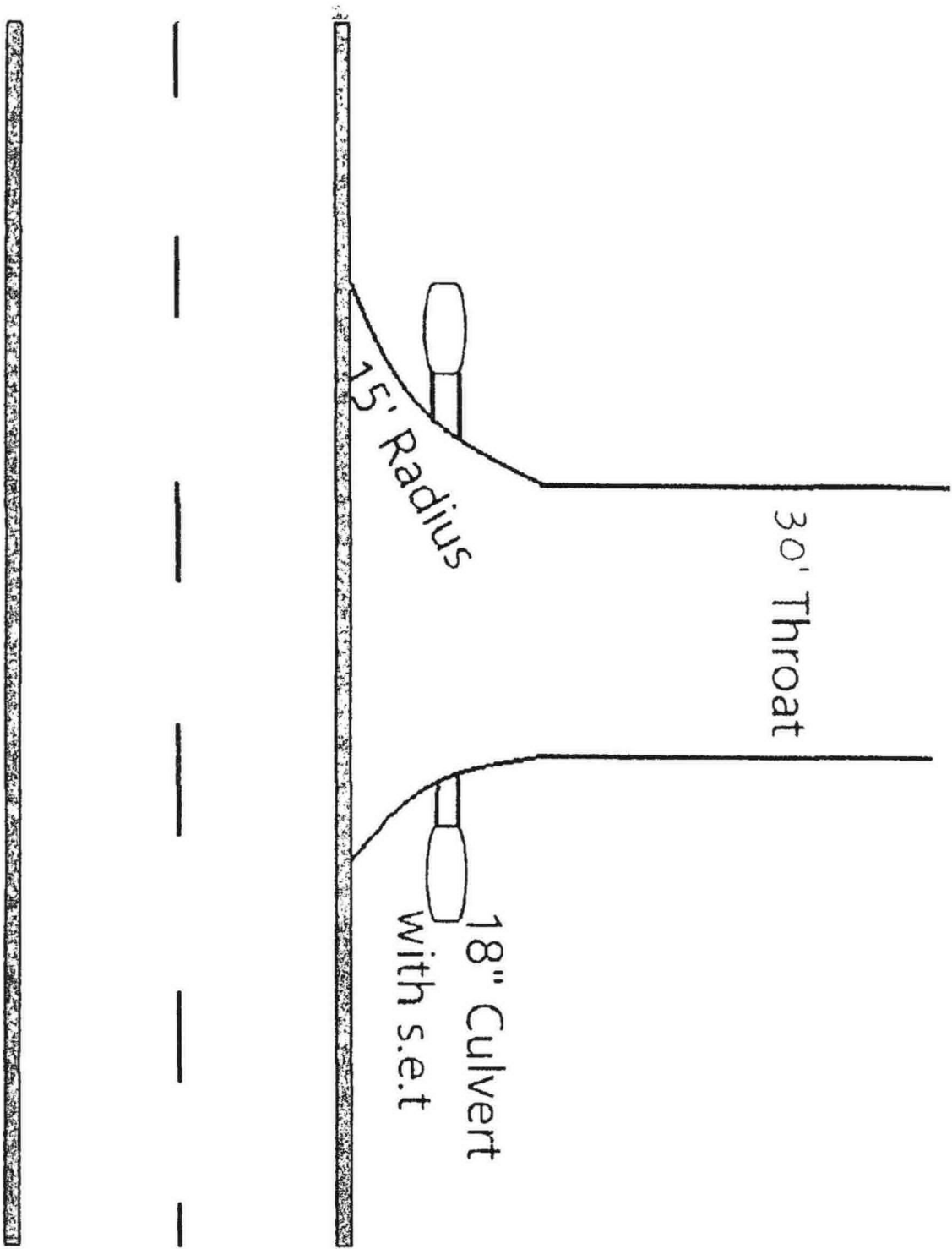
For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

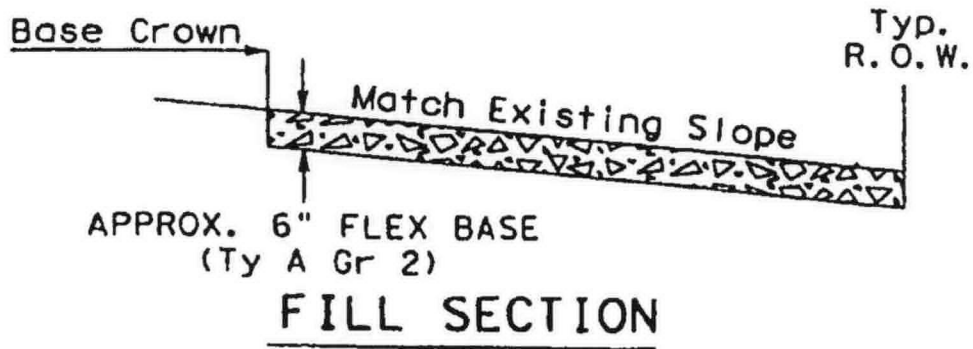
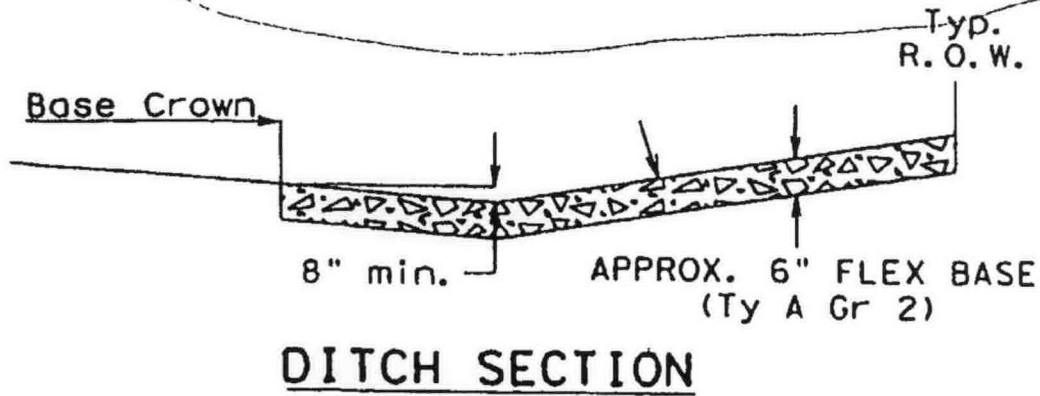
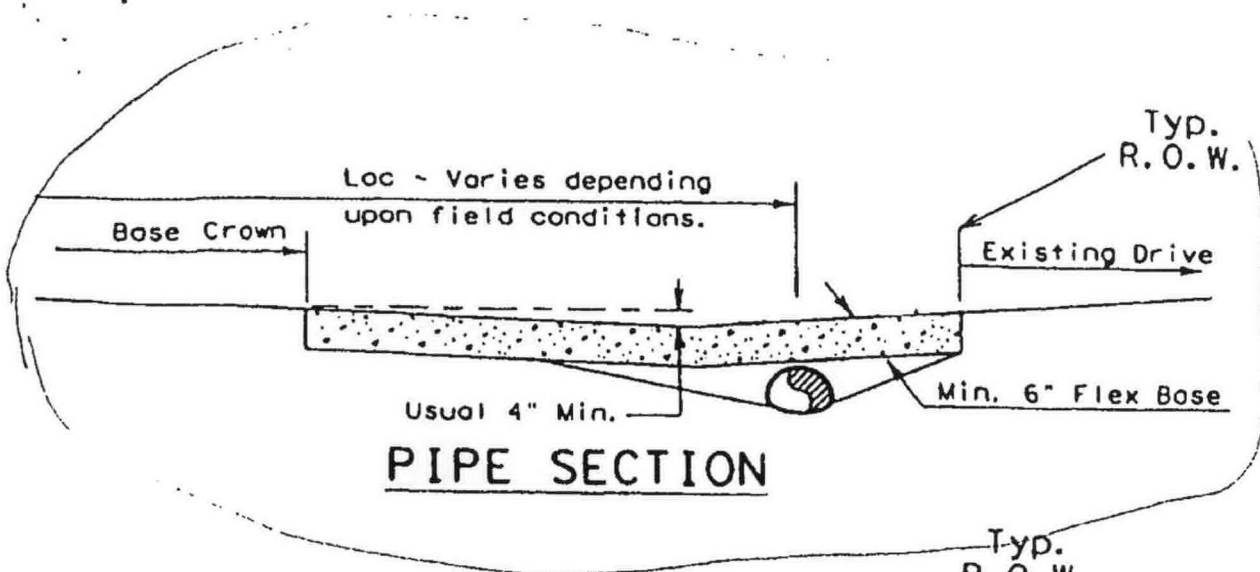
- adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

### Attachments:

- Sketch of Installation
- All Variance Documentation







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. 2101828

FILED FOR REGISTRATION MARCH 23, 2021 09:07AM 10PGS \$62.00

SUBMITTER: BROWNSTONE FARMS SUBD

RETURN TO:

BROWNSTONE FARMS SUBD  
PLAT VOL 5 PG 331-332

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