

CHURCH TABLE				LINE TABLE			LINE TABLE		
CURVE	LENGTH	WIDTH	DBCLA	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
1	10.00	10.00	135.0000	1.1	100.00	S89°45'17"E	1.3	80.00	S88°52'27"W
2	10.00	10.00	135.0000	1.2	100.00	S89°45'17"E	1.4	80.00	S88°52'27"W
3	10.00	10.00	135.0000	1.5	100.00	S89°45'17"E	1.6	80.00	S88°52'27"W
4	10.00	10.00	135.0000	1.7	100.00	S89°45'17"E	1.8	80.00	S88°52'27"W
5	10.00	10.00	135.0000	1.9	100.00	S89°45'17"E	2.0	80.00	S88°52'27"W
6	10.00	10.00	135.0000	2.1	100.00	S89°45'17"E	2.2	80.00	S88°52'27"W
7	10.00	10.00	135.0000	2.3	100.00	S89°45'17"E	2.4	80.00	S88°52'27"W
8	10.00	10.00	135.0000	2.5	100.00	S89°45'17"E	2.6	80.00	S88°52'27"W
9	10.00	10.00	135.0000	2.7	100.00	S89°45'17"E	2.8	80.00	S88°52'27"W
10	10.00	10.00	135.0000	2.9	100.00	S89°45'17"E	3.0	80.00	S88°52'27"W
11	10.00	10.00	135.0000	3.1	100.00	S89°45'17"E	3.2	80.00	S88°52'27"W
12	10.00	10.00	135.0000	3.3	100.00	S89°45'17"E	3.4	80.00	S88°52'27"W
13	10.00	10.00	135.0000	3.5	100.00	S89°45'17"E	3.6	80.00	S88°52'27"W
14	10.00	10.00	135.0000	3.7	100.00	S89°45'17"E	3.8	80.00	S88°52'27"W
15	10.00	10.00	135.0000	3.9	100.00	S89°45'17"E	4.0	80.00	S88°52'27"W
16	10.00	10.00	135.0000	4.1	100.00	S89°45'17"E	4.2	80.00	S88°52'27"W
17	10.00	10.00	135.0000	4.3	100.00	S89°45'17"E	4.4	80.00	S88°52'27"W
18	10.00	10.00	135.0000	4.5	100.00	S89°45'17"E	4.6	80.00	S88°52'27"W
19	10.00	10.00	135.0000	4.7	100.00	S89°45'17"E	4.8	80.00	S88°52'27"W
20	10.00	10.00	135.0000	4.9	100.00	S89°45'17"E	5.0	80.00	S88°52'27"W
21	10.00	10.00	135.0000	5.1	100.00	S89°45'17"E	5.2	80.00	S88°52'27"W
22	10.00	10.00	135.0000	5.3	100.00	S89°45'17"E	5.4	80.00	S88°52'27"W
23	10.00	10.00	135.0000	5.5	100.00	S89°45'17"E	5.6	80.00	S88°52'27"W
24	10.00	10.00	135.0000	5.7	100.00	S89°45'17"E	5.8	80.00	S88°52'27"W
25	10.00	10.00	135.0000	5.9	100.00	S89°45'17"E	6.0	80.00	S88°52'27"W
26	10.00	10.00	135.0000	6.1	100.00	S89°45'17"E	6.2	80.00	S88°52'27"W
27	10.00	10.00	135.0000	6.3	100.00	S89°45'17"E	6.4	80.00	S88°52'27"W
28	10.00	10.00	135.0000	6.5	100.00	S89°45'17"E	6.6	80.00	S88°52'27"W
29	10.00	10.00	135.0000	6.7	100.00	S89°45'17"E	6.8	80.00	S88°52'27"W
30	10.00	10.00	135.0000	6.9	100.00	S89°45'17"E	7.0	80.00	S88°52'27"W
31	10.00	10.00	135.0000	7.1	100.00	S89°45'17"E	7.2	80.00	S88°52'27"W
32	10.00	10.00	135.0000	7.3	100.00	S89°45'17"E	7.4	80.00	S88°52'27"W
33	10.00	10.00	135.0000	7.5	100.00	S89°45'17"E	7.6	80.00	S88°52'27"W
34	10.00	10.00	135.0000	7.7	100.00	S89°45'17"E	7.8	80.00	S88°52'27"W
35	10.00	10.00	135.0000	7.9	100.00	S89°45'17"E	8.0	80.00	S88°52'27"W
36	10.00	10.00	135.0000	8.1	100.00	S89°45'17"E	8.2	80.00	S88°52'27"W
37	10.00	10.00	135.0000	8.3	100.00	S89°45'17"E	8.4	80.00	S88°52'27"W
38	10.00	10.00	135.0000	8.5	100.00	S89°45'17"E	8.6	80.00	S88°52'27"W
39	10.00	10.00	135.0000	8.7	100.00	S89°45'17"E	8.8	80.00	S88°52'27"W
40	10.00	10.00	135.0000	8.9	100.00	S89°45'17"E	9.0	80.00	S88°52'27"W
41	10.00	10.00	135.0000	9.1	100.00	S89°45'17"E	9.2	80.00	S88°52'27"W
42	10.00	10.00	135.0000	9.3	100.00	S89°45'17"E	9.4	80.00	S88°52'27"W
43	10.00	10.00	135.0000	9.5	100.00	S89°45'17"E	9.6	80.00	S88°52'27"W
44	10.00	10.00	135.0000	9.7	100.00	S89°45'17"E	9.8	80.00	S88°52'27"W
45	10.00	10.00	135.0000	9.9	100.00	S89°45'17"E	10.0	80.00	S88°52'27"W

February 22, 2021

(Exhibit #10)



**REFLECTION RIDGE AT FEATHER BAY  
BROWN COUNTY, TEXAS**

**BEING** REFLECTION RIDGE AT FEATHER BAY, Brown County, Texas, being a 31.317-acre tract out of the J. M. Teague Survey, Abstract Number 1653, R. L. Baker Survey, Abstract Number 1019, and H. Turner Survey, Abstract Number 1235, being comprised of a 14.13-acre tract conveyed to TERRY GOODMAN, recorded in Volume 1669, Page 681, Real Property Records, Brown County, Texas, a 1.868-acre tract conveyed to TERRY GOODMAN, recorded in Volume 1713, Page 604, Real Property Records, Brown County, Texas (a portion of this tract was included in the said 14.13-acre tract), and a 16.05-acre tract conveyed to Terry S. Goodman, recorded in Volume 1721, Page 868, Real Property Records, Brown County, Texas, said Reflection Ridge At Featherbay being more particularly described as follows:

*Bearings are Grid North, NAD 83 Texas Central Zone based on GPS observations*

**BEGINNING** at a found 1/2" iron rod on the north line of the J.M. Teague Survey for the southeast corner of Lot 73, Replat of Part of George Baugh's Lake Brownwood Front Subdivision, recorded in Volume 4, Page 143, Plat Records, Brown County, Texas, same being the southwest corner of Cory Drive, and being the northeast corner of King's Point Cove, Unit 1, Brown County, Texas, recorded in Vol. 5, Page 109, Plat Records, Brown County, Texas;

**THENCE** South 89 degrees 55 minutes 37 seconds East for a distance of 120.01 feet to a found 3/8" iron rod for the northeast corner of the J.M. Teague Survey, same being the northwest corner of the R. L. Baker Survey;

**THENCE** South 89 degrees 52 minutes 30 seconds East (being the Reference Bearing for this description) for a distance of 578.92 feet to a found 3/8" iron rod at the spillway elevation of 1425';

**THENCE** with the meanders of the spillway elevation of 1425':

South 42 degrees 15 minutes 35 seconds West for a distance of 10.94 feet;  
South 60 degrees 17 minutes 20 seconds West for a distance of 71.97 feet;  
South 54 degrees 45 minutes 56 seconds West for a distance of 24.58 feet;  
South 57 degrees 15 minutes 06 seconds West for a distance of 49.58 feet;  
South 87 degrees 36 minutes 02 seconds West for a distance of 73.25 feet;  
South 37 degrees 41 minutes 14 seconds West for a distance of 27.43 feet;  
South 50 degrees 56 minutes 15 seconds West for a distance of 181.12 feet;  
South 23 degrees 51 minutes 49 seconds East for a distance of 48.52 feet;  
North 67 degrees 49 minutes 05 seconds East for a distance of 62.08 feet;  
South 77 degrees 03 minutes 13 seconds East for a distance of 68.47 feet;  
North 71 degrees 54 minutes 13 seconds East for a distance of 86.10 feet;

*Environmental, Civil & Geotechnical Engineers*

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Abilene, Texas 79601  
P.O. Box 3097  
Abilene, Texas 79604  
325.698.5560 | 325.690.3240 fax

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PE Firm Registration No. 1151  
PG Firm Registration No. 50103  
RPLS Firm Registration No. 10011900



South 87 degrees 09 minutes 03 seconds East for a distance of 52.63 feet;

North 76 degrees 50 minutes 57 seconds East for a distance of 140.28 feet;

**THENCE** North 50 degrees 30 minutes 02 seconds East for a distance of 45.35 feet to a found ½" iron rod at the approximate spillway elevation of 1425';

**THENCE** North 79 degrees 49 minutes 47 seconds East for a distance of 2.97 feet to a point for the northwest corner of a 0.960-acre tract conveyed to STEPHEN P. BAKER and wife, VICKY L. BAKER, recorded in Volume 1699, Page 764, Real Property Records, Brown County, Texas;

**THENCE** South 02 degrees 56 minutes 54 seconds West for a distance of 240.35 feet to a found ½" iron rod on a curve to the right;

**THENCE** along a curve to the right having a radius of 40.00 feet and an arc length of 86.57 feet, being subtended by a chord of South 28 degrees 17 minutes 10 seconds East for a distance of 70.64 feet to a found ½" iron rod for the southernmost corner of the said 0.960-acre tract;

**THENCE** North 57 degrees 09 minutes 07 seconds East for a distance of 109.09 feet to a found ½" iron rod for an angle point in the south line of the said 0.960-acre tract;

**THENCE** North 88 degrees 12 minutes 57 seconds East for a distance of 50.75 feet to a found ½" iron rod at the spillway elevation of 1425';

**THENCE** with the meanders of the spillway elevation of 1425':

South 05 degrees 14 minutes 59 seconds East for a distance of 89.00 feet;  
South 02 degrees 36 minutes 35 seconds East for a distance of 242.91 feet;  
South 42 degrees 25 minutes 52 seconds East for a distance of 126.26 feet;  
South 04 degrees 22 minutes 34 seconds West for a distance of 108.65 feet;  
South 38 degrees 03 minutes 29 seconds West for a distance of 80.87 feet;  
South 56 degrees 50 minutes 23 seconds West for a distance of 158.79 feet;  
South 33 degrees 58 minutes 27 seconds West for a distance of 110.58 feet;  
South 24 degrees 11 minutes 51 seconds West for a distance of 126.20 feet;  
South 24 degrees 11 minutes 36 seconds West for a distance of 71.03 feet;  
South 58 degrees 17 minutes 02 seconds West for a distance of 86.36 feet;  
South 36 degrees 09 minutes 17 seconds West for a distance of 168.85 feet;  
South 56 degrees 21 minutes 56 seconds West for a distance of 182.73 feet;  
South 10 degrees 44 minutes 55 seconds West for a distance of 116.62 feet;  
South 86 degrees 51 minutes 33 seconds West for a distance of 50.26 feet;  
South 22 degrees 31 minutes 21 seconds West for a distance of 145.81 feet;  
South 10 degrees 35 minutes 26 seconds East for a distance of 29.40 feet;  
South 58 degrees 10 minutes 12 seconds West for a distance of 66.94 feet;  
South 24 degrees 56 minutes 12 seconds West for a distance of 65.07 feet;  
South 08 degrees 06 minutes 25 seconds West for a distance of 78.21 feet;  
South 40 degrees 05 minutes 53 seconds West for a distance of 48.94 feet;  
South 39 degrees 00 minutes 12 seconds East for a distance of 44.78 feet;



South 44 degrees 12 minutes 01 seconds West for a distance of 110.19 feet;  
South 23 degrees 59 minutes 14 seconds East for a distance of 102.48 feet;  
South 16 degrees 26 minutes 00 seconds West for a distance of 99.24 feet;  
South 03 degrees 00 minutes 35 seconds West for a distance of 110.87 feet;  
South 07 degrees 52 minutes 55 seconds West for a distance of 49.28 feet to a point for the southeast corner of the said 31.317-acre tract, same being an east corner of the said remainder of a 659.56-acre tract;

**THENCE** South 89 degrees 30 minutes 47 seconds West, at a distance of 100.07 feet pass a found iron rod with cap, stamped "Solis 4602", continuing for a total distance of 307.13 feet to a found iron rod with cap, stamped "Solis 4602";

**THENCE** North 03 degrees 52 minutes 38 seconds East for a distance of 488.32 feet to a found iron rod with cap, stamped "Solis 4602";

**THENCE** North 14 degrees 21 minutes 45 seconds East for a distance of 407.51 feet to a found iron rod with cap, stamped "Solis 4602";

**THENCE** North 45 degrees 37 minutes 10 seconds East for a distance of 592.93 feet to a found iron rod with cap, stamped "Solis 4602";

**THENCE** North 08 degrees 53 minutes 54 seconds East for a distance of 62.61 feet to a found iron rod with cap, stamped "Solis 4602";

**THENCE** North 40 degrees 46 minutes 36 seconds West for a distance of 47.30 feet to a found iron rod with cap, stamped "Solis 4602";

**THENCE** North 03 degrees 56 minutes 29 seconds West for a distance of 166.52 feet to a found iron rod with cap, stamped "Solis 4602";

**THENCE** North 27 degrees 40 minutes 37 seconds West for a distance of 224.33 feet to a found iron rod with cap, stamped "Solis 4602";

**THENCE** North 35 degrees 25 minutes 39 seconds West for a distance of 58.54 feet to a found iron rod with cap, stamped "Solis 4602";

**THENCE** North 14 degrees 10 minutes 56 seconds West for a distance of 219.67 feet to a found 1/2" iron rod;

**THENCE** North 31 degrees 23 minutes 54 seconds West for a distance of 137.32 feet to a found 1/2" iron rod;

**THENCE** North 04 degrees 56 minutes 16 seconds West for a distance of 152.36 feet to a found 1/2" iron rod;



**THENCE** North 03 degrees 54 minutes 26 seconds East for a distance of 146.76 feet to a found 1/2" iron rod;

**THENCE** North 09 degrees 28 minutes 31 seconds West for a distance of 104.21 feet to a found 1/2" iron rod;

**THENCE** North 26 degrees 25 minutes 58 seconds West for a distance of 80.56 feet to the Point of Beginning, containing 31.317 acres, with 6.759-acres out of the J. M. Teague Survey, 9.902-acres out of the R. L. Baker Survey, and 14.656-acres out of the H. Turner Survey.

Riley Elmer Griffith, RPLS No. 5863

Dated: February 9, 2021



## DECLARATION OF RESTRICTIVE COVENANTS

for

### REFLECTION RIDGE ESTATES

#### Basic Information

Date: MARCH 12, 2021

Declarant: Reflection Ridge Estates, LLC, a Texas limited liability company

Declarant's Address: 1213 E. S. 11th, Ste. A, Abilene, Texas 79602

Association: Reflection Ridge Estates Property Owners Association, a Texas nonprofit association

Association's Address: 1213 E. S. 11th, Ste. A, Abilene, Texas 79602

Property:

Save and except Lot 1 of the Plat, such lot consisting of 3.3163 acres and not being subject to this Declaration or any of the Governing Documents, the Property will consist of (i) the property described in the attached **Exhibit A** and (ii) lots 73 and 74 of George Baugh's Lake Brownwood Front Addition, Brown County, Texas, recorded in Volume 4, Page 143, of the Plat Records of Brown County, Texas.

Lots 33 and 34 of the Plat, defined below, and lots 73 and 74 of George Baugh's Lake Brownwood Front Addition, described above, are hereby designated as Common Areas. Other Lots and areas within the Subdivision may be designated as Common Areas from time to time.

#### 1. Definitions

"ACC" means the Architectural Control Committee established in this Declaration.

"Applicable Law" means all federal, state, and local laws, ordinances, regulations, or rules, applicable to the person, circumstance, or property addressed in the provision of this Declaration in which the term appears.

“Assessment” means any amount due to the Association by an Owner or levied against an Owner by the Association under this Declaration, including both Regular and Special Assessments and any additional assessments.

“Association” will mean and refer to Reflection Ridge Estates Property Owners Association, a Texas unincorporated nonprofit association created by the filing of this Declaration.

“Board” means the Board of Directors of the Association.

“Bylaws” means the Bylaws of the Association adopted by the Board.

“Common Areas” means those portions of the Subdivision that have been designated by the Developer, the Board, or the Governing Documents as common areas for the common use of all Owners.

“Common Area Expenses” means all expenses incurred in the operation, improvement, and maintenance of the Common Areas, including, but not limited to, insurance premiums, property manager fees, landscaping expenses, costs of repair and upkeep, and capital expenditures for projects approved by the Developer or the Board in accordance with the provisions of the Governing Documents.

“Covenants” means the covenants, conditions, and restrictions contained in this Declaration.

“Developer” means the Declarant, who is Reflection Ridge Estates, LLC, a Texas limited liability company, and any successor that acquires all unimproved Lots owned by Developer for the purpose of development and is named as successor in a recorded document.

“Development Period” means the period beginning on the date of this Declaration and ending on the date when the Developer owns less than twenty-five percent (25%) of the Lots.

“Governing Documents” means this Declaration and the relevant Bylaws and Rules, if any, as such may be amended from time to time.

“Lot” generally means each tract of land designated as a lot on the Plat.

“Owner” means every record owner of a fee interest in a Lot, other than the Association.

“Plat” means the plat of the property described in Exhibit A and which was approved by the Brown County Commissioners on or about the date of February 22, 2021, and which was

recorded in the Plat Records of Brown County on or about the date hereof, and any replat of, or amendment to, such plat.

“Real Property Records” means the real property records of the county or counties in which the Subdivision is located.

“Rules” means any rules or regulations that may be adopted by the Developer or the Board (i) for the operation, maintenance, and use of the Common Areas; (ii) for the safety, benefit, and welfare of the Owners; or (iii) to otherwise carry out the powers and duties granted under the Governing Documents.

“Subdivision” means the Property, the property covered by the Plat, and any additional property made subject to this Declaration.

## **2. Terms and Amendments**

These Covenants are established by the Developer and are necessary and desirable to establish a uniform plan for the development and use of the Subdivision for the benefit of all Owners. These Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in a Lot. All Owners and other occupants of the Lots by their acceptance of their deeds or occupancy of any Lot agree that the Subdivision is subject to the Covenants. Any action that may be taken by the Developer may also be taken by any transferee of the Developer of those Lots in the Subdivision that remain unsold to individual third parties.

Any provision in the Governing Documents to the contrary notwithstanding, during the Development Period the Developer reserves the right to: (i) facilitate the development, construction, and marketing of the Subdivision, (ii) direct the size, shape, look, and composition of the Subdivision, and (iii) modify, amend, or supplement, in whole or in part, this Declaration or the Governing Documents. These rights are in addition to all other rights afforded to the Developer by the Governing Documents and take precedence over any conflicting provisions in the Governing Documents.

After the Development Period, these Covenants may be modified, amended, or supplemented, in whole or in part, at any time, by an agreement in writing signed by the Owners of not less than sixty-seven percent (67%) of the Lots.

These Covenants will cover and affect the Property. The Plat is part of this Declaration and is incorporated by reference.

Notwithstanding anything contained herein to the contrary, the Developer may assign, temporarily or permanently, all or a portion of its rights as Developer to any person or persons.



### **3. Enforcement**

If anyone subject to this Declaration violates or attempts to violate any of the Covenants, in addition to any fines or other penalties imposed by the Governing Documents, it will be lawful for the Developer, during the Development Period, or the Association to (i) prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenants, (ii) prevent said person or persons from so doing, and (iii) to recover damages for such violations, which may include expenses of litigation and reasonable attorney's fees.

In the event that any construction (including fence construction) or landscaping is done in violation of the plans, specifications, materials, or colors approved by the ACC and not corrected within ten (10) days after written notice, then the contractor and Owner will be jointly and severally liable to the ACC and the Developer for an enforcement fee of \$500.00 in addition to injunctive relief, damages, and expenses of litigation, including reasonable attorney's fees. Such enforcement fee is payable within thirty (30) days of such written notice if the violation has not been corrected or removed within such ten (10) day period.

### **4. Land Use**

All Lots, or portions thereof, will be used only for single-family residential purposes and for no other purpose. No portion of the An Owner will maintain all portions and aspects of his or her Lot and any structure thereon in an attractive, neat, and well-maintained condition at all times. No portion of the Common Areas may be used for a commercial purpose.

### **5. Building Type and Size**

No buildings will be erected, altered, placed, or permitted to remain on any Lot other than:

(i) one detached single-family dwelling, which will have an attached, fully-enclosed two, or more, -car garage; and

(ii) one outbuilding, which will (a) not exceed a maximum of 16 feet in height and (b) be constructed of the same materials and have the same or corresponding colors as the residence on the Lot.

For all Lots, the livable area of the residence, exclusive of open porches and garages, will not be less than 1,800 square feet and not more than 6,500 square feet.

All buildings must be approved, in writing, by the ACC prior to any construction.

### **6. Home and Structure Exteriors**

Unless otherwise approved, in writing, by the ACC, eighty percent (80%) of all sides of all residences and all sides of any other above-ground structure constructed on any Lot will be

constructed of brick, natural stone, stucco, or dryvit; provided, however, that gables, bay windows, eaves, overhangs, and cantilevers of a residence or structure may use non-masonry siding.

The roofs of all structures will be constructed using composite shingles, clay tile, or concrete tile. Metal roofs or roofs constructed of other materials are not allowed on any structure unless specifically approved, in writing, by the ACC.

All residences will have concrete foundations; pier and beam foundations are not allowed.

#### **7. Building Location**

No portion of a building, porch, or other covered structure on a Lot will be erected or located nearer than twenty-five (25) feet to the front property line, nearer than five (5) feet to the side lot lines, nearer than five (5) feet to the rear lot line, or below the spillway elevation of 1425'.

#### **8. Nuisances**

No noxious or offensive trade or activity will be carried on upon any part of the Subdivision, nor will anything be done thereon which may be or become an annoyance to the Subdivision.

#### **9. Building Use, Temporary Structures, Mailboxes**

No portion of a residence on any of the Lots will be used for any purpose other than as a residence, and each residence will be for one family only. No trailer, tent, shack, shelter, camper, mobile home, or other building or structure of a temporary or mobile character, will be used as a residence, either temporarily or permanently, at any time. No mailbox will be built or installed on a Lot. Owners will use a central, community mailbox (or cluster box) to be installed by the Developer.

#### **10. Driveways**

All driveways on a Lot will be paved solidly of concrete and will be maintained in good condition by each Owner.

#### **11. Signs**

Except political signs as allowed by Applicable Law, no billboard, signboard, or sign of any kind will be displayed to the public view on any Lot except a sign of not more than six (6) square feet advertising (i) that the residence or Lot is for sale or (ii), during the course of construction or remodeling, the business of the builder, tradesman, or materialman at work on the residence or Lot. Such signs will be removed immediately after the residence or Lot is sold or the work is complete. The Developer, during the Development Period, or the Association, thereafter, may regulate the use of political signs to the extent allowed by Applicable Law. No signs may be installed in the Common Areas unless approved by the Developer, during the Development

Period, or the Board, thereafter.

## **12. Gardens and Animals**

Gardens will be permitted only in the backyard of a Lot and only within those areas within which a building could be erected.

No animals, livestock, or poultry of any kind will be raised, bred, or kept on any Lot other than dogs, cats, or other household pets. Such household pets are allowed so long as they (i) are not kept, bred, or maintained for any commercial purpose; (ii) will not be or become an annoyance or nuisance to the Subdivision; (iii) will not exceed five (5) in number at any one time; and (iv), whenever not in the backyard or residence, are restrained by a leash or similar device in the presence of the human charged with such animals' care. No dog runs, kennels, or similar structure will be erected on any Lot.

## **13. Utility Cables**

All utility cables (electric, phone, or other utility) upon any Lot must be buried below finished grade in accordance with the specifications of the installing utility company.

## **14. Vehicle and Boat Parking**

No vehicle will be left parked on the front yard, any side yard, backyard, or on a street or any alley in the Subdivision; provided, however, that an Owner, but not otherwise, may allow for a non-commercial vehicle, not greater than a class 3, to be parked in such areas, but not for a period in excess of twenty-four (24) hours during any forty-eight (48) hour period or in excess of 15 days in any calendar year. Vehicle parking is allowed in the driveway of each Lot except as otherwise set forth in this Declaration.

No trailer, boat, racing vehicle, commercial vehicle, unlicensed or inoperative motor vehicle, camper, recreational vehicle, or a vehicle or personal property of a like nature, or attachments or parts thereof, will be left parked on the front yard, any side yard, backyard, or on a street or alley in the Subdivision. Parking for such vehicles is only allowed in Common Areas clearly designated for such.

## **15. Easements**

Easements for installation and maintenance of utilities and drainage facilities affecting all or some of the Lots are reserved as shown on the recorded Plat or other relevant, recorded instrument relating to the Subdivision. Within these easements, no structure, planting (except grass), or other material will be placed by the Owner or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easement.

During the Development Period, only the Developer, or persons expressly authorized by the

Developer or to whom the Developer grants all or a portion of its rights in an easement, may use an easement for access or for the installation of facilities. Thereafter, the Board will have the use and control of easements in place of the Developer.

Any easement area across a Lot and all improvements in such area will be maintained continuously by the Owner, except for those improvements for which a public authority, utility company, or other authorized entity is responsible. Any public authority, utility company, or other authorized entity with an easement will have the right of reasonable ingress and egress across any Lot in order to maintain those improvements.

#### **16. Refuse Disposal, Septic, and Water Usage**

Any trash, garbage, or other waste or refuse on a Lot will be kept in neat and sanitary containers and hidden from view except on the night prior to and during the day such containers will be picked up and removed. Any incinerator or other equipment for the storage or disposal of such materials will be kept in a clean, neat, and sanitary condition and maintained or used in accordance with Applicable Law.

Each Lot will make use of an on-site sewage facility (or "septic system") as required by Applicable Law. Such a facility will be an aerobic system and will be maintained by Owner so as not to become a nuisance to the other Lots and as required by Applicable Law.

Each Lot will only make use of any water system or lake or other water source as allowed and required by Applicable Law.

#### **17. Fences and Shrubs**

Within forty-five (45) days of substantial completion of a residence on a Lot, fences will be installed which will (i) be six (6) feet in height with pickets of five and one-half (5.5) inches in width, (ii) be constructed of cedar, (iii) include a cedar cap with cedar trim, (iv) be supported with metal posts, and (v) match the other fences used on Lots in the Subdivision; provided, however, that Lots whose rear lot lines are adjacent to and abut the lake must have all of the rear fence and a portion of each side fence constructed of wrought iron so as to allow views of the lake from the backyard of such Lots. Plans for such rear and side wrought iron fences must be submitted to and approved by the ACC before construction. Any variation from the foregoing must be approved by the ACC.

Fences will be maintained in good condition by the Owner.

No fence, wall, hedge, trellis, or similar structure may be located forward of the front wall line of the residence, except that are approved by the ACC.

No fence, wall, hedge, shrub, or other structure or plant which obstructs sight lines at an elevation higher than two (2) feet above the roadways will be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line

connecting them at points twenty-four (24) feet from the intersection of the street lines or, in the case of a rounded corner, from the intersection of the street property lines extended. The same sight-line limitations will apply on any Lot within ten (10) feet of the intersection of a street property line with the edge of a driveway or alley pavement. No tree will be permitted to remain within such distance of such intersections unless the foliage line is sufficiently maintained to prevent obstruction of such sight lines.

#### **18. Building Completion**

No portion of a structure will be allowed to remain upon a Lot in a partial state of completion for an unreasonable length of time, but in no event in excess of one (1) year from the start of construction.

Construction of a residence must commence within six (6) months after the purchase of a Lot and construction must continue with diligence thereafter until completion.

#### **19. Architectural Control Committee**

The ACC will consist of three (3) members, who will serve until they are replaced or they resign, as set forth below. During the Development Period, the Developer will have the right to appoint all members of the ACC and fill any vacancy during an unexpired term. During the Development Period, the Developer will also have the right to remove or replace an ACC member at any time. After the Development Period, the ACC members will be selected, replaced, and may be removed by the Board. A majority of the members of the ACC may designate a representative to act for it. The Developer hereby appoints Terry Goodman, Rebecca Goodman, and Cory Goodman as the initial members of the ACC.

#### **20. Architectural Control Committee Approval**

No landscaping will be commenced, installed, or altered, and no structure (meaning any improvement on a Lot, including, but not limited to, a residence, outbuilding, building, fence, wall, paved outdoor seating area, driveway, walkway, or trellis, temporary or permanent) will be erected, placed, or altered upon any Lot without the prior approval of the ACC. The ruling of the ACC, upon any submittal or application made under this provision, will be given to the applicant, in writing if requested, within thirty (30) days from submission to any member of the ACC.

#### **21. Excavation and Grade**

No excavation will be made on any Lot or portion thereof except as is reasonably necessary for walls, basements, swimming pools, or public utilities. No person will raise the grade of any Lot or portion thereof above the grade reasonably necessary to construct the permitted structure.

#### **22. Landscape Requirement**

Before or within 30 days after substantial completion of a residence on any Lot, weather permitting, the Owner or builder will (i) install sod and a sprinkler or irrigation system on the unimproved area of the front yard and (ii) complete all landscaping and plantings for all unimproved areas of the Lot (including front, side, and rear areas). The front yard landscaping and planting will conform to that of the other Lots in the neighborhood and be comparable in size and quantity to that of the other residences in the Subdivision. All landscaping on a Lot will be subject to the approval of the ACC.

The Association will adequately maintain the front yard lawns for each Lot. Such maintenance will include lawn mowing and edging. If, for whatever reason, the Association ever ceases, permanently or temporarily, to maintain the lawns as specified above, then such maintenance will become the obligation of the Owner until maintenance is re-commenced by the Association.

It will be the duty of each Owner to keep the grass on the Lot free from trash and in a neat and attractive appearance. Should any Owner fail to do so, the Developer or the Association may take such actions as it deems appropriate to make the Lot neat and attractive, and the Owner will, upon demand by the Developer or the Association, reimburse Developer or the Association for any expense incurred in doing so.

### **23. Curb Repair or Replacement**

Each Owner is responsible for, and will repair or replace, any broken curbs on his Lot that occur during construction. If, within thirty (30) days after the Owner has been notified of the need of such repair or replacement by the Developer or the Association, such Owner does not make the necessary repair or replacement, then the Developer, Association, or the governmental department with appropriate jurisdiction has the right to make the necessary repair or replacement and recover all costs from the Owner.

### **24. Compliance with Soil Erosion Control Plan**

Each Owner of a Lot will comply with any erosion control plan filed for the Subdivision. All erosion control measures will be performed by personnel trained in erosion control practices and will meet the design criteria, standards, and specifications for erosion control measures established by the Texas Department of Environmental Management in guidance documents similar to, or as effective as, those outlined in the Texas Handbook for Erosion Control in Developing Areas from the Division of Soil Conservation, Texas Department of Natural Resources.

Each Owner (including any builder owning any Lot) will indemnify and hold the Developer harmless from and against all liability, damage, loss, claims, demands, penalties, fines, and actions of any nature whatsoever, including reasonable attorney's fees, which may arise out of or be connected with, or are claimed to arise out of or to be connected with, any work done by an Owner, builder, employee, or subcontractor which is not in compliance with any erosion control plan implemented for this Subdivision.

## **25. Maintaining Drainage Easements**

An Owner may place drainage swales and easements within the Subdivision according to the Subdivision plans and specifications approved for the Subdivision. Any subsequent developer or Owner who interferes with or disrupts the drainage and utility easements will, at their own expense, re-establish such easements and any features related thereto in accordance with the approved plans and specifications unless released from such obligation in writing.

## **26. Sanitary Sewers**

The Developer may place sanitary sewers within the Subdivision in accordance with the Subdivision plans and specifications. Certain Lots within the Subdivision may have sanitary sewer manholes located on them. In no event will manhole covers be partially or completely covered with dirt or other material so as to hinder or prevent access to, or to allow infiltration into, the sewer system.

## **27. Assessments**

Section 1. *Authority.* The Association may levy Assessments to promote the recreation, health, safety, and welfare of the Owners and occupants in the Subdivision, to fund operating expenses of the Association, to maintain the Lots, and to improve and maintain the Common Areas and pay for Common Area Expenses.

Section 2. *Personal Obligation.* An Assessment, including any interest, cost, and attorney's fees that may arise in relation thereto, is a personal obligation of each Owner when the Assessment accrues.

Section 3. *Creation of Lien.* Assessments are secured by a continuing vendor's lien on each Lot, which lien is reserved by the Developer upon the sale of a Lot and assigned to the Association. By acceptance of a deed to a Lot, each Owner grants the lien, together with the power of sale, to the Association to secure Assessments.

Section 4. *Commencement.* A Lot becomes subject to Assessments on conveyance of the Lot by the Developer. Despite any provision to the contrary set forth herein, the Developer will not be liable for, or owe to the Association or any other entity or person, at any time, any Assessment or any other fee set forth in the Governing Documents.

Section 5. *Allocation of Assessments.* Both Regular and Special Assessments will be fixed at a uniform rate for all Lots.

Section 6. *Regular Assessments.*

a. *Rate.* Regular Assessments are levied by the Developer or the Board semi-annually (i.e., twice per year) to fund the anticipated operating and maintenance expenses of the Association. Until changed by the Developer or the Board, the Regular Assessment, to be paid twice per year, is \$800 per Lot, which will be paid to the Developer until the end of the Development Period, at which time such Assessment will be paid to the Association.

b. *Changes to Regular Assessments.* Regular Assessments may be changed semi-annually by the Developer or the Board, as applicable. After the Development Period, the Regular Assessment will not increase in any six-month period by more than ten percent (10%). The Association may exceed this six-month limit only by an affirmative vote of the Owners of at least fifty percent (50%) of the Lots. The Board will fix the amount of the Regular Assessment at least thirty (30) days in advance of the Regular Assessment's due date. Written notice of the Regular Assessment will be sent to every Owner at least thirty (30) days before the Regular Assessment's due date.

c. *Collections.* Regular Assessments will be collected semi-annually, payable on or before the tenth (10th) day of January and on the tenth (10th) day of June of each year. The first Regular Assessment owed by an Owner following conveyance of a Lot will be (i) due and payable on the first due date, whether January 15 or June 15 (or as such dates may be amended) following the purchase of the Lot and (ii) adjusted pro rata based on the remaining number of days left in the assessment period; the thirty (30) day written notice of a Regular Assessment will not be required for such first Regular Assessment. The failure of the Developer or the Association to assess an Assessment in any six-month period will not be considered a waiver of the right to collect past due amounts or to assess such Assessments in the future.

Section 7. *Special Assessments.* In addition to Regular Assessments, the Board may levy Special Assessments for the purpose of funding the cost of any construction, reconstruction, repair, or replacement of any capital improvement on the Common Areas or for any other purpose benefiting the Subdivision but requiring funds exceeding those available from the Regular Assessments. After the Development Period, any Special Assessment must be approved by the Owners of at least fifty percent (50%) of the Lots at a meeting of the members of the Association. Written notice regarding Special Assessments will be sent to every Owner as required by Applicable Law.

Section 8. *Fines.* The Board may levy a fine against an Owner for a violation of the Governing Documents as permitted by Applicable Law.



Section 9. *Subordination of Lien to Mortgages.* The lien granted and reserved to the Association is subordinate to any first lien mortgage granted by an Owner against a Lot. The foreclosure of a superior lien extinguishes the Association's lien as to Assessments due before the foreclosure. Other than the sale or transfer of a Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, the sale or transfer of any Lot will not affect the assessment lien. No sale or transfer will relieve such Lot or Owner thereof from liability of any Assessment thereafter becoming due or from the lien thereof. Failure of the Association to file a lien notice in the Real Property Records will not remove the personal obligation of the Owner.

Section 10. *Delinquent Assessments.* Any Assessment not paid within 30 days after it is due is delinquent. No Owner may waive or otherwise escape liability for the Assessment provided for herein by non-use of the Common Areas or by abandonment of the Lot.

## **28. Remedial Rights**

Section 1. *Late Charges and Interest.* In addition to the delinquent Assessment owed, a late charge of ten percent (10%) per annum of the delinquent amount will accrue and be due and owing by the Owner. The Board may change the amount of the late charge and the interest rate.

Section 2. *Costs, Attorney's Fees, and Expenses.* The Owner is liable to the Association for all costs and reasonable attorney's fees incurred by the Association in collecting delinquent Assessments, foreclosing the Association's lien, and enforcing the Governing Documents.

Section 3. *Nonjudicial Foreclosure of Lien.* The Association may foreclose the Association's lien against a Lot by power of sale as permitted by Applicable Law. The Association may designate a person to act as trustee or otherwise to exercise the power of sale on behalf of the Association.

Section 4. *Judicial Enforcement.* The Association may bring an action against an Owner to collect delinquent Assessments, foreclose the Association's lien, or enforce or enjoin a violation of the Governing Documents.

Section 5. *Remedy of Violations.* The Association, as applicable, may access an Owner's Lot to remedy a violation of the Governing Documents.

Section 6. *Suspension of Voting.* An Owner delinquent in payment of any Assessment may not vote.

Section 7. *Suspension of Other Rights.* If an Owner violates the Governing Documents, the Association may suspend the Owner's rights under the Governing Documents in accordance with Applicable Law until the violation is cured.

Section 8. *Damage to Property.* An Owner is liable to the Association for damage to Common Areas caused by the Owner or the Owner's employees, agents, independent contractors, or invitees in accordance with Applicable Law.

Section 9. *No Waiver.* Failure by the Developer or the Association to enforce the Governing Documents is not a waiver; waivers of any portion of the Governing Documents must be in writing.

#### **29. Severability**

Invalidation of any one of these Covenants by judgment or court order will in no way affect any of the other provisions of this Declaration, which will remain in full force and effect.

#### **30. Applicability to Mortgage Foreclosure Tax Sale**

Should any mortgage or lien be foreclosed or should any tax sale occur with respect to any property or Lot to which this Declaration applies and refers, then the title acquired by such foreclosure or sale and the person(s) who thereupon and thereafter becomes an owner of any such property or Lot, will be subject to and bound by all Covenants enumerated herein and the Governing Documents.

#### **31. Common Areas**

Section 1. *Common Area Easements.* Each Owner has an easement in and to the Common Areas, subject to the right of the Association to —

- a. charge reasonable admission and other fees for the use of facilities situated in the Common Areas, and if an Owner does not pay these fees, the Owner may not use the facilities;
- b. suspend an Owner's rights under the Governing Documents; and

c. grant an easement approved by the Developer or the Board over the Common Areas for utility, drainage, or other purposes, that will be superior to the Owner's easement for use of the Common Areas.

Section 2. *Permitted Users.* An Owner's right to use and enjoy the Common Areas extends to the Owner's employees and invitees, subject to the Governing Documents.

Section 3. *Unauthorized Improvements in Common Areas.* An Owner may not erect or alter any structure on, or clear, landscape, or disturb, any of the Common Areas except as approved by the Board.

Section 4. *Rules.* The Board may adopt Rules relating to the Common Areas that do not conflict with Applicable Law or this Declaration. On request, an Owner will be provided a copy of any Rules.

### **32. Owner's Association**

Section 1. The filing of this Declaration establishes the Association as an unincorporated nonprofit association that is governed by the Governing Documents. The Association has the powers of an unincorporated nonprofit association and a property owners association for the Subdivision under the Texas Business Organizations Code, the Texas Property Code, and the Bylaws.

Section 2. The Association will be managed and controlled by the Board.

Section 3. Each Owner, by acceptance of a deed to any Lot, will automatically become a member of the Association, regardless of any other abilities, intentions, or desires of such Owner, and each Owner agrees to abide by the Governing Documents. In matters where the Owners have a vote, there will be only one vote per Lot. Membership in the Association is appurtenant to, and may not be separated from, ownership of a Lot.

Section 4. The operational procedures for the Association will be set forth in the Bylaws to be established when the Association is formed. The Bylaws will include, but not be limited to, notice of meetings and the establishment of a quorum and a Board. In any event, the Bylaws of the Association may not amend or contradict the terms and conditions of this Declaration. Each Owner, by the acceptance of a deed, consents to the Bylaws to be established.

### **33. Leasing**

Notwithstanding anything herein to the contrary, an Owner may lease its residence or other structure in the Subdivision only if approved in writing and done so in accordance with the terms provided by (i), during the Development Period, the Developer, or (ii), following the Development Period, the Board. This provision will not preclude the Association or an

institutional lender from leasing a residence or building upon taking title following foreclosure of its security interest or upon acceptance of a deed in lieu of foreclosure, so long as the Association or the institutional lender act promptly to sell or convey the Lot to a new owner for such owner's use as a residence. "Leasing," for the purposes of this Declaration, is defined as occupancy of a residence or building by any person other than the Owner, for which the Owner receives consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument. All leases will provide that they may be terminated in the event of a violation by the occupant or other party responsible for a Lot or residence thereon of the Declaration or the Governing Documents, and the Developer or Board, as applicable, in its sole discretion, may require termination of the lease by the Owner and eviction of the occupant in such event. Rental or lease of the Lot or residence will not relieve the Owner or occupant from compliance with this Declaration or the Governing Documents. No residence or building may be occupied by more than one single family.

**DEVELOPER:**

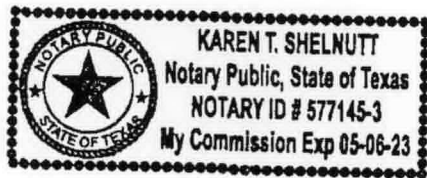
REFLECTION RIDGE ESTATES, LLC

By: *Terry S. Goodman*  
Terry S. Goodman, Managing Member

STATE OF TEXAS §

COUNTY OF Taylor §

This document was acknowledged before me on March 12, 2021, by Terry S. Goodman, Managing Member of REFLECTION RIDGE ESTATES, LLC on behalf of said company.



*Karen T. Shelnett*  
Signature of Notary Public, State of Texas

RETURN TO:  
Terry S. Goodman  
1213 E. S. 11th, Ste. A, Abilene, Texas 79602

Through Tax Year  
2020

# TAX CERTIFICATE

Certificate #  
32159

**Issued By:**

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

Owner ID: 88921 100.00%  
GOODMAN, TERRY  
PO BOX 3714  
ABILENE, TX 79604-3714

**Property Information**

Property ID: 20006885 Geo ID: A1019-0003-02  
Legal Acres: 31.3610  
Legal Desc: R L BAKER, SURVEY PRE, ABSTRACT 1019, HENRY  
TURNER, ABSTRACT 1235, J M TEAGUE, ABSTRACT  
1653, ACRES 31.361  
Situs: CORY DR BROWNWOOD, TX 76801  
DBA:  
Exemptions:

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
BROWNWOOD ISD	Improvement NHS:	38,260
ROAD & FLOOD	Land HS:	0
	Land NHS:	98,230
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	136,490

**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: 02/10/2021

Total Due if paid by: 02/28/2021

0.00

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2020</b>
BROWN COUNTY	664.70
BROWNWOOD ISD	1,517.09
ROAD & FLOOD	123.66

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: 02/10/2021  
Requested By: TODD, DAVID  
Fee Amount: 10.00  
Reference #:

*Dana Foix*  
Signature of Authorized Officer of Collecting Office

YEAR  
2021  
INST #  
2101683  
PAGE 21 OF 29

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

Property Information	
Property ID: 40006	Geo ID: R3060-0073-00
Legal Acres: 0.0000	
Legal Desc: GEORGE BAUGH'S LAKE BROWNWOOD FRONT SUBDIVISION REPLAT, LOT 73	
Situs: 7526 JANDA LN BROWNWOOD, TX 76801	
DBA:	
Exemptions:	

Owner ID: 88921 100.00%  
GOODMAN, TERRY  
PO BOX 3714  
ABILENE, TX 79604-3714

For.Entities	Value Information
BROWN COUNTY	Improvement HS: 0.
BROWNWOOD ISD	Improvement NHS: 0.
ROAD & FLOOD	Land HS: 0.
	Land NHS: 19,920.
	Productivity Market: 0.
	Productivity Use: 0.
	Assessed Value 19,920.

**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: 02/10/2021

Total Due if paid by: 02/28/2021

0.00

Tax Certificate Issued for:	Taxes Paid in 2020
BROWN COUNTY	97.01
BROWNWOOD ISD	221.41
ROAD & FLOOD	18.05

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.

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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 02/10/2021  
Requested By: TODD, DAVID  
Fee Amount: 10.00  
Reference #:

*Dana Foix*  
Signature of Authorized Officer of Collecting Office

YEAR INST #  
2021 2101683 PAGE 22 OF 29

Issued By:

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

Property Information	
Property ID: 40008	Geo ID: R3060-0074-00
Legal Acres: 0.0000	
Legal Desc:	GEORGE BAUGH'S LAKE BROWNWOOD FRONT SUBDIVISION REPLAT, LOT 74
Situs:	JANDA LN BROWNWOOD, TX 76801
DBA:	
Exemptions:	

Owner ID: 88921 100.00%  
GOODMAN, TERRY  
PO BOX 3714  
ABILENE, TX 79604-3714

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
BROWNWOOD ISD	Improvement NHS: 0
ROAD & FLOOD	Land HS: 0
	Land NHS: 19,920
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 19,920

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: 02/10/2021

Total Due if paid by: 02/28/2021

0.00

Tax Certificate Issued for:	Taxes Paid in 2020
BROWN COUNTY	97.01
BROWNWOOD ISD	221.41
ROAD & FLOOD	18.05

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.

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Date of Issue: 02/10/2021  
Requested By: TODD, DAVID  
Fee Amount: 10.00  
Reference #:

*Dana Foix*  
Signature of Authorized Officer of Collecting Office

REFLECTION RIDGE AT FEATHERBAY PLAT.txt

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REFLECTION RIDGE AT FEATHERBAY PLAT.txt

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SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101  
BROWNWOOD TX 76801

PHONE (325) 643-2594

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FILED FOR REGISTRATION MARCH 18, 2021 09:56AM 28PGS \$134.00

SUBMITTER: REFLECTION RIDGE

RETURN TO:

REFLECTION RIDGE  
VOL 5 PG 321

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

M