



# 4 WINDS RANCH ESTAJES

A CERTAIN INTEREST AND TITLE HEREIN ARE HEREBY TRUSTED AND ASSIGNED BY JAMES WOODWORD TO THE WESTERN ACRES SUBDIVISION, L.P. as recorded in Document No. 201193, Dallas County, Texas.

Called 14324 Ac. 31  
Vol. 827, Pg. 668  
D.P.R.B.C.T.

JAMES WOODWORD  
SURVEY NO. 620  
A-964

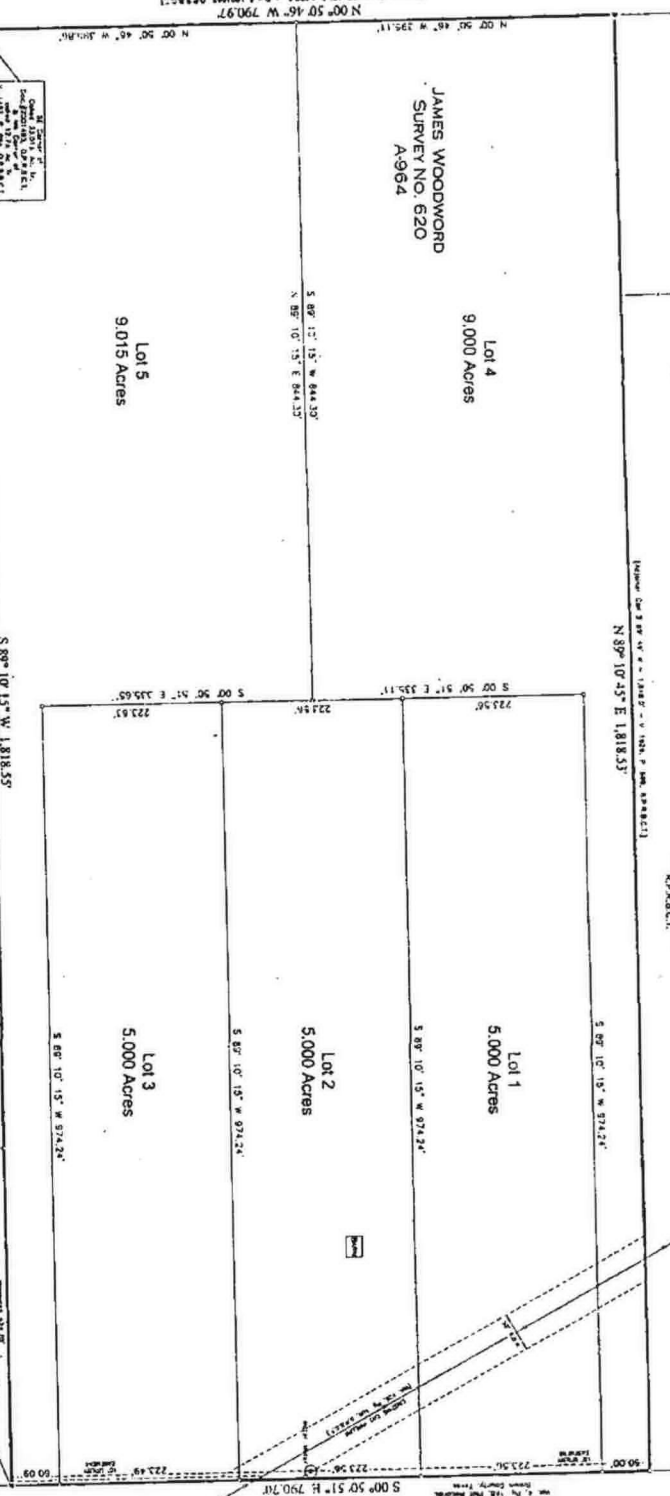
Lot 4  
9,000 Acres

Lot 1  
5,000 Acres

Lot 2  
5,000 Acres

Lot 3  
5,000 Acres

Lot 5  
9,015 Acres



OWNER & DEVELOPER:  
THE OREGONIAN, LLC  
SURVEYOR:  
SQUAD SURVEYING, INC.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF BROWN

COMMISSIONERS COURT

COUNTY SURVEYOR CERTIFICATE

LEGEND



OWNER'S CERTIFICATE

COMMISSIONERS COURT

COUNTY SURVEYOR CERTIFICATE

February 22, 2021 (Exhibit #13)

STATE OF TEXAS:  
COUNTY OF BROWN:

4 Winds Ranch Estates

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

FIELD NOTE DESCRIPTION of a 33.015 acre tract of land, more or less, as conveyed by General Warranty Deed dated March 06, 2020 to TKB Operating L.L.C as recorded in Document #2001493, Official Public Records, Brown County, Texas. Also being out of JAMES WOODWARD SURVEY No. 620 ABSTRACT 964. Situated approximately 4.5 miles Northwest of Brownwood, Brown County, Texas. Said 33.015 acre tract of land is more particularly described by metes and bounds as follows:

**POINT OF BEGINNING** being a 1/2 inch iron rod (Control Monument) found, for the West Right-of-Way line of County Road 135, for the Northeast corner of a called 7.63 acre tract as recorded in Volume 1685, page 920, Official Public Records, Brown County, Texas, for the Southeast corner of said 33.015 acre tract, for the Southeast corner of this tract;

**THENCE** S 89° 10' 15" W, (Adjoiner/Deed Call S 89° 49' E - Vol. 1462, P. 694, R.P.R.B.C.T.) with the North line of said 7.63 acre tract and continuing with the North line of a called 12.7 acre tract as recorded in Volume 1462, page 694, Real Property Records, Brown County, Texas, for the South line of said 33.01 acre tract, a distance of 1,818.55 feet to a 1/2 inch iron rod (Control Monument) found, for the East line of a called 530.48 acre tract as recorded in Document #1801869, Official Public Records, Brown County, Texas, for the Northwest corner of said 12.7 acre tract, for the Southwest corner of said 33.01 acre tract, for the Southwest corner of this tract;

**THENCE**, N 00° 50' 46" W, (Adjoiner/Deed Call N 00° 10' E - Doc. #1801869, O.P.R.B.C.T.) with the common East line of said 530.48 acre tract and the West line of said 33.01 acre tract, a distance of 790.97 feet to a 1/2 inch iron rod (Control Monument) found, for the Southwest corner of a called 48.28 acre tract as recorded in Volume 1626, page 669, Real Property Records, Brown County, Texas, for the Northwest corner of said 33.01 acre tract, for the Northwest corner of this tract;

**THENCE**, N 89° 10' 45" E, (Adjoiner/Deed Call S 89° 49' W ~ 1,818.0' - Vol. 1626, P. 669, R.P.R.B.C.T.) with the common South line of said 48.28 acre tract and the North line of said 33.01 acre tract, a distance of 1,818.53 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for the West Right-of-Way line of said Co. Rd. 135, for the Southeast corner of said 48.28 acre tract, for the Northeast corner of said 33.01 acre tract, for the Northeast corner of this tract;

**THENCE** S 00° 50' 51" E, (Deed Call S 00° 50' 51" E - Doc. #2001493, O.P.R.B.C.T.) with the West Right-of-Way line of said Co. Rd. 135 and the East line of said 33.01 acre tract, a distance of 790.70 feet to the **POINT OF BEGINNING**, and containing 33.015 acres of land, more or less.

Note: All bearings were based on GPS observations, NAD-83, Texas Central 4203 (EPOCH 2011), surveyed November 13, 2020.

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 12<sup>th</sup> day of January, 2021.



*Jose R. Lopez*

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

Through Tax Year  
2020

# TAX CERTIFICATE

Certificate #  
32265

YEAR INST  
2021 4  
PAGE 3 OF 6

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

Property Information	
Property ID: 32207	Geo ID: A0964-0003-00
Legal Acres: 33.0100	
Legal Desc: JAMES WOODWARD, SURVEY 620, ABSTRACT 964, ACRES 33.01	
Situs: 3037 CR 135 BROWNWOOD, TX 76801	
DBA:	
Exemptions:	

Owner ID: 143590 100.00%  
TKB OPERATING LLC  
% TERENCE CRAIG BURKES  
PO BOX 81131  
MIDLAND, TX 79708-1131

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
BROWNWOOD ISD	Improvement NHS: 1,300
ROAD & FLOOD	Land HS: 0
	Land NHS: 0
	Productivity Market: 89,250
	Productivity Use: 3,120
	Assessed Value: 4,420

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: 02/26/2021

Total Due if paid by: 02/28/2021

0.00

Tax Certificate Issued for:	Taxes Paid in 2020
BROWN COUNTY	21.52
BROWNWOOD ISD	49.12
ROAD & FLOOD	4.00

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: 02/26/2021  
Requested By: TKB OPERATING LLC  
Fee Amount: 10.00  
Reference #:

*Dana Foix*  
Signature of Authorized Officer of Collecting Office

**4 WINDS RANCH ESTATES  
POINT LIST**

CP-1	10603530.7680	2696717.4310	1528.335	60D MAG
1	10603153.7840	2696727.5670	1529.118	1/2 IRF
5	10603118.3830	2696778.7690	1530.210	2IN STEEL FCP
7	10603946.6090	2696765.8810	1528.210	1/2 IRF DK
13	10603670.3420	2696769.8710	1529.710	1/2 IRF DK
17	10603525.5940	2696721.2830	1527.540	WATER METER
21	10603367.5580	2696774.5930	1529.120	GAS PIPELINE
23	10603564.0550	2696662.7810	1527.230	GAS PIPELINE
27	10603918.3460	2694897.5280	1525.020	1/2 IRF
28	10603922.4700	2694895.7160	1525.260	NEW FENCE
31	10603124.1960	2694908.3300	1532.500	NEW FENCE
34	10603317.0130	2694906.6270	1530.475	OLD POST
36	10603530.3940	2694901.8760	1531.860	NEW FENCE
46	10603523.2810	2694903.3620	1531.790	IRS
47	10603870.4470	2695742.6180	1521.880	IRS
48	10603646.9120	2695745.9250	1522.820	IRS
49	10603535.3760	2695747.5750	1523.070	IRS
50	10603423.3760	2695749.2320	1523.240	IRS
51	10603199.7660	2695752.5400	1524.260	IRS
52	10603213.8650	2696726.6780	1529.470	IRS
53	10603437.3320	2696723.3720	1528.900	IRS
54	10603660.8680	2696720.0650	1528.473	IRS
55	10603884.4040	2696716.7590	1527.750	IRS
56	10603944.3970	2696715.8710	1527.420	IRSF



*Jose R. Lopez*

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

## RESTRICTIONS AND COVENANTS 4 WINDS RANCH ESTATES ADDITION

The subject property shall be used for residential purposes only; no buildings shall be erected, altered, placed or permitted to remain on the property other than single-family dwelling and the outbuildings used in connection therewith. However, a second dwelling for the use of children or parents shall be allowed. The term "outbuildings" shall include only a garage attached or detached Children's playhouse or room of like nature used for convenience and pleasure of the occupants of the main dwelling; tool shed, storage houses, or workshops.

No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept on any lot, except in sanitary containers. Refuse shall be transported to and disposed of in an approved dumping site. No trailer parks shall be allowed.

All sanitary regulations shall be in strict accordance with requirements set forth by the public health authorities. No outside toilets shall be erected, placed or used upon premises, but a septic tank and septic system of approved character shall be installed to properly accommodate the sewerage. Soil inspection, design plan and construction inspections for septic system to be performed as required by the State and County Agencies. All trash shall be disposed in a sanitary manner and procedure set forth by any regulatory body.

This property shall not be used for feed lots, storage of junk, used automobiles, slop yards, pipe yards or anything that might constitute a public nuisance. No abandoned cars or unsightly debris.

No basement, tent, shack, barn, garage or other outbuildings erected on the tract shall not at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. Barndominium with living quarter of 1200 square feet, or larger, shall be permitted.

No Mobile Home may be used as a dwelling that is smaller than 14 ft. by 80 ft. in size, as a permanent dwelling. Any Mobile Home of smaller size will require a SPECIAL PERMIT issued by TKB Operating, LLC stating length of time it will be permitted on tract.

Livestock, barns, and corrals shall be located not less than 75 ft. from street.

The ground floors of the residence, excluding all open porches or garages shall be not less than 1,200 square feet livable space, plus a double garage or carport, and 60% brick or rock masonry construction.

Dwellings shall be located on the property to conform to other structures on street; in no case shall any structure be located less than 45 feet from street. In case of a corner lot this will apply to both streets.

Domestic animals, livestock and poultry may be kept and raised on the property except that the keeping and raising of any such animals, livestock, and poultry shall be done so as not to constitute a nuisance to the neighborhood; and strictly on a domestic basis; and such keeping and raising of animals, livestock, and poultry shall be subject to the requirements and restrictions imposed by the state health authorities. In no case shall a commercial venture of any type be operated upon this property other than that of a family nature adhering to all restrictions therein. "Of a family nature" would include a wood shop. Hog or dairy farms shall not be allowed.

No sign of any kind shall be displayed to the public view on the property except one professional sign of not more than two feet square, on sign of not more than five feet square advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period.

Fences shall be constructed of new material (except pipe fence shall be painted) and be maintained in good condition and attractive appearances at all times.

The exterior of any structure shall be completed within six months of the beginning of construction.

No right of way shall be granted to allow a through road. This lot shall not be further sub-developed into smaller tracts.

Easements for installation and maintenance of utilities and drainage facilities are reserved as indicated on the plot of said addition, or as subsequently granted and recorded by document. No structure shall be constructed over any pipeline or utility easement.

In the event any owner or occupant of this lot shall violate any of the restrictions or neglect to perform any of his obligations herein contained which can be remedied by the Developer or their respective successors or assigns, either or said parties may cause such violation to be remedied and the cost of such remedial action shall be chargeable against the owner of the offending lot and a lien against said lot is hereby expressly created to secure payment to the party named above making the expenditure, to bring said lot into compliance with these restrictions, which indebtedness and lien securing the same may be enforced in any manner provide by law or equity.

Each and every condition herein contained shall be covenants running with the land and shall be binding upon each of the buyers, their successors and assigns; until changed or amended by a three fourth's (3/4ths) majority of the owners or property in said Addition.

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. 2101335

FILED FOR REGISTRATION MARCH 03, 2021 10:46AM 5PGS \$42.00

SUBMITTER: SOLUM SURVEYING INC

RETURN TO:

PLAT -VOL 5 PG 319  
4 WINDS RANCH ESTATES

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

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