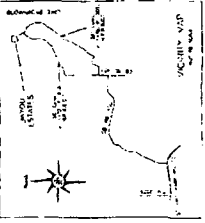
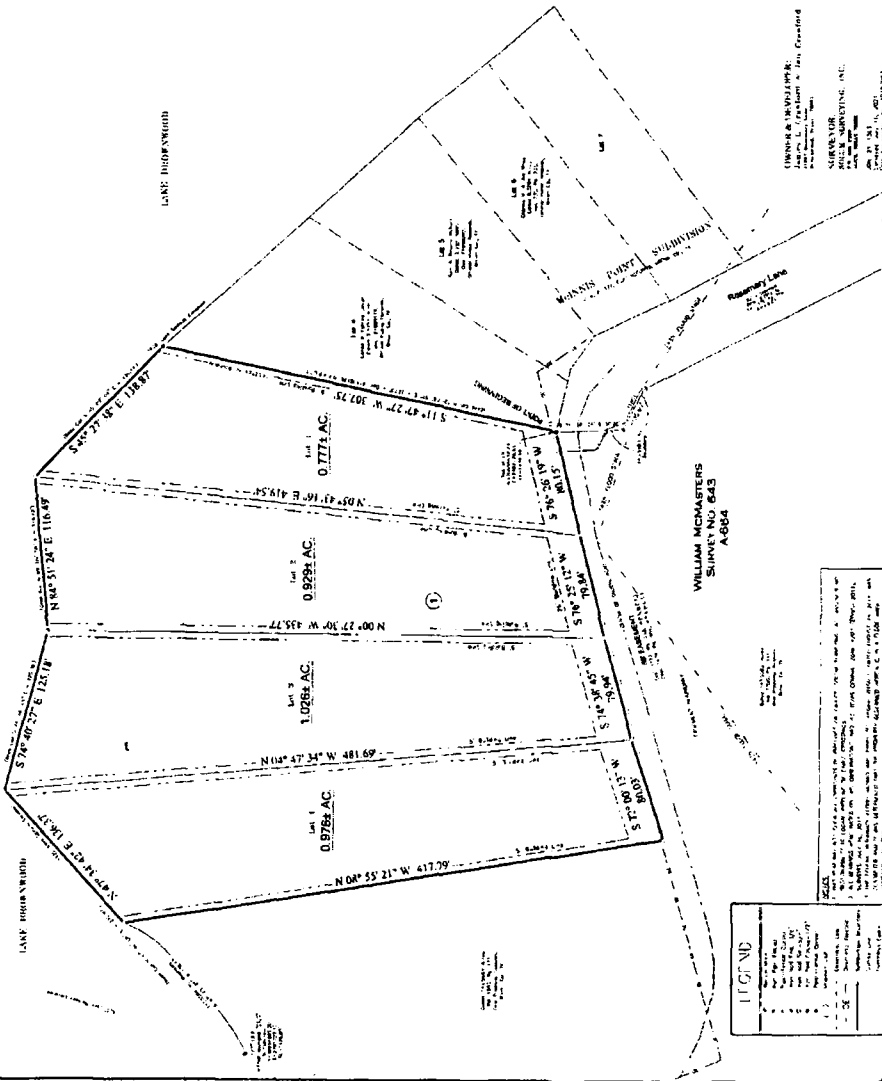


BAYOU ESTATES, PHASE I

5.09± AC
 THIS SURVEY WAS MADE BY WILLIAM MCMASTERS SURVEYING, INC. ON OCTOBER 4, 2021. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 221, ACTS 1989, AS AMENDED, AND THE RULES OF PROFESSIONAL CONDUCT, CHAPTER 221, ACTS 1989, AS AMENDED, AND THE RULES OF PROFESSIONAL CONDUCT, CHAPTER 221, ACTS 1989, AS AMENDED. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 221, ACTS 1989, AS AMENDED, AND THE RULES OF PROFESSIONAL CONDUCT, CHAPTER 221, ACTS 1989, AS AMENDED. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 221, ACTS 1989, AS AMENDED, AND THE RULES OF PROFESSIONAL CONDUCT, CHAPTER 221, ACTS 1989, AS AMENDED.

BROWN COUNTY, TEXAS



OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described land, do hereby certify that the same is correctly and lawfully surveyed and that the same is correctly and lawfully divided into the lots and parcels hereinafter described, and that the same are correctly and lawfully surveyed and that the same are correctly and lawfully divided into the lots and parcels hereinafter described, and that the same are correctly and lawfully surveyed and that the same are correctly and lawfully divided into the lots and parcels hereinafter described.

James L. Cloyd
John Crawford

STATE OF TEXAS
 COUNTY OF BROWN

I, the undersigned, being the owner of the above described land, do hereby certify that the same is correctly and lawfully surveyed and that the same is correctly and lawfully divided into the lots and parcels hereinafter described, and that the same are correctly and lawfully surveyed and that the same are correctly and lawfully divided into the lots and parcels hereinafter described, and that the same are correctly and lawfully surveyed and that the same are correctly and lawfully divided into the lots and parcels hereinafter described.



SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and sworn, do hereby certify that the above described land has been correctly and lawfully surveyed and that the same are correctly and lawfully divided into the lots and parcels hereinafter described, and that the same are correctly and lawfully surveyed and that the same are correctly and lawfully divided into the lots and parcels hereinafter described, and that the same are correctly and lawfully surveyed and that the same are correctly and lawfully divided into the lots and parcels hereinafter described.



COMMISSIONERS COURT

At a regular meeting of the Board of Commissioners of Brown County, Texas, held on the 14th day of October, 2021, the following resolution was adopted:

RESOLVED, that the above described land be and the same are hereby approved and confirmed.

DESIGNATED REPRESENTATIVE

Ray
Roy Thompson

COUNTY SURVEYOR CERTIFICATE

I, the undersigned, being duly qualified and sworn, do hereby certify that the above described land has been correctly and lawfully surveyed and that the same are correctly and lawfully divided into the lots and parcels hereinafter described, and that the same are correctly and lawfully surveyed and that the same are correctly and lawfully divided into the lots and parcels hereinafter described, and that the same are correctly and lawfully surveyed and that the same are correctly and lawfully divided into the lots and parcels hereinafter described.

October 4, 2021
 (Exhibit # 12)

STATE OF TEXAS:
COUNTY OF BROWN:

Bayou Estates

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

FIELD NOTE DESCRIPTION of a 3.708 acre tract of land, more or less, out of a called 143.558 acre tract as conveyed by Warranty Deed dated November 18, 2004 from Dominion Point, Inc. to James L. Crawford and w/f. Jan Crawford as recorded in Volume 1550, page 111, Real Property Records, Brown County, Texas. Also being out of WILLIAM McMASTERS SURVEY No. 643 ABSTRACT 664. Situated approximately 12.1 miles Northwest of Brownwood, Brown County, Texas. Said 3.708 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 Northerly Right-of-Way line of a 50' Easement as described in Volume 1172, Page 919, Real Property Records, Brown County, Texas and being part of an overlapping 50' Easement as described in Volume 1478, page 901, Real Property Records, Brown County, Texas, for the Southwest corner of Lot 4 of McManis Point Subdivision as recorded in Volume 4, page 177, Plat Records, Brown County, Texas same being the Southwest corner of Carlos & Catrina Leyna tract as described in Document #1805178, Official Public Records, Brown County, Texas, for an inner corner of said 143.558 acre tract, for the Southeast corner of this tract, from whence a 3/8 inch iron rod (Control Monument) found for a deflection corner of said 143.558 acre tract bears S 01° 36' 24" E a distance of 50.96 feet (Deed Call S 01° 31' 00" E ~ 50.85' - V. 1550, P. 111, R.P.R.B.C.T.):

THENCE, crossing said 143.558 acre tract, the following courses, to wit:

S 76° 26' 19" W, a distance of 80.15 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for a deflection corner of this tract;

S 76° 25' 12" W, a distance of 79.84 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for a deflection corner of this tract;

S 74° 38' 45" W, a distance of 79.94 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for a deflection corner of this tract;

S 72° 00' 13" W, a distance of 80.03 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for the Southwest corner of this tract;

THENCE N 08° 55' 21" W, a distance of 417.79 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for the Southerly boundary of Lake Brownwood 1425' Elevation Contour, for a Northerly line of said 143.558 acre tract, for the West corner of this tract, from whence a 1/2 inch iron rod with cap stamped "C.T.L.S" in Concrete (Control Monument) found, for an inner corner of said 143.558 acre tract, for a corner of said Lake Brownwood 1425' Elevation Contour bears S 47° 25' 26" W a distance of 136.43 feet;

THENCE with the common Southerly line of said Lake Brownwood 1425' Elevation Contour and the Northerly line of said 144.558 acre tract, the following courses, to wit:

N 47° 34' 42" E, (Deed Call N 47° 46' 08" E ~ 272.97' - V. 1550, P. 111, R.P.R.B.C.T.), a distance of 136.37 feet to a 3/8 inch iron rod (Control Monument) found, for a North corner of this tract;

S 74° 40' 27" E, (Deed Call S 74° 18' 45" E ~ 125.38' - V. 1550, P. 111, R.P.R.B.C.T.), a distance of

125.18 feet to a 3/8 inch iron rod (Control Monument) found, for an inner corner of this tract;

N 84° 51' 24" E, (Deed Call N 85° 09' 58" E ~ 116.42' - V. 1550, P. 111, R.P.R.B.C.T.), a distance of 116.49 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for a North corner of this tract;

S 45° 27' 38" E, (Deed Call S 45° 07' 04" E ~ 139.14' - V. 1550, P. 111, R.P.R.B.C.T.), a distance of 139.87 feet to a 1/2 inch iron rod (Control Monument) found, for the Northwest corner of said Lot 4 same being the Northwest corner of said Leyva tract (Doc. #1805178, O.P.R.B.C.T.), for the Northeast corner of said 143.558 acre tract, for the Northeast corner of this tract;

THENCE S 11° 47' 27" W, (Adjoiner/Deed Call N 12° 06' 37" E ~ 307.2' - Doc. #1805178, O.P.R.B.C.T. [Basis of Bearing]) with the West line of said Lot 4, for an upper East line of said 143.558 acre tract, a distance of 307.75 feet to the POINT OF BEGINNING, and containing 3.708 acres of land, more or less.

Note: All bearings were based on GPS observations, NAD-83, Texas Central 4203 (EPOCH 2011), surveyed July 16, 2021.

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 11th day of August, 2021.



Jose R. Lopez

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

SCANNED AS RECEIVED

BAYOU ESTATES

RESTRICTIVE COVENANTS

There are imposed on the tract herein conveyed the following restrictions:

1. There shall be established an Architectural Control Committee (ACC) composed of at least three (3) members to protect the owners of lots or tracts; to preserve, so far as practical, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to obtain harmonious architectural schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and, in general, to provide adequately for a high type of quality of improvements in said property, and thereby to enhance the value of investments made by purchasers of lots or tracts therein. The ACC shall be initially composed of Jim Crawford, Jan Crawford, and Pam Womack. In the event of the death or disability of one of the members of the ACC, the remaining two members shall select a new member.

Neither the ACC, nor members of the said ACC, shall have any liability or responsibility at law or in equity on account of the enforcement of, or on account of the failure to enforce, these restrictions.

2. All lots or tracts are restricted to use for single-family residential purposes only and no building shall be erected or maintained on any lot or tract in said Subdivision other than a private residence, a private boathouse, a private storage building, and a private garage for the sole use of the owner or occupant.

3. No building exceeding two (2) stories in height shall be erected on any lot or tract. Each residential building shall have a minimum floor area of one thousand, four hundred (1400) square feet, exclusive of porches, stoops, open or closed carports, patios or garages, and it must contain at least a minimum of SIXTY PERCENT (60%) exterior finish made up of masonry, stone, or brick veneer. The ACC may, in its discretion, allow variances from these requirements.

4. No building, fence, or other structure or improvements shall be erected, placed, or altered, on any lot or tract until two (2) copies of the construction plans and specifications of all exterior materials and a plan showing the proposed location of the structure, have been submitted to and approved in writing by the ACC as to harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. If construction is not commenced within eight (8) months of such approval, the approval shall be null and void unless an extension is granted in writing.

5. Fences shall, subject to paragraph #six herein, be permitted to extend to the side and back lot or tract lines and to no less than five (5) feet of the front lot or tract lines, but without impairment of the easements reserved and granted in these restrictions. Any reasonable damage

by utility companies to any fence located in any utility easement shall be borne by the lot or tract owner or purchaser and not the utility company.

6. No residence shall be located nearer to the side street line than ten (10) feet, or nearer to the side lot or tract line than five (5) feet, or nearer to the road lot or tract line than twenty-five (25) feet; provided, however, that the ACC may allow lesser setbacks when unusual topography or design warrant it. The ACC shall have the control and authority to require structures or fences to be set back from the lake side of any lot or tract a distance sufficient to ensure that the view of the lake is unobstructed by said structures or fences to neighboring lot or tract owners.

7. No animals or birds, other than household pets, shall be kept on any lot or tract.

8. No mobile home, travel type trailer (except used in camping or in conjunction with the building of a house and then subject to the approval of the ACC), no outbuilding, boathouse, tool house, basement or garage erected on any lot or tract shall at any time be used as a dwelling temporarily or permanently, nor shall any shack be placed on any lot or tract, nor shall any residence of a temporary character be permitted. No outside toilet or privy shall be erected or maintained on any lot or tract hereunder. Lots or tracts shall be free of litter, rubbish, trash, or debris, and no unsanitary condition shall be allowed to exist on any lot or tract.

Camping on lots or tracts shall not be permitted unless approved by the ACC.

9. No noxious or offensive trade or activity shall be carried out upon any lot or tract, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.

10. Easements are reserved along and within five (5) feet of the roadside lines, and side lines of all lots or tracts for the construction, operation, and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, gas lines, telephone, water lines, sanitary and storm sewers, road drains, and other public and quasi-public utilities, and to cut and/or trim any trees that at any time may interfere or threaten to interfere with the maintenance of such lines; with right of ingress to and egress from across said premises to employees of said utilities. Power, water, telephone, and cable lines will be buried from existing power, water, telephone, or cable lines.

11. The materials installed in, and the means and methods of assembly of, all sanitary plumbing shall conform with the requirements of the Health Department of the State of Texas and local authorities having jurisdiction. No sewage nor effluent shall be disposed of upon, in, or under any lot or tract hereunder except into a septic tank or other approved system meeting the aforesaid requirements.

12. Any building, structure, or improvement commenced upon any lot or tract shall be completed as to exterior finish and appearance within six (6) months from the commencement date. No lot, tract, or portion of any lot or tract shall be used as a dumping ground for rubbish or trash, or for storage of items or materials (except during construction of a building), and all lots

or tracts shall be kept clean and free of any boxes, rubbish, trash, inoperative/unregistered cars, tall grass or weeds, and other debris; refrigerators and other large appliances shall not be placed outdoors. The ACC shall have the right to enter the property where a violation exists under this paragraph and remove the incomplete structure or other items at the expense of the offending party.

13. No lot or tract may be subdivided. No lot or tract, or any part of a lot or tract, shall be used for a street, access road, or public thoroughfare.

14. No hunting or discharging of firearms shall be permitted on any lot or tract.

15. The property owners of said lots or tracts may amend these restrictions by a vote of a two-thirds (2/3) majority of all lot or tract owners.

16. If the owner of any lot or tract, or any other person, violates any of the covenants herein, it shall be lawful for any other person or persons owning any lot or tract to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations.

17. Invalidation of any one or more of these covenants and restrictions by judgement of any Court, shall in no way affect any of the other covenants, restrictions, and provisions herein contained, which shall remain in full force and effect.

TAX CERTIFICATE

YEAR
2021
INST #
2107266
PAGE 7 OF 9

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

Property Information
Property ID: 27539 Geo ID: A0664-0002-00
Legal Acres: 40.4740
Legal Desc: WILLIAM MC MASTER, SURVEY 643, ABSTRACT 664,
BOAT DOCK #9593, ACRES 40.474
Situe: 11951 ROSEMARY LN BROWNWOOD, TX 76801
DBA:
Exemptions:

Owner ID: 83164 100.00%
CRAWFORD, JAMES L & JAN
11947 ROSEMARY LN
BROWNWOOD, TX 76801-0560

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
MAY ISD	Improvement NHS: 43,720
ROAD & FLOOD	Land HS: 0
	Land NHS: 0
	Productivity Market: 349,090
	Productivity Use: 3,400
	Assessed Value: 47,120

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: 09/14/2021

Total Due if paid by: 09/30/2021

0.00

Tax Certificate Issued for:	Taxes Paid in 2020
BROWN COUNTY	229.47
MAY ISD	546.26
ROAD & FLOOD	42.69

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

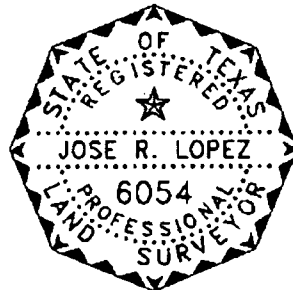
Date of Issue: 09/14/2021
Requested By: CRAWFORD, JAMES L & JAN
Fee Amount: 10.00
Reference #:

Dana Foix
Signature of Authorized Officer of Collecting Office

BAYOU ESTATES, PHASE I

CP-1	10654600.6690	2702175.1610	1434.598	60D MAG-VRS
18	10654564.4140	2702209.1420	1434.842	IRF 3/8 BENT
20	10654581.2581	2702177.5555	1434.318	IRF 3/8
38	10654933.4524	2702239.0111	1424.973	IRF 1/2
40	10655020.4099	2702024.0062	1424.671	IRF 1/2 BENT
42	10654869.1955	2701702.1359	1424.999	IRF 1/2 IN CONC
43	10654548.7662	2701867.4027	1432.196	IRS
44	10654573.4923	2701943.5182	1432.515	IRS
45	10654594.6581	2702020.6013	1433.080	IRS
46	10654613.4047	2702098.2089	1434.018	IRS
47	10654961.5031	2701802.6034	1425.152	irs
48	10655053.4970	2701903.2730	1424.736	IRF 3/8
49	10655030.8534	2702140.0316	1425.109	IRS

10/20/21



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. 2107266

FILED FOR REGISTRATION OCTOBER 08, 2021 08:52AM 8PGS \$54.00

SUBMITTER: JIM CRAWFORD

RETURN TO:

PLAT-BAYOU ESTATES PH I
VOL 5 PG 333

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

P