

PLAT OF CLEARLAKE OAKS ESTATES

19.561 AC.

MAP 15341, 100% TRACT BOUNDARIES AS PREVIOUSLY RECORDED IN
FRONTIER, OFFICE PUBLIC RECORDS, BROWN COUNTY, TEXAS A-221818.
OUT OF AND PART OF H.T. & S. MC DONALD, TRACTS 443 AND
444, GRANT SURVEY IN BROWN COUNTY, TEXAS.

SITUATED IN BROWN COUNTY, TEXAS



JAMES GRANT
SURVEY 54
A-349

CONVEYANCE INFORMATION
THIS TRACT IS BEING CONVEYED TO THE PUBLIC BY THE STATE OF TEXAS, THROUGH THE COMMISSIONERS COURT, IN ORDER TO PROVIDE FOR THE INTERESTS OF THE PUBLIC IN THE LANDS OF THE STATE OF TEXAS. THIS TRACT IS BEING CONVEYED TO THE PUBLIC BY THE STATE OF TEXAS, THROUGH THE COMMISSIONERS COURT, IN ORDER TO PROVIDE FOR THE INTERESTS OF THE PUBLIC IN THE LANDS OF THE STATE OF TEXAS.

OWNER'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that I am the owner of the above described land, and that I have executed the foregoing instrument of conveyance in conformity with the provisions of the laws of the State of Texas, and that I have not been convicted of a crime involving moral turpitude within ten (10) years immediately preceding the date of the execution of the foregoing instrument of conveyance.

STATE OF TEXAS
COUNTY OF BROWN



COMMISSIONERS COURT

DESIGNATED REPRESENTATIVE

COUNTY SURVEYOR CERTIFICATE

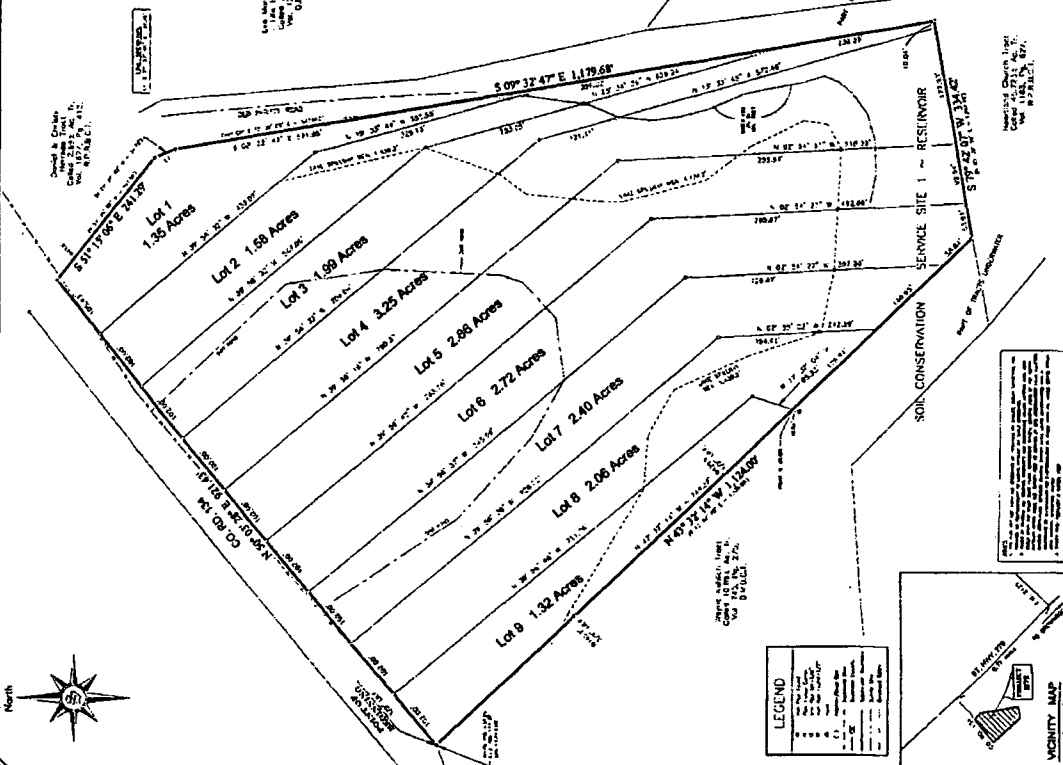
OWNER & DEVELOPER:
JAMES GRANT
SURVEYOR:
JAMES GRANT

SURVEYOR'S CERTIFICATION
I, the undersigned, being duly sworn, depose and say that I am a duly licensed and qualified surveyor in the State of Texas, and that I have surveyed the above described land, and that I have not been convicted of a crime involving moral turpitude within ten (10) years immediately preceding the date of the execution of the foregoing instrument of conveyance.



J. R. [Signature]

Survey Registration No. 12557



June 13, 2022
(Exhibit #7)

STATE OF TEXAS:
COUNTY OF BROWN:

FIELD NOTE DESCRIPTION
CLEARLAKE OAKS ESTATES SUBDIVISION
TOTAL 19.54 ACRES
BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 19.54 acre tract, more or less, being the same called 19.894 acre tract as conveyed by General Warranty Deed with Mineral Reservation dated September 02, 2020 from Dean Hare a/k/a Jarratt Dean Hare, Independent Executor of the Estate of Marie Jarratt Hare, deceased to CJN Homes, LLC as recorded in Document #2005067, Official Public Records, Brown County, Texas. Also being part of and out of JAMES GRANT SURVEY 54 Abstract 349. Situated approximately 2.8 miles Northwest of Brownwood, Brown County, Texas. Said 19.54 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 Southeast Right-of-Way line of County Road 134, for the North corner of the Wayne Kahlich Tract a called 10.89 acre tract as recorded in Volume 745, page 275, Deed Records, Brown County, Texas, for the West corner of said 19.894 acre tract, for the West corner of this tract;

THENCE N 50° 03' 28" E, (Deed Call N 49° 26' 20" E ~ 919.96' - Doc. #2005067, O.P.R.B.C.T.) with the Southeast R.O.W. line of said Co. Rd. 134, for the Northwest line of said 19.894 acre tract, a distance of 921.43 feet to a 1/2 inch iron rod found, for the projected Southwest line of a called 2.69 acre tract as recorded in Volume 1627, page 412, Real Property Records, Brown County, Texas, for the North corner of said 19.894 acre tract, for the North corner of this tract;

THENCE S 51° 15' 06" E, (Adjoiner Call N 51° 15' 06" W ~ 191.58' - V. 1627, P. 412, R.P.R.B.C.T.), with the Northeast line of said 19.894 acre tract and the project Southwest line of said 2.69 acre tract, at 49.8 feet pass the called West corner of said 2.69 acre tract, in all a distance of 241.29 feet to a 1/2 inch iron rod (Control Monument) found, for an inner corner of said 2.69 acre tract, for an upper Northeast corner of said 19.894 acre tract, for an upper Northeast corner of this tract;

THENCE S 21° 57' 01" E, (Adjoiner Call N 21° 37' 02" W ~ 34.73' - V. 1627, P. 412, R.P.R.B.C.T.), continuing with the Southwest line of said 2.69 acre tract, a distance of 34.76 feet to a 1/2 inch iron rod (Control Monument) found, for the Westerly line of Old Thrifty Road, as fenced, for the Northeast line of said 19.894 acre tract, for the South corner of said 2.69 acre tract, for a lower Northeast corner of said 19.894 acre tract, for a lower Northeast corner of this tract;

THENCE S 09° 32' 47" E, (Adjoiner Call S 10° 09' 55" E ~ 1,188.0' - Doc. #2005067, O.P.R.B.C.T.) with the West line of said Old Thrifty Road, for the East line of said 19.894 acre tract, at approximately 470 feet pass the end of road, in all a distance of 1,179.68 feet to a Point, under Lake, for the Northwest line of a called 46.22 acre tract as recorded in Volume 1188, page 627, Real Property Records, Brown County, Texas, for the Southeast corner of said 19.894 acre tract, for the Southeast corner of this tract;

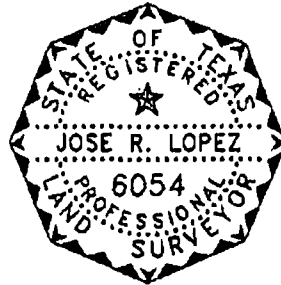
THENCE S 79° 42' 07" W, (Adjoiner Call N 85° 30' 10" E ~ 1,297.40' - V. 1188, P. 627, R.P.R.B.C.T.) with the Northwest line of said 46.223 acre tract, for the Southeast line of said 19.894 acre tract, a distance of 334.42 feet to a Point, for an East corner of said 10.89 acre tract, for the Northwest corner of said 46.223 acre tract, for the Southwest corner of said 19.894 acre tract, under the Lake, for the Southwest corner of this tract

THENCE N 43° 32' 14" W, (Adjoiner Call S 42° 02' 00" E ~ 1,135.00' - V. 745, P. 275, R.P.R.B.C.T.) with the Northeast line of said 10.89 acre tract, for the Southwest line of said 19.894 acre tract, at 145.2 feet pass a 3/8 inch

iron rod (Control Monument) found, for reference, at 836.1 feet pass a ½ inch iron rod found, for reference, in all a distance of 1,124.00 feet to the **POINT OF BEGINNING**, and containing 19.54 acres of land, more or less.

- Notes:
1. Basis of Bearing: All bearings, distance and coordinate values contained hereon are grid based upon the Texas State Plane Coordinate System, Central Zone of the North American Datum 1983, U.S. Survey Feet as derived by GPS observations from Allterra Central RTK Cooperative Network Control Station DKNK_g0715 (Brownwood) with a coordinate of N=10568470.765 E=2723006.663 is based upon the NAD-83 (2011) Epoch 2010 National Reference System.
 2. This Metes and Bounds Description accompany the survey sketch prepared by and dated by same.
 3. Survey date: February 2022.

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 18th day of April, 2022.



Jose R. Lopez

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

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

Property Information	
Property ID:	19954 Geo ID: A0349-0043-00
Legal Acres:	19.8940
Legal Desc:	JAMES GRANT, SURVEY 54, ABSTRACT 349, M BROOM, ABSTRACT 1196, ACRES 19.894
Situs:	CR 134 BROWNWOOD, TX 76801
DBA:	
Exemptions:	

Owner ID: 151060 100.00%
CJN HOMES LLC
562 S ST HWY 123 BYPASS
APT#212
SEGUIN, TX 78155-9752

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
BROWNWOOD ISD	Improvement NHS: 0
ROAD & FLOOD	Land HS: 0
	Land NHS: 121.970
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 121.970

YEAR INST
2022 2204334 PAGE 4 OF 6

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: 06/08/2022

Total Due if paid by: 06/30/2022

0.00

Tax Certificate Issued for:	Taxes Paid in 2021
BROWN COUNTY	569.97
BROWNWOOD ISD	1,311.67
ROAD & FLOOD	105.99

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)].

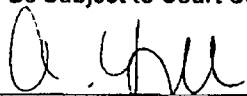
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 06/08/2022
Requested By: SCHOMER, MICHAEL ANTHONY
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

ClearLake Oaks Estates

CP-1	10602502.0280	2705859.1600	1446.565	60D MAG-VRS
1	10602634.2490	2705181.3310	1443.979	IRF 1/2
2	10603225.8190	2705887.7830	1421.958	IRF 1/2
8	10602425.9090	2705380.0750	1438.791	IRF 1/2
17	10603042.5520	2706088.9600	1418.432	IRF 1/2
18	10603074.7940	2706075.9660	1419.165	IRF 1/2
55	10602699.6942	2705259.5335	1443.261	IRS
56	10602765.2197	2705337.7362	1444.263	IRS
62	10602197.6490	2705597.3520	1414.182	IRF 3/8
64	10602830.7051	2705415.9388	1444.229	IRS
65	10602896.1905	2705494.1415	1444.418	X IN ROCK
66	10602961.6760	2705572.3442	1444.138	IRS
67	10603027.1614	2705650.5469	1444.141	IRS
68	10603092.6468	2705728.7495	1442.604	IRS
70	10603158.1323	2705806.9522	1437.907	IRS-TOP
120	10602154.0673	2705716.5279	1424.266	IRS
121	10602206.5317	2705805.6028	1445.054	IRS
122	10602258.7707	2705894.8916	1447.649	IRS
123	10602311.1052	2705984.1307	1444.900	IRS
124	10602363.3329	2706073.3094	1423.543	IRS
125	10602483.5481	2706105.7583	1419.401	IRS
127	10602657.8884	2706092.8080	1439.017	IRS
128	10602826.3835	2706084.7524	1434.069	IRS
148	10602510.2933	2706172.8045	1412.941	IRS
149	10602366.8829	2706138.2807	1413.263	IRS
154	10602020.5107	2706090.7715	1439.690	IRS-1439.2
158	10602025.6003	2705998.6184	1448.439	IRS
159	10602030.5921	2705906.4702	1439.623	IRS
160	10602052.3261	2705813.4706	1439.583	IRS
161	10602081.4725	2705693.5005	1410.377	IRS
167	10602417.0110	2706159.8980	1412.748	IRS
SE-CNR	10601879.2109	2706284.6039	1400.000	KEY IN-IN LAKE
SW-CNR	10602819.4278	2705955.5720	1412.748	KEY IN-IN LAKE

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. 2204334

FILED FOR REGISTRATION JUNE 30, 2022 09:23AM 5PGS \$42.00

SUBMITTER: SOLUM SURVEYNG INC

RETURN TO:

CLEARLAKE OAKS ESTATE
VOL 5 PG 351

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