

1.27-Acres

STATE OF TEXAS

COUNTY OF BROWN

Field notes of a 1.27-acre tract of land being out of Subdivision No. 26, Kerr County School Land Survey No. 276, Abstract No. 574, Brown County, Texas, and being that same land described in a Warranty Deed with Vender's Lien, recorded in Instrument No. 2200311, Official Public Records, Brown County, Texas, also being out of a 4.834-acre tract described in a Warranty Deed, recorded in Volume 733, Page 241, Official Public Records, Brown County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/8" iron rod found in the east line of a 1.715-acre road easement described and recorded in Volume 1603, Page 788, Official Public Records, Brown County, Texas, also known as Vick Drive, at the northwest corner of a 1.120 acre tract described in a Warranty Deed with Vendor's Lien, recorded in Instrument No. 2107888, Official Public Records, Brown County, Texas, from which a 3/8" iron rod found at the southwest corner of said 1.120 acre tract bears South 00°56'27" East, a distance of 290.34 feet;

Thence North 00°56'27" West, a distance of 328.95 feet (record call North, 328.90 feet), with the east line of said Vick Drive, to a Point at the southwest corner of a 1.000-acre tract of land described in a Warranty Deed with Vendor's Lien, recorded in Volume 1603, Page 788, Official Public Records, Brown County, Texas, for the northwest corner of this herein described tract of land, from which a found star head bolt bears South 88°27'32" West, 0.32 feet;

Thence North 88°27'32" East, a distance of 168.62 feet (record North 89°27'00" East, 168.50 feet), with the south line of said 1.000-acre tract to a Point in the west line of a 6.05-acre tract described in a Warranty Deed, recorded in Volume 1357, Page 46, Official Public Records, Brown County, Texas, at the southeast corner of said 1.000-acre tract for the northeast corner of this herein described tract of land from which a 3/8" iron rod found on the east side of a pipe fence corner post bears, North 84°37'34" East, 0.35';

Thence South 00°56'27" East, a distance of 328.95 feet (record call South, 328.90), generally along a fence with the west line of said 6.05-acre tract, and then with the west line of a 32.736-acre tract described in a Warranty Deed with Vendor's Lien, recorded in Volume 1285, Page 944, Official Public Records, Brown County, Texas, to a 3/8" iron rod found at the northeast corner of said 1.120-acre tract for the southeast corner of this herein described tract of land;

Thence South 88°27'32" West, a distance of 168.62 feet (record call South 89° 27'00" West, 168.50 feet), with the north line of said 1.120-acre tract to the Point of Beginning, containing 1.27-acres of land, more or less, subject to all easements of record.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by 34734Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this description is preliminary representation of revisions made to an actual survey made on the ground the 18th day of March, 2022.



Registered Professional Land Surveyor
Texas Registration No. 6625

A plat accompanies this metes and bounds description.

Job # 22020105 1.27-Acres

Through Tax Year
2021

TAX CERTIFICATE

Certificate #
35774

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

Property Information	
Property ID: 60079	Geo ID: A0574-0073-00
Legal Acres: 1.2700	
Legal Desc: KERR COUNTY SCHOOL LAND, SURVEY 276, ABSTRACT 574, BLOCK 26, ACRES 1.27	
Situs: 110 VICK DR BROWNWOOD, TX 76801	
DBA:	
Exemptions:	

Owner ID: 133775 100.00%
TB TEXAS HOLDINGS LLC
PO BOX 92
BLANKET, TX 76432-0092

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
BROWNWOOD ISD	Improvement NHS: 0
ROAD & FLOOD	Land HS: 0
	Land NHS: 8,130
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 8,130

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: 09/21/2022

Total Due if paid by: 09/30/2022

0.00

Tax Certificate Issued for:	Taxes Paid in 2021
BROWN COUNTY	37.99
BROWNWOOD ISD	87.43
ROAD & FLOOD	7.06

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: 09/21/2022
Requested By: TUNNELL CONSTRUCTION LLC
Fee Amount: 10.00
Reference #:

Page: 1

Signature of Authorized Officer of Collecting Office

YEAR INST #
2022 2206354 PAGE 3 OF 5

206,10568331.35,2723273.216,1454.51,738
1770,10568786.09,2723265.683,0,10
1771,10568790.62,2723434.166,0,6
1779,10568621.63,2723268.383,0,738
1780,10568626.17,2723436.938,0,738
1781,10568950.54,2723262.982,0,100
1782,10568955.07,2723431.536,0,100

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. 2206354

FILED FOR REGISTRATION SEPTEMBER 27, 2022 03:32PM 4PGS \$38.00

SUBMITTER: TUNNELL CONSTRUCTION

RETURN TO:

PLAT BOYD VICK SUBD ADDENDUM
VOL 5 PG 359

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

Handwritten initials