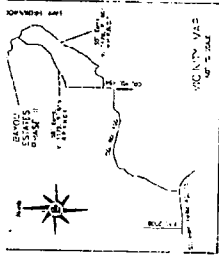


BAYOU ESTATES, PHASE II

4.02± AC

SAK 4.02± AC. MORE THAN BEING ALL OF A CALLED 2382 AC. TRACT AS RECORDED IN DOCUMENT # 20020401 OF P.A.C. PUBLIC RECORDS, BROWN COUNTY, TEXAS AND PART OF A CALLED 1225889 AC. TRACT AS RECORDED IN VOLUME 1555 PAGE 111, 452. PROPERTY RECORDS, BROWN COUNTY, TEXAS. ALSO BEING OUT OF ACH PART OF 9 AC. VOLUME 1555 PAGE 111, 452. BROWN COUNTY, TEXAS.

BROWN COUNTY, TEXAS



OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described land, do hereby certify that the same is the same as shown on the plat hereof, and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than the owner of the same.

William McMaisters
 William McMaisters
 Owner

STATE OF TEXAS
 COUNTY OF BROWN

I, the undersigned, being the Surveyor of the County of Brown, State of Texas, do hereby certify that the above described land is the same as shown on the plat hereof, and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than the owner of the same.



SURVEYOR'S CERTIFICATE

I, the undersigned, being the Surveyor of the County of Brown, State of Texas, do hereby certify that the above described land is the same as shown on the plat hereof, and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than the owner of the same.

Joe R. Long
 Joe R. Long
 Surveyor

COMMISSIONERS COURT

I, the undersigned, being the Commissioners of the County of Brown, State of Texas, do hereby certify that the above described land is the same as shown on the plat hereof, and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than the owner of the same.

Richard Thompson
 Richard Thompson
 Commissioner

DESIGNATED REPRESENTATIVE

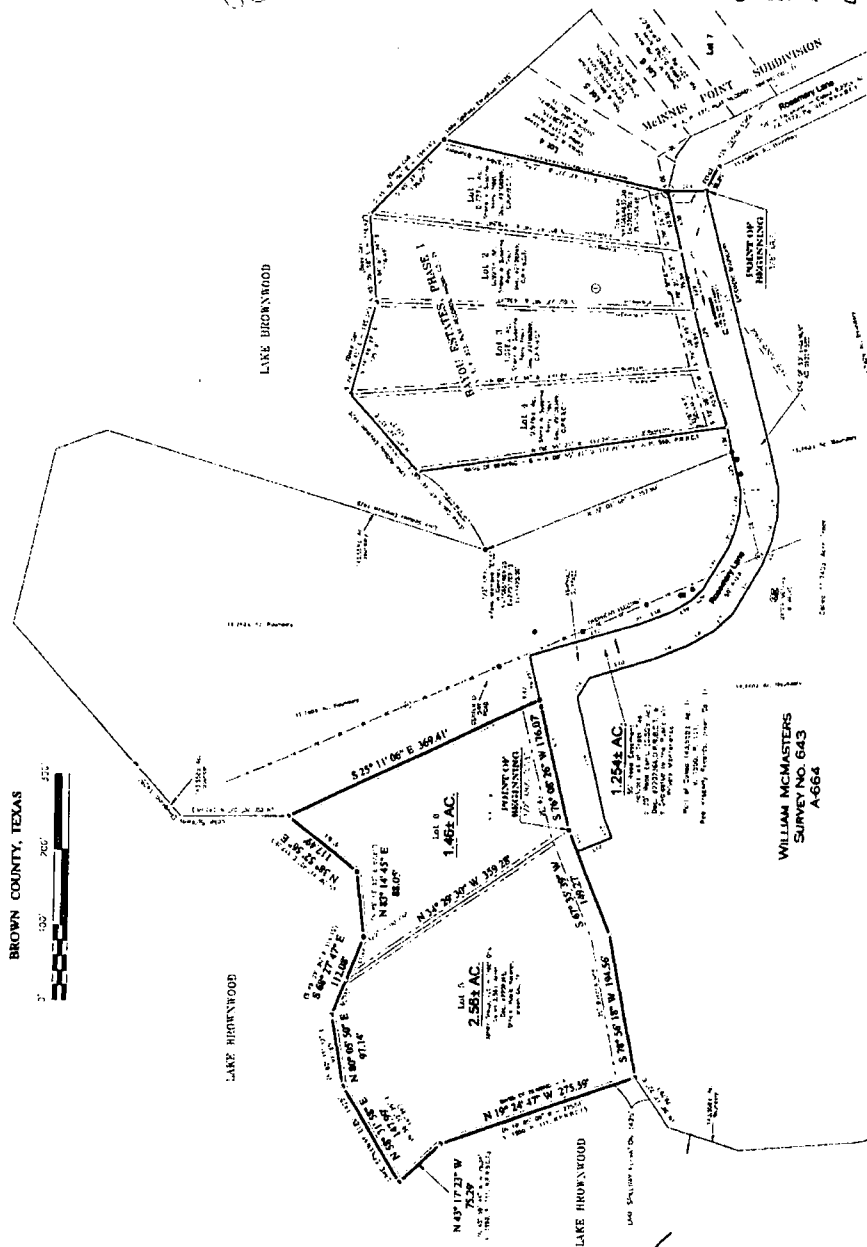
I, the undersigned, being the Designated Representative of the Owner of the above described land, do hereby certify that the same is the same as shown on the plat hereof, and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than the owner of the same.

William McMaisters
 William McMaisters
 Designated Representative

COUNTY SURVEYOR CERTIFICATE

I, the undersigned, being the County Surveyor of the County of Brown, State of Texas, do hereby certify that the above described land is the same as shown on the plat hereof, and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than the owner of the same.

Joe R. Long
 Joe R. Long
 County Surveyor



Lot	Area (Ac)	Perimeter (ft)
1	1.25±	1,100.00
2	1.46±	1,200.00
3	2.56±	1,800.00
4	1.46±	1,200.00
5	1.25±	1,100.00

OWNER & DEVELOPER:
 William McMaisters & Bill Crawford
 Surveyors

SURVEYOR:
 Joe R. Long
 Surveyor

LEGEND

- Boundary Line
- Easement
- Right-of-Way
- Survey Line
- Section Line
- Section Corner
- Section Center
- Section Quarter
- Section Quarter Corner
- Section Quarter Center
- Section Quarter Corner Center
- Section Quarter Corner Center

January 23, 2023

(Exhibit #10)

STATE OF TEXAS:
COUNTY OF BROWN:

FIELD NOTE DESCRIPTION
50' ROAD EASEMENT
1.254 ACRE TRACT
BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 1.254 acre tract of land, more or less, being a 50' Road Easement, an extension of Rosemary Lane, crossing a called 143.558 acre tract as conveyed by Warranty Deed dated November 18, 2004 from Dominion Point, Inc. to James L. Crawford and wf. Jan Crawford as recorded in Volume 1550, page 111, Real Property Records, Brown County, Texas and an 11.740 acre tract as surveyed by others. Said 1.254 acre tract includes a 30' Road Easement designated as Tract Two described in Document #2202366, Official Public Records, Brown County, Texas. Also being out of WILLIAM McMASTERS SURVEY No. 643 ABSTRACT 664. Situated approximately 12.2 miles Northwest of Brownwood, Brown County, Texas. Said 1.254 acre tract of land is more particularly described by metes and bounds as follows:

POINT OF BEGINNING being a 3/8 inch iron rod (Control Monument) found, for a deflection corner of a 50' Road Easement as recorded in Volume 1172, page 919, Real Property Records, Brown County, Texas and in Volume 1478, page 901, Real Property Records, Brown County, Texas, for East line of said 143.558 acre tract, for the Southeast corner of this tract, from whence of a 3/8 inch iron rod (Control Monument) found, for a deflection corner of said 143.558 acre tract bears S 61° 55' 47" E a distance of 35.80 feet;

THENCE S 75° 10' 30" W, (Adjoiner/Deed Call S 75° 21' 47" W ~ 336.42' - V. 1172, P. 919, R.P.R.B.C.T.) with a South boundary line of said 50' Road Easement (V. 1172, P. 919, R.P.R.B.C.T.), for a South line of this tract, a distance of 342.02 feet to a Point, for the Southwest corner of said 50' Road Easement (V. 1172, P. 919, R.P.R.B.C.T.), for a deflection corner of this tract;

THENCE crossing said 143.558 acre tract and part way across said 11.740 acre tract as surveyed by others the following courses, to wit:

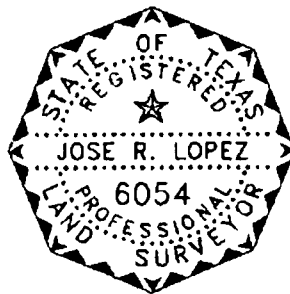
- S 76° 29' 21" W, a distance of 59.79 feet to a Point, for a deflection corner of this tract;
- N 88° 53' 33" W, a distance of 38.59 feet to a Point, for a deflection corner of this tract;
- N 76° 41' 12" W, a distance of 32.55 feet to a Point, for a deflection corner of this tract;
- N 68° 38' 05" W, a distance of 33.45 feet to a Point, for a deflection corner of this tract;
- N 59° 41' 30" W, a distance of 74.53 feet to a Point, for a deflection corner of this tract;
- N 43° 48' 07" W, a distance of 34.19 feet to a Point, for a deflection corner of this tract;
- N 30° 33' 46" W, a distance of 39.48 feet to a Point, for a deflection corner of this tract;
- N 21° 53' 55" W, a distance of 48.64 feet to a Point, for a deflection corner of this tract;
- N 16° 52' 00" W, a distance of 89.26 feet to a Point, for a deflection corner of this tract;
- N 58° 51' 34" W, a distance of 30.64 feet to a Point, for a deflection corner of this tract;
- S 76° 08' 26" W, a distance of 163.78 feet to a Point, for a deflection corner of this tract;
- S 67° 35' 39" W, a distance of 26.52 feet to a Point, for the Southwest corner of this tract;
- N 22° 24' 21" W, a distance of 50.00 feet to a Point, for the Southeast line of a called 2.56 acre tract designated as Tract One as recorded in Document #2202366, Official Public Records, Brown County, Texas, for the Northwest corner of this tract;
- N 67° 35' 39" E, with the Southeast line of said 2.56 acre tract, a distance of 30.25 feet to a 1/2 inch iron rod with orange cap stamped "C.T.L.S." (Control Monument) found, for the Southeast corner of said 2.56 acre tract, for a deflection corner of this tract;
- N 76° 08' 26" E, a distance of 235.48 feet to a Point, for a deflection corner of this tract;
- S 16° 52' 00" E, a distance of 156.20 feet to a Point, for a deflection corner of this tract;
- S 21° 53' 55" E, a distance of 42.66 feet to a Point, for a deflection corner of this tract;

S 30° 33' 46" E, a distance of 29.89 feet to a Point, for a deflection corner of this tract;
S 43° 48' 07" E, a distance of 21.41 feet to a Point, for a deflection corner of this tract;
S 59° 41' 30" E, a distance of 63.64 feet to a Point, for a deflection corner of this tract;
S 68° 38' 05" E, a distance of 26.02 feet to a Point, for a deflection corner of this tract;
S 76° 41' 12" E, a distance of 23.65 feet to a Point, for a deflection corner of this tract;
S 88° 58' 33" E, a distance of 26.83 feet to a Point, for a deflection corner of this tract;
N 76° 29' 43" E, a distance of 52.64 feet to a 3/8 inch iron rod found, for a deflection corner of this tract, from whence a 1/2 inch iron rod with orange cap stamped "C.T.L.S." (Control Monument) in concrete found bears N 22° 02' 08" W a distance of 352.80 feet;
N 78° 40' 30" E, a distance of 33.57 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" (Control Monument) found, for the Southwest corner of Lot 4 of Bayou Estates, Phase I as recorded in Volume 5, page 333, Plat Records, Brown County, Texas, for the South point of Basis of Bearing - B in Note 1 below, for a deflection corner of this tract;
N 72° 00' 13" E, a distance of 80.03 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" (Control Monument) found, for the Southeast corner of said Lot 4, for the Southwest corner of Lot 3 of said Bayou Estates, Ph. 1, for a deflection corner of this tract;
N 74° 38' 45" E, a distance of 79.94 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" (Control Monument) found, for the Southeast corner of said Lot 3, for the Southwest corner of Lot 2 of said Bayou Estates, Ph. 1, for a deflection corner of this tract;
N 76° 25' 12" E, a distance of 79.84 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" (Control Monument) found, for the Southeast corner of said Lot 3, for the Southwest corner of Lot 2 of said Bayou Estates, Ph. 1, for a deflection corner of this tract;
N 76° 26' 19" E, a distance of 80.15 feet to a 1/2 inch iron rod (Control Monument) found, for a deflection corner of said 50' Road Easement (Rosemary Lane), for the Southeast corner of said Lot 1, for the Southwest corner of Lot 4 of McInnis Point Subdivision as recorded in Volume 4, page 177, Plat Records, Brown County, Texas, for an inner corner of said 143.558 acre tract, for a Northeast corner of this tract;

THENCE S 01° 36' 24" E, (Deed Call S 01° 31' 00" E ~ 50.85' - V. 1550, P. 111, R.P.R.B.C.T.) with the East line of said 143.558 acre tract, a distance of 50.96 feet to the **POINT OF BEGINNING**, and containing 1.254 acres of land, more or less.

- Notes:
1. Basis of Bearing - B: between a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" found for the Southwest corner of Lot 4 of Bayou Estates, Phase I as recorded in Volume 5, page 333, Plat Records, Brown County, Texas to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" found for the Northwest corner of said Lot 4 of said Bayou Estates, Phase I as recorded in (V. 5, P. 333, P.R.B.C.T.) a Plat Call bearing of N 08° 55' 21" W a distance of 417.79 feet.
 2. This Metes and Bounds Description accompany the survey sketch prepared by and dated by same.
 3. Survey date: January 04, 2022 & October 10, 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 30th day of December, 2022.



Jose R. Lopez

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

Through Tax Year
2022

TAX CERTIFICATE

Certificate #
36738

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: 34.2060	
Legal Desc: WILLIAM MC MASTER, SURVEY 643, ABSTRACT 664, BOAT DOCK #9593, ACRES 34.206	
Situs: 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: 81,760
ROAD & BRIDGE	Land HS: 0
	Land NHS: 0
	Productivity Market: 256,550
	Productivity Use: 2,800
	Assessed Value: 84,560

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: 01/18/2023

Total Due if paid by: 01/31/2023

0.00

Tax Certificate Issued for:	Taxes Paid in 2022
BROWN COUNTY	347.81
MAY ISD	773.39
ROAD & BRIDGE	62.27

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: 01/18/2023
 Requested By: CRAWFORD, JAMES L & JAN
 Fee Amount: 10.00
 Reference #:

Page: 1

Signature of Authorized Officer of Collecting Office

YEAR 2023 INST 4 PAGE 4 OF 10

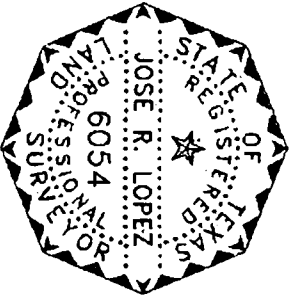
CP-1	10654600.6690	2702175.1610	1434.611	60D NAIL
CP-2	10654751.2366	2701334.4125	1430.162	IRF CTLS
1	10654869.2567	2701702.2014	1424.999	IRF 1/2 IN CONC
2	10654737.9360	2701596.6090	1428.178	PP
3	10654801.5060	2701594.5790	1427.956	IRF CTLS
5	10654970.0630	2701495.8250	1428.801	PP
6	10655031.3110	2701141.9830	1425.662	NG-1425
7	10655049.0820	2700988.7110	1424.560	IRF 3/8 POLASKI
9	10654657.0110	2701005.4690	1424.980	IRF POLASKI
10	10654586.7670	2700903.9470	1423.824	FNC
11	10654582.7730	2700931.4000	1425.313	FCP 2IN STEEL
15	10654632.1993	2702176.1267	1434.476	IRF 1/2
16	10654874.8700	2701249.4840	1429.168	NG-POT 150
17	10654694.3402	2701196.4120	1429.542	IRS
19	10654916.9357	2700913.8691	1424.806	IRF 3/8 POLASKI
20	10654971.7416	2700862.2412	1424.890	IRF 3/8 POLASKI
21	10655049.0605	2700988.6194	1425.392	TOP IRF 3/8
22	10655065.7663	2701084.3120	1424.460	IRF 3/8 BENT
25	10655047.3573	2701130.9475	1425.058	IRS
27	10654737.1550	2701596.2290	1427.886	IRF 1/2 CTLS
28	10654652.1500	2701633.3650	1428.709	IRF 1/2 CTLS
29	10654607.4440	2701645.9860	1429.308	IRF 1/2 CTLS

30	10654602.5130	2701646.5760	1429.374	IRF 1/2 CTLS
31	10654591.2180	2701654.3440	1429.523	IRF 1/2 CTLS
32	10654529.8250	2701805.8840	1431.830	IRF 1/2 CTLS
33	10654535.0060	2701825.0250	1431.947	IRF 1/2 CTLS
34	10654542.1732	2701834.4827	1431.918	IRF 1/2
35	10654548.7662	2701867.4027	1432.137	IRF 5/8 SOLUM
36	10654524.5630	2701839.6640	1432.513	CENTER RD
37	10654348.4380	2701871.2100	1435.133	IRF 3/8 POLASKI
38	10654515.8350	2701809.6690	1432.180	CENTER RD
39	10654510.3880	2701781.4490	1432.091	CENTER RD
40	10654510.9440	2701754.0310	1431.818	CENTER RD
41	10654517.1880	2701727.6450	1431.550	CENTER RD
42	10654527.7190	2701700.7240	1431.091	CENTER RD
43	10654545.4510	2701666.4660	1430.869	CENTER RD
44	10654561.9730	2701642.1240	1430.403	CENTER RD
45	10654581.0160	2701623.8620	1430.241	CENTER RD
46	10654609.9630	2701606.7680	1429.861	CENTER RD
47	10654651.6160	2701590.0250	1429.411	CENTER RD
48	10654484.0240	2701644.2370	1430.902	WATER VALVE
49	10654482.0530	2701651.5080	1431.292	WAT METER
50	10654482.6860	2701653.5360	1431.292	WAT METER
52	10654503.4580	2701698.9770	1431.303	METER POLE

58	10654687.8700	2701568.1440	1428.441	TOP CULVERT 18IN
59	10654693.7890	2701586.9270	1428.278	TOP CULVERT 18IN
60	10654691.9600	2701577.2420	1429.111	CENTER RD
61	10654746.3740	2701561.2900	1428.833	CENTER RD
62	10654809.8190	2701545.6340	1428.765	CENTER RD
63	10654970.0170	2701495.8110	1428.676	PP
64	10654967.2380	2701487.1100	1428.750	CENTER RD
65	10654904.2000	2701514.2730	1428.926	CENTER RD
66	10654853.2770	2701533.5870	1428.928	CENTER RD
67	10654742.8186	2701509.0278	1429.217	LATHE
68	10654703.5872	2701350.0167	1430.135	LATHE
69	10654693.4797	2701325.5014	1430.043	LATHE
70	10654739.7051	2701306.4432	1430.035	LATHE
71	10654807.6443	2701563.0416	1428.036	LATHE
75	10654658.1666	2701608.3616	1428.131	LATHE
74	10654481.7650	2701819.0500	1432.711	IRF 1/2 CTLS
76	10654618.5874	2701624.2713	0.0000	
77	10654592.8533	2701639.4678	0.0000	
78	10654577.4005	2701654.2875	0.0000	
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80	10654535.8062	2701733.4581	0.0000	
81	10654530.3601	2701756.4731	0.0000	

82	10654529.8805	2701783.2980	0.0000	
83	10654473.4923	2701943.5182	1432.515	IRF 5/8 SOLUM
84	10654594.6581	2702020.6013	1433.080	IRF 5/8 SOLUM
85	10654613.4047	2702098.2089	1434.018	IRF 5/8 SOLUM
86	10654581.2581	2702177.5555	1434.318	IRF 3/8 ORANGE CAP
87	10654493.7445	2701846.9170	0.0000	
88	10654479.7746	2701788.7769	0.0000	
89	10654480.4643	2701750.1975	0.0000	
90	10654487.9603	2701718.5198	0.0000	
91	10654500.1453	2701687.3719	0.0000	
92	10654537.7559	2701623.0305	0.0000	
93	10654562.4328	2701599.3647	0.0000	
94	10654596.4247	2701579.2917	0.0000	
95	10654641.5568	2701561.1499	0.0000	
96	10654726.9734	2701535.2525	0.0000	
200	10654738.7969	2701321.8521	1430.346	ASPHALT CNR
201	10654727.5713	2701324.9884	1430.423	ASPHALT CNR
202	10654738.7390	2701342.9520	1430.538	CENT ASPHALT
203	10654761.0350	2701421.3520	1430.429	CENT ASPHALT
204	10654773.9510	2701474.8900	1430.019	CENT ASPHALT
205	10654777.2730	2701498.4630	1429.813	CENT ASPHALT
206	10654775.2730	2701519.0400	1429.624	CENT ASPHALT

207	10654766.6030	2701537.2640	1429.445	CENT ASPHALT
208	10654753.9330	2701550.3630	1429.186	CENT ASPHALT
209	10654733.6630	2701562.9280	1429.133	CENT ASPHALT
210	10654700.6190	2701574.6600	1429.128	CENT ASPHALT
211	10654848.1600	2701548.1390	1428.917	IRF 1/2 CTLS
212	10654793.3540	2701505.4115	1429.351	IRF 1/2 CTLS
213	10654791.0800	2701496.1710	1429.392	IRF 1/2 CTLS
216	10655024.6198	2701188.5709	1425.249	IRF 1/2
218	10655034.9755	2701276.0102	1424.836	IRF 1/2
219	10655127.7067	2701348.1532	1425.004	IRF 3/8 POLASKI
221	10655330.6820	2701413.1070	1426.438	IRF 3/8 BENT
222	10655210.9950	2701391.2700	1426.769	MET POLE
223	10655229.7220	2701382.5540	1426.650	GUY ANCHOR



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. 2300600

FILED FOR REGISTRATION FEBRUARY 08, 2023 01:53PM 9PGS \$58.00

SUBMITTER: JAMES CRAWFORD

RETURN TO:

VOL 5 PG 360

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