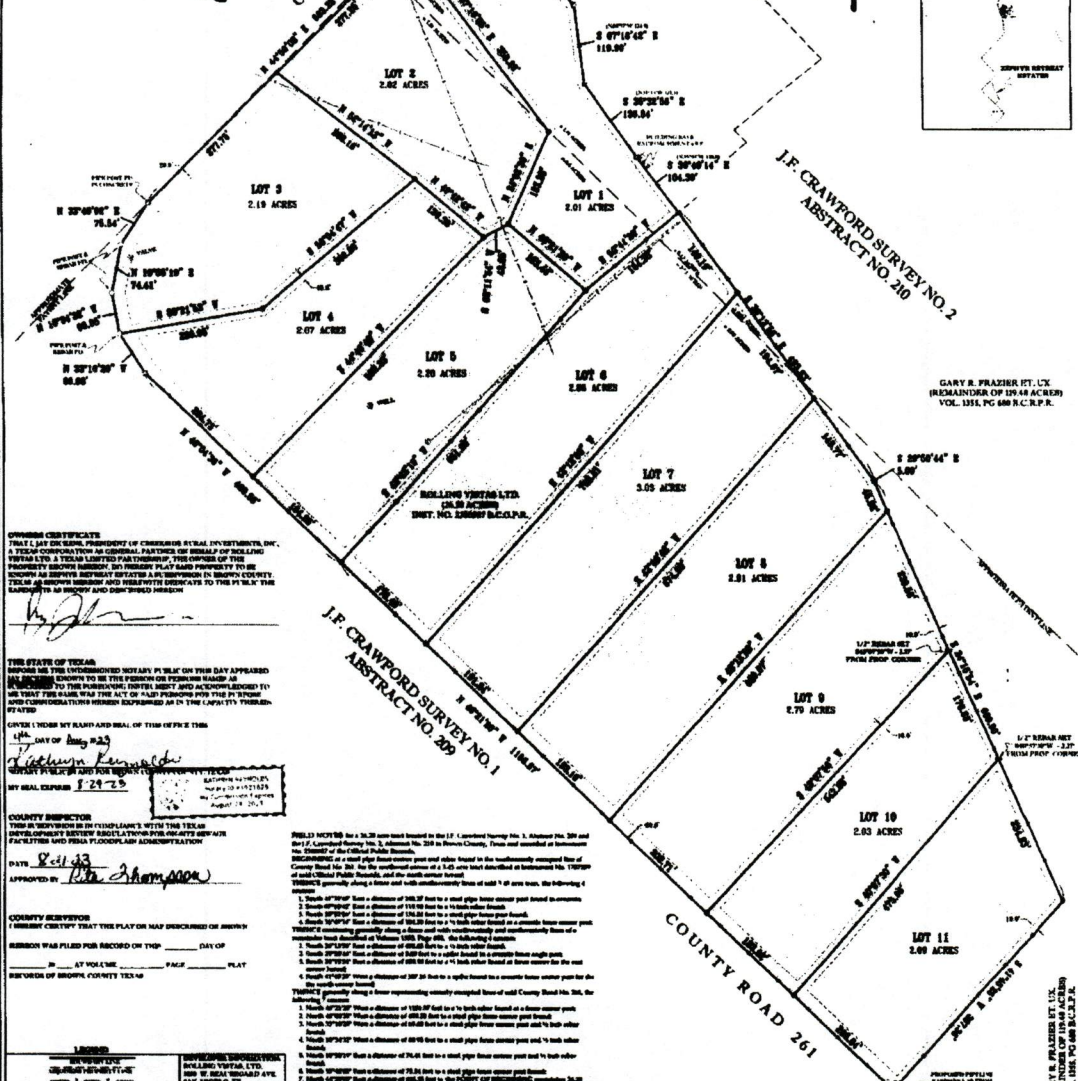


# ZEPHYR RETREAT ESTATES A SUBDIVISION IN BROWN COUNTY, TEXAS

**CRAFT**  
SURVEYING & MAPPING CO. PLLC  
1001 W. 10th Street, Ft. Worth, TX 76102  
817.335.2000  
www.craftsurveying.com

COUNTY CLERK  
THIS PLAN OR MAP IS HEREBY APPROVED BY THE COMMISSIONERS  
COURT OF BROWN COUNTY, TEXAS AND THAT THE COUNTY CLERK  
IS HEREBY AUTHORIZED TO FILE SAID PLAN OR MAP ACCORDANCE  
WITH THE PROVISIONS OF ARTICLES 164, 165, 166, 167, 168, 169,  
170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183,  
184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196,  
197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209,  
210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222,  
223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234,  
235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246,  
247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258,  
259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270,  
271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282,  
283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294,  
295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306,  
307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318,  
319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330,  
331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342,  
343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354,  
355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366,  
367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378,  
379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390,  
391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402,  
403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414,  
415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426,  
427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438,  
439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450,  
451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462,  
463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474,  
475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486,  
487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498,  
499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510,  
511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522,  
523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534,  
535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546,  
547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558,  
559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570,  
571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582,  
583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594,  
595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606,  
607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618,  
619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630,  
631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642,  
643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654,  
655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666,  
667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678,  
679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690,  
691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702,  
703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714,  
715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726,  
727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738,  
739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750,  
751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762,  
763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774,  
775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786,  
787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798,  
799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810,  
811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822,  
823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834,  
835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846,  
847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858,  
859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870,  
871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882,  
883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894,  
895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906,  
907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918,  
919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930,  
931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942,  
943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954,  
955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966,  
967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978,  
979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990,  
991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**OWNER CERTIFICATE**  
I, Rolling Vista, Ltd., President of Rolling Vista, Ltd., do hereby certify that the above described land is the property of Rolling Vista, Ltd. and that the same is being offered for sale to the public in accordance with the provisions of the laws of the State of Texas.

**THE STATE OF TEXAS**  
I, Rolling Vista, Ltd., do hereby certify that the above described land is the property of Rolling Vista, Ltd. and that the same is being offered for sale to the public in accordance with the provisions of the laws of the State of Texas.

**COUNTY CLERK**  
I, Rolling Vista, Ltd., do hereby certify that the above described land is the property of Rolling Vista, Ltd. and that the same is being offered for sale to the public in accordance with the provisions of the laws of the State of Texas.

**COUNTY INSPECTOR**  
I, Rolling Vista, Ltd., do hereby certify that the above described land is the property of Rolling Vista, Ltd. and that the same is being offered for sale to the public in accordance with the provisions of the laws of the State of Texas.

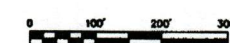
**COUNTY CLERK**  
I, Rolling Vista, Ltd., do hereby certify that the above described land is the property of Rolling Vista, Ltd. and that the same is being offered for sale to the public in accordance with the provisions of the laws of the State of Texas.

**COUNTY INSPECTOR**  
I, Rolling Vista, Ltd., do hereby certify that the above described land is the property of Rolling Vista, Ltd. and that the same is being offered for sale to the public in accordance with the provisions of the laws of the State of Texas.

**COUNTY CLERK**  
I, Rolling Vista, Ltd., do hereby certify that the above described land is the property of Rolling Vista, Ltd. and that the same is being offered for sale to the public in accordance with the provisions of the laws of the State of Texas.

**COUNTY INSPECTOR**  
I, Rolling Vista, Ltd., do hereby certify that the above described land is the property of Rolling Vista, Ltd. and that the same is being offered for sale to the public in accordance with the provisions of the laws of the State of Texas.

**ROLLING VISTA, LTD.**  
1100 W. 10th Street, Ft. Worth, TX 76102  
817.335.2000  
www.rollingvista.com



August 21, 2023  
(Exhibit #4)

Through Tax Year  
2022

**TAX CERTIFICATE**

Certificate #  
37766

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

**Property Information**  
Property ID: 71566 Geo ID: A0209-0001-01  
Legal Acres: 26.2000  
Legal Desc: J F CRAWFORD, SURVEY 1, ABSTRACT 209, ACRES 26.2  
Situs: CR 261 ZEPHYR, TX 76890  
DBA:  
Exemptions:

Owner ID: 144730 100.00%  
ROLLING VISTAS LTD  
% JAY DICKENS  
3030 W BEAUREGARD  
SAN ANGELO, TX 76901-3641

**For Entities**  
BROWN COUNTY  
ROAD & BRIDGE  
ZEPHYR ISD

**Value Information**  
Improvement HS: 0  
Improvement NHS: 0  
Land HS: 0  
Land NHS: 0  
Productivity Market: 178,460  
Productivity Use: 2,140  
Assessed Value 2,140  
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 §33.46, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc/Pen	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 08/17/2023

Total Due if paid by: 08/31/2023

0.00

Tax Certificate Issued for: Taxes Paid In 2022  
BROWN COUNTY 8.80  
ZEPHYR ISD 22.57  
ROAD & BRIDGE 1.58

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

DANA FOIX  
Signature of Authorized Officer of Collecting Office

Date of Issue: 08/17/2023  
Requested By: CRAFT, JONATHAN  
Fee Amount: 10.00  
Reference #:

1	10559602.8	2774135.47 ##	1
2	10559623.03	2774160.222 ##	2
3	10559542.71	2774038.912 ##	2
4	10559512.31	2774043.173 ##	2
5	10559523.67	2774060.386 ##	22
6	10559333.81	2773840.804 ##	2
7	10559064.36	2773632.815 ##	3
8	10559076.9	2773635.337 ##	2
9	10559139.78	2773677.215 ##	33
10	10559003.84	2773621.238 ##	5
11	10558943.92	2773632.425 ##	2
12	10558885.59	2773670.552 ##	6
13	10558866.59	2773671.145 ##	5
14	10558601.47	2773965.56 ##	2
15	10557803.22	2774802.495 ##	7
52	10559437.55	2774325.263 ##	5
53	10559490.35	2774278.304 ##	4
54	10559381.4	2774332.654 ##	4
55	10559318.63	2774340.522 ##	2
56	10559262.18	2774380.789 ##	5
57	10559207.29	2774420.081 ##	3
58	10559206.27	2774420.057 ##	5
59	10559189.02	2774433.261 ##	4
60	10559142.76	2774469.091 ##	7
61	10559123.73	2774482.644 ##	56
62	10559113.83	2774489.912 ##	8
63	10558937.56	2774281.368 ##	##
64	10558942.21	2774280.538 ##	8
65	10559006.91	2774339.984 ##	0
66	10559003.04	2774359.807 ##	7
67	10559059.77	2774530.365 ##	2
68	10558725.55	2774774.41 ##	1
69	10558721.14	2774776.942 ##	7
70	10558776.06	2774737.173 ##	34
71	10558549.97	2774852.667 ##	##
72	10558332.63	2774949.447 ##	8
73	10558202.2	2775007.502 ##	4
74	10558092.18	2775060.463 ##	8
75	10557973.17	2774955.32 ##	99
76	10558772.35	2774122.835 ##	8
77	10558713.53	2774068.831 ##	5
78	10558911.92	2774290.245 ##	##
79	10558784.45	2774103.339 ##	6
80	10558808.69	2774130.494 ##	4
81	10558836.32	2774010.984 ##	8
82	10559199.77	2774175.681 ##	9
83	10559237.05	2774161.389 ##	7
84	10559223.58	2774116.492 ##	9
85	10559154.37	2774193.915 ##	5
86	10558456.33	2774116.546 ##	4
87	10558048.01	2774544.72 ##	6
88	10557792.75	2774803.492 ##	8
89	10557791.59	2774812.25 ##	9
90	10557790.15	2774821.966 ##	0
91	10557788.5	2774836.277 ##	0
92	10557818.12	2774800.126 ##	8
93	10558729.7	2773832.419 ##	7
94	10558478.32	2774094.706 ##	6
95	10558346.3	2774233.068 ##	6
96	10558213.04	2774372.819 ##	4
97	10557946.84	2774651.968 ##	6

98	10559344.47	2773881.766	##	7
99	10559175.06	2774081.592	##	54
100	10559532.32	2774069.563	##	4
101	10559003.37	2774570.803	##	77
102	10558846.35	2774685.876	##	3
103	10558303.79	2774961.808	##	56
104	10558467.43	2774888.902	##	7
105	10558679.38	2774795.784	##	5
106	10559106.87	2774223.539	##	7
107	10559086.88	2774185.631	##	56
108	10558980.75	2773849.37	##	0
109	10559246.82	2774286.02	##	9
275	10559336.21	2773873.576	0	8
2000	10557809.28	2774801.197	0	7
2001	10558606.99	2773963.438	0	6
2002	10558890.72	2773667.885	0	4
2003	10558949.17	2773629.921	0	7
2004	10559009.2	2773618.504	0	8
2005	10559082.34	2773632.652	0	5
2006	10559145.31	2773674.67	0	7
2007	10559623.03	2774160.222	0	4
2008	10559437.41	2774325.45	0	3
2009	10559318.29	2774340.693	0	6
2010	10559206.64	2774419.915	0	8
2011	10559124.05	2774482.522	0	5
2012	10559006.94	2774339.829	0	3
2013	10558725.55	2774774.123	0	7
2014	10558721.29	2774776.745	0	4
2015	10558092.22	2775060.486	0	56
2016	10559112.66	2774494.214	0	2
2024	10559532.32	2774069.562	0	4
2025	10558306.27	2774963.958	0	3
2026	10558469.16	2774890.528	0	2
2027	10558679.37	2774795.771	0	91
2028	10559003.39	2774570.823	0	8
2029	10558845.98	2774686.165	0	8
2030	10558980.61	2773849.351	0	7
2031	10559106.53	2774223.37	0	7
2032	10559246.73	2774286.18	0	6
2033	10559086.87	2774185.612	0	4
2034	10558073.13	2774519.504	0	8
2035	10559175.07	2774081.601	0	54
2036	10559336.22	2773873.564	0	4
DKNG_071	10568470.77	2723006.664	##	6
FL	10558346.75	2774230.747	##	3
HOUSE	10558879.94	2774121.597	0	4
HOUSE2	10559186.68	2774310.354	0	6
WELL	10558839.05	2774005.432	0	7

.5 rbs

.5 rbs

.5 rbs

.5 rbs

.5 rbs

.5 rbs fl

.5 rbs fl os

.5 bs

.5 bs

.5 bs

.5 bs

.5 bs

.5 rbs

C SPIKE AT FCP

C .5 AT XTIE

C 2 STEEL POST

C 2 STEEL POST

C .5

C .5

C 2 STEEL POST

C .5 AT FCP

C 2 STEEL POST

C .5 AT FCP

C 2 STEEL POST

C 3/8 AT FCP

C .5 AT FCP

C .5 AT FCP

C XTIE

C .5 AT FCP

C IRON PIN AND COR POST ADJ

C SET 9-2

C 69-74

C 69-74

C 69-74

C 61-68

C 61-68

C SET

C SET

C SET

C SET ABSOLUTE

C SET 15-14

CALC

c set

.5 rbs

CP Y CAP VRS SNGL DKNQ 2-2-23

3 PP AND .5 RBF

OHE

TELPED

PP FL

OHE

WV 15 IN FL

3 PFCP AND .5 RBF

3 PFCP

3 PFCP AND .5 RBF

3 PFCP AND .5 RBF

3 PFCP

CULVERT

.5 AT XTIE FC

SPIKE IN TIEFCP

2 3/8 PFCP IN CON

FL

FL

.5 RBF

FL

2 3/8 STEEL POST

SHED EAVE COR

SHED EAVE COR

PBRC PST FL

.5 RBF XTIE FC HOLDOVER

OHE

OHE T

FL

.5 RBF FL PI

OHE

FL

.5 RBF FLPI

XTIE FL PI COR

FL

XTIE FL

FL

FL XTIE PI

.5 RBF XTIE FC

XTIE FL

XTIE FL

FL

GUY WIRE

OHE END PMTR

OHE

WELL

OHE 3 WAY

OHE

OHE

OHE

FL

FL

sunoco pipeline flag-paint

sunoco pipeline flag-paint

sunoco pipeline flag-paint

sunoco pipeline flag-paint

wd stk pink flag

.5 rbs

.5 rbs

.5 rbs

.5 rbs

.5 rbs

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. 2304751

FILED FOR REGISTRATION AUGUST 28, 2023 09:35AM 6PGS \$46.00

SUBMITTER: JAY DICKENS

RETURN TO:

VOL 5 PG 377

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