



**SURVEYOR'S CERTIFICATION:**

I, **Scott Fitzgerald**, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I have prepared this plat and accompanying legal description from an actual and accurate survey made on the ground, and that the corner monuments shown hereon were properly placed under my supervision in accordance with the existing rules and regulations of Brown County, Texas and the State of Texas. My signature and seal are placed on this plat as required by law.

**Scott Fitzgerald**  
11/24/2023

**LOCAL CERTIFICATE:**

THE COMMISSIONERS COURT OF BROWN COUNTY, TEXAS, HAS REVIEWED THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION, AND HAS APPROVED THE SAME AS ACCURATE AND COMPLETE, AND HAS ORDERED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF BROWN COUNTY, TEXAS, AND TO BE OPENED FOR RECORD.

**Scott Fitzgerald**  
11/24/2023

**THE STATE OF TEXAS**  
COUNTY OF BROWN

I, **Scott Fitzgerald**, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I have prepared this plat and accompanying legal description from an actual and accurate survey made on the ground, and that the corner monuments shown hereon were properly placed under my supervision in accordance with the existing rules and regulations of Brown County, Texas and the State of Texas. My signature and seal are placed on this plat as required by law.

**Scott Fitzgerald**  
11/24/2023

**DESIGNATED REPRESENTATIVE:**

This plat is in compliance with the Texas Development Review Regulations for private sewage facilities and for the installation of landfills.

Date: **11/20/23** Approved by: **Paul Johnson**

**BROWN COUNTY CLERK:**

THIS PLAT IS HEREBY APPROVED BY THE COMMISSIONERS COURT OF BROWN COUNTY, TEXAS, AND THAT THIS PLAT IS HEREBY AUTHORIZED TO BE FILED IN THE PUBLIC RECORDS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 1714, VERNON'S ANNOTATED CIVIL STATUTES AND ARTICLE 1715, VERNON'S ANNOTATED CIVIL STATUTES.

Date: **12/14/23**

**CHIEF CLERK:**

I, **Scott Fitzgerald**, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I have prepared this plat and accompanying legal description from an actual and accurate survey made on the ground, and that the corner monuments shown hereon were properly placed under my supervision in accordance with the existing rules and regulations of Brown County, Texas and the State of Texas. My signature and seal are placed on this plat as required by law.

**Scott Fitzgerald**  
11/24/2023

(Exhibit # 5)

December 4, 2023

STATE OF TEXAS:

COUNTY OF BROWN:

Being 156.82 acres of land situated in Brown County, Texas, out of the E. HUFFT SURVEY, ABSTRACT NUMBER 1409, and being out of a 156.91 acre tract of land that is described in a deed from GC Ranch LLC, to LSLP Brown Co., LLC, recorded in Instrument Number 2303860, Official Public Records of Brown County, Texas, and further described as follows;

BEGINNING, at a Axle Found at the Southeast corner of said 156.91 acre tract, and being the Northeast corner of a 147.7 acre tract of land that is described in a deed to Todd J. Hamilton, et ux, recorded in Volume 136 at Page 599, said Official Public Records, for the Southeast corner of this tract;

THENCE, S 89° 21' 26" W 2524.61 feet, with the South line of said 156.91 acre tract and the North line of said 147.7 acre tract, to a ½ inch iron rod set at the Southeast corner of a 0.086 acre Third Tract, that is described in said Volume 136 at Page 599, for a corner of this tract;

THENCE, N 00° 59' 23" W 25.00 feet, to a ½ inch iron rod set at the Northeast corner of said 0.086 acre tract, for an internal corner of this tract;

THENCE, S 89° 21' 26" W 150.00 feet, to a ½ inch iron rod set at the Northwest corner of said 0.086 acre tract, and being in the West line of said 156.91 acre tract, and the East line of a 40 acre First Tract, that is described in said Volume 136 at Page 599, for the Southwest corner of this tract;

THENCE, N 00° 59' 23" W 2530.51 feet, with the West line of said 156.91 acre tract and the East line of said 40 acre tract, and the East line of a Fifth tract of land that is described in said Volume 136 at Page 599, to a ½ inch iron rod found, in a fence, at the Northwest corner of said 156.91 acre tract, and an internal corner of said Fifth tract, for the Northwest corner of this tract;

THENCE, N 89° 21' 34" E 2674.69 feet, with the general remains of an old fence, along the North line of said 156.91 acre tract and part way with a South line of said Fifth tract, and being part way with the South line of a tract of land that is described in a deed to Harvey McKinley, recorded in Volume 1355 at Page 587, Deed Records of Brown County, Texas, to cotton picker spindle found in Brown County Road Number 417, at the Northeast corner of said 156.91 acre tract, from which a concrete marker found in the West line of Brown County Road Number 417, and the Southeast corner of said McKinley tract bears, S 89° 21' 34" W 29.75 feet, for the Northeast corner of this tract;

THENCE, S 00° 59' 16" E 2555.41 feet, part way with Brown County Road Number 417, and the East line of said 156.91 acre tract, to the point of beginning and containing 156.82 acres of land.

Through Tax Year  
2022

# TAX CERTIFICATE

Certificate #  
37849

**Issued By:**

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

**Property Information**

Property ID: 35630 Geo ID: A1409-0001-00  
Legal Acres: 156.4200  
Legal Desc: ELIZABETH HUFFT, ABSTRACT 1409, ACRES 156.42  
Situs: CR 417 MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 162290 100.00%  
LSLP BROWN CO LLC  
300 E OAKRIDGE  
MARBLE FALLS, TX 78654-4181

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0.00
MAY ISD	Improvement NHS:	0.00
ROAD & BRIDGE	Land HS:	0.00
	Land NHS:	0.00
	Productivity Market:	680,250
	Productivity Use:	12,910
	Assessed Value	12,910

Property is receiving Ag Use

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**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: 09/06/2023

Total Due if paid by: 09/30/2023

0.00

Tax Certificate Issued for:	Taxes Paid In 2022
BROWN COUNTY	53.10
MAY ISD	118.08
ROAD & BRIDGE	9.51

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: 09/06/2023  
Requested By: LOAN STAR LAND PARTNERS  
Fee Amount: 10.00  
Reference #:

*Dana Foix*

Signature of Authorized Officer of Collecting Office

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 \* Prepared by: Huddleston Surveying & Mapping  
 \* Routine: List Coordinates Coord. File: 2656-23.crd 11/15/23 15:13:24  
 \* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000  
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Point ID Code	Northing	Easting	Elevation	Description
3	10648708.650	2730204.512	1528.08	cps fd
16	10646153.624	2730248.570	1487.23	axle fd
19	10648678.747	2727529.993	1573.67	.50 fd
52	10646125.299	2727724.122		
53	10646150.295	2727723.690		
54	10646148.612	2727573.699		
101	10647749.292	2730171.836	1486.87	cl creek
102	10647774.714	2730130.933	1484.51	cl creek
103	10647819.975	2730035.242	1484.52	cl creek
104	10647872.823	2730025.760	1485.69	cl creek
105	10647910.370	2730001.583	1484.88	cl creek
106	10647925.707	2729973.418	1482.38	cl creek
107	10647915.305	2729918.937	1484.02	cl creek
108	10647943.022	2729839.213	1482.87	cl creek
109	10647929.684	2729787.895	1484.61	cl creek
110	10647909.573	2729764.634	1483.49	cl creek
111	10647865.895	2729708.916	1481.14	cl creek
112	10647871.482	2729651.283	1480.96	cl creek
113	10647842.151	2729601.621	1481.84	cl creek
114	10647813.233	2729527.132	1479.02	cl creek
115	10647790.635	2729519.066	1478.49	cl creek
116	10647744.160	2729559.213	1481.94	cl creek
117	10647735.592	2729594.050	1481.07	cl creek
118	10647656.022	2729723.778	1479.68	cl creek
119	10647633.728	2729725.905	1480.48	cl creek
120	10647589.355	2729675.309		
121	10647483.957	2729625.109		
122	10647419.678	2729560.786		
123	10647480.097	2729532.530		
124	10647533.222	2729521.021		
125	10647585.712	2729459.024		
126	10647592.991	2729406.965		
127	10647540.830	2729375.080		
128	10647501.248	2729315.243		
129	10647476.467	2729302.487		
130	10647411.852	2729291.197		
132	10647179.430	2729227.111		
133	10647065.826	2729144.953		
134	10647030.729	2729140.969		
135	10646997.715	2729159.784		
136	10646983.980	2729183.416		
137	10646986.218	2729222.322		
138	10646966.856	2729282.935		
139	10646957.163	2729340.905	1473.57	cl creek
140	10646901.569	2729340.166	1474.22	cl creek
141	10646874.641	2729392.694		
142	10646870.269	2729426.155		
143	10646815.739	2729450.675		
Point ID Code	Northing	Easting	Elevation	Description
144	10646799.860	2729472.934		
145	10646813.288	2729500.557		
146	10646763.221	2729608.154		
147	10646727.185	2729663.803	1472.56	cl creek
148	10646690.947	2729776.877	1472.84	cl creek
149	10646618.133	2729912.840	1472.70	cl creek
150	10646576.925	2729981.249	1472.90	cl creek
151	10646528.274	2730014.684	1473.10	cl creek
152	10646439.806	2730029.244	1471.68	cl creek
153	10646342.862	2730069.341	1469.40	cl creek
154	10646328.255	2730052.904		
155	10646358.723	2729966.906	1471.49	cl creek
156	10646397.782	2729916.131	1471.94	cl creek
157	10646395.173	2729885.387	1469.47	cl creek
158	10646372.736	2729871.157	1469.70	cl creek
159	10646326.191	2729869.020	1470.78	cl creek
160	10646270.084	2729851.397	1467.99	cl creek
161	10646224.168	2729935.848		
162	10646181.916	2730031.972		
200	10648538.016	2730207.454		
201	10648538.016	2730042.014		
202	10648528.016	2730032.014		
203	10648508.016	2730032.014		

204	10648178.016	2730032.014		
205	10648500.522	2729962.087		
206	10648376.739	2729391.194		
207	10648054.233	2729461.121		
208	10648372.341	2729373.330		
209	10648370.145	2729365.372		
210	10648698.234	2729272.935		
211	10648229.001	2728853.936		
212	10648692.092	2728723.602		
213	10648212.588	2728794.463		
214	10648472.858	2728722.634		
215	10648210.587	2728786.775		
216	10648148.469	2728532.772		
217	10648686.387	2728213.346		
218	10648123.811	2728431.949		
219	10647803.258	2728510.343		
220	10648078.254	2728327.923		
221	10648680.770	2727710.914		
222	10647962.935	2728221.547		
223	10648425.695	2727534.364		
224	10647803.258	2728180.343		
225	10647938.389	2727542.782		
226	10647563.100	2728180.343		
227	10647490.077	2727550.526		
228	10647462.029	2728176.337		
229	10647205.986	2728131.729		
230	10647124.110	2727556.848		
231	10647508.370	2728180.343		
232	10647508.370	2727910.343		
233	10647019.965	2728134.679		
234	10646547.980	2727566.800		
235	10647171.325	2728125.690		
Point ID	Code	Northing	Easting	Elevation Description
236		10647114.686	2728450.793	
238		10646868.427	2728231.119	
239		10646149.241	2727629.758	
240		10646799.017	2728354.600	
241		10646129.181	2728070.070	
242		10646746.997	2728522.354	
243		10646134.808	2728571.569	
244		10646789.850	2728392.643	
245		10646775.343	2728473.682	
246		10646765.499	2728471.920	
247		10646770.748	2728480.432	
248		10646796.993	2728522.990	
249		10646151.487	2730058.121	
251		10646779.718	2728569.911	
252		10646746.233	2728582.349	
253		10646463.605	2728612.704	
254		10646463.558	2730025.335	
258		10646836.371	2728492.180	
259		10646844.247	2728486.017	
260		10646834.404	2728484.255	
261		10646848.911	2728403.216	
265		10647161.027	2728184.800	
266		10647376.760	2728222.385	
267		10647646.977	2728240.343	
269		10647451.731	2728235.446	
270		10647508.370	2728240.343	
271		10647891.065	2728255.020	
274		10647803.258	2728240.343	
275		10648073.768	2728479.892	
278		10648065.529	2728446.203	
282		10648152.305	2728801.028	
284		10648268.211	2729221.553	
287		10648154.750	2728810.425	
288		10648400.656	2729784.652	
290		10648314.503	2729389.292	
291		10648318.102	2729403.908	
292		10648418.016	2730209.524	
294		10647758.642	2730220.894	
295		10648441.885	2729974.801	
297		10648448.016	2730032.014	
298		10648428.016	2730032.014	
299		10648418.016	2730042.014	
300		10647406.805	2730226.961	
301		10647243.816	2730229.771	
302		10647074.026	2730232.699	
304		10646902.970	2730235.649	
305		10646770.549	2729592.406	

306	10647047.761	2729142.902	
307	10647304.790	2729261.358	
308	10647580.229	2729670.962	
309	10647925.862	2729888.571	
310	10647838.619	2729592.523	
311	10647542.100	2729652.802	
312	10647537.060	2729369.381	
313	10647434.410	2729295.139	
Point ID	Code	Northing	Easting Elevation Description
314	10647278.812	2729254.118	
315	10647132.635	2729193.269	
316	10647085.245	2728182.403	
320	10646845.027	2728536.870	

YEAR INST #  
2024 02402348 PAGE 6 OF 7

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. 2402348

FILED FOR REGISTRATION MAY 13, 2024 08:50AM 6PGS \$45.00

SUBMITTER: RANCHES AT CENTURY OAKS

RETURN TO:

RANCHES AT CENTURY OAKS  
PLAT RECORDS VOL 5 PG 389-390

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped hereon 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

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