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53 늄 2 PAGE INST #

YEAR 2025

#### H310027F PAGE ONE OF FIVE:

YEAR INST # 2025 2501012 PAGE 3 OF 62

### THE STATE OF TEXAS: COUNTY OF BROWN: FIELD NOTES AND PLAT OR MAP MADE FOR RANCHMAN REAL ESTATE LLC

All of that certain 85.10 acre tract or parcel of land being known as Woodbridge Estates Subdivision, being situated in Brown County, Texas, 10.77 miles N 11° 08' 05" W, of the Court House of said County, and being 31.67 miles, N 23° 14' 47" E of the Geographical Center of The State of Texas, said Subdivision being of record in Cabinet 5, Slides 79 and 80 of the Plat Records of said County, said 85.10 acres contain 4 acres known as Oak Point Drive as described as a Save & Except following, and being part of the same lands as conveyed 81.22 acres by deed from Lake Brownwood Partners, LLC, to Ranchman Real Estate LLC, dated August 22, 2024, being of record in Instrument No. 2404329 of the Official Public Records of said County, and is further described as occupied as follows;

BEGINNING at a <sup>1</sup>/<sub>2</sub>" iron rod found in place, being the Northerly North East Corner of the 32.86 acre tract of said Ranchman tract, being the NWC of Lot No. 1641 of the Amended Phase III of the Oak Point Subdivision as shown in Cabinet No. 4, Slide 341-348 of the Plat Records of said County, for the North East Corner of this;

\THENCE with the Westerly lines of said Amended Phase III being Lots 1641 through 1629, and being the Easterly lines of said 32.86 acre tract of Ranchman tract, South 09 degrees 46 minutes 54 seconds East, 124.87 feet to a ½" iron rod found, South 09 degrees 43 minutes 46 seconds East, 122.99 feet to a ½" iron rod found, South 09 degrees 46 minutes 46 seconds East, 104.08 feet to a ½" iron rod found, South 09 degrees 43 minutes 17 seconds East, 104.95 feet to a ½" iron rod found, South 09 degrees 44 minutes 41 seconds East, 104.92 feet to a ½" iron rod found, South 09 degrees 46 minutes 05 seconds East, 105.11 feet to a ½" iron rod found, South 09 degrees 42 minutes 52 seconds East, 104.96 feet to a ½" iron rod found, South 09 degrees 45 minutes 07 seconds East, 105.05 feet to a ½" iron rod found, South 09 degrees 43 minutes 28 seconds East, 210.39 feet to a ½" iron rod found, South 09 degrees 42 minutes 12 seconds East, 105.04 feet to a ½" iron rod found, South 09 degrees 47 minutes 00 seconds East, 105.17, to a ½" iron rod found, and South 09 degrees 42 minutes 29 seconds East, 104.89 feet to a ½" iron rod found in the northerly line of said 4 acre strip being Oak Point Drive, being the SWC of said Lot No. 1629 of said Phase III, for an Interior Corner of this;

THENCE North 80 degrees 14 minutes 49 seconds East, along the Northerly line of said 4 acre strip or Oak Point Drive, 210.09 feet to a <sup>1</sup>/<sub>2</sub>" iron rod found, being in the Westerly line of Lake Bluff Drive of said Oak Point Subdivision, being the SEC of said Lot No. 1629, for a Easterly Corner of this;

THENCE with the Westerly lines of said Lake Bluff Drive, along a curve to the left having a radius of 279.11 feet and an arc length of 126.17 feet, being subtended by a chord of South 21 degrees 25 minutes 46 seconds East for a distance of 125.10 feet, and continuing with said Street, along a curve to the right having a radius of 270.76 feet and an arc length of 116.35 feet, being subtended by a chord of South 22 degrees 04 minutes 08 seconds East for a distance of 115.46 feet to a ½" iron rod found, and continuing with said Street, South 09 degrees 45 minutes 31 seconds East, 509.80 feet to a ½" iron rod found, and continuing with said Street, along a curve to the left having a radius of 76.82 feet and an arc length of 123.56 feet, being subtended by a chord of South 50 degrees 53 minutes 29 seconds East for a distance of 110.66 feet to a ½" iron rod found, and North 84 degrees 28 minutes 30 seconds East, 86.81 feet to a ½" iron rod found, being a Southeasterly corner of said 48.36 acre tract of said Ranchman tract common corner of said Oak Point Subdivision, for a Southeasterly Corner of this;

**CONTINUED ON PAGE TWO** 

#### H310027F PAGE TWO OF FIVE:

## **CONTINUED FROM PAGE ONE**

THENCE South 00 degrees 09 minutes 06 seconds West, leaving street and along the Southeasterly line of said 48.36 acre tract, 127.26 feet to a <sup>1</sup>/<sub>2</sub>" iron rod found, being the most Southerly South East Corner of said 48.36 acre tract and said former Woodbridge Estates Subdivision, being the NWC of Lot No. 1618 of said Oak Point Phase III, for the South East Corner of this;

THENCE with the northerly lines of Lots No 1619 through 1627 of said Oak Point Subdivision, being a Southerly lines of said 48.36 acre tract, North 89 degrees 53 minutes 06 seconds West, 105.04 feet to a ½" iron rod found, North 89 degrees 46 minutes 44 seconds West, 105.19 feet to a ½" iron rod found, North 89 degrees 28 minutes 53 seconds West, 105.05 feet to a ½" iron rod found, North 89 degrees 48 minutes 11 seconds West, 104.98 feet to a ½" iron rod found, North 89 degrees 44 minutes 58 seconds West, 104.72 feet to a ½" iron rod found, North 89 degrees 40 minutes 43 seconds West, 106.04 feet to a ½" iron rod found, North 89 degrees 51 minutes 51 seconds West, 104.92 feet to a ½" iron rod found, North 89 degrees 51 minutes 11 seconds West, 104.92 feet to a ½" iron rod found, and South 89 degrees 48 minutes 30 seconds West, 105.00 feet to a ½" iron rod found, being an Interior Corner of said 48.35 acre tract, the NWC of Lot No. 1627 of said Oak Point Amended Phase III, for a Elle Corner of this;

THENCE South 00 degrees 01 minutes 55 seconds East, 210.00 feet to a ½" iron rod found, being the SWC of Lot No. 1627 in the Northerly line of Lake Hill Drive of said Oak Point Subdivision, being the Southerly South East Corner of said 48.36 acre tract, for a Easterly most Southerly Corner of this;

THENCE North 88 degrees 18 minutes 40 seconds West, with said Street 43.02 feet to a ½" iron rod found being the SEC of Lot No. 1327 of said Oak Point Phase III, for a Southerly Corner of this;

THENCE North 47 degrees 10 minutes 36 seconds West, along the northeasterly lines of said Lots 1327 through 1322, 268.40 feet to a <sup>1</sup>/<sub>2</sub>" iron rod found in the easterly line of said Lake Hill Drive of said Oak Point, for a Southerly Corner of this;

THENCE with common lines of said Lake Hill Drive North 25 degrees 52 minutes 18 seconds East, 203.38 feet to a  $\frac{1}{2}$ " iron rod found, and North 17 degrees 40 minutes 10 seconds East, 38.74 feet to a bent  $\frac{1}{2}$ " iron rod found being the SWC of Lot No. 1321 of said Oak Point for a Interior Corner of this;

THENCE South 84 degrees 19 minutes 12 seconds East, with southerly line of said Lot No. 1321, 79.68 feet to a ½" iron rod found, being the SEC of said Lot No. 1321, for an Interior Corner of this;

THENCE with common lines of said Phase III, and said 48.36 acre tract, North 10 degrees 50 minutes 08 seconds West, 209.82 feet to a ½" iron rod found, North 72 degrees 06 minutes 38 seconds West, 160.78 feet to a ½" iron rod found, South 46 degrees 42 minutes 25 seconds West, 418.63 feet to a ½" iron rod found, and South 22 degrees 12 minutes 41 seconds West, 216.26 feet to a ½" iron rod found at the Spillway Elevation 1425 MSL of Lake Brownwood, being a southerly corner of said 48.36 acre tract, at the westerly line of Lots 1293 of said Phase III, for a Southerly Corner of this;

## **CONTINUED ON PAGE THREE**

## H310027F PAGE THREE OF FIVE:

YEAR INST # 2025 2501012 PAGE 5 0F 62

### **CONTINUED FROM PAGE TWO**

THENCE with the spillway elevation 1425 of said Lake Brownwood, being the Southerly and Westerly lines of said 48.36 acre tract, North 08 degrees 40 minutes 02 seconds West, 95.59 feet, North 22 degrees 48 minutes 19 seconds West, 71.30 feet to a 1/2" iron rod found, North 64 degrees 57 minutes 49 seconds West, 106.65 feet to a 1/2" iron rod found, North 78 degrees 01 minutes 33 seconds West, 41.79 feet to a <sup>1</sup>/<sub>2</sub>" iron rod found, North 76 degrees 16 minutes 30 seconds West, 50.56 feet to a 1/2" iron rod set. North 82 degrees 53 minutes 08 seconds West, 90.61 feet to a 1/2" iron rod set. North 88 degrees 54 minutes 42 seconds West, 88.77 feet to a 1/2" iron rod set. South 79 degrees 06 minutes 40 seconds West, 91.98 feet to a 1/2" iron rod found, being the SWC of Lot No. 20 of the Point Subdivision, and continuing South 81 degrees 29 minutes 49 seconds West, 52.10 feet to a <sup>1</sup>/<sub>2</sub>" iron rod found, South 78 degrees 05 minutes 17 seconds West, 37.89 feet, South 87 degrees 15 minutes 24 seconds West, 184.91 North 75 degrees 51 minutes 01 seconds West, 42.16 feet, North 86 degrees 49 minutes 25 seconds West, feet. 139.45 feet, North 63 degrees 47 minutes 00 seconds West, 122.07 feet, North 65 degrees 36 minutes 52 seconds West, 89.79 feet, North 49 degrees 56 minutes 29 seconds West, 15.71 feet, North 71 degrees 35 minutes 45 seconds East, 43.51 feet, North 47 degrees 04 minutes 13 seconds East, 47.90 feet, North 23 degrees 48 minutes 29 North 46 degrees 24 minutes 12 seconds West, 65.26 feet, North 57 degrees 18 minutes 30 seconds East. 51.97 feet. seconds West, 63.11 feet, North 19 degrees 38 minutes 09 seconds West, 51.59 feet, North 09 degrees 38 minutes 56 seconds East, 42.06 feet, North 28 degrees 57 minutes 00 seconds West, 63.19 feet, North 19 degrees 49 minutes 43 seconds West, 50.56 feet to a nail in rock North 10 degrees 54 minutes 52 seconds East, 24.24 feet, North 10 degrees 54 minutes 47 seconds East, 32.48 feet, North 48 degrees 40 minutes 42 seconds East, 45.66 feet, North 22 North 18 degrees 39 minutes 22 seconds East, 68.10 feet, North 29 degrees 13 minutes 05 seconds East, 64.29 feet, North 37 degrees 46 minutes 23 seconds East, 47.48 feet, North degrees 40 minutes 39 seconds East, 21.84 feet, 28 degrees 57 minutes 46 seconds East, 34.51 feet, North 24 degrees 42 minutes 10 seconds East, 35.96 feet, North 44 degrees 26 minutes 49 seconds East, 37.14 feet, North 60 degrees 26 minutes 21 seconds East, 34.59 feet, North 42 degrees 16 minutes 33 seconds East, 3.44 feet to a 1/2" iron rod found, being the NWC of Lot No. 15 of The Point Subdivision, and continuing with spillway of said Lake, North 46 degrees 17 minutes 36 seconds East, 88.64 feet to a 1/2" iron rod set, North 52 degrees 35 minutes 44 seconds East, 48.21 feet, North 24 degrees 21 minutes 54 seconds East, 44.93 feet to a 1/2" iron rod found, North 68 degrees 24 minutes 36 seconds East, 21.75 feet, North 36 degrees 44 minutes 11 seconds East, 36.12 feet, North 49 degrees 14 minutes 59 seconds East, 123.82 feet, North 38 degrees 14 minutes 49 seconds East, 89.98 feet to a <sup>1</sup>/<sub>2</sub>" iron rod found, North 40 degrees 59 minutes 22 seconds East, 90.45 feet, North 42 degrees 01 minutes 27 seconds East, 89.60 feet to a 1/2" iron rod set, North 51 degrees 51 minutes 49 seconds East, 49.77 feet, North 23 degrees 48 minutes 51 seconds East, 43.35 feet to a 1/2" iron rod found. North 38 degrees 57 minutes 38 seconds East, 90.44 feet to a 1/2" iron rod set, North 17 degrees 24 minutes 31 seconds East, 55.60 feet to a 60d nail found, North 30 degrees 34 minutes 58 seconds East, 54.97 feet to a 60d nail found, North 09 degrees 14 minutes 07 seconds East, 24.77 feet, North 29 degrees 04 minutes 29 seconds East, 63.90 feet to a tpost found, North 28 degrees 46 minutes 25 seconds East, 59.87 feet to a 60d nail found, North 12 degrees 45 minutes 38 seconds East, 36.35 feet to a 1/2" iron rod set, North 28 degrees 56 minutes 29 North 33 degrees 37 minutes 36 seconds East, 89.90 feet to a 1/2" seconds East, 92.73 feet to a <sup>1</sup>/<sub>2</sub>" iron rod found, iron rod found being the SWC of Lot No. 16, of the Woodbridge Estates Subdivision as conveyed and described in Deed from Brogan Partners LLC to Fred and Shelly Bilbo, dated March 4, 2015, being of record in Volume 194, Page 883 of the Official Public Records of said County, being the Westerly North West Corner of said 48.36 acre tract. for the Westerly North West Corner of this:

#### **CONTINUED ON PAGE FOUR**

#### H310027F PAGE FOUR OF FIVE:

YEAR INST # 2025 2501012 PAGE 6 OF 62

#### **CONTINUED FROM PAGE THREE**

THENCE South 43 degrees 26 minutes 39 seconds East, with the southerly line of said Lot No. 16 of said Woodbridge Estates, passing its SEC at 427.66 feet, and continuing crossing Oak Point Drive a total distance of 480.00 feet to a <sup>1</sup>/<sub>2</sub>" iron rod set in the Easterly line of said Oak Point Drive, being the NEC of the 4 acre Save & Except roadway tract, for a Elle Corner of this;

THENCE with the occupied Easterly lines of said Oak Point Drive of said Woodbridge Subdivision, North 29 degrees 21 minutes 23 seconds East, 49.36 feet to a ½" iron rod found, North 37 degrees 31 minutes 51 seconds East for a distance of 645.95 feet to a ½" iron rod found, and North 37 degrees 31 minutes 51 seconds East, 106.28 feet to a ½" iron rod found capped ALS, being the SWC of a 3.05 acre tract as conveyed by deed from Lake Brownwood Partners LLC, to Theadore and Vicki Wells, dated January 2023, being of record in Instrument No. 2300226, of the Official Public Records of said County, being the Northerly Corner of said 32.86 acre tract, for the Northerly Corner of this;

THENCE South 50 degrees 34 minutes 32 seconds East, with southerly line of said 3.05 acre tract, 206.45 feet to a ½" iron rod found marked ALS, being the Southerly Corner of said 3.05 acre tract, for a Elle Corner of this;

THENCE North 40 degrees 36 minutes 08 seconds East, with Easterly line of said 3.05 acre tract 29.15 feet to a the Place of Beginning and calculated to contain 85.10 acres of land in area of which contains 4 acres of the redesigned Oak Park Drive of the Woodbridge Estates Subdivision.

#### **CONTINUED ON PAGE FIVE**

# J310027F OAK PARK DRIVE PAGE FIVE OF FIVE:

## THE STATE OF TEXAS: COUNTY OF BROWN: FIELD NOTES AND ATTACHED PLAT OR MAP MADE FOR RANCHMAN REAL ESTATE LLC

All of that certain 4.0 acre strip of land being the redesigned area known as Oak Point Drive, of the Woodbridge Estates Subdivision in Brown County, Texas, said Subdivision being of record in Cabinet No. 5, Slides 79 and 80, of the Plat Records, of Brown County, Texas, and is further described as follows;

BEGINNING at a ½" iron rod found in place in the Westerly line of Lake Bluff Drive of the Oak Point Subdivision being the SEC of Lot No. 1629 of the Amended Phase III of said Oak Point Subdivision being of record in Cabinet No. 4, Slides 341-348, of the Plat Records of said County, being the Easterly NEC of said Oak Point Drive of said Woodbridge Estates Subdivision, for the Easterly North East Corner of this;

THENCE with Westerly side of said Lake Bluff Drive, crossing said Oak Park Drive, along a curve to the left having a radius of 279.11 feet and an arc length of 50.18 feet, being subtended by a chord of South 13 degrees 37 minutes 51 seconds East for a distance of 50.11 feet to a ½" iron rod found being the NEC of Lot No. 34 of The Point Subdivision for a Easterly Corner of this;

THENCE with the Southerly lines of the Reassigned Street, South 80 degrees 14 minutes 49 seconds West, 222.36 feet to a ½" iron rod, North 79 degrees 36 minutes 27 seconds West, 437.50 feet to a ½" iron rod set, South 56 degrees 41 minutes 01 seconds West. 530.95 feet to a ½" iron rod set, South 75 degrees 20 minutes 19 seconds West, 546.61 feet to a ½" iron rod set, North 48 degrees 19 minutes 25 seconds West, 335.89 feet to a ½" iron rod set, and the beginning of a culdesac, and continuing with the Westerly lines of said Street, along a curve to the right having a radius of 60.00 feet and an arc length of 223.05 feet, being subtended by a chord of North 00 degrees 24 minutes 35 seconds West, 115.06 feet to a ½" iron rod set, North 40 degrees 42 minutes 45 seconds East, 816.93 feet to a ½" iron rod set, and North 29 degrees 21 minutes 22 seconds East, 383.00 feet to a ½" iron rod found, being the Southerly Corner of Lot No. 16, of the Woodbridge Estates Subdivision for the North West Corner of this;

THENCE South 43 degrees 26 minutes 39 seconds East, 52.34 feet to a <sup>1</sup>/<sub>2</sub>" iron rod set in the Easterly line of said Street, for the North East Corner of this;

THENCE with the Easterly and Northerly lines of said redesigned roadway, South 29 degrees 21 minutes 23 seconds West, 372.49 feet to a ½" iron rod set, South 40 degrees 42 minutes 45 seconds West, 851.86 feet to a ½" iron rod set, South 48 degrees 19 minutes 25 seconds East, 339.92 feet to a ½" iron rod set, North 75 degrees 20 minutes 19 seconds East, 504.08 feet to a ½" iron rod set, North 56 degrees 41 minutes 01 seconds East, 542.79 feet to a ½" iron rod set, South 79 degrees 36 minutes 27 seconds East, 448.67 feet to a ½" iron rod found, North 80 degrees 14 minutes 49 seconds East, 210.09 feet to the Place of Beginning and calculated to contain 4.0 acres of land in area. THE ABOVE FIELD NOTES AND ATTACHED PLAT OR MAP REPRESENTS the results of an on the ground survey, that all lines and corners are marked as described above, or shown on the attached plat or map which is hereby made a part of this, that said property has access to and from a dedicated roadway as shown on said plat or map or mentioned above.

JANUARY 31, 2025

Don T. King Registered Professional Land Surveyor of The State of Texas Elected County Surveyor of Brown County

2024	IAXC	ERTIFICATE	· Ce	rtificate # 40216
<b>Issued By:</b> BROWN COUNTY APPR 3804 HWY 377 S BROWNWOOD, TX 7680		Property ID: 20007880 Legal Acres: 0.8600	Geo ID: R9532-0017-00	. – 1
		0.86	IT DR MAY, TX 76857	AURES
Owner ID: 166023 RANCHMAN REAL 100 W HWY 290 DRIPPING SPRING	ESTATE LLC	For Entities BROWN COUNTY MAY ISD ROAD & BRIDGE	Value Informa Improvement HS: Improvement NHS: Land HS: Land NHS: Productivity Market: Productivity Use: Assessed Value	ation 0 18,910 0 18,910
and any known costs and e taxing unit(s):	expenses as provided by Tax (	Soue 333.40, are due on the (	-	nowing
Totals:	Taxable	Disc:/P 0.00 0.0 Total Due if paid b	0.00	Total Due 0,00 0.00
Totals:	Taxable j	ويروعها والمناسب المتعمية أسراه	0.00	0.00
Totals:	Taxable	0.00 0.0	0.00	0.00
Totals:	' Taxable	0.00 0.0	0.00	0.00
Year Entity Totals: Effective Date: 02/18/2025	Taxable	0.00 0.0	0.00	0.00
Totals:	Taxable	0.00 0.0	0.00	0.00

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

LIMMULT / Mthury Signature of Authorized Officer of Collecting Office

02/18/2025 Date of Issue: WEST, RAY ATTORNEY AT LAW Requested By: 10.00

Fee Amount:

Reference #:

hrough TaxiYear. 2024 T	AX CERTIFICATE	Certificate # 40217
S <b>ued By:</b> ROWN COUNTY APPRAISAL DISTRICT 804 HWY 377 S ROWNWOOD, TX 76801	Property ID: 20007902 Legal Acres: 1.0400 Legal Desc: WOODBRIDG 1.04 Situs: OAK POINT DBA:	erty Information Geo ID: R9532-0039-00 GE ESTATES PHASE 1, LOT 39, ACRES DR MAY, TX 76857
Owner ID: 166023 100.00% RANCHMAN REAL ESTATE LLC 100 W HWY 290 DRIPPING SPRINGS, TX 78620-5428	Exemptions: For Entities :: BROWN COUNTY MAY ISD ROAD & BRIDGE	Value Information
	a a a a a a a a a a a a a a a a a a a	Assessed Value 22,870
fective Date: 02/18/2025	Total Due if paid by:	02/28/2025 0.00
	,	
AY ISD 16 DAD & BRIDGE 16 applicable, the above-described property has/is rece le based on the provisions of the special appraisal (f	1.47 5.81 6.47 eiving special appraisal based on its use, an Comptroller Rule 9.3040) or property omitted	d additional rollback taxes may become from the appraisal roll as described
ROWN COUNTY 9 AY ISD 165 DAD & BRIDGE 16 applicable, the above-described property has/is rece	1.47 5.81 6.47 eiving special appraisal based on its use, an Comptroller Rule 9.3040) or property omitted ertificate [Tax Code Section 31.08(b)]. fers property accompanied by a tax certificat g unit on the property or that fails to include inguished and the purchaser of the property or for taxes based on omitted property. The	I from the appraisal roll as described e that erroneously indicates that no property because of its omission from an is absolved of liability to the unit for person who was liable for the tax for the

May Be Subject to Court Costs if Suit is Pending

Signeture of Authorized Officer of Collecting Office

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 Date of Issue:
 02/18/2025

 Requested By:
 WEST, RAY ATTORNEY AT LAW

 Fee Amount:
 10.00

 Reference #:
 Page: 1

Productivity Market: Productivity Use:	SROWN COUNTY APPRAISAL DISTRICT 3804 HWY 377 S 3ROWNWOOD, TX 76801 Owner ID: 166023 100.00% RANCHMAN REAL ESTATE LLC 100 W HWY 290 DRIPPING SPRINGS, TX 78620-5428 Current/	Property ID: 2000790 Legal Acres: 0.9900 Legal Desc: WOODBF 0.99 Situs: OAK POI DBA: Exemptions: For Entities: BROWN COUNTY MAY ISD ROAD & BRIDGE Delinquent Taxes rds of this office, the follow code §33.48, are due on the Tax Due Disc.//	1 Geo ID: R9532-0038-00 RIDGE ESTATES PHASE I, LOT 3 INT DR MAY, TX 76857 Value Inform Improvement HS: Improvement NHS: Land HS: Land NHS: -Productivity Market: -Productivity Use: Assessed Value ving delinquent taxes, penal described property for the f	as, ACRES
Owner ID:       166023       100.00%         RANCHMAN REAL ESTATE LLC       For Entities       Value Information         100 W HWY 290       BROWN COUNTY       Improvement HS:         DRIPPING SPRINGS, TX 78620-5428       ROAD & BRIDGE       Land HS:         Land NHS:       21,77         Productivity Market:       Productivity Use:	RANCHMAN REAL ESTATE LLC 100 W HWY 290 DRIPPING SPRINGS, TX 78620-5428 Current/ This is to certify that, after a careful check of the tax reco and any known costs and expenses as provided by Tax C axing unit(s): Year Entity Taxable Totals:	For Entities         BROWN COUNTY         MAY ISD         ROAD & BRIDGE         Delinquent Taxes         rds of this office, the follow         code §33.48, are due on the         Tax Due       Disc.//         0.00       0	Improvement HS: Improvement NHS: Land HS: Land NHS: -Productivity Market: Productivity Use: Assessed Value ving delinquent taxes, penal described property for the f	21,770 21,770 21,770 21,770 following following 0.00
	his is to certify that, after a careful check of the tax reco nd any known costs and expenses as provided by Tax O ixing unit(s): par Entity Taxable Taxable totals:	rds of this office, the follow code §33.48, are due on the Tax Due Disc.// 0.00 0	ving delinquent taxes, penal described property for the f P81Attorney Fee .000.00	ities, interest following Total Due 0.00
	Effective Date: 02/18/2025	Total Due if paid I	by: 02/28/2025	0.00
his is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, intere nd any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following axing unit(s): ear Entity Taxable Tax Due Disc./P&L Attorney Fee Total Disc.				
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 axing unit(s): Tear Entity Taxable Taxable Tax Due Disc./P81 Attorney Fee Total Disc. otals: 0.00 0.00 0.00 0.00 0.00		,	۰ ۲	
his is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, intere- nd any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following uxing unit(s): Par Entity Taxable Taxable Tax Due Disc./P&L Attorney Fee Total Disc. otals: 0.00 0.00 0.00 0.00 0.00				
his is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, intere- and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following xing unit(s): the set of the following Tax Due Disc./P&L Attorney Fee Total Disc. btals: 0.00 0.00 0.00 0.00 0.00 0.00			,	
his is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, intere- nd any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following uxing unit(s): Par Entity Taxable Taxable Tax Due Disc./P&L Attorney Fee Total Disc. otals: 0.00 0.00 0.00 0.00 0.00				
his is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interear and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following axing unit(s): Tear Entity		4		
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 axing unit(s): Tear Entity	ax Certificate Issued for: Taxes Paid in 2024 BROWN COUNTY 87.08			

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)].

15.68

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

Signature of Authorized Officer of Collecting Office

ROAD & BRIDGE

 Date of Issue:
 02/18/2025

 Requested By:
 WEST, RAY ATTORNEY AT LAW

 Fee Amount:
 10.00

 Reference #:
 Page: 1

hrough Tax Year 2024	TAX C	ERTIFICATE		Certificate # 40219
Soud By:				
ROWN COUNTY APPRAIS	SAL DISTRICT	Pro	perty Information	alde "C'Annellantic side." Statistic
ROWNWOOD, TX 76801		Property ID: 20007900	Geo ID: R9532-0037-0	0
		Legal Acres: 0.9400		
		Legal Desc: WOODBRII 0.94	DGE ESTATES PHASE I, LOT	37, ACRES
		Situs: OAK POIN	IT DR MAY, TX 76857	
		DBA:		
		Exemptions:		
Owner ID: 166023	100.00%			
RANCHMAN REAL ES	TATE LLC	For Entities	Value Infor	mation
100 W HWY 290		BROWN COUNTY	Improvement HS:	
DRIPPING SPRINGS,	TX 78620-5428		Improvement NHS:	Ő
		ROAD & BRIDGE	Land HS:	0
		÷	Land NHS: Productivity Market:	20,670
		~	Productivity Use:	
			Assessed Value	20,670
nis is to certify that, after a c nd any known costs and exp xing unit(s):	Current areful check of the tax rec benses as provided by Tax Taxable	ords of this office, the followi Code §33.48, are due on the c	lescribed property for the	following
his is to certify that, after a c and any known costs and exp xing unit(s): ar Entity	areful check of the tax rec penses as provided by Tax	ords of this office, the followi	lescribed property for the	alties, interest following Total Due 0.00
his is to certify that, after a c ad any known costs and exp xing unit(s): ar Entity otals:	areful check of the tax rec penses as provided by Tax	ords of this office, the followi Code §33.48, are due on the c Tax Due Disc./P8	Attorney Fee	following
is is to certify that, after a c d any known costs and exp king unit(s): ar Entity tals:	areful check of the tax rec penses as provided by Tax	ords of this office, the followi Code §33.48, are due on the c Tax Due Disc./Pa 0.00 0.0	Attorney Fee	following Total Due 0.00
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his is to certify that, after a c ad any known costs and exp xing unit(s): ar Entity otals:	areful check of the tax rec penses as provided by Tax	ords of this office, the followi Code §33.48, are due on the c Tax Due Disc./Pa 0.00 0.0	Attorney Fee	following Totál Due 0.00
his is to certify that, after a c nd any known costs and exp xing unit(s): ear Entity otals:	areful check of the tax rec penses as provided by Tax	ords of this office, the followi Code §33.48, are due on the c Tax Due Disc./Pa 0.00 0.0	Attorney Fee	following Totál Due 0.00
is is to certify that, after a c d any known costs and exp king unit(s): ar Entity tals:	areful check of the tax rec penses as provided by Tax	ords of this office, the followi Code §33.48, are due on the c Tax Due Disc./Pa 0.00 0.0	Attorney Fee	following Totál Due 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	82.68
MAY ISD	149.86
ROAD & BRIDGE	14.89

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

utherew Signature of Authorized Officer of Collecting/Office

 Date of Issue:
 02/18/2025

 Requested By:
 WEST, RAY ATTORNEY AT LAW

 Fee Amount:
 10.00

 Reference #:
 Page: 1

Fhrough Tax Year 2024	TAX C	ERTIFICATE	v 	Certificate # 40220
SSUED BY: ROWN COUNTY APPRAIS		and a second	ער אראיט אין גער אראי גער אראי איין איז איז אין איין איז איז אין איז	-
304 HWY 377 S	DAL DISTRICT		Property Information	anna ann an Anna ann an Anna ann Marthal an Sann ann an Anna Anna Anna Marthal an Anna Anna Anna Anna Anna Anna
ROWNWOOD, TX 76801		Property ID: 20007 Legal Acres: 1.4800		6-00
			) DBRIDGE ESTATES PHASE I,	LOT 36, ACRES
		1.48	DRIDGE LOIRI EO FIRADE I,	LOT 30, AGRES
			OINT DR MAY, TX 76857	
		DBA:		•st
		Exemptions:		<b>M</b> 1 ( ) ( )
Owner ID: 166023	100.00%	dist fit in an analysis i standardia in	a and a start manually strange of a second state of a second state of a second state of	nagragandiakana pritu atang ng ig
RANCHMAN REAL ES	TATELLC	Eor Entitie	the state of the state of the second of the	formation
100 W HWY 290	TX 79600 6400	BROWN COUNTY MAY ISD	Improvement HS:	
DRIPPING SPRINGS,	1X 78620-5428	ROAD & BRIDGE	Improvement NHS Land HS:	S: 0 ·
			Land NHS:	32,550
- <u>-</u> . ·			Productivity Marke	et: O
			– – – Prodúctivity Use:- Assessed Value	32,550
		;		02,000
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is is to certify that, after a c d any known costs and exp ling unit(s): in Entity	areful check of the tax reco benses as provided by Tax C Taxable	ode §33.48, are due on t	lowing delinquent taxes, j he described property for c/P&I Attorney Fee	the following
tals:	alan ang ang ang ang ang ang ang ang ang a	0.00	0.00 0.00	Total Due 0.00
ective Date: 02/18/2025		Total Due if pai	id by: 02/28/2025	0.00
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Cardificate la surad fa su				-
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based on the provisions of the	e special appraisal (Comptrolle	er Rule 9.3040) or property of	mitted from the appraisal ro	ixes may become Il as described
ax Certificate Issued for: ROWN COUNTY IAY ISD OAD & BRIDGE applicable, the above-described ue based on the provisions of th nder Tax Code Section 25.21 is n ursuant to Tax Code Section 31. elinquent taxes, penalties or inte opraisal roll, the unit's tax lien o elinquent taxes, penalties or inte part the tax was imposed or the p	23.44 I property has/is receiving spec te special appralsal (Comptrolle not included in this certificate [ 08, if a person transfers proper prest are due a taxing unit on the n the property is extinguished a prest on the property or for taxe	er Rule 9.3040) or property of Tax Code Section 31.08(b)]. ty accompanied by a tax ce the property or that fails to in and the purchaser of the pro- the based on omitted propert	mitted from the appraisal ro rtificate that erroneously ind iclude property because of it operty is absolved of liability y. The person who was liabl	Il as described
ax certificate issued through fr	aud or collusion is void.	с }	ν. V	
s certificate does not clear abu	use of granted exemptions as d	efined in Section 11.43 Para	agraph(1) of the Texas Prope	rty Tax Code.
y Be Subject to Court Cost	-	5	Date of Issue: 02/18/2023 Requested By: WEST, RA	5 Y ATTORNEY AT LAW
Hund			Fee Amount: 10.00 Reference #:	Page: 1

Anni	WU.	Authory Officer of Collecting Off	5
Signature of Au	thorized i	Officer of Collectind Off	ice

10.00	

Page: 1

Through Tax Year 2024	TAX CERTIFICATE	Certificate # 40221
Issued By: BROWN COUNTY APPRAISAL DISTRI 3804 HWY 377 S BROWNWOOD, TX 76801	CT Property ID: 20007898 Geo ID Legal Acres: 0.9700 Legal Desc: WOODBRIDGE ESTA 0.97 Situs: OAK POINT DR MA DBA: Exemptions:	ormation         Single           R9532-0035-00         Single           res PHASE I, LOT 35, ACRES         Single           Y, TX 76857         Single
Owner ID: 166023 100 RANCHMAN REAL ESTATE LLC 100 W HWY 290 DRIPPING SPRINGS, TX 78620-5	D.00% BROWN COUNTY Imp i428 MAY ISD Imp ROAD & BRIDGE Lar Pro Pro Pro	Value Information     File       provement HS:     0       provement NHS:     0       nd HS:     21,330       nductivity Market:     0       nductivity Use:     0       21,330     21,330
This is to certify that, after a careful check and any known costs and expenses as pr taxing unit(s):	Current/Delinquent Taxes k of the tax records of this office, the following delinq ovided by Tax Code §33.48, are due on the described Taxable Tax Due Disc./P&I A 0.00 0.00	uent taxes, penalties, interest
Effective Date: 02/18/2025	Total Due if paid by: 02/28/20	0.00

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	85.32
MAY ISD	154.65
ROAD & BRIDGE	15.36

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 delinguent 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

Signature of Authorized Officer of Collecting Office

Date of Issue: 02/18/2025 WEST, RAY ATTORNEY AT LAW **Requested By:** Fee Amount: 10.00 Reference #:

Through Tax Year 2024	TAX CERTIFIC	CATE	Gertificate 40222	
Issued By:				
BROWN COUNTY APPRAISAL DIST		Property Inf	ormation	P T T
3804 HWY 377 S		y ID: 20007897 Geo ID	: R9532-0034-00	<u>.</u>
BROWNWOOD, TX 76801	Legal A Legal D		TES PHASE I, LOT 34, ACRES	
	Situs:	0.99 OAK POINT DR MA'	Y TX 76857	••••
	DBA: Exempt			····
Owner ID: 166023	100.00%		anna anna an tarachtan an chàid ann ann an tar tha ann ann an tar an ann an tar an tar an tar an tar an tar an	
RANCHMAN REAL ESTATE LL		For Entitles	Value Information	
100 W HWY 290 DRIPPING SPRINGS, TX 7862	0-5428 BROWN	Imp	provement HS: provement NHS:	0 4
	ROAD & I	BRIDGE	d HS:	0 1
		Pro	ductivity Market:	0
			ductivity Use: essed Value 21,7	0. 770 ·
	<u> </u>	<del>a shiri an </del>		
		Taxes		
his is to certify that, after a careful ch	neck of the tax records of this of	ffice, the following deling		est:
ind any known costs and expenses as axing unit(s):	provided by Tax Code §33.48,	are due on the described	property for the following	ł.
ear Entity	Taxable Tax Due		utorney Fee 🥢 👘 Total I	Jue
otals:	0.00	0.00	0.00 0	.00
ffective Date: 02/18/2025	Το	otal Due if paid by: 02/28/20	25 0	.00
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Tax Certificate Issued for: Taxe	es Paid in 2024			5 15 15 17
BROWN COUNTY	87.08			i
/AY ISD ROAD & BRIDGE	157.84 15.68			1
f applicable, the above-described property	has/is receiving special appraisal b	based on its use, and addition	nal rollback taxes may becom	e .
ue based on the provisions of the special nder Tax Code Section 25.21 is not include	appraisal (Comptroller Rule 9.3040)	) or property omitted from the	e appraisal roll as described	1
Pursuant to Tax Code Section 31.08, if a pe	_		ronocuely indicatos that no	i i
lelinquent taxes, penalties or interest are d ppraisal roll, the unit's tax lien on the prop	lue a taxing unit on the property or perty is extinguished and the purcha ne property or for taxes based on or	that falls to include property aser of the property is absolv nitted property. The person v	because of its omission from ved of liability to the unit for who was liable for the tax for t	1
	as omitted remains personally liabl	e for the tax and for any pena	aities or interest.	.1
ear the tax was imposed or the property w		e for the tax and for any pen	aities or interest.	,I
ear the tax was imposed or the property w tax certificate issued through fraud or col	llusion is void.			.1
A tax certificate issued through fraud or col This certificate issued through fraud or col This certificate does not clear abuse of gran May Be Subject to Court Costs if Suit is	llusion is vold. nted exemptions as defined in Secti		Texas Property Tax Code.	.i

Signature of AuthOrized Officer of Collecting Office

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Requested By: Fee Amount: Reference #: WEST, RAY ATTORNEY AT LAW 10.00

Page: 1

ax Certificate issued for:       Taxes Paid in 2024         Sector Production       Taxes Paid in 2024         Are Certificate issued for:       Taxes Paid in 2024         Sector Production       Taxes Paid in 2024         Sector Production       Taxes Paid in 2024         The sector Production       Taxes Paid in 2024         Taxes Paid in 2024       Total Due if paid by: 02/28/2025         Control Taxes       Total Due if paid by: 02/28/2025	ough Tax Year 2024	TAX CERTIFICAT		Certificate # 40223
Situs: OAK POINT DR MAY, TX 76857 DBA: DBA: DBA: Exemptions: Value Information MAXING WIWY 290 DRIPPING SPRINGS, TX 78620-5428 This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, inter and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following atring units: Current/Delinquent Taxes This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, inter and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following daring units: Courrent/Delinquent Taxes This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, inter and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following daring units: Courrent/Delinquent Taxes Courrent/Delinquent Taxes Taxable Tax Due Disc./F&I Attoriey Fee Total 1 Cotals: Code Section 20.00 Code Code Code Code Code Code Code Code	OWN COUNTY APPRAISAL DISTRIC <sup>-</sup> 4 HWY 377 S	Property ID: ·Legal Acres:	20007896 Geo ID: R9532-00 0.8700 WOODBRIDGE ESTATES PHASE I,	33-00
Owner ID: 180023       100.00%         RANCHMAN REAL ESTATE LLC       For Entities       Value information         100 W HWY 290       Improvement HS:       Land HS:<		DBA:		
Productivity Use: Assessed Value       19,         Current/Delinquent Taxes       19,         Chills is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, inter and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following axing unit(s):         Year, Entity       Taxable       Tax Due       Disc./P81       Attornay Fee       Total 1         Totals:       0.00       0.00       0.00       0.00       0       0         Effective Date: 02/18/2025       Total Due if paid by: 02/28/2025       C       C         SROWN COUNTY       76.51       35.70       Taxable       13.73         Total Due       13.73       133.70       133.73         YapDicable, the above-described property hasis receiving special appraisal based on its use, and additional rollback taxes may becom ture based on the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under tax Code Section 31.08(b).	RANCHMAN REAL ESTATE LLC 100 W HWY 290	D0% BROWN COUNT BROWN COUNT MAY ISD	Y Improvement HS Improvement NH Land HS: Land NHS:	: 0 S: 0 0 19,130
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, inter and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following axing unit(s): /ear, Entity			Productivity Use:	
Taxes Paid in 2024         ROWN COUNTY       76.51         MAY ISD       138.70         CADA & BRIDGE       13.78         fapplicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may becom lue based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described inder Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].         Yursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no	any known costs and expenses as prov ng unit(s): Entity als:	vided by Tax Code §33.48, are d Taxable Tax Due 0.00	Disc:/P&I Attorney Fee 0.00 0.00	r the following
ROWN COUNTY       76.51         TAY ISD       138.70         IOAD & BRIDGE       13.78         applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become use based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described nder Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].         urusuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no				
ROWN COUNTY 76.51 MAY ISD 138.70 COAD & BRIDGE 13.78 i applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may becom use based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described inder Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].				
ROWN COUNTY 76.51 MAY ISD 138.70 COAD & BRIDGE 13.78 i applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may becom use based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described inder Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].			e e e e e e e e e e e e e e e e e e e	
BROWN COUNTY       76.51         MAY ISD       138.70         ROAD & BRIDGE       13.78         if applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become lue based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described inder 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				×.
ROWN COUNTY       76.51         TAY ISD       138.70         IOAD & BRIDGE       13.78         applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become use based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described nder Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].         urusuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no				
ROWN COUNTY 76.51 MAY ISD 138.70 COAD & BRIDGE 13.78 i applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may becom use based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described inder Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].		•		
ue based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described inder 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	WN COUNTY ISD	76.51 138.70		
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no	based on the provisions of the special apprai	s receiving special appraisal based isal (Comptroller Rule 9.3040) or pr	operty omitted from the appraisal ro	axes may become oll as described
lelinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from 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 tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.	nquent taxes, penalties or interest are due a t raisal roll, the unit's tax lien on the property is inquent taxes, penalties or interest on the pro	axing unit on the property or that fa s extinguished and the purchaser o perty or for taxes based on omitted	ils to include property because of in f the property is absolved of liability property. The person who was liable	ts omission from an y to the unit for le for the tax for the

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

Signalure of Authorized Officer of Collecting Office

 Date of Issue:
 02/18/2025

 Requested By:
 WEST, RAY ATTORNEY AT LAW

 Fee Amount:
 10.00

 Reference #:
 Page: 1

2024	TAX CERTIFICATE	Certificate # 40224
<b>Sued By:</b> ROWN COUNTY APPRAISAL DIS 804 HWY 377 S ROWNWOOD, TX 76801	Property ID: 20007895 Legal Acres: 0.7800 Legal Desc: WOODBRID 0.78	Geo ID: R9532-0032-00 Geo ID: R9532-0032-00 GE ESTATES PHASE I, LOT 32, ACRES
<b>Owner ID:</b> 166023 RANCHMAN REAL ESTATE LI 100 W HWY 290 DRIPPING SPRINGS, TX 7862	DBA: Exemptions: 100.00% LC BROWN COUNTY	DR MAY, TX 76857 Value Information Improvement HS: 0 Improvement NHS: 0 Land HS: 0 Land HS: 17,160 Productivity Market: 0 Productivity Use: 0 Assessed Value 17,160
10 - 1, 13 - 11 - 11 - 11 - 11 - 11 - 11 -	4 <u>.</u> `	
nd any known costs and expenses as	Current/Delinquent Taxes heck of the tax records of this office, the followin s provided by Tax Code §33.48, are due on the de	g delinquent taxes, penalties, interest escribed property for the following
xing unit(s): ar Entity otals:	Taxable Tax Due Disc./P&I 0.00 0.00	
fective Date: 02/18/2025	Total Due if paid by:	02/28/2025 0.00
T	ч <b>н</b>	
1 2 <u>4</u>	ч <b>.</b>	
н	т	a tot in region to the difference of the second secon
1 30	т	a roo z room roo dradkana roo z roodonana a gran zena muje na an
v Cartificate Issued for:	zes Paid in 2024	4 von 6 verse verkönneren en görer neven erseren en erören verören er erören er erören er erören er erören er
ROWN COUNTY AY ISD DAD & BRIDGE	<b>tes Paid in 2024</b> 68.64 124.41 12.36	n roz i rozun zu drađanova rozva samodovnom d
ROWN COUNTY AY ISD DAD & BRIDGE applicable, the above-described property te based on the provisions of the special ider Tax Code Section 25.21 is not includ	68.64 124.41 12.36 / has/is receiving special appraisal based on its use, an appraisal (Comptroller Rule 9.3040) or property omitte ded in this certificate [Tax Code Section 31.08(b)].	d from the appraisal roll as described
ROWN COUNTY AY ISD DAD & BRIDGE applicable, the above-described property te based on the provisions of the special or Tax Code Section 25.21 is not includ ursuant to Tax Code Section 31.08, if a pe elinquent taxes, penalties or interest are d opraisal roll, the unit's tax lien on the prop elinquent taxes, penalties or interest on the	68.64 124.41 12.36 / has/is receiving special appraisal based on its use, an appraisal (Comptroller Rule 9.3040) or property omitte	d from the appraisal roll as described te that erroneously indicates that no property because of its omission from an is absolved of liability to the unit for person who was liable for the tax for the

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

Signature of Authorized Officer of Collecting Office

 Date of Issue:
 02/18/2025

 Requested By:
 WEST, RAY ATTORNEY AT LAW

 Fee Amount:
 10.00

 Reference #:
 Page: 1

hrough Tax Year 2024	TAX C	ERTIFICATE		Certificate # 40225
SSUED BY: BROWN COUNTY APPRAISAL 804 HWY 377 S BROWNWOOD, TX 76801	DISTRICT	0.75	500 ODBRIDGE ESTATES PHASE I, LO	Í
Owner ID: 166023 RANCHMAN REAL ESTA 100 W HWY 290 DRIPPING SPRINGS, TX		Exemptions: For Ent BROWN COUNTY MAY ISD ROAD & BRIDGE	ties Improvement HS: Improvement NHS: Land HS: Land NHS: Productivity Market: Productivity Use: Assessed Value	rmation 0 0 16,500 0 16,500
his is to certify that, after a care nd any known costs and expens axing unit(s): ear Entity	ful check of the tax reco	Code §33.48, are due o	ollowing delinquent taxes, per n the described property for th Nicc/P&I Attorney Fee	alties, interest e following Total Due,
otals:	1998, Sh dark, inish wenishing and substantial second second second second second second second second second s	0.00	0.00 0.00	0.00
ffective Date: 02/18/2025		Total Due if	baid by: 02/28/2025	0.00
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ax Certificate Issued for: ROWN COUNTY IAY ISD ROAD & BRIDGE	Taxes Paid in 2024 66.00 119.63 11.88			
applicable, the above-described pro ue based on the provisions of the sp nder Tax Code Section 25.21 is not it	perty has/is receiving special appraisal (Comptroll	er Rule 9.3040) or proper	v omitted from the appraisal roll a	s may become s described
ursuant to Tax Code Section 31.08, i elinquent taxes, penalties or interest ppraisal roll, the unit's tax lien on the elinquent taxes, penalties or interest ear the tax was imposed or the prop	t are due a taxing unit on t e property is extinguished t on the property or for taxe	he property or that fails to and the purchaser of the es based on omitted prop	include property because of its o property is absolved of liability to erty. The person who was liable for	mission from an the unit for r the tax for the
tax certificate issued through fraud				<b>-</b>
-		lofined in Proting 44 40 5	nonnonlift) of the Terre D	Tau Oa ta
his certificate does not clear abuse o	or granted exemptions as t	terinea in Section 11.43 P	aragraph(1) of the Texas Property	lax Code.
Way Be Subject to Court Costs if a	Suit is Pending		Date of Issue: 02/18/2025	

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1 Yan	h.	DANTHUM d Officer of Collecting Office
	MAN	Minun
Signature of	Authorize	d Officer of Collecting Office

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Requested By: Fee Amount: Reference #:

WEST, RAY ATTORNEY AT LAW 10.00 Page: 1

Through Tax Year 2024	TAX CERTIFICATE	Certificate # 40226
Issued By: BROWN COUNTY APPRAISAL DISTRI 3804 HWY 377 S BROWNWOOD, TX 76801	Property ID: 20007893 Legal Acres: 0.8000 Legal Desc: WOODBRIDGE	rty Information Geo ID: R9532-0030-00 ESTATES PHASE I, LOT 30, ACRES 0.8 DR MAY, TX 76857
Owner ID: 166023 100 RANCHMAN REAL ESTATE LLC 100 W HWY 290 DRIPPING SPRINGS, TX 78620-5	428 For Entities BROWN COUNTY MAY ISD ROAD & BRIDGE	Value InformationImprovement HS:0Improvement NHS:0Land HS:0Land NHS:17,600Productivity Market:0Productivity Use:0Assessed Value17,600

ity that, after a careful check of records of this office, ıy delin the followil 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	able Tax Due Disc./P&I At	torney Fee	Total Due
Totals:	0.00 0.00		0.00
Effective Date: 02/18/2025	Total Due if paid by: 02/28/202	25	0.00

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	70.40
MAY ISD	127.60
ROAD & BRIDGE	12.68

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

Motherin Signature of Authorized Officer of Collecting Office

02/18/2025 Date of Issue: Requested By: Fee Amount: 10.00 Reference #:

WEST, RAY ATTORNEY AT LAW

2024	TAX CERTIFICATE	Certificate #- 40227
<b>SSUED BY:</b> BROWN COUNTY APPRAISAL DISTRIC 3804 HWY 377 S BROWNWOOD, TX 76801		ER9532-0040-00
Owner ID: 166023 100.0 RANCHMAN REAL ESTATE LLC 100 W HWY 290 DRIPPING SPRINGS, TX 78620-542	BROWN COUNTY Im MAY ISD Im ROAD & BRIDGE Lau Lau Pro Pro	Value Information         provement HS:       0         provement NHS:       0    <
This is to certify that, after a careful check ( and any known costs and expenses as prov axing unit(s): (car_Entity)	<b>Gurrent/Delinquent Taxes</b> of the tax records of this office, the following delinq wided by Tax Code §33.48, are due on the described Taxable	uent taxes, penalties, interest property for the following
Totals:	0.00 0.00	0.00 0.00
Effective Date: 02/18/2025	Total Due if paid by: 02/28/20	25 0.00
		ta sente se
·		and the set of generating the set of the set
BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property has/is	lid in 2024 87.96 159.43 15.84 is receiving special appraisal based on its use, and additio aisal (Comptroller Rule 9.3040) or property omitted from th this certificate [Tax Code Section 31.08(b)].	nal rollback taxes may become e appraisal roll as described

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

Signature of Authorized Officer of Collecting Office

 Date of Issue:
 02/18/2025

 Requested By:
 WEST, RAY ATTORNEY AT LAW

 Fee Amount:
 10.00

 Reference #:
 Page: 1

hrough Tax Year 2024	TAX CE	RTIFICATE		Certificate 40228
		and the second		
ROWN COUNTY APPRAISAL DISTR	RICT	Pro	perty Information	
804 HWY 377 S		Property ID: 20007892	Geo ID: R9532-0029-	-00
ROWNWOOD, TX 76801		Legal Acres: 0.8100		
		Legal Desc: WOODBRID	GE ESTATES PHASE I, LO	OT 29, ACRES
		0.81		
		DBA:	T DR MAY, TX 76857	
		Exemptions:	n da i la como como de la presión de la p	
	0.00%			
RANCHMAN REAL ESTATE LLC		For Entities	Value Info	prmation
100 W HWY 290	E 400	BROWN COUNTY MAY ISD	Improvement HS:	
DRIPPING SPRINGS, TX 78620-	0428	ROAD & BRIDGE	Improvement NHS: Land HS:	
		1	Land NHS:	17,82
			Productivity Market:	
			Productivity Use:	
			Assessed Value	17,82
in to contify that after a grantful abo		linquent Taxes		
his is to certify that, after a careful chec nd any known costs and expenses as p	ck of the tax records provided by Tax Cod	s of this office, the followir le §33.48, are due on the d	ig delinquent taxes, pe escribed property for t	nalties, interes ne following
xing unit(s): ar Entity	Taxable	Tax Due	Attorney Fee	Total Di
otals:	an ann a' 1992 Bay san dais an	0.00 0.00	Instruction that a second the same ways a second second	0.0
fective Date: 02/18/2025		Total Due if paid by:	02/28/2025	0.0
×.				
	Paid in 2024			
ROWN COUNTY AY ISD	71.27 129.20			
DAD & BRIDGE	12.83			
applicable, the above-described property have based on the provisions of the special ap der Tax Code Section 25.21 is not included	opraisal (Comptroller F	Rule 9.3040) or property omitte	nd additional rollback tax ad from the appraisal roll	es may become as described
ursuant to Tax Code Section 31.08, if a perso			ate that erroneously indica	ates that no
elinquent taxes, penalties or interest are due opraisal roll, the unit's tax lien on the proper elinquent taxes, penalties or interest on the par the tax was imposed or the property was	rty is extinguished and property or for taxes b	the purchaser of the propert based on omitted property. Th	y is absolved of liability to e person who was liable f	o the unit for or the tax for th
tax certificate issued through fraud or collu	ision 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

Signature of Authorized Officer of Collecting Office

02/18/2025 WEST, RAY ATTORNEY AT LAW 10.00 Date of Issue: Requested By: Fee Amount: Reference #: Page: 1

Through Tax Year 2024	TAX CERTIFICATE	Certificate # 40229
ssued By: BROWN COUNTY APPRAISAL DIST 8804 HWY 377 S BROWNWOOD, TX 76801	Property ID: 20007890 Ge Legal Acres: 0.7900 Legal Desc: WOODBRIDGE Es 0.79	Information To ID: R9532-0027-00 STATES PHASE I, LOT 27, ACRES
	Situs: OAK POINT DR DBA: Exemptions:	MAY, IX /685/ 알 묵
Owner ID: 166023 RANCHMAN REAL ESTATE LL 100 W HWY 290 DRIPPING SPRINGS, TX 7862	BROWN COUNTY	Value Information         Improvement HS:       0         Improvement NHS:       0         Land HS:       0         Land NHS:       17,380
		Productivity Market: 0
nd any known costs and expenses as axing unit(s):	Current/Delinguent Taxes neck of the tax records of this office, the following del s provided by Tax Code §33.48, are due on the describ	bed property for the following
and any known costs and expenses as axing unit(s): /ear .Entity /otals:	Current/Delinguent Taxes	Assessed Value 17,380 linquent taxes, penalties, interest bed property for the following Attorney Fee Total Due 0.00 0.00
This is to certify that, after a careful ch and any known costs and expenses as axing unit(s): fear .Entity Totals: Effective Date: 02/18/2025	Current/Delinquent Taxes,         neck of the tax records of this office, the following del         s provided by Tax Code §33.48, are due on the describ         Taxable       Disc/P&I         0.60       0.00	Assessed Value 17,380 linquent taxes, penalties, interest bed property for the following Attorney Fee Total Due 0.00 0.00
and any known costs and expenses as axing unit(s): /ear .Entity /otals:	Current/Delinquent Taxes,         neck of the tax records of this office, the following del         s provided by Tax Code §33.48, are due on the describ         Taxable       Disc/P&I         0.60       0.00	Assessed Value 17,380 linquent taxes, penalties, interest bed property for the following Attorney Fee Total Due 0.00 0.00
nd any known costs and expenses as axing unit(s): ear .Entity otals:	Current/Delinquent Taxes,         neck of the tax records of this office, the following del         s provided by Tax Code §33.48, are due on the describ         Taxable       Disc/P&I         0.60       0.00	Assessed Value 17,380 linquent taxes, penalties, interest bed property for the following Attorney Fee Total Due 0.00 0.00
nd any known costs and expenses as axing unit(s): ear .Entity otals:	Current/Delinquent Taxes,         neck of the tax records of this office, the following del         s provided by Tax Code §33.48, are due on the describ         Taxable       Disc/P&I         0.60       0.00	Assessed Value 17,380 linquent taxes, penalties, interest bed property for the following Attorney Fee Total Due 0.00 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	69.52
MAY ISD	126.01
ROAD & BRIDGE	12.52

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

Signature of Authorized Officer of Collecting Office

Date of Issue: Requested By: Fee Amount: Reference #:

hrough Tax Year 2024	TAX CERTIFICATE		tificate # 40230
ssued By: BROWN COUNTY APPRAISAL DISTRI 804 HWY 377 S BROWNWOOD, TX 76801	Property ID: 20007889 Legal Acres: 0.7800	perty information Geo ID: R9532-0026-00 DGE ESTATES PHASE I, LOT 26,	
<b>Owner ID:</b> 166023 100	Situs: OAK POIN DBA: Exemptions: 0.00%	T DR MAY, TX 76857	ች እ ም ጽ
RANCHMAN REAL ESTATE LLC 100 W HWY 290 DRIPPING SPRINGS, TX 78620-5	5428 <b>For, Entitles</b> BROWN COUNTY MAY ISD ROAD & BRIDGE	Improvement HS: Improvement NHS: Land HS: Land NHS:	and the second second and
		Productivity Market Productivity Use: Assessed Value	-0
This is to certify that, after a careful check and any known costs and expenses as pr axing unit(s): ear Entity Totals:	Current/Delinquent Taxes         k of the tax records of this office, the followir         rovided by Tax Code §33.48, are due on the d         Taxable       Disc./P&         0.00       0.00	escribed property for the fol	s, interest lowing Total Due 0.00
ffective Date: 02/18/2025	Total Due if paid by:	02/28/2025	0.00
			от стородите стороди
·			ىرىپى بىر بىر يېرىيى مەرىپىر بىرىيىسىيىرىنىنى بىرىپىرىيى بىرىپىرىيى بىرىپىرىيى بىرىپىرىيى بىرىپىرىيى بىرىپىرىيى بىرىپ بىر بىر
BROWN COUNTY MAY ISD ROAD & BRIDGE i applicable, the above-described property has ue based on the provisions of the special app	Paid in 2024 68.64 124.41 12.36 s/is receiving special appraisal based on its use, a praisal (Comptroller Rule 9.3040) or property omitte in this certificate [Tax Code Section 31.08(b)].		
ROWN COUNTY MAY ISD ROAD & BRIDGE i applicable, the above-described property has lue based on the provisions of the special app inder Tax Code Section 25.21 is not included in pursuant to Tax Code Section 31.08, if a perso lelinguent taxes, penalties or interest are due ppraisal roll, the unit's tax lien on the propert lelinguent taxes, penalties or interest on the p	68.64 124.41 12.36 s/is receiving special appraisal based on its use, a praisal (Comptroller Rule 9.3040) or property omitte	ed from the appraisal roll as des ate that erroneously indicates th e property because of its omissi y is absolved of liability to the u e person who was liable for the	scribed nat no ion from an init for
ROWN COUNTY MAY ISD COAD & BRIDGE applicable, the above-described property has ue based on the provisions of the special app nder Tax Code Section 25.21 is not included in pursuant to Tax Code Section 31.08, if a perso elinquent taxes, penalties or interest are due ppraisal roll, the unit's tax lien on the propert elinquent taxes, penalties or interest on the per ear the tax was imposed or the property was	68.64 124.41 12.36 s/is receiving special appraisal based on its use, a praisal (Comptroller Rule 9.3040) or property omitte in this certificate [Tax Code Section 31.08(b)]. In transfers property accompanied by a tax certificate a taxing unit on the property or that fails to include by is extinguished and the purchaser of the property oroperty or for taxes based on omitted property. The omitted remains personally liable for the tax and for	ed from the appraisal roll as des ate that erroneously indicates th e property because of its omissi y is absolved of liability to the u e person who was liable for the	scribed nat no ion from an init for
BROWN COUNTY MAY ISD ROAD & BRIDGE i applicable, the above-described property has lue based on the provisions of the special app inder Tax Code Section 25.21 is not included in Pursuant to Tax Code Section 31.08, if a perso lelinquent taxes, penalties or interest are due ppraisal roll, the unit's tax lien on the propert lelinquent taxes, penalties or interest on the p ear the tax was imposed or the property was of tax certificate issued through fraud or collus	68.64 124.41 12.36 s/is receiving special appraisal based on its use, a praisal (Comptroller Rule 9.3040) or property omitte in this certificate [Tax Code Section 31.08(b)]. In transfers property accompanied by a tax certifica a taxing unit on the property or that fails to include by is extinguished and the purchaser of the property property or for taxes based on omitted property. The omitted remains personally liable for the tax and for sion is void. d exemptions as defined in Section 11.43 Paragrap	ed from the appraisal roll as des ate that erroneously indicates th e property because of its omissi y is absolved of liability to the u e person who was liable for the or any penalties or interest.	scribed nat no ion from an init for tax for the

Through Tax Year 2024	TAX CERTIFICATE	_Certificate # 40231
Issued By: BROWN COUNTY APPRAISAL DISTRIC 3804 HWY 377 S BROWNWOOD, TX 76801	Property ID: 20007888 ( Legal Acres: 0.7800 Legal Desc: WOODBRIDGE 0.78	R MAY, TX 76857
Owner ID: 166023 100.0 RANCHMAN REAL ESTATE LLC 100 W HWY 290 DRIPPING SPRINGS, TX 78620-542	00% For Entities BROWN COUNTY	Value Information       T         Improvement HS:       0         Improvement NHS:       0         Land HS:       0         Land NHS:       17,160         Productivity Market:       0         Productivity Use:       0         Assessed Value       17,160
his is to certify that, after a careful check o	Current/Delinquent Taxes of the tax records of this office, the following of ided by Tax Code §33.48, are due on the desc Taxable Tax Due Disc/P&I 0.00 0.00	delinguent taxes, penalties, interest
ffective Date: 02/18/2025	Total Due if paid by: 02	/28/2025 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	68.64
MAY ISD	124.41
ROAD & BRIDGE	12.36

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 02/18/2025 WEST, RAY ATTORNEY AT LAW **Requested By:** Fee Amount: 10.00 Reference #:

hrough Tax Year TAX 2024	CERTIFICATE	<u></u>	Certificate 40232
ssued By:	1 1 1 1 1 1 1 1		
BROWN COUNTY APPRAISAL DISTRICT	<b>BAR CERTINE B</b>	roperty Information	ere and
804 HWY 377 S	Property ID: 2000788	7 Geo ID: R9532-0024-00	n an
ROWNWOOD, TX 76801	Legal Acres: 0.7900		-
		RIDGE ESTATES PHASE I, LOT	24, ACRES
		INT DR MAY, TX 76857	
	Exemptions:	na a sua	
Owner ID: 166023 100.00%			
RANCHMAN REAL ESTATE LLC	<b>For Entities</b>		mation
100 W HWY 290	BROWN COUNTY	Improvement HS:	1694-C. 200-Tutter: 1-1419491
DRIPPING SPRINGS, TX 78620-5428	MAY ISD	Improvement NHS:	
,	ROAD & BRIDGE	Land HS:	
		Land NHS:	17,38
		Productivity Market: Productivity Use:	
		Assessed Value	17,38
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Curre	ent/Delinquent Taxes		
his is to certify that, after a careful check of the tax r			
nd any known costs and expenses as provided by Ta exing unit(s):	ax Code §33.48, are due on the	described property for the	following
a w 🗄 an anning waan waan ah	Tax Due Disc/	281 Attorney Fee	Total Du
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Jidis.	0.00 0	.00 0.00	0.0
fective Date: 02/18/2025	Total Due if paid I	N <sup>1</sup> 02/28/2025	0.0
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ROWN COUNTY 69.52			
ROWN COUNTY 69.52 AY ISD 126.01		μ	
ROWN COUNTY         69.52           AY ISD         126.01           OAD & BRIDGE         12.52	special appreciate based on its use	The additional collegest to com	
ROWN COUNTY 69.52 AY ISD 126.01	troller Rule 9.3040) or property om	, and additional rollback taxes itted from the appraisal roll as	may become described
ROWN COUNTY 69.52 AY ISD 126.01 OAD & BRIDGE 12.52 applicable, the above-described property has/is receiving a ue based on the provisions of the special appraisal (Compl inder Tax Code Section 25.21 is not included in this certifica ursuant to Tax Code Section 31.08, if a person transfers pro elinquent taxes, penalties or interest are due a taxing unit of opraisal roll, the unit's tax lien on the property is extinguish elinquent taxes, penalties or interest on the property or for	troller Rule 9.3040) or property om ate [Tax Code Section 31.08(b)]. operty accompanied by a tax certi- on the property or that fails to inclu- hed and the purchaser of the prop taxes based on omitted property.	itted from the appraisal roll as ficate that erroneously indicate ude property because of its orr erty is absolved of liability to ti The person who was liable for	described as that no hission from a he unit for the tax for the
ROWN COUNTY 69.52 AY ISD 126.01 DAD & BRIDGE 12.52 applicable, the above-described property has/is receiving a le based on the provisions of the special appraisal (Compl inder Tax Code Section 25.21 is not included in this certifica ursuant to Tax Code Section 31.08, if a person transfers pro- ellinquent taxes, penalties or interest are due a taxing unit of appraisal roll, the unit's tax lien on the property is extinguist	troller Rule 9.3040) or property om ate [Tax Code Section 31.08(b)]. operty accompanied by a tax certi- on the property or that fails to inclu- hed and the purchaser of the prop taxes based on omitted property.	itted from the appraisal roll as ficate that erroneously indicate ude property because of its orr erty is absolved of liability to ti The person who was liable for	described as that no hission from a he unit for the tax for the

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

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02/18/2025 WEST, RAY ATTORNEY AT LAW 10.00 Date of Issue: Requested By: Fee Amount: Reference #: Page: 1

Through Tax Year 2024	TAX CI	ERTIFICATE		Certificate 40233
Íssued By:		and subset water to be		40233
BROWN COUNTY APPRAIS 3804 HWY 377 S	AL DISTRICT	Property ID: 2000	Property Informat	ion 2-0023-00
BROWNWOOD, TX 76801		Legal Acres: 0.770 Legal Desc: woo		
		DBA:	POINT DR MAY, TX 7	6857
	100 000/	Exemptions:		an arsar an
Owner ID: 166023 RANCHMAN REAL ES 100 W HWY 290	100.00% TATE LLC	For Entit	a de antes de la contra de la c	
DRIPPING SPRINGS,	TX 78620-5428	MAY ISD ROAD & BRIDGE	Improveme Improveme Land HS:	nt NHS:
		r	Land NHS: Productivity Productivity Assessed	Use:
		L	Assesseu	Talue 10,94
and any known costs and exp taxing unit(s): Year Entity	enses as provided by Tax C		the described proper	
Totals:	a na an ing mini 1990 a na ang mini na ang ang ang ang ang ang ang ang ang	0.00	an a	0.00 0.0
Effective Date: 02/18/2025		Total Due if pa	aid by: 02/28/2025	0.0
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		,		
Tax Certificate Issued for: BROWN COUNTY	Taxes Paid in 2024 67.76	,		
	67.76 122.82 12.20 I property has/is receiving spec e special appraisal (Comptrolle	er Rule 9.3040) or property	omitted from the appra	back taxes may become isal roll as described

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

Signature of Authorized Officer of Collecting/Office

02/18/2025 Date of Issue: Requested By: WEST, RAY ATTORNEY AT LAW Fee Amount: 10.00 Reference #:

2024	TAX CEP	RTIFICATE			ertificate # 40234
Issued By:					40234
BROWN COUNTY APPRAISAL DIST	RICT		Property Inf		
3804 HWY 377 S		Property ID: 20		: R9532-0022-00	
BROWNWOOD, TX 76801		Legal Acres: 0.7		. 19032-0022-00	
				ES PHASE I, LOT 2	2, ACRES
		0.7	'9		
			K POINT DR MA	Y, TX 76857	
		DBA;			
Ourse ID: 100000 1	00.000/	Exemptions:	yan katalan yan katalan katalan		
Owner ID: 166023 1 RANCHMAN REAL ESTATE LLC	00.00%	se ostraine en			
100 W HWY 290	<i>,</i>	BROWN COUNTY	wat a finitality of a for a first it the	Value Inform	
DRIPPING SPRINGS, TX 78620	-5428	MAY ISD		provement NHS:	
	·····	ROAD & BRIDGE	Lan	d HS:	~ 0
		Ē		d NHS: ductivity Market:	17,380
	×			ductivity Use:	0
		:		essed Value	17,380
	4	ат г <b>-</b> -			
		inquent Taxes			
This is to certify that, after a careful che	ck of the tax records	of this office, the	following deling	uent taxes, penalf	ties, interest
and any known costs and expenses as I	provided by Tax Code	e §33.48, are due	on the described	property for the f	ollowing
taxing unit(s):	·		an a	and the first of the second second	
Year Entity	Taxable	antitit attille antitatit to the bien and all	and the same safe that is said to the state of the state	ttorney Fee	Total Due
rotais.		0.00	0.00	0.00	0.00
Effective Date: 02/18/2025		Total Due if	paid by: 02/28/20	25	0.00
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Tax Certificate Issued for: Taxes	: Paid in 2024	1 			
BROWN COUNTY	69.52	1 			
BROWN COUNTY MAY ISD	69.52 126.01	1 			
BROWN COUNTY MAY ISD ROAD & BRIDGE	69.52 126.01 12.52		ite upp and addition	131 rollback torso m	
BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property h due based on the provisions of the special a	69.52 126.01 12.52 as/is receiving special a ppraisal (Comptroller R	ule 9.3040) or prope	rty omitted from the	nal rollback taxes m ∋ appraisal roll as d	nay become lescribed
BROWN COUNTY MAY ISD ROAD & BRIDGE	69.52 126.01 12.52 as/is receiving special a ppraisal (Comptroller R	ule 9.3040) or prope	rty omitted from the	nai rollback taxes m e appraisal roll as d	nay become lescribed
BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property h due based on the provisions of the special a under Tax Code Section 25.21 is not included	69.52 126.01 12.52 as/is receiving special a ppraisal (Comptroller R d in this certificate [Tax	ule 9.3040) or prope Code Section 31.08	rty omitted from the (b)].	e appraisal roll as d	escribed
BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property h due based on the provisions of the special a under Tax Code Section 25.21 is not included Pursuant to Tax Code Section 31.08, if a pers	69.52 126.01 12.52 as/is receiving special a ppraisal (Comptroller R d in this certificate [Tax son transfers property a	ule 9.3040) or prope Code Section 31.08 ccompanied by a ta	rty omitted from the (b)]. x certificate that en	e appraisal roll as d roneously indicates	escribed that no
BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property h due based on the provisions of the special at under Tax Code Section 25.21 is not included Pursuant to Tax Code Section 31.08, if a pers delinquent taxes, penalties or interest are du appraisal roll, the unit's tax lien on the prope	69.52 126.01 12.52 as/is receiving special a ppraisal (Comptroller R d in this certificate [Tax son transfers property a e a taxing unit on the p rty is extinguished and	ule 9.3040) or prope Code Section 31.08 ccompanied by a ta roperty or that fails the purchaser of th	rty omitted from the (b)]. x certificate that en to include property e property is absolv	e appraisal roll as d roneously indicates because of its omis red of liability to the	that no ssion from an
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Signature of A	uthorized O	Authury fficer of Collecting Office

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Requested By: Fee Amount: Reference #:

Page: 1

hrough Tax Year 2024	TAX C	ERTIFICATE		Certificate # 40235
<b>Sued By:</b> ROWN COUNTY APPRAIS 804 HWY 377 S ROWNWOOD, TX 76801	SAL DISTRICT	Property ID: 200078 Legal Acres: 0.8700	Property Information 84 Geo ID: R9532-00 BRIDGE ESTATES PHASE	021-00
		Situs: OAK PO DBA:	DINT DR MAY, TX 7685	7
Owner ID: 166023 RANCHMAN REAL ES 100 W HWY 290 DRIPPING SPRINGS,		Exemptions: BROWN COUNTY MAY ISD ROAD & BRIDGE	Improvement H Improvement H Improvement N Land HS: Land NHS: Productivity Mar	HS: 0 0 19,130
		2 1 1	Productivity Use Assessed Value	n: 0
	Current	/Delinquent Taxes		
nis is to certify that, after a c nd any known costs and exp xing unit(s):	areful check of the tax rec enses as provided by Tax	ords of this office, the follo Code §33.48, are due on th	wing delinquent taxes, e described property fo	, penalties, interest or the following
ear Entity otals:	Taxable	the second secon	/P&I Attorney Fee 0.00 0.00	e allande de la cale
ffective Date: 02/18/2025		Total Due if paid	by: 02/28/2025	0.00
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ax Certificate Issued for: ROWN COUNTY MY ISD ROAD & BRIDGE	Taxes Paid in 2024 76.51 138.70 13.78			
ROWN COUNTY IAY ISD OAD & BRIDGE applicable, the above-described ue based on the provisions of th	76,51 138,70 13,78 I property has/is receiving spe as special appraisal (Comptrol	ler Rule 9.3040) or property of	e, and additional rollback nitted from the appraisal	taxes may become roll as described
ROWN COUNTY IAY ISD	76.51 138.70 13.78 I property has/is receiving spe- te special appraisal (Comptrol not included in this certificate 08, if a person transfers proper erest are due a taxing unit on f in the property is extinguished erest on the property or for tax	ller Rule 9.3040) or property of [Tax Code Section 31.08(b)]. erty accompanied by a tax cer the property or that fails to ind and the purchaser of the pro- ces based on omitted property	nitted from the appraisal tificate that erroneously ir Jude property because of perty is absolved of liabili . The person who was lial	roll as described dicates that no its omission from an ty to the unit for ole for the tax for the

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May Be Subject to Court Costs if Suit is Pending

Signature of Aut/Orized Officer of Collecting Office

Date of Issue: Requested By: Fee Amount: Reference #:

2024	TAX CE	RTIFICATE			40236
Issued By:					
BROWN COUNTY APPRAISAL DISTI	RICT		Property Info	rmation	
3804 HWY 377 S		Property ID: 20007		R9532-0020-00	
BROWNWOOD, TX 76801		Legal Acres: 0.840		10002 0020 00	
				ES PHASE I, LOT 2	20, ACRES
		0.84			
			POINT DR MAY	, TX 76857	
		DBA:			
		Exemptions:			
	00.00%			na tané ana amin'ny kaodim-paositra	the suger destation of the
RANCHMAN REAL ESTATE LLC	3	For Entiti	and the contraction of the second sec	Value Inform	nation
100 W HWY 290		BROWN COUNTY		ovement HS:	
DRIPPING SPRINGS, TX 78620	-5428	ROAD & BRIDGE	Land	ovement <u>NHS</u>	
				NHS:	18,47
		ſ		uctivity Market:	231-090200 <b>-</b> 21003040
		ſ		uctivity Use: ssed Value	40.47
				SSCU Value	18,47
	s service of s	1.50			
		linguent Taxes			
This is to certify that, after a careful che and any known costs and expenses as					
taxing unit(s):	provided by Tax Col	de 955.46, ale due on	ale described p	ropeny for the t	lonowing
Year Entity	Taxable	and the second state of th		torney Fee	Total Du
Totals:		0.00	0.00	0.00	0.0
Effective Date: 02/18/2025		Total Due if pa	id by: 02/28/202	5	0.0
Lifective Date. 02/10/2020			iiu by. 02/20/202	.0	0.0
2		м.			
		P.			
		<b>A</b>			
	s Pald in 2024				
BROWN COUNTY	73.88				
BROWN COUNTY MAY ISD	73.88 133.91				
BROWN COUNTY MAY ISD ROAD & BRIDGE	73.88 133.91 13.30		مر الافتراد و الروم و مر		
BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property h due based on the provisions of the special a	73.88 133.91 13.30 nas/is receiving special oppraisal (Comptroller I	Rule 9.3040) or property	omitted from the		
BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property h due based on the provisions of the special a under Tax Code Section 25.21 is not included	73.88 133.91 13.30 nas/is receiving special ppraisal (Comptroller I d in this certificate [Ta:	Rule 9.3040) or property x Code Section 31.08(b)]	omitted from the	appraisal roll as o	described
BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property h due based on the provisions of the special a under Tax Code Section 25.21 is not included Pursuant to Tax Code Section 31.08, if a pers	73.88 133.91 13.30 nas/is receiving special ppraisal (Comptroller I d in this certificate [Ta: son transfers property	Rule 9.3040) or property x Code Section 31.08(b)] accompanied by a tax of	omitted from the ertificate that erro	appraisal roll as o oneously indicates	described
BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property h due based on the provisions of the special a under Tax Code Section 25.21 is not included Pursuant to Tax Code Section 31.08, if a pers delinquent taxes, penalties or interest are due	73.88 133.91 13.30 nas/is receiving special opraisal (Comptroller I d in this certificate [Ta: son transfers property te a taxing unit on the j	Rule 9.3040) or property x Code Section 31.08(b)] accompanied by a tax of property or that fails to i	omitted from the ertificate that erro nclude property b	appraisal roll as o pneously indicates pecause of its omi	described s that no ssion from a
BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property h due based on the provisions of the special a under Tax Code Section 25.21 is not includer Pursuant to Tax Code Section 31.08, if a pers delinquent taxes, penalties or interest are du appraisal roll, the unit's tax lien on the prope	73.88 133.91 13.30 nas/is receiving special opraisal (Comptroller I d in this certificate [Ta: son transfers property te a taxing unit on the j erty is extinguished and	Rule 9.3040) or property x Code Section 31.08(b)] accompanied by a tax of property or that fails to i d the purchaser of the p	omitted from the entificate that erro nclude property b roperty is absolve	appraisal roll as o pneously indicates pecause of its omi ed of liability to th	described s that no ssion from a e unit for
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BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described property h due based on the provisions of the special a under Tax Code Section 25.21 is not included Pursuant to Tax Code Section 31.08, if a pers delinquent taxes, penalties or interest are due	73.88 133.91 13.30 nas/is receiving special oppraisal (Comptroller I d in this certificate [Ta: son transfers property as a taxing unit on the p erty is extinguished and property or for taxes I is omitted remains pers usion is void. ted exemptions as defi	Rule 9.3040) or property x Code Section 31.08(b)] accompanied by a tax or property or that fails to i d the purchaser of the p based on omitted proper sonally liable for the tax	omitted from the ertificate that erro nclude property b roperty is absolve ty. The person w and for any penal ragraph(1) of the	appraisal roll as o precusly indicates because of its omi ed of liability to th ho was liable for t lities or interest. Texas Property Ta	described s that no ssion from a e unit for the tax for the the tax for the
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hrough Tax Year 2024	TAX CE	RTIFICAT	E		Certificate # 40237
<b>ssued By:</b> BROWN COUNTY APPRAISAL DI 8804 HWY 377 S BROWNWOOD, TX 76801	STRICT		20007882 G ).8500 WOODBRIDGE	y Information eo ID: R9532-0019-( ESTATES PHASE I, LO	00
			0.85 DAK POINT DF	8 MAY, TX 76857	I S
Owner ID: 166023 RANCHMAN REAL ESTATE 100 W HWY 290 DRIPPING SPRINGS, TX 780	ан алсан табоо ха	For E BROWN COUNT MAY ISD ROAD & BRIDGE	ntities	Value Info Improvement HS: Improvement NHS: Land HS:	0 0 0 0
	ur.			Land NHS: Productivity Market: Productivity Use: Assessed Value	18,700 0 18,700
his is to certify that, after a careful nd any known costs and expenses axing unit(s): ear Entity otals:		ds of this office, t	ne following d		
ffective Date: 02/18/2025		1 .	e if paid by: 02/		0.00
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ROWN COUNTY IAY ISD	axes Paid in 2024 74.79 135.58 13.47			. ,	
ax Certificate Issued for: T ROWN COUNTY MAY ISD COAD & BRIDGE applicable, the above-described prope ue based on the provisions of the spec under Tax Code Section 25.21 is not incl	74.79 135.58 13.47 rty has/is receiving speci ial appraisal (Comptrolle)	Rule 9.3040) or pro	perty omitted fr		
ROWN COUNTY IAY ISD OAD & BRIDGE applicable, the above-described prope ue based on the provisions of the spec	74.79 135.58 13.47 rty has/is receiving speci ial appraisal (Comptrolle uded in this certificate [T person transfers propert e due a taxing unit on the roperty is extinguished a in the property or for taxes	r Rule 9.3040) or pro ax Code Section 31 y accompanied by a property or that fai nd the purchaser of s based on omitted j	perty omitted fr 08(b)]. tax certificate t ls to include pro the property is property. The pe	om the appraisal roll a hat erroneously indica operty because of its o absolved of liability to rson who was liable fo	tes that no mission from an the unit for or the tax for the

May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office

Date of Issue: Requested By: Fee Amount: Reference #:

Through Tax Year 2024	TAX CERTIFICATE	Certificate # 40238
ssued By:		
BROWN COUNTY APPRAISAL DISTF 3804 HWY 377 S BROWNWOOD, TX 76801	Property ID: 20007881 Ge Legal Acres: 0.8700 Legal Desc: WOODBRIDGE E	Information 50 ID: R9532-0018-00 STATES PHASE I, LOT 18, ACRES
	DBA:	MAY, TX 76857
Quere a ID- 100000	Exemptions:	
RANCHMAN REAL ESTATE LLC 100 W HWY 290	BROWN COUNTY	Value Information         0           Improvement HS:         0           Improvement NHS:         0
DRIPPING SPRINGS, TX 78620-	-5426 ROAD & BRIDGE	Land HS: 0
		Land NHS: 19,130
بىنى بىرىمىيىتى بىرىنى بىرى بىرىمىيىتى بىرى بىرى		Productivity Market: 0 Productivity Use: 0 Assessed Value 19,130
and any known costs and expenses as p axing unit(s):	<b>Current/Delinquent Taxes</b> ck of the tax records of this office, the following de provided by Tax Code §33.48, are due on the descri	Productivity Use: 0 Assessed Value 19,130 Inquent taxes, penalties, interest bed property for the following
and any known costs and expenses as p axing unit(s): /ear Entity	ck of the tax records of this office, the following de	Productivity Use: 0 Assessed Value 19,130
	ck of the tax records of this office, the following de provided by Tax Code §33.48, are due on the descri Taxable Tax Due Disc./P&I	Productivity Use: 0 Assessed Value 19,130 Inquent taxes, penalties, interest bed property for the following Attorney Fee Total Due 0.00 0.00
and any known costs and expenses as p axing unit(s): /ear_Entity Totals:	ck of the tax records of this office, the following de provided by Tax Code §33.48, are due on the descri Taxable Tax Due Disc./P&I 0.00 0.00	Productivity Use: 0 Assessed Value 19,130 Inquent taxes, penalties, interest bed property for the following Attorney Fee Total Due 0.00 0.00
and any known costs and expenses as p taxing unit(s): fear Entity Totals:	ck of the tax records of this office, the following de provided by Tax Code §33.48, are due on the descri Taxable Tax Due Disc./P&I 0.00 0.00	Productivity Use: 0 Assessed Value 19,130 Inquent taxes, penalties, interest bed property for the following Attorney Fee Total Due 0.00 0.00
and any known costs and expenses as p taxing unit(s): fear Entity Totals:	ck of the tax records of this office, the following de provided by Tax Code §33.48, are due on the descri Taxable Tax Due Disc./P&I 0.00 0.00	Productivity Use: 0 Assessed Value 19,130 Inquent taxes, penalties, interest bed property for the following Attorney Fee Total Due 0.00 0.00
and any known costs and expenses as p taxing unit(s): fear Entity Totals:	ck of the tax records of this office, the following de provided by Tax Code §33.48, are due on the descri Taxable Tax Due Disc./P&I 0.00 0.00	Productivity Use: 0 Assessed Value 19,130 Inquent taxes, penalties, interest bed property for the following Attorney Fee Total Due 0.00 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	76.51
MAY ISD	138.70
ROAD & BRIDGE	13.78

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

nth Signature of Authorized Officer of Collecting Office

Date of Issue: Requested By: Fee Amount: Reference #:

2024	TAX CERTIFICA	TE	Certificate 40239	#20
GUED BY: COWN COUNTY APPRAISAL DISTR 04 HWY 377 S COWNWOOD, TX 76801	3° d	s: 0.8100	ation 532-0028-00	COULUL THUE
	Situs: DBA:	0.81 OAK POINT DR MAY, T.	X 76857	an de Se de
	Exemption	S:		
Owner ID: 166023 10 RANCHMAN REAL ESTATE LLC	0.00%		In the Information	.1
100 W HWY 290	BROWN COU		/alue Information ment HS:	۱ o
DRIPPING SPRINGS, TX-78620-	5428 MAY ISD ROAD & BRID	Improve	ment NHS;	_0.
`	ļ, ·	Land NH		320 0
		Producti	vity Use:	0.
		Assesse	d Value 17,8	320
is is to certify that, after a careful chec d any known costs and expenses as pr ing unit(s): ar Entity	k of the tax records of this office rovided by Tax Code §33.48, are Taxable	due on the described pro	taxes, penalties, intere- perty for the following nev Fee Think Total D	
tals:	0.00	0.00	and and matter a A	00
ective Date: 02/18/2025	Total	Due if paid by: 02/28/2025	0.	.00
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Cartificate locused for				
OWN COUNTY	Paid in 2024 71.27			
OWN COUNTY Y ISD	APA IN THE AVAILABLE			
OWN COUNTY Y ISD AD & BRIDGE pplicable, the above-described property ha based on the provisions of the special ap	71.27 129.20 12.83 s/is receiving special appraisal base praisal (Comptroller Rule 9.3040) or	property omitted from the ap		e .
	71.27 129.20 12.83 Is/is receiving special appraisal base praisal (Comptroller Rule 9.3040) or In this certificate [Tax Code Section on transfers property accompanied to a taxing unit on the property or that ty is extinguished and the purchase property or for taxes based on omitt	property omitted from the ap 31.08(b)]. by a tax certificate that errone t fails to include property bec r of the property is absolved ed property. The person who	praisal roll as described ously indicates that no ause of its omission from of liability to the unit for was liable for the tax for th	an
DWN COUNTY Y ISD AD & BRIDGE pplicable, the above-described property ha based on the provisions of the special ap der Tax Code Section 25.21 is not included suant to Tax Code Section 31.08, if a perso inquent taxes, penalties or interest are due praisal roll, the unit's tax lien on the proper inquent taxes, penalties or interest on the p	71.27 129.20 12.83 Is/is receiving special appraisal base praisal (Comptroller Rule 9.3040) or In this certificate [Tax Code Section on transfers property accompanied is a taxing unit on the property or that ty is extinguished and the purchase property or for taxes based on omitt omitted remains personally liable for	property omitted from the ap 31.08(b)]. by a tax certificate that errone t fails to include property bec r of the property is absolved ed property. The person who	praisal roll as described ously indicates that no ause of its omission from of liability to the unit for was liable for the tax for th	an

May Be Subject to Court Costs if Suit is Pending

Signeture of Authorized Officer of Collecting Office

Date of Issue:02Requested By:WFee Amount:10Reference #:

Through Tax Year 2024	TAX C	ERTIFICA	TE	2 20 20 20 20 20 20 20 20 20 20 20 20 20	Certificate # 40240
Issued By: BROWN COUNTY APPRAISAL 3804 HWY 377 S BROWNWOOD, TX 76801	DISTRICT	Situs: DBA:	20007904 G 0.8100 WOODBRIDGE E 0.81 OAK POINT DR	y Information eo ID: R9532-0041-00 ESTATES PHASE I, LOT MAY, TX 76857	41, ACRES
Owner ID: 166023 RANCHMAN REAL ESTAT 100 W HWY 290 DRIPPING SPRINGS, TX		Exemptions: BROWN COUN MAY ISD ROAD & BRIDG	Entitles	Value Inforr Improvement HS: Improvement NHS: Land HS:	nation 0 0
				Land NHS: Productivity Market: Productivity Use: Assessed Value	17,820 0 17,820
This is to certify that, after a carel and any known costs and expens taxing unit(s): Year Entity	ful check of the tax reco	ode §33.48, are c	the following de lue on the descri Disc./P&I	linquent taxes, pena ibed property for the Attorney Fee	Ities, interest following Total Due
Fotals:		0.00	0.00 ue if paid by: 02/2	0.00	0.00
* * *		х			
Tax Certificate Issued for: BROWN COUNTY MAY ISD ROAD & BRIDGE f applicable, the above-described pro Jue based on the provisions of the sp Inder Tax Code Section 25.21 is not in	ecial appraisal (Comptrolle	er Rule 9.3040) or p	roperty omitted fro		
Pursuant to Tax Code Section 31.08, i lelinquent taxes, penalties or interest appraisal roll, the unit's tax lien on the lelinquent taxes, penalties or interest year the tax was imposed or the prop	t are due a taxing unit on the e property is extinguished a t on the property or for taxe	e property or that f and the purchaser is based on omitted	ails to include pro of the property is a I property. The per	perty because of its om bsolved of liability to th son who was liable for	ission from an 1e unit for
tax certificate issued through fraud		<ol> <li></li></ol>			
his certificate does not clear abuse c	of granted exemptions as d	efined in Section 1	1.43 Paragraph(1)	of the Texas Property T	ax Code.
lay Be Subject to Court Costs if \$	Suit is Pendina	- 1	Date of Is	ssue: 02/18/2025	

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Sign	ature of	Authoriz	ed Offic	er of Col	lecting Ø	ffice

Date of Issue: Requested By: Fee Amount: Reference #: 02/18/2025 WEST, RAY ATTORNEY AT LAW 10.00

Page: 1

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Through Tax Year 2024	TAX C	TAX CERTIFICATE		
Issued By: BROWN COUNTY APPRAIS/ 3804 HWY 377 S BROWNWOOD, TX 76801	AL DISTRICT	Property ID: 20007905 Legal Acres: 0.6200	<b>Perty: Information</b> Geo ID: R9532-0042-00 DGE ESTATES PHASE I, LOT 42	40241
			IT DR MAY, TX 76857	
Owner ID: 166023 RANCHMAN REAL EST 100 W HWY 290 DRIPPING SPRINGS, T		For Entities	Improvement HS: Improvement NHS:	ation
	~	ROAD & BRIDGE	Land HS: Land NHS: Productivity Market: Productivity Use:	13,64
			Assessed Value	13,64
This is to certify that, after a ca and any known costs and expe taxing unit(s): Year Entity Totals: Effective Date: 02/18/2025	reful check of the tax reco nses as provided by Tax (		ng delinquent taxes, penalti lescribed property for the fo Attorney Fee 0 0.00	

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	54.56
MAY ISD	98.89
ROAD & BRIDGE	9.82
1000 000 000 - 000 10 000 000	() W K 1007 2 K

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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

Signature of Authonized Officer of Collecting Office

Date of Issue: 02/18/2025 Requested By: WEST, RAY Fee Amount: 10.00 Reference #:

Through Tax Year 2024	TAX CERTIFICATE	;Ce	rtificate # 40242
ssued By: BROWN COUNTY APPRAISAL DIST 8804 HWY 377 S BROWNWOOD, TX 76801	Property ID: 20007906 Legal Acres: 0.6600 Legal Desc: WOODBRIDO 0.66 Situs: OAK POINT	Geo ID: R9532-0043-00 GE ESTATES PHASE I, LOT 43 DR MAY, TX 76857	
Owner ID: 166023 1 RANCHMAN REAL ESTATE LL 100 W HWY 290 DRIPPING SPRINGS, TX 78620	BROWN COUNTY	Value Informa Improvement HS: Improvement NHS:	() () (
		Land HS:	C
his is to certify that, after a careful che	Current/Delinquent Taxes eck of the tax records of this office, the following	Land NHS: Productivity Market: Productivity Use: Assessed Value g delinquent taxes, penaltic	14,520
		Productivity Market: Productivity Use: Assessed Value g delinquent taxes, penaltivescribed property for the for Attorney Fee	0 14,520 es, interest llowing Total Due
nd any known costs and expenses as axing unit(s): ear Entity	eck of the tax records of this office, the following provided by Tax Code §33.48, are due on the de Tax Due, Disc./P&I	Productivity Market: Productivity Use: Assessed Value g delinquent taxes, penaltic escribed property for the fo Attorney Fee 0.00	
nd any known costs and expenses as exing unit(s): ear Entity otals:	eck of the tax records of this office, the following provided by Tax Code §33.48, are due on the de Tax Due,	Productivity Market: Productivity Use: Assessed Value g delinquent taxes, penaltic escribed property for the fo Attorney Fee 0.00	0 14,520 es, interest llowing Total Due 0.00
nd any known costs and expenses as exing unit(s): ear Entity otals:	eck of the tax records of this office, the following provided by Tax Code §33.48, are due on the de Tax Due,	Productivity Market: Productivity Use: Assessed Value g delinquent taxes, penaltic escribed property for the fo Attorney Fee 0.00	0 14,520 es, interest llowing Total Due 0.00
nd any known costs and expenses as exing unit(s): ear Entity otals:	eck of the tax records of this office, the following provided by Tax Code §33.48, are due on the de Tax Due,	Productivity Market: Productivity Use: Assessed Value g delinquent taxes, penaltic escribed property for the fo Attorney Fee 0.00	0 14,520 es, interest llowing Total Due 0.00
nd any known costs and expenses as exing unit(s): ear Entity otals:	eck of the tax records of this office, the following provided by Tax Code §33.48, are due on the de Tax Due,	Productivity Market: Productivity Use: Assessed Value g delinquent taxes, penaltic escribed property for the fo Attorney Fee 0.00	0 14,520 es, interest llowing Total Due 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	58.07
MAY ISD	105.27
ROAD & BRIDGE	10.46

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

ignature of Authorized Officer of Collecting Office

Date of Issue: 02/18/2025 Requested By: WEST, RAY Fee Amount: 10.00 Reference #:

WEST, RAY ATTORNEY AT LAW 10.00

2024		ERTIFICA	ΓE	ž į	Certificate # 40243
sued By: ROWN COUNTY APPRAISA 304 HWY 377 S ROWNWOOD, TX 76801	L DISTRICT	Property ID: Legal Acres:	20007907 G	y Information eo ID: R9532-0044-0	<b>1</b>
		Legal Desc:	WOODBRIDGE E 0.73	STATES PHASE I, LOT	44, ACRES
		Situs: DBA: Exemptions:		MAY, TX 76857	
Owner ID: 166023 RANCHMAN REAL EST	100.00% ATE LLC	a " the off " The Bes in	Entities	Value Infor	mation
100 W HWY 290 DRIPPING SPRINGS, TX	X 78620-5428	BROWN COUN MAY ISD ROAD & BRIDG		Improvement HS: Improvement NHS: Land HS:	40.00
				-:Land NHS: Productivity Market: Productivity Use: Assessed Value	
			-	Assessed value	10,00
ar Entity		Tax Due			
otals:		0.00	0.00	0.00	
otals: ffective Date: 02/18/2025			0.00 ue if paid by: 02/2		
	• •				
					0.0
	<b>Taxes Paid in 2024</b> 64.24				
ffective Date: 02/18/2025	64.24 116.44 11.57	Total D	ue if paid by: 02/2	28/2025	0.0

ling unit on the property or that fai r interest are due a to include property 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. ĩ

A tax certificate issued through fraud or collusion is vold.

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 02/18/2025 WEST, RAY ATTORNEY AT LAW Requested By: Fee Amount: 10.00 Reference #:

		<u>,</u>	<u>.</u>	
Through Tax Year 2024	TAX CE	ERTIFICATE	ß	Certificate # 40244 음
ssued By:				<u>ଅ</u> ନ
BROWN COUNTY APPRAISAL D	ISTRICT		roperty Information	2501012
3804 HWY 377 S		Property ID: 2000790		101
BROWNWOOD, TX 76801		Legal Acres: 0.8800		גא קר
		Legal Desc: WOODBF 0.88	RIDGE ESTATES PHASE I, LOT	m
	i i		NT DR MAY, TX 76857	8
		DBA:		<u>କ</u>
	100.000/	Exemptions:		. R
Owner ID: 166023 RANCHMAN REAL ESTATE	100.00%			
100 W HWY 290		For Entities BROWN COUNTY	Value Inforr Improvement HS:	
DRIPPING SPRINGS, TX 78	3620-5428	MAY ISD	Improvement NHS:	ů 0
		ROAD & BRIDGE	Land HS: Land NHS:	19,350
			Productivity Market:	0
	2	t.	Productivity Use:	0
			Assessed Value	19,350
	t e			
nd any known costs and expenses xing unit(s):	سيسجيس وادر ورز ارزا جيسيون			
ear Entity	Taxable	Tax Due Disc.// 0.00 0.	P&I Attorney Fee	Total Due
lais.		0.00 0.00	.00 0.00	0.00
fective Date: 02/18/2025		Total Due if paid b	oy: 02/28/2025	0.00
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	Taxes Paid in 2024			
ROWN COUNTY AY ISD	77.39 140.29			,
DAD & BRIDGE	13.94			ł
applicable, the above-described prop le based on the provisions of the spe Ider Tax Code Section 25.21 is not inc	cial appraisal (Comptrolle	r Rule 9.3040) or property om		
ursuant to Tax Code Section 31.08, if a elinquent taxes, penaities or interest a opraisal roll, the unit's tax lien on the elinquent taxes, penaities or interest o ar the tax was imposed or the proper	re due a taxing unit on the property is extinguished a on the property or for taxes	e property or that fails to inclue and the purchaser of the property. s based on omitted property.	ude property because of its om erty is absolved of liability to th The person who was liable for	ission from an ne unit for
tax certificate issued through fraud o	r collusion is void.	2		

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

Signature of AuthDized Officer of Collecting Office

Date of Issue: Requested By: Fee Amount: Reference #:

Through Tax Year 2024	TAX C	ERTIFICATE	<u>.</u>	Certificate # 40245
Issued By:				
BROWN COUNTY APPRAIS	AL DISTRICT			
3804 HWY 377 S			perty information	
BROWNWOOD, TX 76801		Property ID: 20007909	Geo ID: R9532-0046-00	
BROWINWOOD, TX 70001		Legal Acres: 0.9300		46, ACRES
		Legal Desc: WOODBRID 0.93	GE ESTATES PHASE I, LOT	
			DR MAY, TX 76857	
		Situs: OAK POIN	I DR WAT, 1A 70007	1
		Exemptions:		
0 ID- 100000	100.000(			· ·
Owner ID: 166023	100.00%	1. 13 mer ja bil antanite einen sän "a vahaa m	and a state of the second state	
RANCHMAN REAL EST	ATELLC	For Entities	Value Inform	nation
100 W HWY 290		BROWN COUNTY	Improvement HS:	0
DRIPPING SPRINGS, T	X 78620-5428	MAY ISD 	Improvement NHS:	0
			Land HS:	20,450
		·	Productivity Market:	20,450
			Productivity Use:	ŏ
			Assessed Value	20,450
		i.		
taxing unit(s): Year Entity Totals:	Taxable	Tax Due Disc./P& 0.00 0.00		Total Due
Effective Date: 02/18/2025		Total Due if paid by:	02/28/2025	0.00
				0 s
		·	e	
- <b>**</b>				
		,		
	×			
Tax Certificate Issued for:	Taxes Paid in 2024			
BROWN COUNTY	81.80			
MAY ISD	148.27		*	
ROAD & BRIDGE	14.73			
If applicable, the above-described				
real an effective condition of the manual filter real that and	e special appraisal (Comptrol)	lar Dula 0.20/0) or property smith	ed from the appraisal roll as	described
due based on the provisions of the under Tax Code Section 25.21 is no				
under Tax Code Section 25.21 is no	ot included in this certificate	[Tax Code Section 31.08(b)].		
under Tax Code Section 25.21 is no Pursuant to Tax Code Section 31.0 delinquent taxes, penalties or inter appraisal roll, the unit's tax lien on delinquent taxes, penalties or inter	ot included in this certificate 18, if a person transfers prope rest are due a taxing unit on t 1 the property is extinguished rest on the property or for tax	[Tax Code Section 31.08(b)]. Prty accompanied by a tax certification the property or that fails to include and the purchaser of the property thes based on omitted property. Th	e property because of its om y is absolved of liability to the e person who was liable for	ission from an ne unit for the tax for the
under Tax Code Section 25.21 is no Pursuant to Tax Code Section 31.0 delinquent taxes, penalties or inter appraisal roll, the unit's tax lien on	ot included in this certificate 98, if a person transfers prope rest are due a taxing unit on t 1 the property is extinguished rest on the property or for tax operty was omitted remains	[Tax Code Section 31.08(b)]. Prty accompanied by a tax certification the property or that fails to include and the purchaser of the property thes based on omitted property. Th	e property because of its om y is absolved of liability to the e person who was liable for	ission from an ne unit for the tax for the
under Tax Code Section 25.21 is no Pursuant to Tax Code Section 31.0 delinquent taxes, penalties or inter appraisal roll, the unit's tax lien on delinquent taxes, penalties or inter year the tax was imposed or the pr A tax certificate issued through fra	ot included in this certificate 08, if a person transfers proper rest are due a taxing unit on t to the property is extinguished rest on the property or for tax roperty was omitted remains p and or collusion is void.	[Tax Code Section 31.08(b)]. arty accompanied by a tax certifica the property or that fails to include and the purchaser of the propert tes based on omitted property. Th personally liable for the tax and fo	e property because of its om y is absolved of liability to th e person who was liable for or any penalties or interest.	ission from an ne unit for the tax for the
under Tax Code Section 25.21 is no Pursuant to Tax Code Section 31.0 delinquent taxes, penalties or inter appraisal roll, the unit's tax lien on delinquent taxes, penalties or inter year the tax was imposed or the pr	ot included in this certificate 08, if a person transfers proper rest are due a taxing unit on t a the property is extinguished rest on the property or for tax roperty was omitted remains and or collusion is void. se of granted exemptions as i	[Tax Code Section 31.08(b)]. arty accompanied by a tax certifica- the property or that fails to include and the purchaser of the propert tes based on omitted property. Th personally liable for the tax and for defined in Section 11.43 Paragrap Date	e property because of its om y is absolved of liability to th e person who was liable for or any penalties or interest.	ission from an ne unit for the tax for the

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	1 MM	10111	Deficer of Collecting Office	-
-	Aun	nup	0/Summer	)
S	ignature of	Authorized	d Officer of Collecting Offic	e

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Fee Amount: Reference #: 10.00

Page: 1

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	94.99
MAY ISD	172.19
ROAD & BRIDGE	17.10
and calls which had been see the house to	10 XW XW X

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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

Signature of Authorized Officer of Collecting Office

Date of Issue: 02/18/2025 WEST, RAY ATTORNEY AT LAW Requested By: Fee Amount: 10.00 Reference #:

Page: 1

Through Tax Year 2024		ERTIFICATE		Certificate # 40247
ssued By: BROWN COUNTY APPRAISAL D 8804 HWY 377 S BROWNWOOD, TX 76801	ISTRICT	Situs: OAK POINT	Geo ID: R9532-0000-0	<u>활활을 들니  </u> )1
<b>Owner ID:</b> 166023 RANCHMAN REAL ESTATE 100 W HWY 290 DRIPPING SPRINGS, TX 78		DBA: Exemptions: For Entities BROWN COUNTY MAY ISD ROAD & BRIDGE	Value Info Improvement HS: Improvement NHS: Land HS:	( ( (
			Land-NHS: Productivity Market: Productivity Use: Assessed Value	186,430 ( 186,430
nd any known costs and expenses xing unit(s): par Entity otals: ffective Date: 02/18/2025	as provided by Tax C		Attorney Fee	
ax Certificate Issued for: T	axes Paid in 2024			
ROWN COUNTY IAY ISD	745.68 1,351.62 134.27			
applicable, the above-described prope	erty has/is receiving spec	ial appraisal based on its use, and	additional rollback taxe	s may become
applicable, the above-described prope ue based on the provisions of the spec nder Tax Code Section 25.21 is not incl ursuant to Tax Code Section 31.08, if a elinquent taxes, penalties or interest ar ppraisal roll, the unit's tax lien on the p elinquent taxes, penalties or interest or	erty has/is receiving spec clal appraisal (Comptrolle luded in this certificate [ person transfers proper re due a taxing unit on th property is extinguished n the property or for taxe	er Rule 9.3040) or property omitted Tax Code Section 31.08(b)]. Ity accompanied by a tax certificat the property or that fails to include and the purchaser of the property as based on omitted property. The	from the appraisal roll a e that erroneously indicat property because of its or is absolved of liability to person who was liable fo	s described tes that no mission from an the unit for r the tax for the
applicable, the above-described proper ue based on the provisions of the spec- inder Tax Code Section 25.21 is not incl Pursuant to Tax Code Section 31.08, if a elinquent taxes, penalties or interest ar ppraisal roll, the unit's tax lien on the p elinquent taxes, penalties or interest on ear the tax was imposed or the property	erty has/is receiving spec clal appraisal (Comptrolle luded in this certificate [ person transfers proper re due a taxing unit on the property is extinguished in the property or for taxe y was omitted remains p	er Rule 9.3040) or property omitted Tax Code Section 31.08(b)]. Ity accompanied by a tax certificat the property or that fails to include and the purchaser of the property as based on omitted property. The	from the appraisal roll a e that erroneously indicat property because of its or is absolved of liability to person who was liable fo	s described tes that no mission from an the unit for r the tax for the
COAD & BRIDGE applicable, the above-described prope lue based on the provisions of the spec inder Tax Code Section 25.21 is not incl Pursuant to Tax Code Section 31.08, if a lelinquent taxes, penalties or interest ar ppraisal roll, the unit's tax lien on the p elinquent taxes, penalties or interest or ear the tax was imposed or the property tax certificate issued through fraud or his certificate does not clear abuse of g	erty has/is receiving spec clal appraisal (Comptrolle luded in this certificate [ a person transfers proper re due a taxing unit on th property is extinguished a n the property or for taxe y was omitted remains p r collusion is void.	er Rule 9.3040) or property omitted Tax Code Section 31.08(b)]. Ity accompanied by a tax certificat the property or that fails to include and the purchaser of the property as based on omitted property. The ersonally liable for the tax and for	from the appraisal roll a that erroneously indicat property because of its of is absolved of liability to person who was liable fo any penalties or interest.	s described tes that no mission from an the unit for r the tax for the

Signature of AuthOrized Officer of Collecting Office

Requested By: Fee Amount: Reference #: WEST, RAY ATTORNEY AT LAW

Page: 1

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	2024		ERTIFICAT	L.,		Certificate 1 40248
	eđ By:					-
BRO	WN COUNTY APPRAISA	L DISTRICT		Property	nformation	
3804	HWY 377 S		Property ID:		ID: R9532-0000-03	
BRO	WNWOOD, TX 76801		Legal Acres:		ID. 13032-0000-03	
					ATES PHASE I, ACR	10 a ar
						-5 3.05
				OAK POINT DR N	AT, 1X /005/	
			DBA: Exemptions:			
	Owner ID: 141593	100.00%			united and the second	area a source
	WELLS, THEADORE & \		high manage wantiers . som any 'my have	Entities	Value Inform	nation
	3302 CR A3901	VICKI	BROWN COUNT MAY ISD		mprovement HS:	1
	STANTON, TX 79782-40	1.4	ROAD & BRIDGE		mprovement NHS:	
	STANTON, 1X 19102-40	JTI	1	· •	and HS: and NHS:	35,57
-		<u> </u>	i		Productivity Market:-	
					Productivity Use:	
				i A	Assessed Value	35,57
			internation course and an array of the second second	ana ana ini ini ini ini ini ini ini ini	namen it un care mar amazolar en avan e ena	a e a como contra
19-37.75		Citrophil	Delinquent Taxes		yrael frans sereet	e de la tractica
Ins	is to certify that, after a car	reful check of the tax reco	rds of this office, t	the following delir	iquent taxes, pena	ities, interes
	any known costs and exper	nses as provided by Tax C	ode §33.48, are di	le on the describe	ed property for the	following
	g unit(s):	ามาเข้!! คำนักสายการประเทศการประเทศ				
	Entity	, Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Du
	ROAD & BRIDGE	35,570	25.62	1.80	0.00	27.4
	MAY ISD BROWN COUNTY	35,570	257.89 142.28	18.06	0.00 0.00	275.9
Total		35,570	425.79	9.96 <b>29.82</b>	0.00	152.2 <b>455.6</b>
TUtai	3.		420.75	23.02	0.00	400.0
Effor	tive Dete: 02/18/2025		Total Du	e if naid by: 02/28/	2025	<b>155 G</b>
Effect	tive Date: 02/18/2025		Total Du	ie if páid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Total Du	e if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Total Du	e if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025	* *	Total Du	ie if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Total Du	e if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025	* *	Total Du	e if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025	* *	Total Du	e if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Total Du	e if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Total Du	e if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Total Du	e if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Total Du	e if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Total Du	le if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Total Du	le if paid by: 02/28/	2025	455.6
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Effect	tive Date: 02/18/2025		Tota! Du	le if paid by: 02/28/	2025	455.6
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Effect	tive Date: 02/18/2025		Tota! Du	le if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Tota! Du	le if paid by: 02/28/	2025	455.6
Effect	tive Date: 02/18/2025		Tota! Du	le if paid by: 02/28/	2025	455.6
			Tota! Du	le if paid by: 02/28/	2025	455.6
Tax C	ertificate Issued for:	Taxes Paid in 2024	Tota! Du	le if paid by: 02/28/	2025	455.6
Tax C BROW	ertificate Issued for: VN COUNTY	0.00	Tota! Du	le if paid by: 02/28/	2025	455.6
Tax C BROW MAY I	ertificate Issued for: VN COUNTY SD	0.00 0.00 ÷	Total Du	le if paid by: 02/28/	2025	455.6
Tax C BROW MAY I ROAD	ertificate Issued for: VN COUNTY SD ) & BRIDGE	0.00 0.00 0.00				
Tax C BROV MAY I ROAD If appi due b	ertificate Issued for: VN COUNTY SD & BRIDGE licable, the above-described p ased on the provisions of the	0.00 0.00 0.00 property has/is receiving spec special appraisal (Comptrolle	ial appraisal based o er Rule 9.3040) or pro	on its use, and addit	tional rollback taxes	may become
Tax C BROV MAY I ROAD If appi due b	ertificate Issued for: VN COUNTY SD ) & BRIDGE licable, the above-described p	0.00 0.00 0.00 property has/is receiving spec special appraisal (Comptrolle	ial appraisal based o er Rule 9.3040) or pro	on its use, and addit	tional rollback taxes	may become
Tax C BROW MAY I ROAD If appi due b under Pursu	Pertificate Issued for: VN COUNTY SD ) & BRIDGE licable, the above-described p ased on the provisions of the Tax Code Section 25.21 is no sant to Tax Code Section 31.08	0.00 0.00 0.00 property has/is receiving spec special appraisal (Comptrolle t included in this certificate [ 3, if a person transfers proper	tial appraisal based of er Rule 9.3040) or pro Tax Code Section 31 ty accompanied by a	on its use, and addit operty omitted from .08(b)]. a tax certificate that	tional rollback taxes i the appraisal roll as erroneously indicates	may become described 5 that no
Tax C BROW MAY I ROAD If appi due ba under Pursu deling	ertificate Issued for: VN COUNTY SD ) & BRIDGE licable, the above-described p ased on the provisions of the ' Tax Code Section 25.21 is no tant to Tax Code Section 31.08 quent taxes, penalties or interes	0.00 0.00 0.00 property has/is receiving spec special appraisal (Comptrolle t included in this certificate [ 3, if a person transfers proper est are due a taxing unit on th	ial appraisal based o r Rule 9.3040) or pro Tax Code Section 31 ty accompanied by a le property or that fai	on its use, and addit operty omitted from .08(b)]. a tax certificate that ils to include prope	tional rollback taxes i the appraisal roll as erroneously indicates ty because of its omi	may become described s that no ission from a
Tax Cd BROW MAY I ROAD If appl due b under Pursu deling appra	Pertificate Issued for: VN COUNTY SD ) & BRIDGE licable, the above-described p ased on the provisions of the Tax Code Section 25.21 is no sant to Tax Code Section 31.08	0.00 0.00 0.00 property has/is receiving spec special appraisal (Comptrolle t included in this certificate [ 3, if a person transfers proper est are due a taxing unit on th the property is extinguished a	tial appraisal based of FRule 9.3040) or pro Tax Code Section 31 Ty accompanied by a le property or that fai and the purchaser of	on its use, and addit operty omitted from .08(b)]. a tax certificate that ils to include proper f the property is abs	tional rollback taxes i the appraisal roll as erroneously indicated ty because of its omi olved of liability to th	may become described s that no ission from a be unit for

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

SigHature of AuthObjzed Officer of Collecting Office

 Date of Issue:
 02/18/2025

 Requested By:
 WEST, RAY ATTORNEY AT LAW

 Fee Amount:
 10.00

 Reference #:
 Page: 1

2024	ERTIFICATE		Certificate # 40249
Issued By:			
BROWN COUNTY APPRAISAL DISTRICT		operty information	00
3804 HWY 377 S	Property ID: 20007869	Geo ID: R9532-0006-	<u>.</u>
BROWNWOOD, TX 76801	Legal Acres: 0.9200	per version reconstruction and sources as a construction.	
	Legal Desc: WOODBR	DGE ESTATES PHASE I, LO	T 6, ACRES 0.92
		T DR MAY, TX 76857	
	DBA:		ł
	Exemptions:	an a	- 43
<b>Owner ID:</b> 146360 100.00%	For Entities		
WELCOT INC	BROWN COUNTY	Improvement HS	illiarion (
PO BOX 56	MAY ISD	Improvement NHS:	Ő
LENORAH, TX 79749-0056	ROAD & BRIDGE	Land HS:	0
		Productivity Market:	
		Productivity Use:	0
	.] 4	Assessed Value :	74,940
		i	
	/Delinquent Taxes		
This is to certify that, after a careful check of the tax reco		ng delinguent taxes, per	nalties interest
and any known costs and expenses as provided by Tax	Code §33.48, are due on the	described property for th	e following
taxing unit(s):			
Year Entity Totals:	Tax Due Disc /P 0.00 0.0	12 14 14 14 14 14 14 14 14 14 14 14 14 14	Total Due 0.00
, ощо,	0.00 0.0	0.00	0.00
Effective Date: 02/18/2025	Total Due if paid by	1: 02/28/2025	0.00
		κ.	
	r a	1	
BROWN COUNTY 299.75			
BROWN COUNTY 299.75 MAY ISD 543.32			
BROWN COUNTY 299.75 MAY ISD 543.32 ROAD & BRIDGE 53.97 If applicable, the above-described property has/ls receiving spe	ecial appraisal based on its use.	and additional rollback taxe	es may become
BROWN COUNTY 299.75 MAY ISD 543.32 ROAD & BRIDGE 53.97 f applicable, the above-described property has/ls receiving spe due based on the provisions of the special appraisal (Comptrol	ler Rule 9.3040) or property omit	and additional rollback taxe ted from the appraisal roll a	s may become is described
BROWN COUNTY 299.75 MAY ISD 543.32 ROAD & BRIDGE 53.97 If applicable, the above-described property has/ls receiving spe due based on the provisions of the special appraisal (Comptrol under Tax Code Section 25.21 is not included in this certificate	ler Rule 9.3040) or property omit [Tax Code Section 31.08(b)].	ted from the appraisal roll a	is described
BROWN COUNTY 299.75 MAY ISD 543.32 ROAD & BRIDGE 53.97 If applicable, the above-described property has/ls receiving spe due based on the provisions of the special appraisal (Comptrol under Tax Code Section 25.21 is not included in this certificate Pursuant to Tax Code Section 31.08, if a person transfers prope	ler Rule 9.3040) or property omit [Tax Code Section 31.08(b)]. erty accompanied by a tax certific	ted from the appraisal roll a	is described
BROWN COUNTY 299.75 MAY ISD 543.32 ROAD & BRIDGE 53.97 If applicable, the above-described property has/ls receiving spe due based on the provisions of the special appraisal (Comptrol under Tax Code Section 25.21 is not included in this certificate Pursuant to Tax Code Section 31.08, if a person transfers prope delinquent taxes, penalties or interest are due a taxing unit on t	ler Rule 9.3040) or property omit [Tax Code Section 31.08(b)]. erty accompanied by a tax certific the property or that fails to include	ted from the appraisal roll a cate that erroneously indica de property because of its o	tes that no
BROWN COUNTY 299.75 MAY ISD 543.32 ROAD & BRIDGE 53.97 f applicable, the above-described property has/ls receiving spe due based on the provisions of the special appraisal (Comptrol under Tax Code Section 25.21 is not included in this certificate Pursuant to Tax Code Section 31.08, if a person transfers prope delinquent taxes, penalties or interest are due a taxing unit on t appraisal roll, the unit's tax lien on the property is extinguished delinquent taxes, penalties or interest on the property or for tax	ler Rule 9.3040) or property omit [Tax Code Section 31.08(b)]. erty accompanied by a tax certific the property or that fails to includ l and the purchaser of the property. T les based on omitted property. T	ted from the appraisal roll a cate that erroneously indica le property because of its o ty is absolved of liability to he person who was liable fo	tes that no mission from an the unit for or the tax for the
BROWN COUNTY       299.75         MAY ISD       543.32         ROAD & BRIDGE       53.97         f applicable, the above-described property has/ls receiving spectrum based on the provisions of the special appraisal (Comptrol ander Tax Code Section 25.21 is not included in this certificate         Pursuant to Tax Code Section 31.08, if a person transfers proper delinquent taxes, penalties or interest are due a taxing unit on the property is extinguished	ler Rule 9.3040) or property omit [Tax Code Section 31.08(b)]. erty accompanied by a tax certific the property or that fails to includ l and the purchaser of the property. T les based on omitted property. T	ted from the appraisal roll a cate that erroneously indica le property because of its o ty is absolved of liability to he person who was liable fo	tes that no mission from an the unit for or the tax for the
BROWN COUNTY 299.75 MAY ISD 543.32 ROAD & BRIDGE 53.97 f applicable, the above-described property has/ls receiving spe lue based on the provisions of the special appraisal (Comptrol ander Tax Code Section 25.21 is not included in this certificate Pursuant to Tax Code Section 31.08, if a person transfers proper ielinquent taxes, penalties or interest are due a taxing unit on the appraisal roll, the unit's tax lien on the property is extinguished ielinquent taxes, penalties or interest on the property or for tax	ler Rule 9.3040) or property omit [Tax Code Section 31.08(b)]. erty accompanied by a tax certific the property or that fails to includ l and the purchaser of the property. T les based on omitted property. T	ted from the appraisal roll a cate that erroneously indica le property because of its o ty is absolved of liability to he person who was liable fo	tes that no mission from an the unit for or the tax for the

May Be Subject to Court Costs if Suit is Pending

Signisture of Authorized Officer of Collecting Office

 Date of Issue:
 02/18/2025

 Requested By:
 WEST, RAY ATTORNEY AT LAW

 Fee Amount:
 10.00

 Reference #:
 Page: 1

Through Tax Year 2024	TAX CE	RTIFICATE	Certificate # 40250 N -
Issued By: BROWN COUNTY APPRAISAL 3804 HWY 377 S BROWNWOOD, TX 76801	DISTRICT	Property Inform Property ID: 20007870 Geo ID: R9 Legal Acres: 0.9500 Legal Desc: WOODBRIDGE ESTATES F Situs: OAK POINT DR MAY, T DBA: Exemptions:	ation 532-0007-00 몸 품
Owner ID: 146360 WELCOT INC PO BOX 56 LENORAH, TX 79749-005	100.00% 5 	BROWN COUNTY Improve MAY ISD Improve ROAD & BRIDGE Land HS Land NH	S: 77,380 vity-Market:

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: 02/18/2025

Total Due if paid by: 02/28/2025

0.00

Tax Certificate Issued for:Taxes Paid in 2024BROWN COUNTY309.51MAY ISD561.01ROAD & BRIDGE55.73

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

Signature of Authorized Officer of Collecting Office

Date of Issue: Requested By: Fee Amount: Reference #: 02/18/2025 WEST, RAY ATTORNEY AT LAW 10.00

	CERTIFICATE		Certificate # 40251
Issued By: BROWN COUNTY APPRAISAL DISTRICT 3804 HWY 377 S BROWNWOOD, TX 76801	Property ID: 20007871 Legal Acres: 0.9500 Legal Desc: WOODBRID	Geo ID: R9532-00 Geo ID: R9532-00 GE ESTATES PHASE I DR MAY, TX 76857	08-00
Owner ID: 146360 100.00% WELCOT INC PO BOX 56 LENORAH, TX 79749-0056	BROWN COUNTY MAY ISD ROAD & BRIDGE	Improvement HS Improvement NH Land HS: Land NHS:	nformation
		Productivity Mark Productivity Use: Assessed Value	et: 0;
and any known costs and expenses as provided by Tax taxing unit(s): Year, Entity Totals:	TaxDueDisc/P& 0.00 0.00	Attorney Fee 0.00	Total Due 0.00
Effective Date: 02/18/2025	Total Due if paid by:	02/20/2023	0.00
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	,		лоним ненением общен с нен <u>и</u> на тома сбл
	,	γ.	лан на неминан бишта силуу на сила сбог такт о
	,	,	лан на начинала Анан и отду на клива бол стат стат с т
	, , , , , ,	<i>,</i>	ana ang ang ang ang ang ang ang ang ang
Tax Certificate Issued for:Taxes Paid in 2024BROWN COUNTY309.51MAY ISD561.01ROAD & BRIDGE55.73		Ŧ	na na ananana abara a nag_ a a na a da san a na a na a na ang pa
BROWN COUNTY         309.51           MAY ISD         561.01	oller Rule 9.3040) or property omitte	d additional rollback f d from the appraisal ro	taxes may become bil as described
BROWN COUNTY       309.51         MAY ISD       561.01         ROAD & BRIDGE       55.73         If applicable, the above-described property has/is receiving spectral appraisal (Comptrumeder Tax Code Section 25.21 is not included in this certificated Pursuant to Tax Code Section 31.08, if a person transfers property delinquent taxes, penalties or interest are due a taxing unit or appraisal roll, the unit's tax lien on the property is extinguished delinquent taxes, penalties or interest on the property or for taxes	oller Rule 9.3040) or property omitte te [Tax Code Section 31.08(b)]. perty accompanied by a tax certifica n the property or that fails to include ed and the purchaser of the property axes based on omitted property. The	d from the appraisal re te that erroneously ind property because of f is absolved of liability person who was liab	oll as described ficates that no ts omission from an y to the unit for le for the tax for the
BROWN COUNTY       309.51         MAY ISD       561.01         ROAD & BRIDGE       55.73         f applicable, the above-described property has/is receiving splue based on the provisions of the special appraisal (Comptruder Tax Code Section 25.21 is not included in this certificate         Pursuant to Tax Code Section 31.08, if a person transfers properly lacting appraisal roll, the unit's tax lien on the property is extinguished ellinquent taxes, penalties or interest are due a taxing unit or appraisal roll, the unit's tax lien on the property or for taxes, the tax was imposed or the property was omitted remaining	oller Rule 9.3040) or property omitte te [Tax Code Section 31.08(b)]. perty accompanied by a tax certifica n the property or that fails to include ed and the purchaser of the property axes based on omitted property. The	d from the appraisal re te that erroneously ind property because of f is absolved of liability person who was liab	bil as described ficates that no ts omission from an y to the unit for le for the tax for the
BROWN COUNTY       309.51         MAY ISD       561.01         ROAD & BRIDGE       55.73         If applicable, the above-described property has/is receiving splue based on the provisions of the special appraisal (Comptri-	oller Rule 9.3040) or property omitte te [Tax Code Section 31.08(b)]. perty accompanied by a tax certifica n the property or that fails to include ed and the purchaser of the property axes based on omitted property. The s personally liable for the tax and fo	d from the appraisal re te that erroneously ind property because of i r is absolved of liabilit person who was liab r any penalties or inter	oll as described dicates that no ts omission from an y to the unit for le for the tax for the rest.

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KOM	MUL	Ο/W	Ithin	in
Signature o		Officer of	Collecting	Office

10.00 Fee Amount: Reference #:

Page: 1

Through Tax Year 2024	TAX	CERTIFICATE	1999 Au 1991	tificate # 10252
Issued By: BROWN COUNTY APPRAISAL D 3804 HWY 377 S BROWNWOOD, TX 76801	ISTRICT	Legal Acres: 0.9700 Legal Desc: WOODBRIDGE	Geo ID: R9532-0009-00	2025 2501012 CRES 0.97 740E 44
Owner ID: 146360 WELCOT INC PO BOX 56 LENORAH, TX 79749-0056	100.00%	For Entities BROWN COUNTY MAY ISD ROAD & BRIDGE	Value Informat Improvement HS: Improvement NHS: Land HS: Land NHS: Productivity Market: Productivity Use: Assessed Value	fion 88 0 0 79,010 79,010 79,010

Current/Dellinquent 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	0.00	Disc./P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00
				'

Effective Date: 02/18/2025

#### Total Due if paid by: 02/28/2025 0.00

Tax Certificate Issued for: Taxes Paid in 2024 **BROWN COUNTY** 316.02 MAY ISD 572.83 **ROAD & BRIDGE** 56.90

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

nature of Authorized Officer of Collecting Office

02/18/2025 Date of Issue: Requested By: WEST, RAY ATTORNEY AT LAW Fee Amount: 10.00 Reference #:

Page: 1

2024		ERTIFICATE		Certificate # 40253
<b>Issued By:</b> BROWN COUNTY APPRAISAL D 3804 HWY 377 S BROWNWOOD, TX 76801	ISTRICT	Property ID: 20007873 Legal Acres: 0.8600 Legal Desc: WOODBRID	Geo ID: R9532-0010-0 Geo ID: R9532-0010-0 GE ESTATES PHASE I, LOT DINT DR MAY, TX 76857	T 10, ACRES .86
Owner ID: 145525 MAPEL, STEVEN 370 OAK POINT DR MAY, TX 76857	100.00%	For Entities BROWN COUNTY MAY ISD ROAD & BRIDGE	Value Info Improvement HS: Improvement NHS: Land HS: Land NHS: Productivity Market:	rmation 279,610 36,280 70,050 0
			Productivity Use: Assessed Value	0 0 384,151
Totals: Effective Date: 02/18/2025		0.00 0.00 Total Due if paid by:		<b>0.00</b> 0.00
				1
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	a			
		,		,
		·		
BROWN COUNTY MAY ISD	Taxes Paid in 2024 1,536.53 2,060.10	r		
BROWN COUNTY MAY ISD ROAD & BRIDGE f applicable, the above-described prope due based on the provisions of the spec	1,536.53 2,060.10 274.50 arty has/is receiving speci ial appraisal (Comptrolle)	r Rule 9.3040) or property omittee	d additional rollback taxes d from the appraisal roll as	s may become s described
Tax Certificate Issued for: T BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described prope due based on the provisions of the spec under Tax Code Section 25.21 is not incl Pursuant to Tax Code Section 31.08, if a delinquent taxes, penalties or interest ar appraisal roll, the unit's tax lien on the p delinquent taxes, penalties or interest or year the tax was imposed or the property	1,536.53 2,060.10 274.50 erty has/is receiving speci ial appraisal (Comptroller luded in this certificate [T person transfers propert re due a taxing unit on the property is extinguished a n the property or for taxes	r Rule 9.3040) or property omitted ax Code Section 31.08(b)]. It accompanied by a tax certificat e property or that fails to include and the purchaser of the property s based on omitted property. The	d from the appraisal roll as te that erroneously indicat property because of its or is absolved of liability to t person who was liable fo	s described tes that no mission from an the unit for r the tax for the
BROWN COUNTY MAY ISD ROAD & BRIDGE f applicable, the above-described proper lue based on the provisions of the spec under Tax Code Section 25.21 is not incl Pursuant to Tax Code Section 31.08, if a delinquent taxes, penalties or interest ar uppraisal roll, the unit's tax lien on the p delinquent taxes, penalties or interest or	1,536.53 2,060.10 274.50 erty has/is receiving speci ial appraisal (Comptroller luded in this certificate [T person transfers propert re due a taxing unit on the property is extinguished a n the property or for taxes y was omitted remains pe	r Rule 9.3040) or property omitted ax Code Section 31.08(b)]. It accompanied by a tax certificat e property or that fails to include and the purchaser of the property s based on omitted property. The	d from the appraisal roll as te that erroneously indicat property because of its or is absolved of liability to t person who was liable fo	s described tes that no mission from an the unit for r the tax for the

May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office

Date of Issue: Requested By: Fee Amount: Reference #: 02/18/2025 WEST, RAY ATTORNEY AT LAW 10.00

2024		ERTIFICATE	1	ertificate 40254
SUED BY: ROWN COUNTY APPRAIS	AL DISTRICT		operty Information	
804 HWY 377 S		Property ID: 20007874		inter of the second second
ROWNWOOD, TX 76801		Legal Acres: 3.3600		
		Legal Desc: WOODBR	IDGE ESTATES PHASE I, LOT 11	I-14, ACRES
		3.36 Situat 276 OAK	DOINT DD MAN TY 70057	
		Situs: 376 OAK DBA:	POINT DR MAY, TX 76857	
		Exemptions: HS		
Owner ID: 153686	100.00%	janjan je gradna kan na na politika na se		
BULLA, JOEL & JAYLA		<b>For Entities</b>	Value Inform	ation
1479 OAKWOOD DR		BROWN COUNTY	Improvement HS:	632,93
STEPHENVILLE, TX 764	401-1651	MAY ISD ROAD & BRIDGE	Improvement NHS:	52,00
·			Land HS:	273,71
			Productivity Market:	
			Productivity Use:	050.0
			Assessed Value	958,64
		/Delinquent Taxes		Stoler Ide
is is to certify that, after a ca		ords of this office, the follow	ing delinguent taxes penalt	ioe intero
d any known costs and expe king unit(s):	nses as provided by Tax	Code §33.48, are due on the	described property for the fo	ollowing
ar Entity	Taxable	Tax Due	&I Attorney Fee	Total Di
tals:		0.00 0.	the sector of th	0.0
				0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
fective Date: 02/18/2025		Total Due if paid b	y: 02/28/2025	0.0
x Certificate Issued for:	Taxes Paid in 2024	Total Due if paid b	y: 02/28/2025	0.0
x Certificate Issued for:	3,834.36	Total Due if paid b	y: 02/28/2025	0.0
x Certificate Issued for: OWN COUNTY		Total Due if paid b	y: 02/28/2025	0.0
x Certificate Issued for: OWN COUNTY Y ISD AD & BRIDGE upplicable, the above-described p e based on the provisions of the	3,834.36 6,343.99 688.61 property has/is receiving sp special appraisal (Comptro	ecial appraisal based on its use, lier Rule 9.3040) or property omi	and additional rollback taxes m	av become
x Certificate Issued for:	3,834.36 6,343.99 688.61 property has/is receiving special appraisal (Comptro pt included in this certificate 8, if a person transfers prop est are due a taxing unit on	ecial appraisal based on its use, lier Rule 9.3040) or property omit [Tax Code Section 31.08(b)]. erty accompanied by a tax certifi the property or that fails to inclu	and additional rollback taxes m ted from the appraisal roll as de cate that erroneously indicates i de property because of its omis	ay become escribed that no sion from a

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

Sighature of AuthOrized Officer of Collecting Office

02/18/2025 WEST, RAY ATTORNEY AT LAW 10.00 Date of Issue: Requested By: Fee Amount: Reference #: Page: 1

Through Tax Year 2024		ERTIFICATE		ertificate # 40255
<b>Issued By:</b> BROWN COUNTY APPRAISAL DI 3804 HWY 377 S BROWNWOOD, TX 76801	ISTRICT	Property ID: 20007878 Legal Acres: 0.9100	rty Information Geo ID: R9532-0015-00 E ESTATES PHASE I, LOT 1	
			NT DR MAY, TX 76857	: !
Owner ID: 136841 BILBO, FRED J & SHELLY R 106 HALMAR CV	100.00%	For Entitles	Value (nform	ation
GEORGETOWN, TX 78628		BROWN COUNTY MAY ISD ROAD & BRIDGE	Improvement HS: Improvement NHS: Land HS:	0 0 0 74,130
			Productivity Market: Productivity Use: Assessed Value	74,130 0 0 74,130
his is to certify that, after a careful nd any known costs and expenses axing unit(s):	check of the tax reco	Delinquent Taxes Ids of this office, the following ode §33.48, are due on the desc	delinquent taxes, penalt cribed property for the f	ies, interest ollowing
ear Entity	Taxable	Tax Due Disc./P&(	Attorney Fee	🛶 Total Due
otals:		0.00 0.00	0.00	0.00
ffective Date: 02/18/2025		Total Due if paid by: 02	2/28/2025	0.00
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		·		
				- - - -
Fax Certificate Issued for:	axes Paid in 2024			
BROWN COUNTY MAY ISD ROAD & BRIDGE	296.50 537.45 53.39			
ROWN COUNTY MAY ISD ROAD & BRIDGE f applicable, the above-described prope lue based on the provisions of the spec	296.50 537.45 53.39 rty has/is receiving spec lal appraisal (Comptrolle	r Rule 9.3040) or property omitted f	additional rollback taxes m from the appraisal roll as d	ay become escribed
ROWN COUNTY MAY ISD	296.50 537.45 53.39 rty has/is receiving spec lal appraisal (Comptrolle uded in this certificate [1 person transfers propert e due a taxing unit on the roperty is extinguished a b the property or for taxes	r Rule 9.3040) or property omitted f ax Code Section 31.08(b)]. y accompanied by a tax certificate e property or that fails to include p ind the purchaser of the property is s based on omitted property. The p	rom the appraisal roll as d that erroneously indicates operty because of its omis absolved of liability to the erson who was liable for th	escribed that no sion from an unit for
ROWN COUNTY AY ISD OAD & BRIDGE applicable, the above-described prope ue based on the provisions of the spec inder Tax Code Section 25.21 is not incl ursuant to Tax Code Section 31.08, if a elinquent taxes, penalties or interest ar opraisal roll, the unit's tax tien on the p elinquent taxes, penalties or interest or	296.50 537.45 53.39 rty has/is receiving spec lal appraisal (Comptrolle uded in this certificate [1 person transfers propert e due a taxing unit on the roperty is extinguished a the property or for taxes y was omitted remains per	r Rule 9.3040) or property omitted f ax Code Section 31.08(b)]. y accompanied by a tax certificate e property or that fails to include p ind the purchaser of the property is s based on omitted property. The p	rom the appraisal roll as d that erroneously indicates operty because of its omis absolved of liability to the erson who was liable for th	escribed that no sion from an unit for

May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office

Date of Issue: Requested By: Fee Amount: Reference #: 02/18/2025 WEST, RAY ATTORNEY AT LAW 10.00 Page: 1

Through Tax Year 2024	TAX CE	RTIFICATE		. Ĝ	ertificate # 40256 😖
Issued By: BROWN COUNTY APPRAISAL DIS 3804 HWY 377 S BROWNWOOD, TX 76801	STRICT	Property ID: 20007879 Legal Acres: 0.8800 Legal Desc: WOODBRII DOCK #691 Situs: 382 OAK F DBA:	OGE ESTATES	R9532-0016-00 S PHASE I, LOT 1	201012 21012
Owner ID: 136841 BILBO, FRED J & SHELLY R 106 HALMAR CV GEORGETOWN, TX 78628	100.00%	Exemptions: For Entities BROWN COUNTY MAY ISD ROAD & BRIDGE	improv Improv Land I		€i ation 1,082,960 0 0 0
			Produ	NHS: ctivity Market: ctivity Use: sed Value	71,680 0 0 1,154,640
This is to certify that, after a careful or and any known costs and expenses a taxing unit(s): Year: Entity Totals:	heck of the tax record	ellinquent Taxes Is of this office, the followin de §33.48, are due on the d Tax Due Disc./P8 0.00 0.00	escribed pr	nt taxes, penal operty for the f xrney.Fee 0.00	ties, interest ollowing Total Due 0.00
Effective Date: 02/18/2025		Total Due if paid by	: 02/28/2025		0.00
					а (тороно), от стал. (тороно), от стал.
		÷			
Tax Certificate Issued for: Ta: BROWN COUNTY MAY ISD ROAD & BRIDGE If applicable, the above-described propert due based on the provisions of the specia under Tax Code Section 25.21 is not inclu	l appraisal (Comptroller	Rule 9.3040) or property omitte	nd additional ad from the a	l rollback taxes n ppraisal roll as c	nay become escribed
Pursuant to Tax Code Section 21.08, if a p delinquent taxes, penalties or interest are appraisal roll, the unit's tax lien on the pro delinquent taxes, penalties or interest on year the tax was imposed or the property	erson transfers property due a taxing unit on the operty is extinguished ar the property or for taxes	accompanied by a tax certific property or that fails to includ d the purchaser of the propert based on omitted property. Th	e property be y is absolved e person who	cause of its omis I of liability to the o was liable for t	sion from an unit for
A tax certificate issued through fraud or c					
This certificate does not clear abuse of gr May Be Subject to Court Costs if Suit		Dat Rec	e of Issue: quested By:	02/18/2025 WEST, RAY AT	K Code. FORNEY AT LAW
Signature of Authorized Officer of Collecting			Amount: erence #:	10.00	Page: 1

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2,10589211.93600,2713703.09800,1358.37100,"u74"	
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4,10654050,96900,2718986,84400,1563,32700,"oak point cont"	E
4,10654050.96900,2718986.84400,1563.32700,"oak point cont" 5,10649700.53000,2706364.64100,1501.26800,"base" 6,10648499.61400,2704670.54000,1489.69900,"base 2"	
6,10648499,61400,2704670,54000,1489,69900,"base 2"	
7,10642926.03500,2703009.48800,1521.01600,"stateprk"	
8,10650851.36500,2706001.72900,1427.30700,".5 irf"	
8,10650851.36500,2706001.72900,1427.30700,".5 irf"	
9,10650736.79600,2706138.79100,1426.19900,".5 irf"	
10,10650666.22400,2706097.08700,1418.87400,".5 irf"	
11,10650751.84100,2705994.04500,1425.59100,".5 irf"	
12,10650795.27400,2705957.76100,1425.05900,"60ds" 13,10650706.87400,2706009.93400,1424.71200,"1425" 14,10650682.01600,2705999.39400,1424.91300,"1425"	
13,10650706.87400,2706009.93400,1424.71200,"1425"	
14,10650682.01600,2705999.39400,1424.91300,"1425"	
15 10650647.35200 2705966 29100 1424 95900 "60de"	
16,10650623.74000,2705915.19800,1424.92400,"60ds"	
17,10650605.02600,2705907.72700,1425.45300,".5 irf"	
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24,10650438.00500,2705712.27400,1425.04200,"60ds"	
25,10650413.21800,2705704.88200,1426.21600,"1425"	
26,10650391.12900,2705686.77100,1425.08600,".5irf"	
27,10650380.52500,2705669.54600,1426.21100,".5 irs"	
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21 1065024 05200 270501 000, 1425 20000, 0005	
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34,10650238.71600,2705535.21400,1424.83400,"1425"	
35,10650204,28800,2705509.14600,1424.06400,"60ds" 36,10650169.49000,2705500.17000,1425.25100,"60ds" 37,10650106.08300,2705500.08300,1424.99600,"1425"	
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46,10649851.34600,2705311.69600,1425.15700,"1425"	
47,10649845.33600,2705275.95100,1425.13900,"60ds"	
48,10649826.84500,2705253.76000,1424.69800,"60ds"	
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56,10649434.38300,2705027.93500,1425.18000,"60ds"	
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63,10649136.77200,2704872.59500,1425.00600,"1425"	
64,10649125.08800,2704850.98400,1425.26400."60ds"	
65,10649091.24400,2704845.11500,1425.13100,"1425"	
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67,10649055.07300,2704787.55700,1425.06500,"60ds"	
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69,10648970.37500,2704725.31100,1425.05200,"1425"	
70,10648939.87000,2704698.26700,1425.03900,"60ds"	
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#### YEAR INST # 2025 2501012 PAGE 50 OF 62

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THE POINT ASCII PTS 71,10648902.18800,2704665.77600,1424.89800,"1425" 72,10648880.53200,2704649.03900,1429.34800,"1425" 73,10648844.99000,2704623.86000,1431.81400,"1425" 74,10648829.79700,2704599.59700,1425.19000,"60ds"
72,10648880,53200,2704649,03900,1429,34800,"1425"
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79 10648696 30200 2704493.01200,1420.37800, 0005
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88,10649700.35900,2706364.54300,1501.23500,"base pt 5"
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91,10650649.93900,2706490.61800,1491.14700,".5irf" 92,10650711.03600,2706541.99700,1492.01700,".5irf" 93,10650770.96200,2706592.86700,1492.73200,"60d f"
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93,10650770.96200,2706592.86700,1492.73200,"60d f" 94,10650772.20100,2706594.82200,1492.96000,"60d f" 95,10650833.83700,2706644.96700,1492.85600,".5irf 460-461" 96,10650995.66100,2706819.94300,1488.25200,".5irf 458-457" 97,10650525,49300,2706451,59000,1490,88600,".5irf
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102,10650310.14300,2706544.54700,1495.10700,".5 irf"
103,10650271.85100,2706512.36900,1495.92500,".5 irf"
104.10650390.44300.2706612.05800.1494.76200.".5 irt"
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Page 2

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NB

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. 2501012

FILED FOR REGISTRATION FEBRUARY 24,2025 04:47PM 61PGS \$265.00

SUBMITTER: THE POINT

**RETURN TO:** 

THE POINT VOL 6 PG 19-22

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.

aron-ferguson By

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