

BEING A REPLAT OF A PORTION  
OF THE WOODBRIDGE ESTATES  
SLIDE NO 5, PAGES 79-80

OAK POINT SUBDIVISION SLIDE 4, PAGES 213-21

PLAT RECORDS, BROWN CO. TX.

CONTAINING 59 LOTS

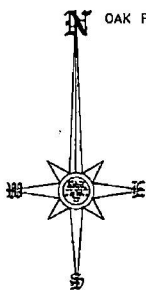
LAKE BROWNWOOD PARTNERS, LLC  
TO

TO  
RANCHMAN, REAL ESTATE LLC.

08/22/2024  
INSTRUMENT NO. 2404329

INSTRUMENT NO 2404329  
BROWN CO OFFICIAL RECORDS

512-318-8819



35 0 135 270 405  
GRAPHIC SCALE - TEXT

F PEREZ SUR NO 642

A-738

SUBDIVISION  
OAK POINT  
VOLUME 4, PAGES 213-214  
PLAT RECORDS  
BROWN COUNTY, TEXAS

SUBDIVISION  
OAK POINT  
VOLUME 4, PAGES 213-234  
PLAT RECORDS  
BROWN COUNTY, TEXAS

SOCORRO FORMING CO SUR  
A-1231

LAKE BROWNWOOD

LOT 24

5.39 A

LOT N

E. 4. M

5.77 AC

BLOCK TWO

LOT NO 22  
5.40 ACRES

LAKE BROWNWOOD

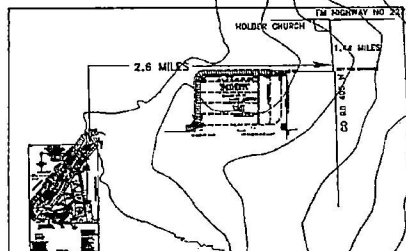
LAKE BROWNWOOD  
SPILLWAY ELEVATION 1425 FT  
THE WATER DISTRICT HAS ITS SEPERATE  
COORDINATE AND ELEVATION SYSTEM

BM IS DISK ON THE WEST SIDE OF THE WIER  
REGARDLESS OF IRON ROD LOCATION THE 1425 ELEVATION HOLDS

PLAT CHECK:

REGISTERED PROFESSIONAL LAND SURVEYOR  
OF THE STATE OF TEXAS  
HAVE CHECKED THIS PLAN PER THE  
SURVEY REQUIREMENTS OF TOWN COUNTY

### COORDINATE SYSTEM

[illegible]

VICINITY MAP

THE STATE OF TEXAS:  
COUNTY OF BROWN:

THE PLANT ON THE MEXICAN AND ATTACHED FIELD NOTES SHOWING  
THE RESULTS OF LABORATORY AND GROUND SURVEY, that the two specimens are  
collected in them on the soil in steep banks, or situated in the attached  
field notes which is heavily made out of the soil and property has  
shown to be made in the ground, and the soil is not very deep.

FEBRUARY 7, 1953

Don I. King, President, Protopharm, Inc., Serrano St.  
 Los Angeles, Calif.

KING LAND SURVEYING  
P.O. BOX 1800  
BROWNWOOD, TEXAS, 76504

325/444/1038  
FAX 843/2312  
SURVEYOR'S NOTES:

[illegible]

UNCLASSIFIED//FOR OFFICIAL USE ONLY

[illegible]

February 24, 2025  
(Exhibit #11)

# THE POINT

THE STATE OF TEXAS  
COUNTY OF DALLAS FIELD NOTES AND PLAT ON MAP MADE FOR  
HANSCHMAN REAL ESTATE LLC

All of said tracts 63.36 acre tract to parcel of land being known as Wardsburg Plains Subdivision, being situated in Pierce County, Texas, 10.77 miles N 11° 02' 00" W, of the County line of said County, and being 31.67 miles, N 23° 18' 49" W of the Congressional County of the State of Texas, and Subdivided being of sections in Section 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 15

[illegible]

THESE MEASUREMENTS OF ANGLES 11 THROUGH 16, ALONG THE HORIZONTAL LINE OF 42° 40' 00" BY THE TRANSIT, 7/28/38, ARE A "W" MEASUREMENT, BEING IN THE WOODS OF THE LAKE AND OFF PINE BLAKE SANDHILLS, BEING THE 1524' OF THE 1637', BE A DIRECTLY CORRECTED.

[illegible][illegible][illegible][illegible]

1992-93 (16 months): 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926

[illegible]

TIE-NCR South 50 degrees 34 minutes 32 seconds East, with southerly turn of road 3.05 west tract, 20.43 feet to a 4" iron rod found marked A.L.S. being the southerly corner of road 3.05 west tract, to a 4.00 corner of City.

7102463 North on segment M4 between US streets East, with Easement line of said 3.63 acre tract 29.17 feet to a line of Dagonway and calculated to contain 25.10 acres of land in area of which possesses a strip of the undesignated Oak Park Drive of the Windbridge Farms Subdivision.



**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 ½" 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 ½" 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**

**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 ½" 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 53 minutes 46 seconds West, 105.25 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 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 ½" 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 ½" iron rod found, and North 17 degrees 40 minutes 10 seconds East, 38.74 feet to a bent ½" 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**

**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 ½" iron rod found, North 64 degrees 57 minutes 49 seconds West, 106.65 feet to a ½" iron rod found, North 78 degrees 01 minutes 33 seconds West, 41.79 feet to a ½" iron rod found, North 76 degrees 16 minutes 30 seconds West, 50.56 feet to a ½" iron rod set, North 82 degrees 53 minutes 08 seconds West, 90.61 feet to a ½" iron rod set, North 88 degrees 54 minutes 42 seconds West, 88.77 feet to a ½" iron rod set, South 79 degrees 06 minutes 40 seconds West, 91.98 feet to a ½" 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 ½" iron rod found, South 78 degrees 05 minutes 17 seconds West, 37.89 feet, South 87 degrees 15 minutes 24 seconds West, 184.91 feet, North 75 degrees 51 minutes 01 seconds West, 42.16 feet, North 86 degrees 49 minutes 25 seconds West, 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 seconds East, 51.97 feet, North 46 degrees 24 minutes 12 seconds West, 65.26 feet, North 57 degrees 18 minutes 30 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 degrees 13 minutes 05 seconds East, 64.29 feet, North 18 degrees 39 minutes 22 seconds East, 68.10 feet, North 29 degrees 40 minutes 39 seconds East, 21.84 feet, North 37 degrees 46 minutes 23 seconds East, 47.48 feet, North 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" iron rod found. North 38 degrees 57 minutes 38 seconds East, 90.44 feet to a ½" 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 ½" iron rod set, North 28 degrees 56 minutes 29 seconds East, 92.73 feet to a ½" iron rod found, North 33 degrees 37 minutes 36 seconds East, 89.90 feet to a ½" 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**

**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 ½" 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**

**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 ½" 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



Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40216

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007880 Geo ID: R9532-0017-00  
Legal Acres: 0.8600  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 17, ACRES  
0.86  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Value Information**

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	18,910
Productivity Market:	0
Productivity Use:	0
Assessed Value	18,910

**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:**

BROWN COUNTY	75.63
MAY ISD	137.10
ROAD & BRIDGE	13.62

**Taxes Paid In 2024**

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40217

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007902 Geo ID: R9532-0039-00  
Legal Acres: 1.0400  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 39, ACRES  
1.04  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	22,870
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	22,870

**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 2024**

BROWN COUNTY	91.47
MAY ISD	165.81
ROAD & BRIDGE	16.47

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40218

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007901 Geo ID: R9532-0038-00  
Legal Acres: 0.9900  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 38, ACRES  
0.99  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Value Information**

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	21,770
Productivity Market:	0
Productivity Use:	0
Assessed Value	21,770

**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:**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Taxes Paid in 2024**

87.08  
157.84  
15.68

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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

YEAR INST #  
2025 2501012 PAGE 10 OF 12

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40219

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007900 Geo ID: R9532-0037-00  
Legal Acres: 0.9400  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 37, ACRES  
0.94  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	20,670
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	20,670

**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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2024</b>
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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40220

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007899 Geo ID: R9532-0036-00  
Legal Acres: 1.4800  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 36, ACRES  
1.48  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	32,550
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	32,550

**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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2024</b>
BROWN COUNTY	130.19
MAY ISD	235.99
ROAD & BRIDGE	23.44

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

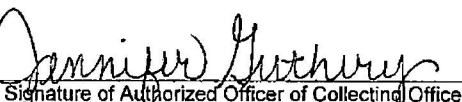
A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office



Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40221

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007898 Geo ID: R9532-0035-00  
Legal Acres: 0.9700  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 35, ACRES  
0.97  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Value Information**

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	21,330
Productivity Market:	0
Productivity Use:	0
Assessed Value	21,330

**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:**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Taxes Paid in 2024**

85.32  
154.65  
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 delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40222

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

Owner ID: 166023      100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**Property Information**

Property ID: 20007897      Geo ID: R9532-0034-00  
Legal Acres: 0.9900  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 34, ACRES  
0.99  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

YEAR INST #  
2025 2501012 PAGE 14 OF 42

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	21,770
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	21,770

**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:**

BROWN COUNTY	87.08
MAY ISD	157.84
ROAD & BRIDGE	15.68

**Taxes Paid in 2024**

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40223

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007896 Geo ID: R9532-0033-00  
Legal Acres: 0.8700  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 33, ACRES  
0.87  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	19,130
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	19,130

**Current/Delinquent Taxes**

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 02/18/2025

Total Due if paid by: 02/28/2025

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

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

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Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40224

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007895 Geo ID: R9532-0032-00  
Legal Acres: 0.7800  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 32, ACRES  
0.78  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	17,160
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	17,160

**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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2024</b>
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.

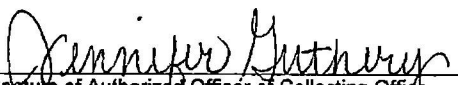
A tax certificate issued through fraud or collusion is void.

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

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

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Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40225

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**Property Information**

Property ID: 20007894 Geo ID: R9532-0031-00  
Legal Acres: 0.7500  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 31, ACRES  
0.75  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	16,500
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	16,500

**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 2024
BROWN COUNTY	66.00
MAY ISD	119.63
ROAD & BRIDGE	11.88

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office



Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40226

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007893 Geo ID: R9532-0030-00  
Legal Acres: 0.8000  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 30, ACRES 0.8  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Value Information**

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	17,600
Productivity Market:	0
Productivity Use:	0
Assessed Value	17,600

**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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid In 2024</b>
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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40227

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007903 Geo ID: R9532-0040-00  
Legal Acres: 1.0000  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 40, ACRES 1.  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	21,990
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	21,990

**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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid In 2024</b>
BROWN COUNTY	87.96
MAY ISD	159.43
ROAD & BRIDGE	15.84

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40228

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007892 Geo ID: R9532-0029-00  
Legal Acres: 0.8100  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 29, ACRES  
0.81  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	17,820
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	17,820

**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:**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Taxes Paid in 2024**

71.27  
129.20  
12.83

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40229

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007890 Geo ID: R9532-0027-00  
Legal Acres: 0.7900  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 27, ACRES  
0.79  
Situation: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	17,380
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	17,380

**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 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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40230

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**  
Property ID: 20007889 Geo ID: R9532-0026-00  
Legal Acres: 0.7800  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 26, ACRES  
0.78  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
MAY ISD	Improvement NHS: 0
ROAD & BRIDGE	Land HS: 0
	Land NHS: 17,160
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 17,160

## 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 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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office



Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40231

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007888 Geo ID: R9532-0025-00  
Legal Acres: 0.7800  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 25, ACRES  
0.78  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Value Information**

Improvement HS:  
Improvement NHS:  
Land HS:  
Land NHS: 17,160  
Productivity Market:  
Productivity Use:  
Assessed Value 17,160

**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 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.

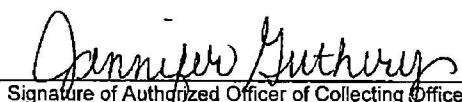
A tax certificate issued through fraud or collusion is void.

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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40232

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**  
Property ID: 20007887 Geo ID: R9532-0024-00  
Legal Acres: 0.7900  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 24, ACRES  
0.79  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
MAY ISD	Improvement NHS: 0
ROAD & BRIDGE	Land HS: 0
	Land NHS: 17,380
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 17,380

## 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 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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40233

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**  
Property ID: 20007886 Geo ID: R9532-0023-00  
Legal Acres: 0.7700  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 23, ACRES  
0.77  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
MAY ISD	Improvement NHS: 0
ROAD & BRIDGE	Land HS: 0
	Land NHS: 16,940
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 16,940

## 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 2024
BROWN COUNTY	67.76
MAY ISD	122.82
ROAD & BRIDGE	12.20

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].


Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40234

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**  
Property ID: 20007885 Geo ID: R9532-0022-00  
Legal Acres: 0.7900  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 22, ACRES  
0.79  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
MAY ISD	Improvement NHS: 0
ROAD & BRIDGE	Land HS: 0
	Land NHS: 17,380
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 17,380

## 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 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

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

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40235

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007884 Geo ID: R9532-0021-00  
Legal Acres: 0.8700  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 21, ACRES  
0.87  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	19,130
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	19,130

**Current/Delinquent Taxes**

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 02/18/2025

Total Due if paid by: 02/28/2025

0.00

**Tax Certificate Issued for:**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Taxes Paid in 2024**

76.51  
138.70  
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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate # 40236  
2025 INST # 2501012 PAGE 28 OF 42

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**  
Property ID: 20007883 Geo ID: R9532-0020-00  
Legal Acres: 0.8400  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 20, ACRES  
0.84  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
BRIPPING SPRINGS, TX 78620-5428

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
MAY ISD	Improvement NHS: 0
ROAD & BRIDGE	Land HS: 0
	Land NHS: 18,470
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 18,470

## 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 2024
BROWN COUNTY	73.88
MAY ISD	133.91
ROAD & BRIDGE	13.30

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

  
Signature of Authorized Officer of Collecting Office



Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40237

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

## Property Information

Property ID: 20007882 Geo ID: R9532-0019-00  
Legal Acres: 0.8500  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 19, ACRES  
0.85  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

## For Entities

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

## Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	18,700
Productivity Market:	0
Productivity Use:	0
Assessed Value	18,700

## 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 2024
BROWN COUNTY	74.79
MAY ISD	135.58
ROAD & BRIDGE	13.47

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40238

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**  
Property ID: 20007881 Geo ID: R9532-0018-00  
Legal Acres: 0.8700  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 18, ACRES  
0.87  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
MAY ISD	Improvement NHS: 0
ROAD & BRIDGE	Land HS: 0
	Land NHS: 19,130
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 19,130

## Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 02/18/2025

Total Due if paid by: 02/28/2025

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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate # 40239  
YEAR INST # 2025 2501012 PAGE 31 OF 62

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**  
Property ID: 20007891 Geo ID: R9532-0028-00  
Legal Acres: 0.8100  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 28, ACRES 0.81  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
BRIPPING-SPRINGS, TX-78620-5428

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
MAY ISD	Improvement NHS: 0
ROAD & BRIDGE	Land HS: 0
	Land NHS: 17,820
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 17,820

## 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 2024
BROWN COUNTY	71.27
MAY ISD	129.20
ROAD & BRIDGE	12.83

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.


A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40240

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007904 Geo ID: R9532-0041-00  
Legal Acres: 0.8100  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 41, ACRES  
0.81  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	17,820
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	17,820

**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 2024
BROWN COUNTY	71.27
MAY ISD	129.20
ROAD & BRIDGE	12.83

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)].

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A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40241

YEAR  
2025  
INST #  
2501012 PAGE 33 OF 62

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007905 Geo ID: R9532-0042-00  
Legal Acres: 0.6200  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 42, ACRES  
0.62  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	13,640
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	13,640

**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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2024</b>
BROWN COUNTY	54.56
MAY ISD	98.89
ROAD & BRIDGE	9.82

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40242

YEAR INST #  
2025 2301012 PAGE 34 OF 62

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007906 Geo ID: R9532-0043-00  
Legal Acres: 0.6600  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 43, ACRES  
0.66  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Value Information**

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	14,520
Productivity Market:	0
Productivity Use:	0
Assessed Value	14,520

**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:**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Taxes Paid In 2024**

58.07  
105.27  
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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office



Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40243

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007907 Geo ID: R9532-0044-00  
Legal Acres: 0.7300  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 44, ACRES  
0.73  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	16,060
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	16,060

**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:**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Taxes Paid in 2024**

64.24  
116.44  
11.57

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)].

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This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40244

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007908 Geo ID: R9532-0045-00  
Legal Acres: 0.8800  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 45, ACRES  
0.88  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	19,350
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	19,350

**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:**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Taxes Paid in 2024**

77.39  
140.29  
13.94

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)].

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A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40245

YEAR  
2025  
INST #  
250112 PAGE 37 OF 62

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007909 Geo ID: R9532-0046-00  
Legal Acres: 0.9300  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 46, ACRES  
0.93  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	20,450
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	20,450

**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:**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Taxes Paid in 2024**

81.80  
148.27  
14.73

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)].

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A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40246

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007910 Geo ID: R9532-0047-00  
Legal Acres: 1.0800  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 47, ACRES  
1.08  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Value Information**

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	23,750
Productivity Market:	0
Productivity Use:	0
Assessed Value	23,750

**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:**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Taxes Paid in 2024**

94.99  
172.19  
17.10

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)].

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A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40247

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007917 Geo ID: R9532-0000-01  
Legal Acres: 32.8600  
Legal Desc: WOODBRIDGE ESTATES PHASE I, UNDEVELOPED  
LOTS NORTH OF ROAD, ACRES 32.86  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 166023 100.00%  
RANCHMAN REAL ESTATE LLC  
100 W HWY 290  
DRIPPING SPRINGS, TX 78620-5428

**For Entities**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Value Information**

Improvement HS: 0  
Improvement NHS: 0  
Land HS: 0  
Land NHS: 186,430  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 186,430

**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 2024
BROWN COUNTY	745.68
MAY ISD	1,351.62
ROAD & BRIDGE	134.27

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

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A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40248

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

## Property Information

Property ID: 20055224 Geo ID: R9532-0000-03  
Legal Acres: 3.0500  
Legal Desc: WOODBRIDGE ESTATES PHASE I, ACRES 3.05  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 141593 100.00%  
WELLS, THEADORE & VICKI  
3302 CR A3901  
STANTON, TX 79782-4011

## For Entities

## Value Information

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	35,570
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	35,570

## 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
2024	ROAD & BRIDGE	35,570	25.62	1.80	0.00	27.42
2024	MAY ISD	35,570	257.89	18.06	0.00	275.95
2024	BROWN COUNTY	35,570	142.28	9.96	0.00	152.24
Totals:			425.79	29.82	0.00	455.61

Effective Date: 02/18/2025

Total Due if paid by: 02/28/2025

455.61

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	0.00
MAY ISD	0.00
ROAD & BRIDGE	0.00

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)].

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A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40249

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**  
Property ID: 20007869 Geo ID: R9532-0006-00  
Legal Acres: 0.9200  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 6, ACRES 0.92  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 146360 100.00%  
WELCOT INC  
PO BOX 56  
LENORAH, TX 79749-0056

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
MAY ISD	Improvement NHS: 0
ROAD & BRIDGE	Land HS: 0
	Land NHS: 74,940
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 74,940

## 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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2024</b>
BROWN COUNTY	299.75
MAY ISD	543.32
ROAD & BRIDGE	53.97

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)].

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A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office



Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40250

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007870 Geo ID: R9532-0007-00  
Legal Acres: 0.9500  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 7, ACRES 0.95  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 146360 100.00%  
WELCOT INC  
PO BOX 56  
LENORAH, TX 79749-0056

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	77,380
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	77,380

**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:**

BROWN COUNTY  
MAY ISD  
ROAD & BRIDGE

**Taxes Paid in 2024**

309.51  
561.01  
55.73

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)].

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

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40251

YEAR  
2025  
PAGE 43 OF 82

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007871 Geo ID: R9532-0008-00  
Legal Acres: 0.9500  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 8, ACRES 0.9500  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 146360 100.00%  
WELCOT INC  
PO BOX 56  
LENORAH, TX 79749-0056

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	77,380
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	77,380

**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 2024**

BROWN COUNTY	309.51
MAY ISD	561.01
ROAD & BRIDGE	55.73

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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40252

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007872 Geo ID: R9532-0009-00  
Legal Acres: 0.9700  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 9, ACRES 0.97  
Situs: OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 146360 100.00%  
WELCOT INC  
PO BOX 56  
LENORAH, TX 79749-0056

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	79,010
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	79,010

**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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2024</b>
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

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40253

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007873 Geo ID: R9532-0010-00  
Legal Acres: 0.8600  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 10, ACRES .86  
Situs: 370 OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions: HS

Owner ID: 145525 100.00%  
MAPEL, STEVEN  
370 OAK POINT DR  
MAY, TX 76857

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	279,610
MAY ISD	Improvement NHS:	36,280
ROAD & BRIDGE	Land HS:	70,050
	Land NHS:	0
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	384,151

**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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2024</b>
BROWN COUNTY	1,536.53
MAY ISD	2,060.10
ROAD & BRIDGE	274.50

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40254

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**  
Property ID: 20007874 Geo ID: R9532-0011-00  
Legal Acres: 3.3600  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 11-14, ACRES  
3.36  
Situs: 376 OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions: HS

Owner ID: 153686 100.00%  
BULLA, JOEL & JAYLA  
1479 OAKWOOD DR  
STEPHENVILLE, TX 76401-1651

For Entities	Value Information
BROWN COUNTY	Improvement HS: 632,930
MAY ISD	Improvement NHS: 52,000
ROAD & BRIDGE	Land HS: 273,710
	Land NHS: 0
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 958,640

## 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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2024</b>
BROWN COUNTY	3,834.36
MAY ISD	6,343.99
ROAD & BRIDGE	688.61

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Page: 1

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40255

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**

Property ID: 20007878 Geo ID: R9532-0015-00  
Legal Acres: 0.9100  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 15, ACRES  
0.91  
Situs: 380 OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 136841 100.00%  
BILBO, FRED J & SHELLY R  
106 HALMAR CV  
GEORGETOWN, TX 78628

**For Entities**

**Value Information**

BROWN COUNTY	Improvement HS:	0
MAY ISD	Improvement NHS:	0
ROAD & BRIDGE	Land HS:	0
	Land NHS:	74,130
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	74,130

**Current/Delinquent Taxes**

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 02/18/2025

Total Due if paid by: 02/28/2025

0.00

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid In 2024</b>
BROWN COUNTY	296.50
MAY ISD	537.45
ROAD & BRIDGE	53.39

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)].

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A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
40256

Issued By:  
BROWN COUNTY APPRAISAL DISTRICT  
3804 HWY 377 S  
BROWNWOOD, TX 76801

**Property Information**  
Property ID: 20007879 Geo ID: R9532-0016-00  
Legal Acres: 0.8800  
Legal Desc: WOODBRIDGE ESTATES PHASE I, LOT 16, BOAT  
DOCK #6911, ACRES .88  
Situs: 382 OAK POINT DR MAY, TX 76857  
DBA:  
Exemptions:

Owner ID: 136841 100.00%  
BILBO, FRED J & SHELLY R  
106 HALMAR CV  
GEORGETOWN, TX 78628

For Entities	Value Information
BROWN COUNTY	Improvement HS: 1,082,960
MAY ISD	Improvement NHS: 0
ROAD & BRIDGE	Land HS: 0
	Land NHS: 71,680
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 1,154,640

## 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

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2024</b>
BROWN COUNTY	4,618.33
MAY ISD	8,371.14
ROAD & BRIDGE	831.57

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)].

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May Be Subject to Court Costs if Suit is Pending

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

  
Signature of Authorized Officer of Collecting Office



THE POINT ASCII PTS  
the point

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THE POINT ASCII PTS

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125,10648771.67000,2706512.51200,1472.17100,".5irf 1631-1632"  
126,10648875.29200,2706494.79100,1478.82500,".5irf 1632-1633"  
127,10648978.61500,2706477.17300,1485.29200,".5irf 1633-1634"  
128,10649185.70000,2706441.54000,1497.62600,".5irf 1635-1636"  
129,10649392.66100,2706405.98500,1498.61800,".5irf 1637-1638"  
130,10649496.14800,2706388.21000,1499.51600,".5irf 1638-1639"  
131,10649600.21500,2706370.38800,1500.50100,".5irf 1639-1640"  
132,10649753.92200,2706364.41900,1500.66700,".5irf 1641-1642"  
133,10649815.28500,2706402.62000,1500.84400,".5irf 1642-1643"  
134,10649895.64000,2706470.34000,1500.91200,".5irf"  
135,10649976.06700,2706537.89400,1500.70300,".5irf 1644-1645"  
136,10650056.41500,2706605.42700,1498.29500,".5irf 1645-1646"  
137,10650136.67100,2706673.02600,1496.63900,".5irf 1646"  
138,10647358.61400,2705458.41200,1426.35400,".5irf 1287-1288"  
139,10647383.76600,2705367.71500,1425.11900,".5irf"  
140,10647442.89400,2705346.09200,1424.93300,".5irf"  
141,10647495.64100,2705329.57600,1424.90100,"1425 elv"  
142,10647598.25300,2705313.93400,1424.87600,"1425 elv"

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143,10647663.97500,2705286.30000,1425.04600,".5irs 1425 elv"  
144,10647717.78000,2705148.78600,1424.88200,".5irs 1425 elv"  
145,10647730.89000,2705046.65700,1425.00000,"1425 elv"  
146,10647738.81800,2704926.56100,1425.07300,"60d fnd flg"  
147,10647569.68700,2705355.26100,1425.72600,"60d fnd"  
148,10647612.26600,2705372.62300,1425.33200,".5irf"  
149,10647639.98000,2705384.11500,1425.55800,".5irf"  
150,10647670.49300,2705396.50800,1426.25000,".5irf"  
151,10647703.97000,2705410.09200,1427.53500,".5irf"  
152,10647726.83800,2705434.21900,1427.43000,".5irf"  
153,10647748.66700,2705457.52300,1428.80700,".5irf"  
154,10647769.36500,2705479.36900,1429.48300,".5irf"  
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156,10647810.41000,2705522.99300,1430.46600,".5irf"  
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167,10647941.65200,2705867.79700,1441.28500,".5 irf"  
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171,10647735.56900,2705907.24200,1455.79700,".5 irf"  
172,10647706.54100,2705816.19700,1444.11500,".5 irf"  
191,10647523.54700,2705727.45200,1434.30700,".5irf"  
192,10647341.10700,2705924.30800,1436.38000,".5irf 1327"  
193,10647339.85100,2705967.28500,1437.24600,".5irf 1327"  
194,10647336.48800,2707017.42000,1450.59100,".5irf 1617-1618"  
195,10647336.08700,2707122.55900,1454.23700,".5irf 1617"  
196,10647695.41100,2707123.89000,1478.92100,".5irf 1628"  
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198,10650504.62100,2706029.69200,1462.60400,"60ds"  
199,10650450.24700,2705948.35600,1459.78500,"60ds"  
200,10650304.16700,2705848.63000,1457.07400,"60ds"  
201,10650236.34600,2705810.47700,1458.97000,"60ds"  
202,10650134.78700,2705731.98400,1464.83000,"60ds"  
203,10650041.11100,2705637.92000,1463.85000,"60ds"  
204,10649959.04300,2705604.59600,1461.75200,"60ds"  
205,10649886.31300,2705567.19900,1462.72700,"60ds"  
206,10649804.98900,2705419.70600,1464.55200,"60ds"  
207,10649732.97600,2705326.64400,1462.05600,"60ds"  
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209,10650460.12000,2706241.30800,1488.54200,"60ds"  
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269,10647461.70100,2705415.67400,1426.15800,".5irf 1291-1292"  
270,10647508.76000,2705411.72300,1426.36200,".5irf 1293-1294"  
271,10647532.03800,2705415.98800,1426.66800,".5irf 1294-1295"  
272,10647558.01300,2705426.02500,1427.10300,".5irf 1295-1296"  
273,10647585.83100,2705437.41000,1426.99600,".5irf 1296-1297"  
274,10647613.54400,2705448.75900,1427.54800,".5irf 1297-1298"  
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276,10647659.10200,2705472.71700,1428.01300,".5irf"  
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278,10647739.00200,2705549.19000,1430.74300,".5irf 1303-1304"  
279,10647759.58600,2705571.08800,1431.96000,".5irf 1304-1305"  
280,10647780.10900,2705592.82800,1434.42200,".5irf 1305-1306"  
281,10647800.68400,2705614.61700,1433.98000,".5irf 1306-1307"  
282,10647862.61700,2705680.04400,1437.75800,".5irf 1309-1310"  
283,10647883.21900,2705701.85800,1441.10800,".5irf"  
284,10647874.35600,2705804.00900,1442.80100,".5irf 1316-1317"  
285,10647856.61600,2705812.49900,1443.49000,".5irf 1317-1318"  
335,10648455.18200,2706566.86900,1469.65300,".5 irf"  
336,10647674.00900,2706913.70300,1460.47100,".5 irf"  
337,10647546.74800,2706913.36600,1453.62500,".5 irf"  
338,10647546.95900,2706808.32600,1455.18000,".5 irf"  
339,10647547.36500,2706703.13700,1456.23900,".5 irf"

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340,10647548.31600,2706598.09300,1452.71500,".5 irf"  
341,10647548.67700,2706493.11600,1448.30400,".5 irf"  
342,10647548.86800,2706387.87000,1466.28000,".5 irf"  
343,10647549.32600,2706283.15200,1449.00500,".5 irf"  
344,10647549.92100,2706177.10900,1445.58100,".5 irf"  
345,10647550.19000,2706072.19300,1442.99000,".5 irf"  
346,10647339.83900,2705967.31100,1436.57600,"pt 193"  
347,10647389.44400,2705768.31600,1432.65100,".5 irf 1324-1325"  
348,10647410.05200,2705746.43100,1432.66900,".1323-1324"  
349,10647430.47500,2705724.31900,1433.33700,".5 irf 1322-1223"  
350,10647486.84500,2705658.79000,1432.11300,".5 irf 1347-1348"  
351,10647810.80200,2705770.30200,1443.87700,".5 irf 1357-1358"  
352,10647744.17100,2705626.81100,1431.11500,".5 irf 1861-1862"  
353,10647723.75200,2705604.97800,1433.05100,".5 irf 1862-1863"  
354,10647703.07100,2705583.19500,1432.07900,".5 irf 1863-1864"  
355,10647682.32300,2705561.54000,1431.01700,".5 irf 1864-1865"  
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357,10647598.32700,2705496.53600,1428.48400,".5 irf 1867-1868"  
358,10647571.86500,2705485.40500,1430.41400,".5 irf 1868-1869"  
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362,10650466.21000,2706336.28100,1490.93800,"pt 89"  
363,10649857.94100,2705895.06300,1498.97500,".5 irs"  
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365,10649347.92300,2705443.04400,1497.05500,".5 irs"  
366,10649320.37000,2705484.89500,1497.79100,".5 irs"  
367,10648981.51300,2705236.91300,1494.32300,".5 irs"  
368,10648952.72000,2705278.16400,1493.44200,".5 irs"  
369,10648423.90600,2704756.99400,1491.71400,".5 irs"  
370,10648388.45300,2704792.56400,1492.80000,".5 irs"  
371,10648322.95700,2704640.55100,1491.61600,".5 irs"  
372,10648285.44700,2704673.28700,1492.84000,".5 irs"  
373,10648277.18600,2704587.69000,1491.68800,".5 irs"  
374,10648242.58700,2704583.23400,1492.50600,".58 irf"  
375,10648249.69700,2704555.92600,1490.33600,".5 irs"  
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378,10648784.63200,2705067.52000,1490.79900,".5 irs"  
379,10648852.91900,2705126.26500,1491.75900,".5 irs"  
380,10648921.07800,2705184.94100,1493.02200,".5 irs"  
381,10648994.64200,2705244.28100,1494.34100,".5 irs"  
382,10649074.84100,2705289.44500,1495.68200,".5 irs"  
383,10649155.01400,2705334.53500,1495.01600,".5 irs"  
384,10649235.18300,2705379.59800,1488.04900,".5 irs"  
385,10649315.33400,2705424.68000,1496.95000,".5 irs"  
386,10649463.94700,2705531.60200,1497.22500,".5 irs"  
387,10649829.73000,2705810.59400,1494.12500,".5 irs"  
388,10650183.50900,2706100.94800,1489.70500,".5 irs"  
389,10650253.83600,2706159.48800,1489.93000,".5 irs"  
390,10650394.49300,2706276.53700,1491.56000,".5 irs"  
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392,10650054.29200,2705847.87000,1491.39700,".5 irs"  
393,10650007.28200,2705767.27800,1490.00800,".5 irs"  
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395,10649852.88300,2705663.59100,1488.91900,".5 irs"  
396,10649790.68400,2705597.32900,1489.49700,".5 irs"  
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398,10649695.08200,2705437.84100,1491.02800,".5 irs"  
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404,10649200.55000,2705170.27700,1492.39600,".5 irs"  
405,10649128.74700,2705117.23100,1490.49400,".5 irs"  
406,10649047.29200,2705065.38100,1487.68800,".5 irs"  
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408,10648887.73000,2704969.92600,1483.40800,".5 irs"  
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410,10648763.83900,2704840.60300,1485.10900,".5 irs"  
411,10648708.63900,2704769.49600,1487.80100,".5 irs"



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412,10648650.02400,2704701.76000,1485.78700,".5 irs"  
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415,10648458.17900,2704512.47000,1483.91800,".5 irs"  
416,10648385.52400,2704468.52700,1486.63300,".5 irs"  
417,10648310.18300,2704466.93200,1487.49200,".5 irs"  
418,10648245.12400,2704424.37200,1486.35900,".5 irs"  
419,10648151.93600,2704391.03500,1489.05300,".5 irs"  
420,10648111.05100,2704469.18300,1488.54600,".5 irs"  
421,10648101.07200,2704550.52400,1487.81300,".5 irs"  
422,10648095.07000,2704601.75200,1489.51000,".5 irs"  
423,10648318.88700,2704567.63800,1490.11900,".5 irs"  
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565,10646586.93600,2705479.27600,1427.61000,".5irf"  
566,10646643.13600,2705500.07100,1428.07500,".5irf"  
567,10646671.15100,2705510.81300,1428.32600,".5irf"

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568,10646699.55100,2705521.35000,1428.39300, ".5irf"  
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573,10646839.79800,2705573.20100,1427.41600, ".5irf"  
574,10646868.00500,2705583.62300,1417.44100, ".5irf"  
575,10646895.99200,2705594.39200,1425.27900, ".5irf"  
576,10646924.15400,2705604.96200,1424.42100, ".5irf"  
577,10647023.47800,2705587.95600,1424.59300, ".5irf"  
578,10646946.89200,2705613.21900,1424.61200, ".5irf"  
579,10646994.95800,2705597.52000,1424.75800, ".5irf"  
580,10647051.91700,2705578.50900,1424.21400, ".5irfdent"  
581,10647080.17200,2705569.76200,1425.12800, ".5irf"  
582,10647137.56700,2705551.00000,1424.48700, ".5irf"  
583,10646593.19300,2705556.50400,1429.13500, "pt 562"  
584,10646531.97700,2705486.36600,1427.89000, ".5irf pt 1738"  
585,10646541.34100,2705457.94300,1427.70400, ".5irf pt 1739"  
586,10646466.50100,2705433.33700,1425.51000, ".5irf pt 1740"  
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591,10650379.90100,2705794.81800,1440.19100, "elevation-shot"  
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593,10650490.61700,2705910.30900,1448.88900, "t-pst elv-shot"  
594,10650429.13900,2705853.06300,1445.75300, "t-pst ln"  
595,10650374.53000,2705788.99800,1440.06300, "t-pst ln"  
596,10650264.79500,2705773.69300,1450.05600, "t-pst-ln"  
597,10650211.74400,2705698.74400,1448.51800, "t-pst ln"  
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604,10649347.98000,2705443.07500,1497.63200, ".5irf pt 365"  
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617,10649470.49100,2705277.65900,1490.52500, ".5irfnd"  
618,10649625.81900,2705130.58700,1424.68600, ".5irfnd"  
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742,10654050.62600,2718987.12200,1563.20400, "BASE CHKIN PT 4"  
743,10654035.93900,2715213.50600,1534.71800, "BASE CHKIN PT 803"  
744,10649700.08700,2706364.82400,1501.27700, "BASE CHKIN PT 5"  
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747,10649684.70200,2706142.94500,1500.60100, ".5IRF"  
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750,10649357.30800,2706199.13100,1500.68100, ".5IRF"  
751,10649253.97500,2706216.96300,1500.45700, ".5IRF"  
752,10649150.40300,2706234.79100,1499.93000, ".5IRF"  
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754,10648943.43000,2706270.33200,1497.12100, ".5IRF"  
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756,10648632.46000,2706323.76300,1476.56400, ".5IRF"  
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758,10648425.42700,2706359.19100,1458.85400, ".5IRF"  
759,10648461.17400,2706566.49000,1469.67800, ".5IRF"  
760,10648455.01500,2706567.33100,1469.46500, ".5IRF"

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762,10648147.71800,2706721.13400,1475.74300,".5IRF"  
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765,10647735.19900,2706741.62000,1460.38600,".5IRF"  
766,10647663.21100,2706825.69400,1458.13800,".5IRF"  
767,10647675.70300,2706822.51200,1458.80800,"CL WATER TRENCH"  
768,10647735.77700,2706747.24000,1458.85400,"CL WATER TRENCH"  
769,10647689.08500,2706912.34500,1461.00200,"CL WATER TRENCH"  
770,10647673.52600,2706913.93500,1460.38100,".5IRF"  
771,10647546.50200,2706913.52900,1453.71500,".5IRF"  
772,10647546.89700,2706808.56000,1451.96200,".5IRF"  
773,10647547.17300,2706703.52900,1450.97600,".5IRF"  
774,10647548.08200,2706598.52400,1451.11400,".5IRF"  
775,10647548.45600,2706493.33000,1451.40100,".5IRF"  
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778,10647549.71600,2706177.41200,1443.29000,".5IRF"  
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4014,10647959.11100,2705813.70800,1425.00000,""  
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4016,10647917.35000,2705636.57900,1425.00000,""  
4017,10648204.77700,2705549.29800,1425.00000,""  
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4021,10647728.91000,2705369.77700,1425.00000,""  
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4023,10648108.76100,2705280.15000,1425.00000,""  
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4025,10648061.65800,2705100.11200,1425.00000,""  
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4077,10649610.28100,2705643.18900,1435.00000,""  
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4082,10649972.52100,2705925.33700,1435.00000,""  
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4086,10650253.84100,2706159.46200,1435.00000,""  
4087,10650324.17100,2706217.99400,1435.00000,""  
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4092,10649550.50000,2705080.93200,1435.00000,""  
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4114,10648192.99300,2704592.21000,1435.00000,""  
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4119,10650434.23200,2706374.64100,1435.00000,""  
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4121,10648645.04400,2705966.71600,1425.00000,""  
4122,10648507.82600,2705990.27800,1425.00000,""  
4123,10648422.22500,2706362.57700,1425.00000,""  
4124,10649802.02800,2706125.62600,1425.00000,""  
4125,10649120.32600,2705788.85600,1425.00000,""  
4126,10649602.71800,2706156.89400,1425.00000,""  
4127,10648743.26700,2705576.77300,1425.00000,""  
4128,10648112.20100,2705033.73300,1435.00000,""  
4129,10649273.61400,2705905.80600,1435.00000,""  
4130,10649327.62300,2705947.01200,1435.00000,""  
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4134,10647698.27300,2705425.69000,1425.00000,""  
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4136,10648479.38100,2705517.17900,1425.00000,""  
4137,10648113.05900,2704946.00700,1425.00000,""  
4138,10648267.42200,2705553.57500,1425.00000,""  
4139,10648465.37600,2705031.25400,1425.00000,""  
4140,10648424.76900,2705401.40100,1435.00000,""  
4141,10648585.70000,2705188.92400,1435.00000,""  
4142,10648202.16700,2705439.62500,1435.00000,""  
4143,10648690.08100,2705052.11000,1435.00000,""  
4144,10648367.47300,2705279.93400,1435.00000,""  
4145,10648353.66900,2705250.66900,1435.00000,""  
4146,10648169.29000,2705313.96400,1435.00000,""  
4147,10648414.62400,2705293.97200,1435.00000,""  
4148,10648287.11700,2705139.12100,1435.00000,""

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4149,10648482.84300,2705352.67500,1435.00000,""  
4150,10648130.57900,2705166.00000,1435.00000,""  
4151,10648551.06300,2705411.37900,1435.00000,""  
4152,10648839.84700,2705180.98600,1435.00000,""  
4153,10648619.28200,2705470.08300,1435.00000,""  
4154,10648908.06600,2705239.68900,1435.00000,""  
4155,10648687.50100,2705528.78600,1435.00000,""  
4156,10648979.87500,2705293.37600,1435.00000,""  
4157,10648786.47700,2705546.86500,1435.00000,""  
4158,10649058.31800,2705337.49800,1435.00000,""  
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THE POINT ASCII PTS

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THE POINT ASCII PTS

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THE POINT ASCII PTS

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SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101  
BROWNWOOD TX 76801

PHONE (325) 643-2594

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**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.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

4B