

VOLUME 4, PAGE 168 PLAT RECORDS
COUNTY ROAD NO. 107

44.91 ACRES
DIVIDED INTO 4 TRACTS

PAUL H GRIFFIN
JEANNETTE M. GRIFFIN
TRUSTEE'S
OF THE GRIFFIN TRUST
75 MAIN STREET, JAFFREY
NEW HAMPSHIRE
03452
360/791/3333

OWNERS CERTIFICATE

NOW THEREFORE KNOW ALL MEN OF THESE PRESENTS THAT I PAUL H GERTON
JEANETTE H GERTON TRUSTEES OF THE GERTON TRUST

BEING KNOWN AS THE OWNER OR THE AGENT OF THIS PROPERTY, DO HEREBY ACK-
THIS PLAY OR MAP KNOWN AS ROCKWATER SUBDIVISION
BEING SITUATED IN BROWN COUNTY, TEXAS, AND DEDICATE ALL CORNERS AND STREET,
ALLEYWAYS OR EASEMENTS TO THE PUBLIC

SIGNATURE OF OWNER OR AGENT _____ DATE _____
SIGNATURE OF OWNER OR AGENT _____ DATE _____

THE STATE OF NEW HAMPSHIRE
COUNTY OF CHESHIRE

BEFORE ME the undersigned Mayor, Judge in and for said County, and State,
on this day executed PAUL H. DUFFIN Prothonotary in and for said County and State.

TEACHINGS OF THE GOSPEL

known to be the person or persons who are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said persons, for the purposes and considerations herein expressed as in the capacity therein stated.

Given under my hand and seal of this office this 4th day of

NOTARY PUBLIC _____ MY TERM EXPIRES _____

DESIGNATED REPRESENTATIVE

This subdivision is in compliance with the Texas development review regulations for on-site sewage facilities and FEMA Floodplain Administration.

DATE 6-2-25 APPROVED BY Rita Thompson

PLAT CHECK

Michael

REGISTERED PROFESSIONAL LAND SURVEYOR
OF THE STATE OF TEXAS
HAVE CHECKED THIS PLAT FOR THE
SURVEY REQUIREMENTS OF BROWN COUNTY

DATE: Dec. 18, 2024

COUNTY COURT

1953 PLAT ON MAP is hereby approved by the Commissioners Court of the County of Brewster, Texas, and that the County Surveyor is hereby authorized to file said plat in accordance with the provisions of Article 5840 Vernon Annotated Civil Statutes and Article 5722, Penal Code of Texas, as amended.

DATE: 6/15/25 COUNTY CLERK: [Signature]

COUNTY SURVEYOR

MEMPHIS CLERK: THAT THE BUREAU HAS RECEIVED AN ORDER FOR THE ARREST OF

FOR RECORD ON

6 3 1 FILE NO.

PLAT RECORDS

Source: Source

<https://doi.org/10.1016/j.jmb.2019.04.001>

THE STATE OF TEXAS:
COUNTY OF BROWN:

THE PLAT OR MAP HEREON AND ATTACHED FIELD NOTES SHOWING THE RESULTS OF AN ON THE GROUND SURVEY, THAT ALL LOTS ARE CORRECTLY MARKED AS SHOWN ON THE PLAT OR MAP HEREON, OR OTHERWISE IN THE ATTACHED FIELD NOTES WHICH IS HEREBY MADE A PART OF THIS, DEED AND SHALL BE CONSIDERED TO BE A PART OF THE SAID DEED.

WITNESSED My hand and official seal at St. Louis, Missouri, this 10th day of August, 1927.

Don T. King, Director, International Land Transport
"The Study of Tempa"
1953 COPY. Don T. King, Director, International Land Transport

KING LAND SURVEYING
P.O. BOX 768
BROWNWOOD, TEXAS, 76801
325/848-7770
FAX 843/2552
TEPLS FIRM

ABSTRACT NO. 739

YEAR INST # PAGE 1 OF 6

P.O. Box 1909
117 Vick Dr.
Brownwood, Texas 76804

YEAR INST #
2025 2504470 PAGE 2 OF 6
Phone: 325-646-3036
E Mail: kingland@harrisbb.com

King Land Surveying

***Elected County Surveyor of Brown County
TBPLS Firm No. 10098200***

**THE STATE OF TEXAS:
COUNTY OF BROWN:**

**FIELD NOTES AND ATTACHED PLAT OR MAP MADE FOR
PAUL H. AND JEANNETTE M GRIFFIN**

All of that certain 44.91 acre tract, or parcel of land being out of the Jose Padillo Survey No. 643, Abstract No. 739, being situated in Brown County, Texas, being the same land as conveyed from Pecan Bayou 279 LLC., to Paul H. Griffin and Jeannette M. Griffin dated February 26, 2021, being of record in Instrument No. 2101332, of the Official Public Records of said County, and is further described as occupied as follows;

BEGINNING at a ½" iron rod found by a fence corner post in the Easterly line of County Road No. 107, being the occupied SWC of said Griffin property, the NWC of a 43.68 acre tract as described in a deed from Hubert L. Guthrie Trust, dated April 26, 2005, being of record in Volume 1569, Page 626, of the Property Records of said County, for the South West Corner of this;

THENCE with the Eastely lines of said County Road and Westerly line of said Griffin property, North 00 degrees 09 minutes 41 seconds West, 297.97 feet to a 2" steel fence post, North 00 degrees 05 minutes 03 seconds East, 314.21 feet to a metal post, North 04 degrees 28 minutes 37 seconds East, 246.10 feet to a metal post, and North 02 degrees 20 minutes 45 seconds East, 114.59 feet to a 2" steel pipe corner post, being the SWC of a 5 acre tract as conveyed to Mario Ruiz Ronouilo, dated August 7, 2023, being of record in Instruemnt No. 2304335, of the Property Records of said County, for the Westerly North West Corner of this;

THENCE with the southerly, and easterly line of said 5 acre tract as occupied South 89 degrees 23 minutes 12 seconds East, 928.48 feet to a ½" iron rod capped Geotex, being the SEC of said 5 acre tract and continuing, North 00 degrees 33 minutes 56 seconds East, 233.45 feet to the North East Corner of said 5 acre tract, for the Northerly North West Corner of this;

THENCE with the northerly line of said Griffin property, South 89 degrees 27 minutes 54 seconds East, 926.87 feet to a 3/8" iorn rod found by fence corner post, in the Westerly line of State Highway No. 279, being the occupied NEC of said Griffin property, for the North East Corner of this;

THENCE with the westerly lines of said Highway, South 02 degrees 20 minutes 30 seconds East, 479.02 feet to a concrete highway monument, South 02 degrees 35 minutes 53 seconds East, 300.96 feet to a concrete highway monument, South 08 degrees 31 minutes 14 seconds East, 99.66 feet to a concrete highway monument, and South 02 degrees 27 minutes 26 seconds East, 205.84 feet to a 3" steel fence corner post, being the SEC of said Griffin property, the NEC of said 43.68 acre tract, for the South East Corner of this;

THENCE with the occupied common lines between Griffin and said 43.68 acre tracts, South 86 degrees 51 minutes 44 seconds West, 647.93 feet to a ½" iron rod by fence corner post, and South 86 degrees 59 minutes 18 seconds West, 1292.72 feet to the Place of Beginning and calculated to contain 44.91 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.


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

June 11, 2024



Issued By:

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

Property Information

Property ID: 20005615 Geo ID: A0739-0004-01
Legal Acres: 44.9100
Legal Desc: JOSE PADILLA, SURVEY 646, ABSTRACT 739, ACRES
44.91
Situs: 13795 HWY 279 BROWNWOOD, TX 76801
DBA:
Exemptions:

YEAR
INST #
2025 250470 PAGE 3 OF 6

Owner ID: 153763 100.00%
GRIFFIN, PAUL H & JEANETTE M TRUSTEES OF
1001 COOPER PT RD SW, 140-215
OLYMPIA, WA 98502-1107

For Entities

Value Information

BANGS ISD
BROWN COUNTY
ROAD & BRIDGE
Improvement HS: 0
Improvement NHS: 6,540
Land HS: 0
Land NHS: 11,570
Productivity Market: 272,730
Productivity Use: 3,860
Assessed Value 21,970

Property is receiving Ag Use

Current/Delinquent Taxes

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

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

Effective Date: 07/31/2025

Total Due if paid by: 07/31/2025 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	87.87
BANGS ISD	168.58
ROAD & BRIDGE	15.82

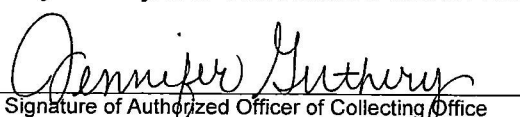
If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 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


Signature of Authorized Officer of Collecting Office

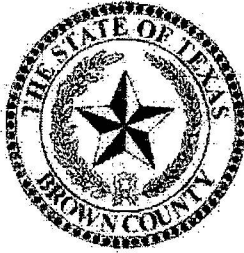
Date of Issue: 07/31/2025
Requested By: DUNN, CARRIE
Fee Amount: 10.00
Reference #:

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2,190947.69800,49954.84100,1524.48300,"BASE"
3,189604.49700,50012.51792,1516.81900,"SET .5 IRON ROD"
4,189603.28600,50009.53293,1516.57400,"2 IN SP"
5,189611.75200,50013.29293,1515.84400,"GAS LINE"
6,189472.65000,50013.70491,1516.29100,"CON MON"
7,189652.86800,50010.57893,1516.03200,"GAS LINE"
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15,191697.57801,49912.67504,1522.00700,"POWER LINE"
16,192477.91201,49880.36509,1531.47600,"GAS VALVE"
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25,190615.29700,49964.94898,1515.72700,"3INCH SP"
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27,191369.43011,48045.61102,1518.76400,"T POST"
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35,190511.89512,48026.77797,1514.44000,".5 IRO ROD T"
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50,192397.30100,47686.24200,1520.00000,"corner plat"
51,124571.82719,94478.56901,0.00000,"GEO OF COURT HOU"
52,13655.41733,12167.82637,1550.32500,"GEO CENTER OF TEXAS"
53,190801.93600,49956.58200,1433.07500,".5irs"
54,190947.37800,49955.12800,1440.14000,"base check in"
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124,190995.11900,49304.98600,1427.43200,"2.5in pipe/gate"
125,191488.40300,49298.60600,1435.11100,"fnc t s-e-w 2.5in pipe"
126,191489.81400,49311.67300,1435.07900,"fnc L n-e 3in pipe"
127,191473.98400,48978.73000,1438.47500,"FND IR/CAP MKD GEOTEX"
128,191475.37100,48977.64100,1439.27000,"FNC L N-W 2IN PIPE"
129,191477.10100,48645.25300,1433.33200,"FNC T S-E-W RR XTIE"
130,191483.92200,48050.30100,1434.39600,"FNC T N-S-E 2IN PIPE"
131,191368.72800,48045.55200,1436.93600,"TPOST"
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SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 2504470

FILED FOR REGISTRATION AUGUST 05, 2025 04:25PM 5PGS \$41.00

SUBMITTER: CARRIE DUNN

RETURN TO:

ROCINANTE SUBD
VOL 6 PG 37

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

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

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