



Issued By:

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

Property Information

Property ID: 38305 Geo ID: A2037-0026-00
Legal Acres: 40.0000
Legal Desc: JOHN C LINSLEY, SURVEY 40, ABSTRACT 2037,
TRACT 1-3, PART 4, ACRES 40.0
Situs: 9401 CR 149 BROWNWOOD, TX 76801
DBA:
Exemptions:YEAR INST #
2025 2504469 PAGE 2 OF 4Owner ID: 167942 100.00%
LEGACY LAND BW LP
330 N 8TH ST STE 209
MIDLOTHIAN, TX 76065-2638

For Entities

Value Information

BANGS ISD	Improvement HS:	0
BROWN COUNTY	Improvement NHS:	4,050
ROAD & BRIDGE	Land HS:	0
	Land NHS:	261,980
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	266,030

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: 05/02/2025

Total Due if paid by: 05/31/2025

0.00

Tax Certificate Issued for:

BROWN COUNTY
BANGS ISD
ROAD & BRIDGE

Taxes Paid in 2024

1,064.07
2,041.24
191.59

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: 05/02/2025
Requested By: TEKELL, TRAVIS
Fee Amount: 10.00
Reference #:

Page: 1


Signature of Authorized Officer of Collecting Office

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* Prepared by: R C Surveying
* Routine: List Coordinates Coord File: 430-24.crd 5/21/25 11:48:03
* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000
*-----

Point ID	Code	Northing	Easting	Elevation	Description
100		10658395.783	2663404.175	1524.25	.38 FD
120		10656999.056	2663658.581	1542.82	3PP
307		10657001.509	2663404.175		
542		10656990.026	2664286.260	0.00	
543		10658394.510	2664286.260	0.00	
544		10658221.602	2663404.175		
545		10658221.602	2664286.260		
546		10657950.699	2663404.176	0.00	
547		10657950.699	2664286.260	0.00	
548		10657728.475	2663404.176	0.00	
549		10657728.475	2664286.260	0.00	
550		10656995.349	2663916.248	0.00	
551		10657728.475	2663916.248	0.00	
558		10657545.583	2663916.248	0.00	
559		10657545.583	2663404.176	0.00	
560		10657362.691	2663404.176	0.00	
561		10657362.691	2663916.248	0.00	
562		10657179.799	2663404.175	0.00	
563		10657179.799	2663916.248	0.00	

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. 2504469

FILED FOR REGISTRATION AUGUST 05, 2025 04:21PM 3PGS \$.00

SUBMITTER: TRAVIS TEKELL

RETURN TO:

LEGACY ESTATES BROWNWOOD
VOL 6 PG 36

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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