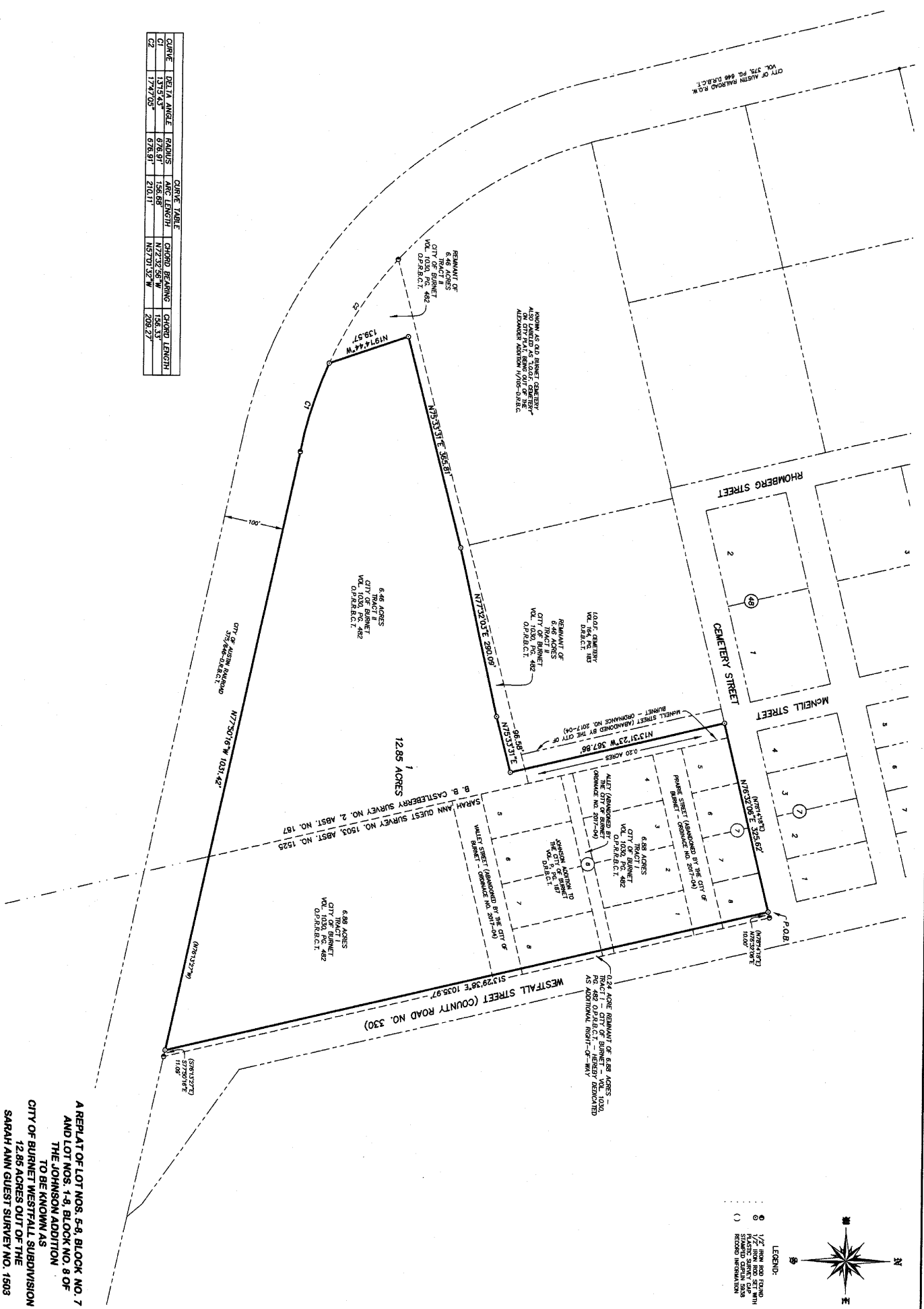




CITY OF AUSTIN RAILROAD R.O.W.  
VOL. 375, PG. 640 O.D.R.C.T.

CURVE	DETA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	174.75°	676.91'	156.88'	N127°32'56"W	156.33'
		676.91'	210.11'	N87°01'52"W	208.27'



**LEGEND:**

- 1/2" iron rod bearing
- 1/2" plastic survey cap
- ( ) record information

PROJECT NO. 17198  
 PREPARED FOR: CITY OF BURNET  
 TECH: B. BURTON  
 APPROVED: K. COPLIN  
 FIELD WORK DATE:  
 September, 2017  
 PROFESSIONAL LPA NO. 10128000

1500 OLLIE LANE  
 MARBLE FALLS, TX 78664  
 PH: 512-344-1000  
 WWW.COPLINASSOCIATES.COM



SCALE 1" = 100'  
 0 50 100

DATE	NO.	DESCRIPTION
	1	
	2	

23 SHEETS  
 23 OF 23

A REPLAT OF LOT NOS. 6-8, BLOCK NO. 7  
 AND LOT NOS. 1-8, BLOCK NO. 8 OF  
 THE JOHNSON ADDITION  
 CITY OF BURNET WESTFALL SUBDIVISION  
 12.85 ACRES OUT OF THE  
 SARAH ANN GUEST SURVEY NO. 1503  
 ABSTRACT NO. 1525 AND THE  
 B. B. CASTLEBERRY SURVEY NO. 2  
 ABSTRACT NO. 187  
 CITY OF BURNET  
 BURNET COUNTY, TEXAS

**Issued By:**

BURNET CENTRAL APPRAISAL DIST  
223 S PIERCE  
P O BOX 908  
BURNET, TX 78611

**Property Information**

Property ID: 59788      Geo ID: B1525-0000-01701-001  
Legal Acres: 13.3400  
Legal Desc: ABS A1525 SARAH ANN GUEST,TRACT AND ABST 187  
                  B B CASTLEBERRY,13.34 ACRES  
Situs: CEMETERY ST AT WESTFALL BURNET, TX 78611  
DBA: CEMETERY PROP AT WESTFALL  
Exemptions: EX-XV

**Owner ID:** 9239      100.00%  
BURNET CITY OF  
PO BOX 1369  
BURNET, TX 78611-7369

**For Entities**

**Value Information**

*BURNET COUNTY	Improvement HS:	0
*BURNET ISD	Improvement NHS:	0
*CITY OF BURNET	Land HS:	0
*CO SPECIAL, ROAD & BRIDGE	Land NHS:	100,050
*WATER CONSERV DIST OF CENTR	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	100,050

**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
<b>Totals:</b>			0.00	0.00	0.00	0.00

**Outstanding Litigation Fees**

Fee Date	Fee Description	Amount Due
04/28/2017	TAX CERTIFICATE	10.00
	<b>Total Fees Due:</b>	<b>10.00</b>
<b>Effective Date: 04/28/2017</b>	<b>Total Due if paid by: 04/30/2017</b>	<b>10.00</b>

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2016</b>
*CITY OF BURNET	0.00
*BURNET COUNTY	0.00
*CO SPECIAL, ROAD & BRIDGE	0.00
*BURNET ISD	0.00
*WATER CONSERV DIST OF CENTR	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)].

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: 04/28/2017  
Requested By: CUPLIN & ASSOCIATES INC  
Fee Amount: 10.00  
Reference #:

Signature of Authorized Officer of Collecting Office





PROJECT NO. 17198  
 PREPARED FOR: LANDEY HOMES  
 TECH: B. BURTON  
 APPROVED: K. CULPIN  
 FIELD WORK DATE:  
 PROFESSIONAL TRM NO. 1078900

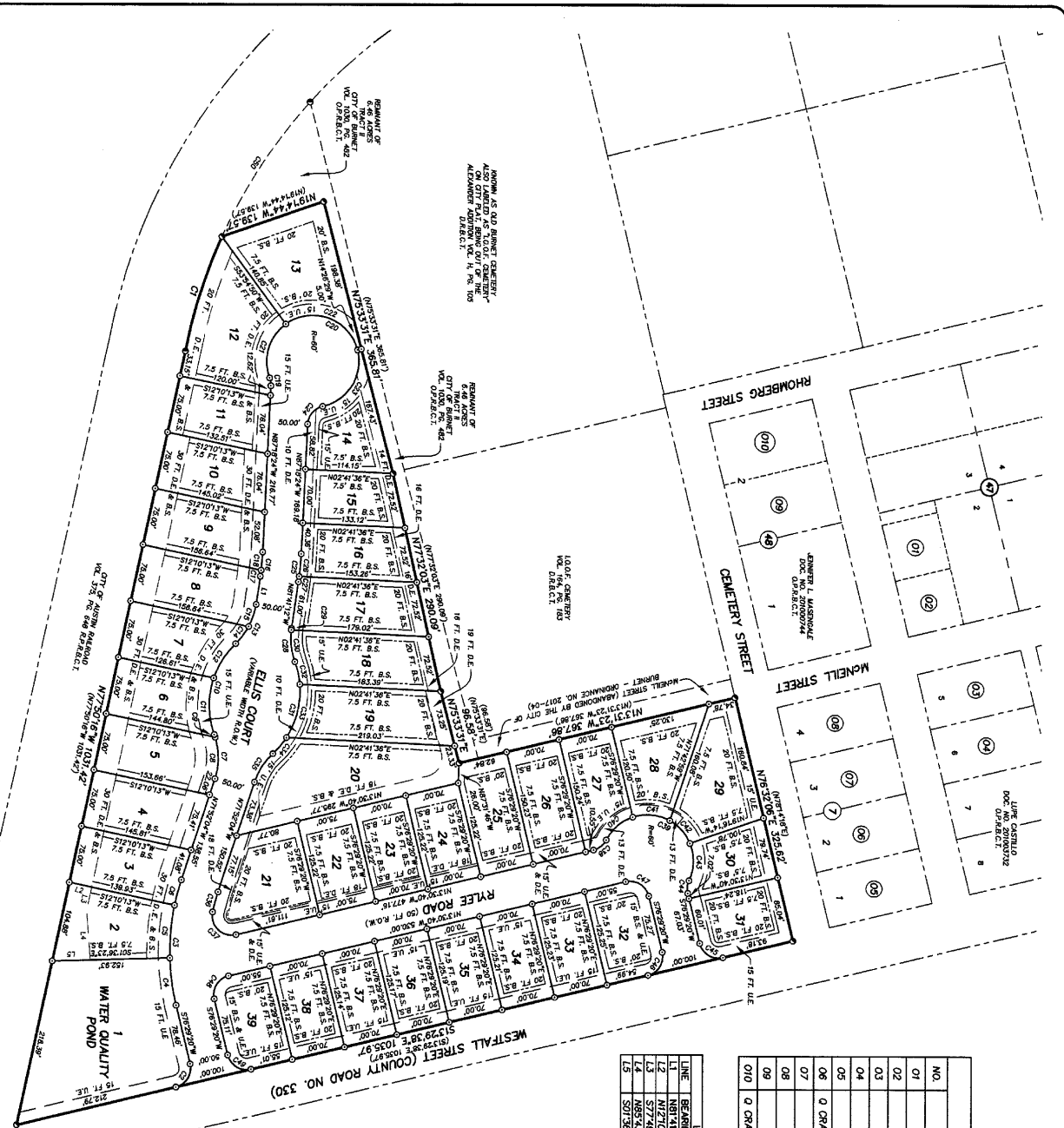
1599 OLIVER LANE  
 MARLBOROUGH, TX 78664  
 TEL: 512.388.8100  
 WWW.CULPINASSOCIATES.COM



SCALE 1" = 100'  
 0 20 100

NO.	DESCRIPTION
1	
2	REVISIONS

2 SHEET  
 OF 2

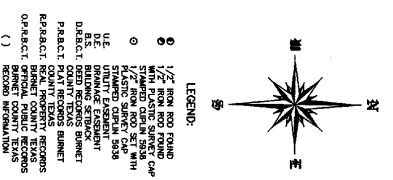


LINE TABLE

LINE	BEARING	DISTANCE
L1	N81°41'12"W	37.00'
L2	N12°07'13"E	30.00'
L3	S77°48'50"E	31.44'
L4	S85°43'09"E	64.28'
L5	S01°38'23"E	49.03'

OWNERSHIP TABLE

NO.	NAME	DEED REFERENCE
01	ANGIE CASTILLO WALDEZ	VOL. 778, PG. 236 O.P.R.B.C.T.
02	PAULA QUINERO	DOC. NO. 200702450 O.P.R.B.C.T.
03	JOSE LUZ BARRAZA	VOL. 1184, PG. 471 O.P.R.B.C.T.
04	RAMONA QUINEROS	VOL. 367, PG. 53 D.R.B.C.T.
05	BABY JEAN VIDAS	DOC. NO. 201610948 O.P.R.B.C.T.
06	Q GRAMFORD PROPERTY DEVELOPMENT LLC	DOC. NO. 201610890 O.P.R.B.C.T.
07	DONALD RODNEY MORGAN	DOC. NO. 201609787 O.P.R.B.C.T.
08	BRADLEY RAY CALDWELL	DOC. NO. 201609111 O.P.R.B.C.T.
09	DEBORAH KET MAUD	DOC. NO. 201010498 O.P.R.B.C.T.
010	Q GRAMFORD PROPERTY DEVELOPMENT LLC	DOC. NO. 201702948 O.P.R.B.C.T.



Through Tax Year  
2017

# TAX CERTIFICATE

Certificate #  
903495549

**Issued By:**  
BURNET CENTRAL APPRAISAL DIST  
223 S PIERCE  
P O BOX 908  
BURNET, TX 78611

Property Information	
Property ID: 113173	Geo ID: 08495-0000-00001-000
Legal Acres: 12.8500	
Legal Desc: S8495 WESTFALL SUBDIVISION LOT 1, 12.85	
Situs: WESTFALL ST BURNET, TX 78611	
DBA:	
Exemptions: EX-XV	

Owner ID: 99563                      100.00%  
LANGLEY HOMES INC  
717 N WATER  
BURNET, TX 78611-1935

For Entities	Value Information
*BURNET COUNTY	Improvement HS: 0
*BURNET ISD	Improvement NHS: 0
*CITY OF BURNET	Land HS: 0
*CO SPECIAL, ROAD & BRIDGE	Land NHS: 128,500
*WATER CONSERV DIST OF CENTR	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 128,500

### 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: 02/20/2018

Total Due if paid by: 02/28/2018

0.00

Tax Certificate Issued for:	Taxes Paid in 2017
*CITY OF BURNET	421.59
*BURNET COUNTY	240.03
*CO SPECIAL, ROAD & BRIDGE	28.25
*BURNET ISD	865.22
*WATER CONSERV DIST OF CENTR	5.75

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: 02/20/2018  
Requested By: LANGLEY HOMES INC  
Fee Amount: 10.00  
Reference #:

Page: 1

  
Signature of Authorized Officer of Collecting Office

THIS PLAN APPROVED SUBJECT TO ALL PENDING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BURNET, TEXAS.  
WITNESS MY HAND THIS 10th DAY OF February 2018.

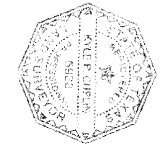
STATE OF TEXAS  
COUNTY OF BURNET  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROCKY LANGLIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE STATED INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF February 2018.

STATE OF TEXAS  
COUNTY OF BURNET  
THE ATTACHED PLAN OF "THE COTTAGES AT WESTFALL" HAS BEEN SUBMITTED AND HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCES OF THE CITY OF BURNET, TEXAS. I, THE DIRECTOR OF PLANNING AND DEVELOPMENT FOR THE CITY OF BURNET, TEXAS, HAVE APPROVED THIS PLAN ON THIS 10th DAY OF February 2018. THIS SUBDIVISION PLAN SHALL BE FILED WITH THE CLERK AND RECORDER'S OFFICE FOR BURNET COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BURNET  
THE ATTACHED PLAN OF "THE COTTAGES AT WESTFALL" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BURNET, TEXAS, AT ITS MEETING ON THE 2nd DAY OF February 2017 AND IS HEREBY RECOMMENDED BY SUCH COMMISSION TO THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS FOR ITS CONSIDERATION FOR ACCEPTANCE OF THE DEDICATION OF LANDS FOR PUBLIC USE AS INDICATED AND APPROVAL OF THE PLAN.

STATE OF TEXAS  
COUNTY OF BURNET  
THE ATTACHED PLAN OF "THE COTTAGES AT WESTFALL" HAS BEEN SUBMITTED TO THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AT ITS MEETING ON THE 10th DAY OF February 2017, AND WAS DULY CONSIDERED AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS AND THE CITY ORDINANCES OF THE CITY OF BURNET, TEXAS. THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS THEREFORE ACCEPTS THE DEDICATION OF LANDS FOR PUBLIC USE AS INDICATED AND APPROVES THIS PLAN.

ATTEST: [Signature]  
STATE OF TEXAS  
COUNTY OF BURNET  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAN OF "THE COTTAGES AT WESTFALL" WAS LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THAT SAID PLAN IS A TRUE AND CORRECT REPRESENTATION OF SOME LAST KNOWN BY HAND AND OFFICIAL SEAL THIS 20th DAY OF February 2018.



PROJECT NO. 1718  
PREPARED FOR: LANGLIER HOMES, INC.  
TECH: B. BURTON  
APPROVED: K. CUPPLIN  
FIELD WORK DATE: 2/1/2018  
PROFESSIONAL FIRM NO. 01078800

1500 OLLIE LANE  
MARBLET FALLS, TX 78654  
WWW.CUPPLINASSOCIATES.COM

LAND SURVEYORS & PLANNERS

SCALE 1" = 100'

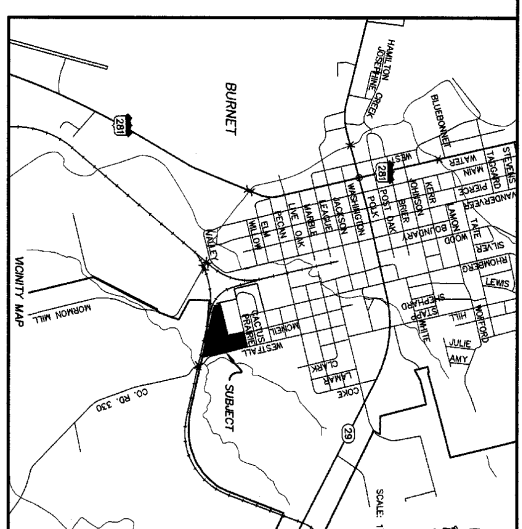
DATE: 2/1/2018

NO. 1

DESCRIPTION: REVISIONS

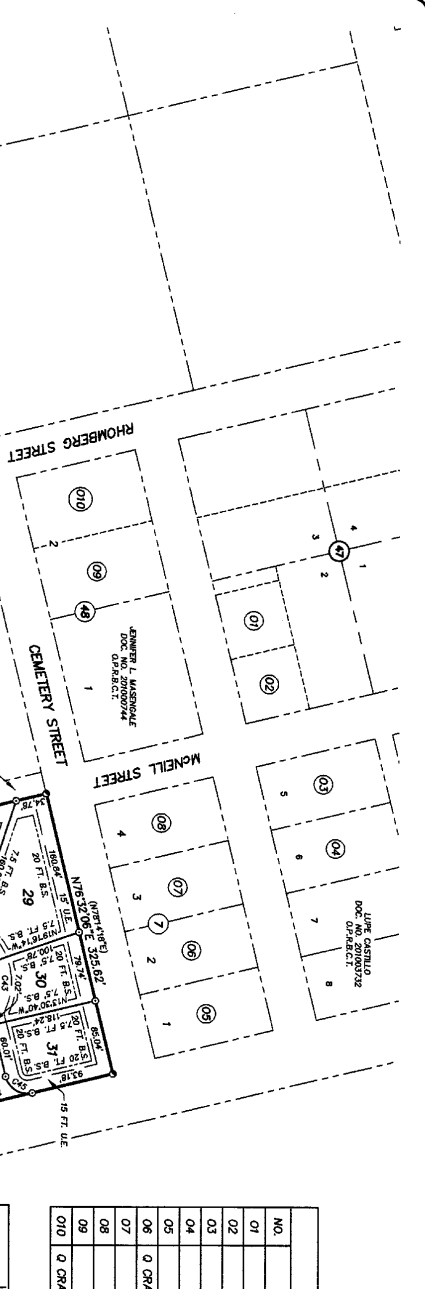
1 SHEET OF 2

LOT NO.	ACREAGE	SQUARE FOOTAGE
1	0.81	35344
2	0.29	12487
3	0.24	10864
4	0.26	11230
5	0.26	11530
6	0.23	9826
7	0.24	10470
8	0.27	11893
9	0.26	11338
10	0.24	10407
11	0.22	9469
12	0.37	16134
13	0.38	16355
14	0.23	10055
15	0.20	8655
16	0.23	9994
17	0.27	11628
18	0.29	12394
19	0.32	13804
20	0.32	22479
21	0.33	14420
22	0.22	9391
23	0.20	8705
24	0.20	8785
25	0.24	10426
26	0.24	10917
27	0.22	9550
28	0.26	11459
29	0.31	13691
30	0.18	7994
31	0.23	9915
32	0.22	9753
33	0.20	8797
34	0.20	8785
35	0.20	8784
37	0.20	8781
38	0.20	8759
39	0.22	9741



- NOTES:
- THE PROPERTY SHOWN HEREIN DOES LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN) AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NOS. 465350304R AND 465350304R DATED MARCH 15, 2012.
  - ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S WATER RIGHTS AND COMING WITH DEVELOPMENT AND CONVEYANCE UNDER THE WATER RIGHTS MANAGEMENT AT 1-800-778-5272, EXTENSION 2234 FOR MORE INFORMATION.
  - BASES OF BEAVENS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE 10AB03.
  - THIS PLAN HEREBY DELETES AND TAKES THE PLACE OF LOT NO. 1, AS SHOWN ON NO. 2070468 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
  - ALL PROPERTY HEREIN IS SUBJECT TO THE CITY OF BURNET, CODE OF ORDINANCES CHAPTER 99, ARTICLE 10, NON-POINT SOURCE POLLUTION AS MAY BE AMENDED, AND TO COMPLEMENTARY ORDINANCES ON THE PROPERTY, A PERMIT FROM THE CITY OF BURNET, TEXAS, SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
  - LOT 1, WHEN QUALITY OWNED, SHALL BE OWNED BY THE COTTAGES AT WESTFALL, A LIMITED LIABILITY COMPANY, WHICH SHALL BE THE BEST MANAGEMENT PRACTICES (BMP'S) OBTAINED THEREIN SHALL WHOLLY BE THE RESPONSIBILITY OF THE QUALITY OWNER. THE PROPERTY SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF BURNET, CODE OF ORDINANCES CHAPTER 99, ARTICLE 10, NON-POINT SOURCE POLLUTION AS MAY BE AMENDED.
  - THE COTTAGES AT WESTFALL PROPERTY OWNERS ASSOCIATION IS WHOLLY RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS AND ALL BEST MANAGEMENT PRACTICES (BMP'S) OBTAINED THEREIN SHALL WHOLLY BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
  - MAINTENANCE OF THE LANDSCAPE ISLAND AND CONTAINED WITHIN THE ELUS COURT SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE COTTAGES AT WESTFALL PROPERTY OWNERS ASSOCIATION.
  - MAINTENANCE OF ALL COMMON AREAS WITHIN THE COTTAGES AT WESTFALL PROPERTY OWNERS ASSOCIATION.
  - AS THE PROPERTY WAS CONVEYED BY THE CITY TO THE DECLARANT PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) AND MAINTENANCE STANDARDS ESTABLISHED BY THAT DECLARATION, THE DECLARANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS AND ALL BEST MANAGEMENT PRACTICES (BMP'S) OBTAINED THEREIN SHALL WHOLLY BE THE RESPONSIBILITY OF THE DECLARANT.
  - IN CASE OF CONFLICT BETWEEN THE CITY OF BURNET CODE OF ORDINANCES AND THE DECLARATION OF COVENANTS, THE MORE STRINGENT STANDARD SHALL APPLY.

A FINAL REPLAT OF THE  
CITY OF BURNET WESTFALL SUBDIVISION  
TO BE KNOWN AS  
"THE COTTAGES AT WESTFALL"  
12.85 ACRES  
SARAH ANN GUEST SURVEY NO. 1503  
ABSTRACT NO. 187  
AND THE  
B. B. CASTLEBERGER SURVEY NO. 2  
ABSTRACT NO. 187  
CITY OF BURNET  
BURNET COUNTY, TEXAS



LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°41'17"W	37.00'
L2	N12°07'13"E	30.00'
L3	S77°48'50"E	31.44'
L4	N57°48'50"E	64.28'
L5	S01°38'23"E	49.03'

OWNERSHIP TABLE

NO.	NAME	DEED REFERENCE
01	ANGIE CASTILLO WALDEZ	VOL. 778, PG. 236 O.P.R.B.C.T.
02	PAULA QUINERO	DOC. NO. 200702450 O.P.R.B.C.T.
03	JOSE LUZ BARRAZA	VOL. 1184, PG. 471 O.P.R.B.C.T.
04	RAMONA QUINEROS	VOL. 367, PG. 53 D.R.B.C.T.
05	BABY JEAN VIDAS	DOC. NO. 201610948 O.P.R.B.C.T.
06	Q GRAMFORD PROPERTY DEVELOPMENT LLC	DOC. NO. 201610890 O.P.R.B.C.T.
07	DONALD RODNEY MORGAN	DOC. NO. 201609787 O.P.R.B.C.T.
08	BRADLEY RAY CALDWELL	DOC. NO. 201609111 O.P.R.B.C.T.
09	DEBORAH KET MAUD	DOC. NO. 201101498 O.P.R.B.C.T.
010	Q GRAMFORD PROPERTY DEVELOPMENT LLC	DOC. NO. 201702948 O.P.R.B.C.T.

CURVE TABLE

CURVE	BENT ANGLE	RAIUS	CHORD BEARING	CHORD LENGTH
C1	131°43'48"	60.00'	S14°49'12"E	100.00'
C2	50°01'02"	25.00'	S88°50'09"E	50.00'
C3	31°38'58"	300.00'	S87°41'22"E	163.56'
C4	11°54'17"	300.00'	N82°28'28"E	62.22'
C5	137°22'28"	300.00'	S85°00'08"E	69.00'
C6	6°31'31"	300.00'	S73°09'00"E	54.16'
C7	38°02'00"	88.50'	S89°42'20"E	57.67'
C8	35°40'31"	88.50'	S89°42'20"E	54.22'
C9	2°21'39"	88.50'	N77°16'40"E	124.47'
C10	68°00'50"	111.48'	S75°55'44"E	73.71'
C11	38°38'13"	111.48'	N89°21'58"E	73.71'
C12	57°44'35"	88.50'	S2°21'24"E	28.93'
C13	18°12'50"	88.50'	S82°58'02"E	28.93'
C14	19°36'44"	88.50'	S71°52'50"E	30.16'
C15	5°37'12"	325.00'	S84°29'48"E	31.89'
C16	5°37'12"	325.00'	S82°23'44"E	8.04'
C17	1°25'04"	325.00'	S2°02'20"E	20.83'
C18	3°42'00"	325.00'	S2°02'20"E	20.83'
C19	3°42'00"	325.00'	N28°08'42"E	78.17'
C20	27°84'56"	60.00'	S73°38'48"E	73.15'
C21	75°07'18"	60.00'	S19°44'11"W	89.28'
C22	11°38'41"	60.00'	N58°28'50"W	89.28'
C23	91°55'58"	60.00'	S48°54'27"E	30.37'
C24	74°47'55"	25.00'	N85°07'24"W	28.66'
C25	4°31'49"	375.00'	N82°13'48"W	7.11'
C26	1°05'13"	375.00'	S82°24'15"E	43.79'
C27	1°05'13"	375.00'	N82°13'48"W	7.11'
C28	28°39'02"	88.50'	S82°24'15"E	43.79'
C29	1°26'09"	88.50'	N82°13'48"W	41.65'
C30	27°12'57"	88.50'	S82°24'15"E	41.65'
C31	1°26'09"	88.50'	N82°13'48"W	41.65'
C32	15°28'00"	111.50'	S77°38'18"W	71.40'
C33	37°20'44"	111.50'	N75°57'20"W	71.40'
C34	14°11'09"	111.50'	N50°11'24"W	27.53'
C35	28°46'12"	88.50'	S57°28'58"E	43.97'
C36	61°27'47"	250.00'	S74°58'28"E	27.10'
C37	1°18'24"	250.00'	N44°12'14"E	42.22'
C38	1°18'24"	250.00'	S44°12'14"E	42.22'
C39	17°22'25"	60.00'	S98°03'16"W	113.89'
C40	44°33'28"	48.66'	S40°54'43"E	43.49'
C41	47°38'11"	60.00'	S05°11'07"W	48.48'
C42	38°31'45"	60.00'	S48°16'05"W	39.59'
C43	47°48'01"	60.00'	S08°53'02"W	48.59'
C44	47°48'01"	60.00'	N88°53'02"W	48.59'
C45	90°01'02"	25.00'	N58°50'09"W	35.35'
C46	90°01'02"	25.00'	N58°50'09"W	35.35'
C47	90°00'00"	25.00'	S31°29'20"W	35.36'
C48	90°00'00"	25.00'	S38°30'40"E	35.36'
C49	89°28'39"	25.00'	N31°29'51"E	35.35'

FINAL REPEAT OF THE CITY OF BURNETT WESTFALL SUBDIVISION TO BE KNOWN AS THE COTTAGES AT WESTFALL 12.85 ACRES SARAH ANN GUEST SURVEY NO. 1903 AND THE B. B. CASTLEBERRY SURVEY NO. 2 ABSTRACT NO. 187 CITY OF BURNETT BURNETT COUNTY, TEXAS

CURVE	BENT ANGLE	RAIUS	CHORD BEARING	CHORD LENGTH
C1	131°43'48"	60.00'	S14°49'12"E	100.00'
C2	50°01'02"	25.00'	S88°50'09"E	50.00'
C3	31°38'58"	300.00'	S87°41'22"E	163.56'
C4	11°54'17"	300.00'	N82°28'28"E	62.22'
C5	137°22'28"	300.00'	S85°00'08"E	69.00'
C6	6°31'31"	300.00'	S73°09'00"E	54.16'
C7	38°02'00"	88.50'	S89°42'20"E	57.67'
C8	35°40'31"	88.50'	S89°42'20"E	54.22'
C9	2°21'39"	88.50'	N77°16'40"E	124.47'
C10	68°00'50"	111.48'	S75°55'44"E	73.71'
C11	38°38'13"	111.48'	N89°21'58"E	73.71'
C12	57°44'35"	88.50'	S2°21'24"E	28.93'
C13	18°12'50"	88.50'	S82°58'02"E	28.93'
C14	19°36'44"	88.50'	S71°52'50"E	30.16'
C15	5°37'12"	325.00'	S84°29'48"E	31.89'
C16	5°37'12"	325.00'	S82°23'44"E	8.04'
C17	1°25'04"	325.00'	S2°02'20"E	20.83'
C18	3°42'00"	325.00'	S2°02'20"E	20.83'
C19	3°42'00"	325.00'	N28°08'42"E	78.17'
C20	27°84'56"	60.00'	S73°38'48"E	73.15'
C21	75°07'18"	60.00'	S19°44'11"W	89.28'
C22	11°38'41"	60.00'	N58°28'50"W	89.28'
C23	91°55'58"	60.00'	S48°54'27"E	30.37'
C24	74°47'55"	25.00'	N85°07'24"W	28.66'
C25	4°31'49"	375.00'	N82°13'48"W	7.11'
C26	1°05'13"	375.00'	S82°24'15"E	43.79'
C27	1°05'13"	375.00'	N82°13'48"W	7.11'
C28	28°39'02"	88.50'	S82°24'15"E	43.79'
C29	1°26'09"	88.50'	N82°13'48"W	41.65'
C30	27°12'57"	88.50'	S82°24'15"E	41.65'
C31	1°26'09"	88.50'	N82°13'48"W	41.65'
C32	15°28'00"	111.50'	S77°38'18"W	71.40'
C33	37°20'44"	111.50'	N75°57'20"W	71.40'
C34	14°11'09"	111.50'	N50°11'24"W	27.53'
C35	28°46'12"	88.50'	S57°28'58"E	43.97'
C36	61°27'47"	250.00'	S74°58'28"E	27.10'
C37	1°18'24"	250.00'	N44°12'14"E	42.22'
C38	1°18'24"	250.00'	S44°12'14"E	42.22'
C39	17°22'25"	60.00'	S98°03'16"W	113.89'
C40	44°33'28"	48.66'	S40°54'43"E	43.49'
C41	47°38'11"	60.00'	S05°11'07"W	48.48'
C42	38°31'45"	60.00'	S48°16'05"W	39.59'
C43	47°48'01"	60.00'	S08°53'02"W	48.59'
C44	47°48'01"	60.00'	N88°53'02"W	48.59'
C45	90°01'02"	25.00'	N58°50'09"W	35.35'
C46	90°01'02"	25.00'	N58°50'09"W	35.35'
C47	90°00'00"	25.00'	S31°29'20"W	35.36'
C48	90°00'00"	25.00'	S38°30'40"E	35.36'
C49	89°28'39"	25.00'	N31°29'51"E	35.35'

PROJECT NO. 17198  
 PREPARED FOR: LANDEY HOMES  
 TECH: B. BURTON  
 APPROVED: K. CULPIN  
 FIELD WORK DATE:  
 PROFESSIONAL TRM NO. 1078900

1599 OLIVER LANE  
 MARLBOROUGH, TX 78664  
 TEL: 817.481.8100  
 WWW.CULPINASSOCIATES.COM

CULPIN ASSOCIATES  
 LAND SURVEYORS & PLANNERS

SCALE 1" = 100'  
 0 20 100  
 DATE: 11/1/18  
 REVISIONS:

NO.	DESCRIPTION
1	
2	

2 SHEET  
 OF 2

Through Tax Year  
2017

# TAX CERTIFICATE

Certificate #  
903495549

**Issued By:**

BURNET CENTRAL APPRAISAL DIST  
223 S PIERCE  
P O BOX 908  
BURNET, TX 78611

**Property Information**

Property ID: 113173      Geo ID: 08495-0000-00001-000  
Legal Acres: 12.8500  
Legal Desc: S8495 WESTFALL SUBDIVISION LOT 1, 12.85  
Situs: WESTFALL ST BURNET, TX 78611  
DBA:  
Exemptions: EX-XV

Owner ID: 99563      100.00%  
LANGLEY HOMES INC  
717 N WATER  
BURNET, TX 78611-1935

**For Entities**

**Value Information**

*BURNET COUNTY	Improvement HS:	0
*BURNET ISD	Improvement NHS:	0
*CITY OF BURNET	Land HS:	0
*CO SPECIAL, ROAD & BRIDGE	Land NHS:	128,500
*WATER CONSERV DIST OF CENTR	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	128,500

**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: 02/20/2018

Total Due if paid by: 02/28/2018

0.00

Tax Certificate Issued for:	Taxes Paid in 2017
*CITY OF BURNET	421.59
*BURNET COUNTY	240.03
*CO SPECIAL, ROAD & BRIDGE	28.25
*BURNET ISD	865.22
*WATER CONSERV DIST OF CENTR	5.75

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: 02/20/2018  
Requested By: LANGLEY HOMES INC  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office