



PLAT RECORDING INFORMATION

PLAT NAME: Peppergrass, Phase 2

CABINET/PAGE NUMBER: 7/145-B

DATE PLAT FILED: November 23, 2021

ACREAGE: 24.400

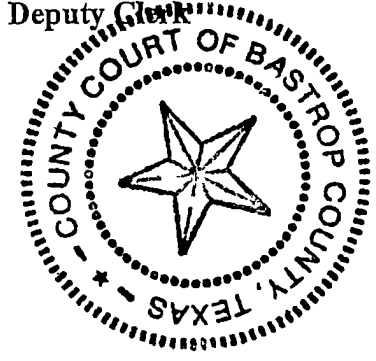
LEAGUE: Thomas Christian Survey

ABSTRACT NUMBER: 20

OWNERS: Ranch Road Peppergrass, LLC

Rose Pietsch, County Clerk, Bastrop County, Texas

By: *Aue Gurka*



TAX CERTIFICATE

Office of Ellen Owens Tax Assessor-Collector

Bastrop County Tax Office
PO Box 579

Bastrop, TX 78602

Ph: (512) 581-7161 Fax: (512) 581-7167

This certificate includes tax years up to 2021

Entities to which this certificate applies:

G01 - Bastrop County
S01 - Elgin Isd
ACC - Austin Community College

C01 - City Of Elgin
RD1 - County Road
TCESD - Bastrop-Travis ESD1

Property Information

Owner Information

Property ID : R15615
Quick-Ref ID : R15615

Owner ID : 00191234

Value Information

1537 RAYMOND JOHNSON RD ELGIN 78621	Land HS	:	\$0.00
	Land NHS	:	\$979,345.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
ABS A20 Christian, Thomas, 42.2242 ACRES	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$979,345.00

RANCH ROAD PEPPERGRASS LLC
3571 HWY 71 A
BASTROP, TX 78602

Ownership: 100.00%

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 Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
C01	2021	15,155.69	0.00	0.00	0.00	0.00
G01	2021	10,887.76	0.00	0.00	0.00	0.00
RD1	2021	2,432.96	0.00	0.00	0.00	0.00
S01	2021	35,822.68	0.00	0.00	0.00	0.00
TCES	2021	2,377.52	0.00	0.00	0.00	0.00
ACC	2021	2,523.13	0.00	0.00	0.00	0.00

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Rose Pietsch

ROSE PIETSCH, County Clerk
Bastrop Texas

November 29, 2021 01:15:16 PM

SUEGURKA

FEE: \$0.00

PLATS

202125439

Total for current bills if paid by 11/30/2021 : \$0.00

Total due on all bills 11/30/2021 : \$0.00

2021 taxes paid for entity C01 \$15,155.69

2021 taxes paid for entity G01 \$10,887.76

2021 taxes paid for entity RD1 \$2,432.96

2021 taxes paid for entity S01 \$35,822.68

2021 taxes paid for entity TCESD \$2,377.52

2021 taxes paid for entity ACC \$2,523.13

2021 Total Taxes Paid : \$69,199.74

Date of Last Payment : 11/10/21

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.

Date of Issue : 11/10/2021

Requestor : RANCH ROAD PEPPERGRASS LLC

Receipt : 2021-1085230-BAST

Fee Paid : \$10.00

Payer : DANIEL GILPIN

Signature of Authorized Officer of the Tax Office