STATE OF TEXAS:
COUNTY OF BURNET:

KNOWN BY ALL MEN THESE PRESENTS: THAT, RECREATIONAL LAND SALES, LLC BEING THE OWNER OF 696.89 ACRES OUT OF 1626.217 ACRES CONVEYED TO RECREATIONAL LAND SALES, LLC, RECORDED IN DOCUMENT NO. 202001200, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; DOES HEREBY ADOPT THIS PLAT TO BE KNOWN AS "FINAL PLAT, RIVER HILLS RANCHES, PHASE ONE, A PRIVATE SUBDIVISION, 696.89 ACRES OUT OF THE KONRID DRAESARNER SURVEY NO. 73, ABSTRACT NO. 250 AND THE GIP SMITH SURVEY NO. 3, ABSTRACT NO. 1887, THE M.W. BRIGHAM SURVEY NO. 18, ABSTRACT NO. 122, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 525 IN THE G.C. & S.F. R.Y. CO. SURVEY NO. 23, ABSTRACT NO. 1383, AND THE E.S. ETHRIDGE SURVEY, ABSTRACT NO. 1485, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS OF RIVER HILLS RANCHES, AND TO ALL PUBLIC UTILITY PROVIDERS AND EMERGENCY SERVICE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMUNICATION SERVICES AND EMERGENCY SERVICES. HOWEVER IN NO WAY DOES THIS PLAT DEDICATE SAID STREETS AND EASEMENTS TO THE USE OF THE PUBLIC.

RECREATIONAL LAND SALES, LLC
ATTN: RICH GRANDY
10670 N. CENTRAL EXPRESSWAY SUITE 210
DALLAS, TEXAS 75231
(214) 677-5641

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICH GRANDY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS 15 **DAY OF** April **,2020.**

Kelly A Denzl
My Commission Expires
01/17/2023
ID No. 131566641

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DOES HEREBY CERTIFY THAT THIS PLAT OF "FINAL PLAT, RIVER HILLS RANCHES, PHASE ONE, A PRIVATE SUBDIVISION, 696.89 ACRES OUT OF THE OUT OF THE KONRID DRAESARNER SURVEY NO. 73, ABSTRACT NO. 250 AND THE GIP SMITH SURVEY NO. 3, ABSTRACT NO. 1887, THE M.W. BRIGHAM SURVEY NO. 18, ABSTRACT NO. 122, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 525 IN THE G.C. & S.F. R.Y. CO. SURVEY NO. 23, ABSTRACT NO. 1383, AND THE E.S. ETHRIDGE SURVEY, ABSTRACT NO. 1485, BURNET COUNTY, TEXAS", WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 **DAY OF** April **, 2020.**

STATE OF TEXAS
REGISTERED
DONALD SHERMAN
1877
PROFESSIONAL
LAND SURVEYOR

DONALD SHERMAN, R.P.L.S. NO. 1877

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF "RIVER HILLS RANCHES, PHASE ONE, A PRIVATE SUBDIVISION, 696.89 ACRES OUT OF THE OUT OF THE KONRID DRAESARNER SURVEY NO. 73, ABSTRACT NO. 250 AND THE GIP SMITH SURVEY NO. 3, ABSTRACT NO. 1887, THE M.W. BRIGHAM SURVEY NO. 18, ABSTRACT NO. 122, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 525 IN THE G.C. & S.F. R.Y. CO. SURVEY NO. 23, ABSTRACT NO. 1383, AND THE E.S. ETHRIDGE SURVEY, ABSTRACT NO. 1485, BURNET COUNTY, TEXAS" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS THIS 14 **DAY OF** April **2020.**

APPROVED

DAMON BEIERLE, COMMISSIONER PRECINCT 2 — **JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS**

NOTES:

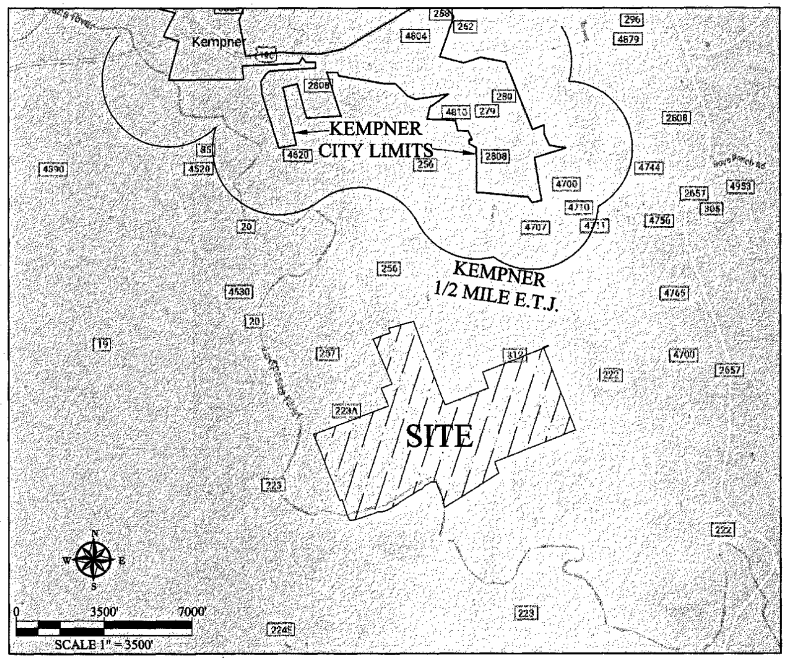
EACH DWELLING CONSTRUCTED OR PLACED ON THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTEWATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

1. POTABLE WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
2. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
3. SEWER TREATMENT WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWER FACILITIES.
4. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
5. ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.
6. TELEPHONE SERVICE WILL BE PROVIDED BY INDIVIDUAL CELL PHONE.
7. IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS; THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
8. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 28, 2002.
9. A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE "A", AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOOD HAZARD AREA, AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C 0125F, DATED MARCH 15, 2012. .
10. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.

Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS,
TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Janet Parker
Janet Parker, County Clerk
Burnet County Texas
4/28/2020 10:38:33 AM
FEE: $615.00 202004834
PLAT



GENERAL NOTES:

1. ALL STREET RIGHT OF WAYS SHALL BE 60FT WIDE.

2. THE RADIUS OF ALL CUL-DE-SACS SHALL BE 75FT.

3.ALL PAVEMENT WITHIN THE STREETS SHALL HAVE 25FT. WIDE DRIVING SURFACE WITH 6' SHOULDERS.

4. THE PAVEMENT RADIUS WITHIN ALL CUL-DE-SACS SHALL BE 62.5FT. CENTERED IN THE RIGHT OF WAY.

5. THERE SHALL BE 21,211 FEET OF PRIVATE ROADS

6. THERE SHALL BE:
A 15' UTILITY AND DRAINAGE EASEMENT WITHIN EACH RANCH ALONG THE FRONT R.O.W. LINE;
A 10' UTILITY AND DRAINAGE EASEMENT WITHIN EACH RANCH ALONG THE SIDE RANCH LINE;
A 15' UTILITY AND DRAINAGE EASEMENT WITHIN EACH RANCH ALONG THE REAR RANCH LINE (EXCEPT AS SHOWN ON THE RECORDED PLAT AND NOT INCLUDING RIVER FRONT RANCHES).

7. THERE SHALL BE:
A 50' BUILDING SETBACK FROM THE FRONT RANCH LINE;
A 50' BUILDING SETBACK FROM THE REAR RANCH LINE (EXCEPT IF THERE IS A DRAINAGE EASEMENT GREATER THAN 50', THE DRAINAGE EASEMENT CONSTITUTES THE REAR BUILDING SETBACK;
A 10' BUILDING SETBACK FROM THE SIDE RANCH LINE OF EACH RANCH.

FINAL PLAT

RIVER HILLS RANCHES, PHASE ONE, A PRIVATE SUBDIVISION

696.89 ACRES OUT OF THE KONRID DRAESARNER SURVEY NO. 73, ABSTRACT NO. 250 AND THE GIP SMITH SURVEY NO. 3, ABSTRACT NO. 1887, THE M.W. BRIGHAM SURVEY NO. 18, ABSTRACT NO. 122, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 525 IN THE G.C. & S.F. R.Y. CO. SURVEY NO. 23, ABSTRACT NO. 1383, AND THE E.S. ETHRIDGE SURVEY, ABSTRACT NO. 1485 BURNET COUNTY, TEXAS

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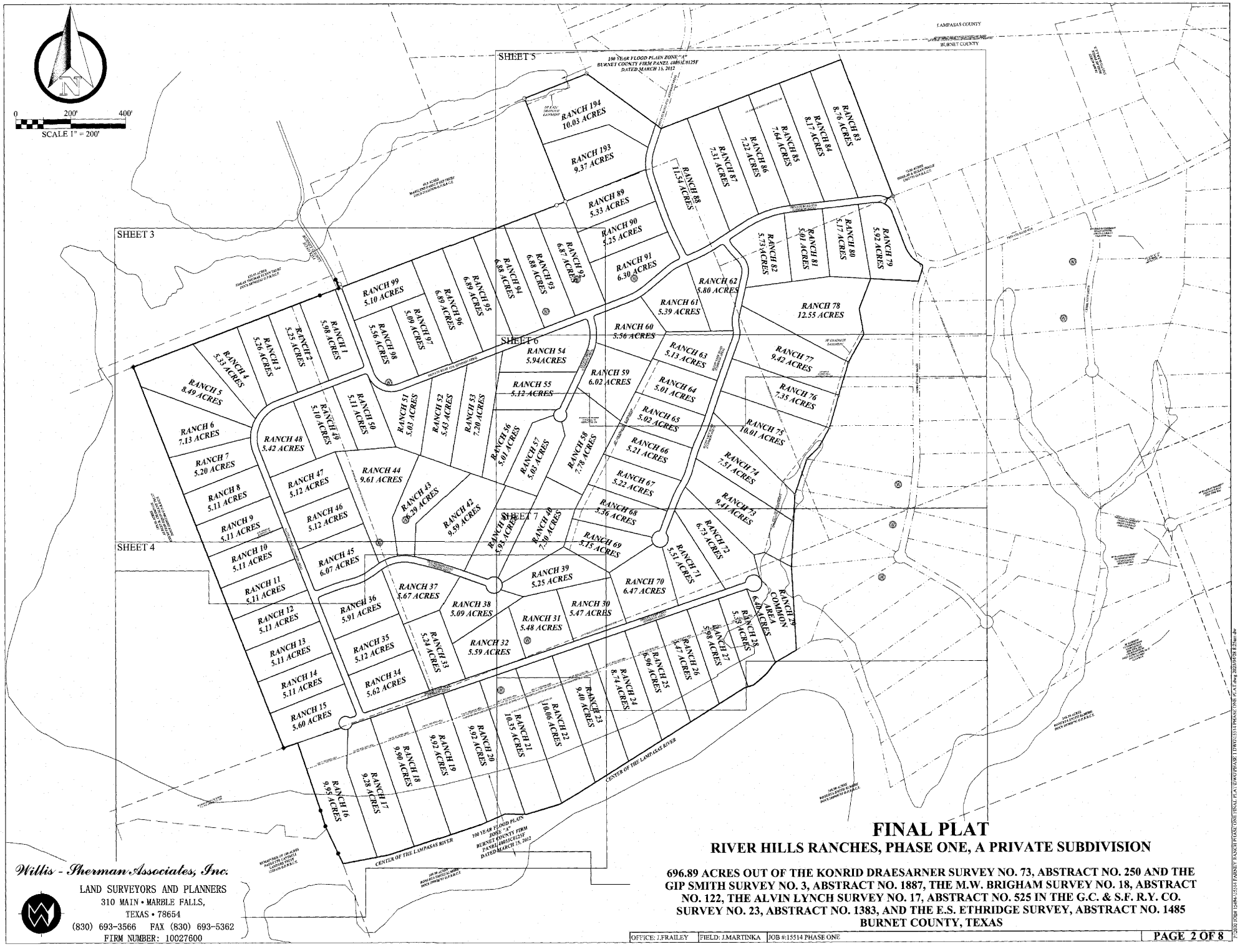

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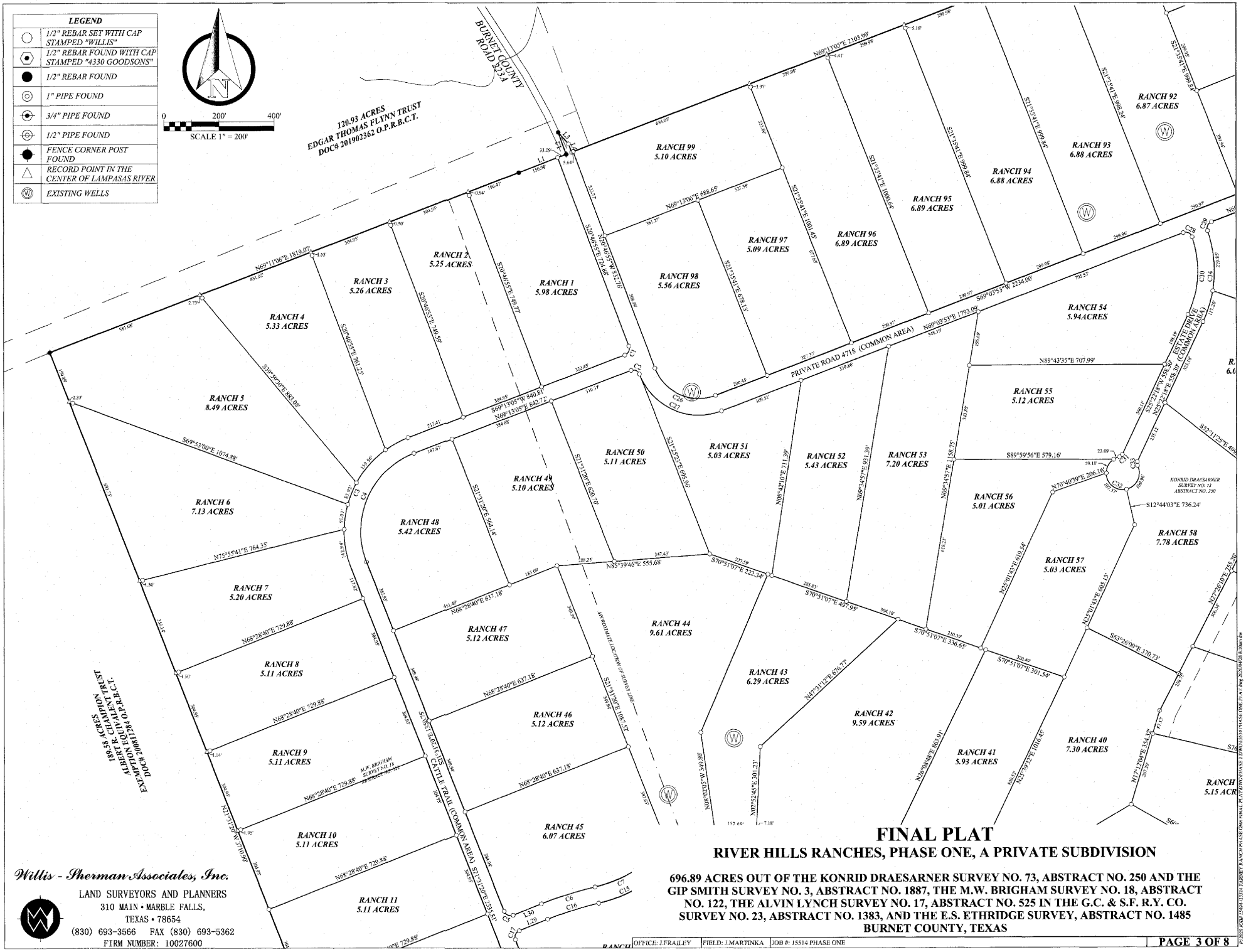
OFFICE: J.FRAILEY	FIELD: J.MARTINKA	JOB #:15514 PHASE ONE	PAGE 2 OF 8

P:\2020\15514\15514 FARNEY RANCH PHASE ONE\FINAL PLAT\15514PHASE1 FINAL PLAT.dwg 2020/09/08 8:55am dw



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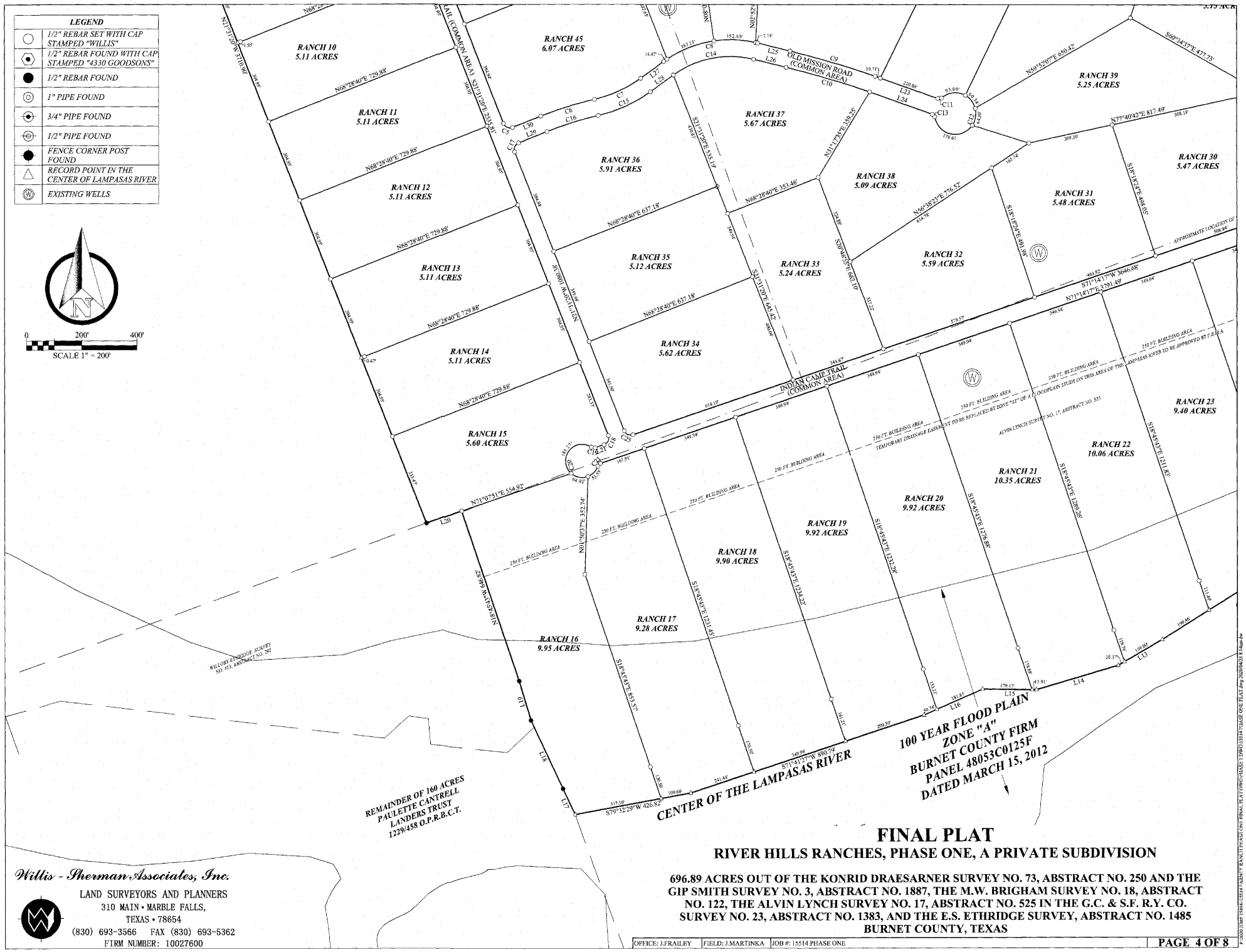

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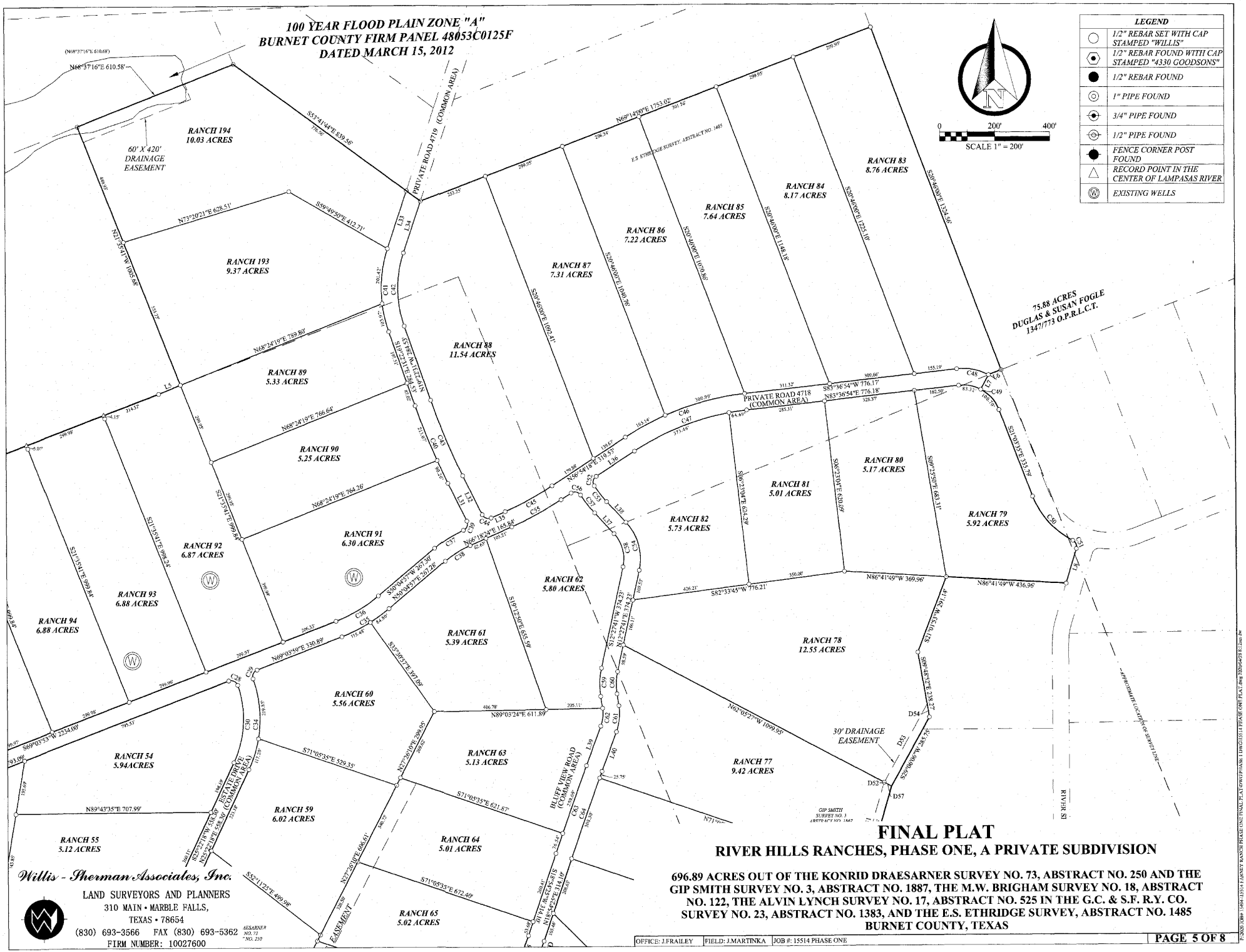
100 YEAR FLOOD PLAIN ZONE "A"
BURNET COUNTY FIRM PANEL 48053C0125F
DATED MARCH 15, 2012
LEGEND
1/2" REBAR SET WITH CAP STAMPED "WILLIS"
1/2" REBAR FOUND WITH CAP STAMPED "4330 GOODSONS"
1/2" REBAR FOUND
1" PIPE FOUND
3/4" PIPE FOUND
1/2" PIPE FOUND
FENCE CORNER POST FOUND
RECORD POINT IN THE CENTER OF LAMPASAS RIVER
EXISTING WELLS
SCALE 1" = 200'
RANCH 194 10.03 ACRES
RANCH 193 9.37 ACRES
RANCH 89 5.33 ACRES
RANCH 90 5.25 ACRES
RANCH 91 6.30 ACRES
RANCH 92 6.87 ACRES
RANCH 93 6.88 ACRES
RANCH 94 6.88 ACRES
RANCH 88 11.54 ACRES
RANCH 87 7.31 ACRES
RANCH 86 7.22 ACRES
RANCH 85 7.64 ACRES
RANCH 84 8.17 ACRES
RANCH 83 8.76 ACRES
RANCH 82 5.73 ACRES
RANCH 81 5.01 ACRES
RANCH 80 5.17 ACRES
RANCH 79 5.92 ACRES
RANCH 62 5.80 ACRES
RANCH 61 5.39 ACRES
RANCH 60 5.56 ACRES
RANCH 63 5.13 ACRES
RANCH 64 5.01 ACRES
RANCH 65 5.02 ACRES
RANCH 59 6.02 ACRES
RANCH 54 5.94ACRES
RANCH 55 5.12 ACRES
RANCH 78 12.55 ACRES
RANCH 77 9.42 ACRES
75.88 ACRES DUGLAS & SUSAN FOGLE 1347/773 O.P.R.L.C.T.
PRIVATE ROAD 4719 (COMMON AREA)
PRIVATE ROAD 4718 (COMMON AREA)
ESTATE DRIVE (COMMON AREA)
BLUFF VIEW ROAD (COMMON AREA)
60' X 420' DRAINAGE EASEMENT
30' DRAINAGE EASEMENT
EASEMENT
E.S. ETHRIDGE SURVEY, ABSTRACT NO. 1485
GIP SMITH SURVEY NO. 3 ABSTRACT NO. 1887
LAMPASAS RIVER
FINAL PLAT
RIVER HILLS RANCHES, PHASE ONE, A PRIVATE SUBDIVISION
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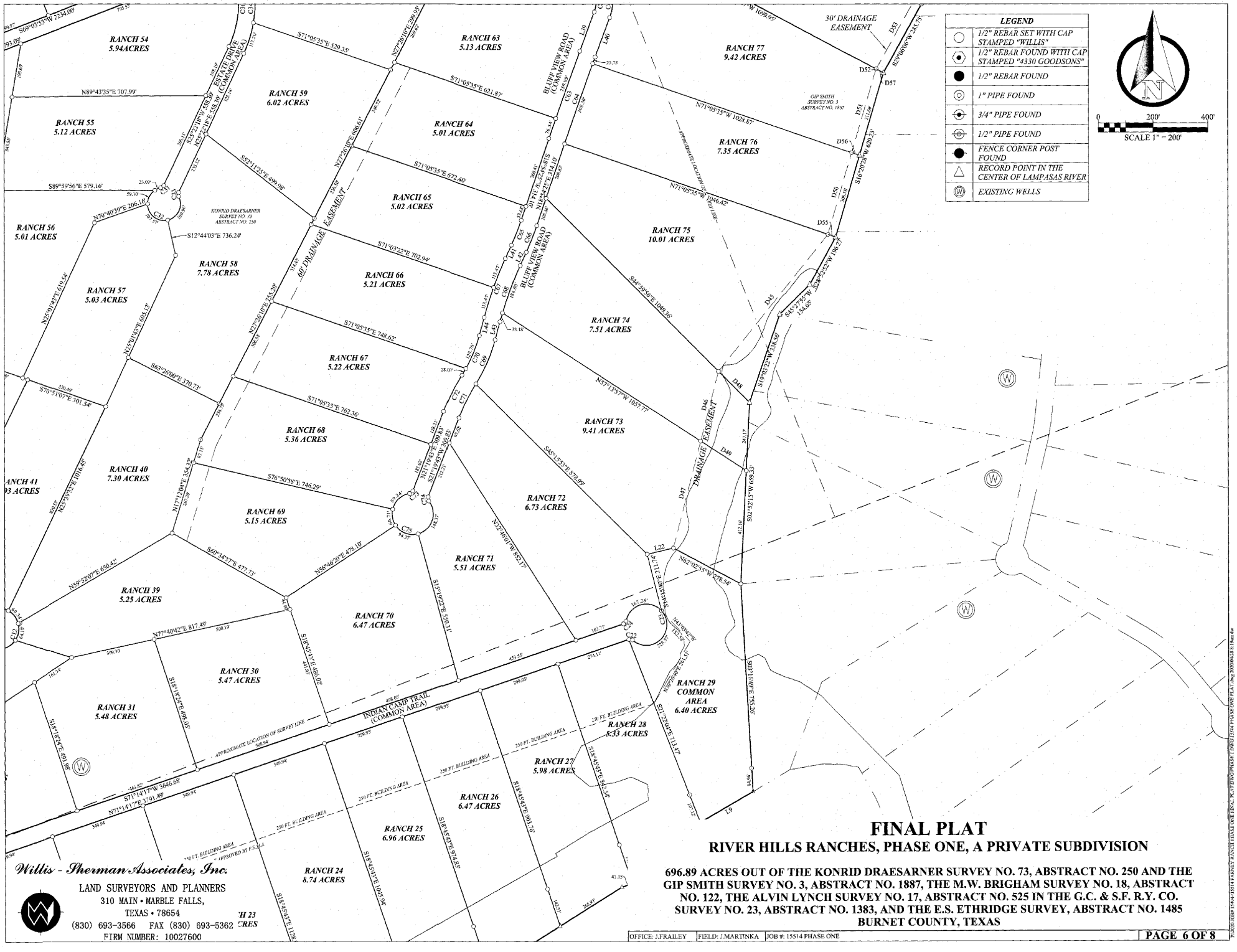
PAGE 5 OF 8



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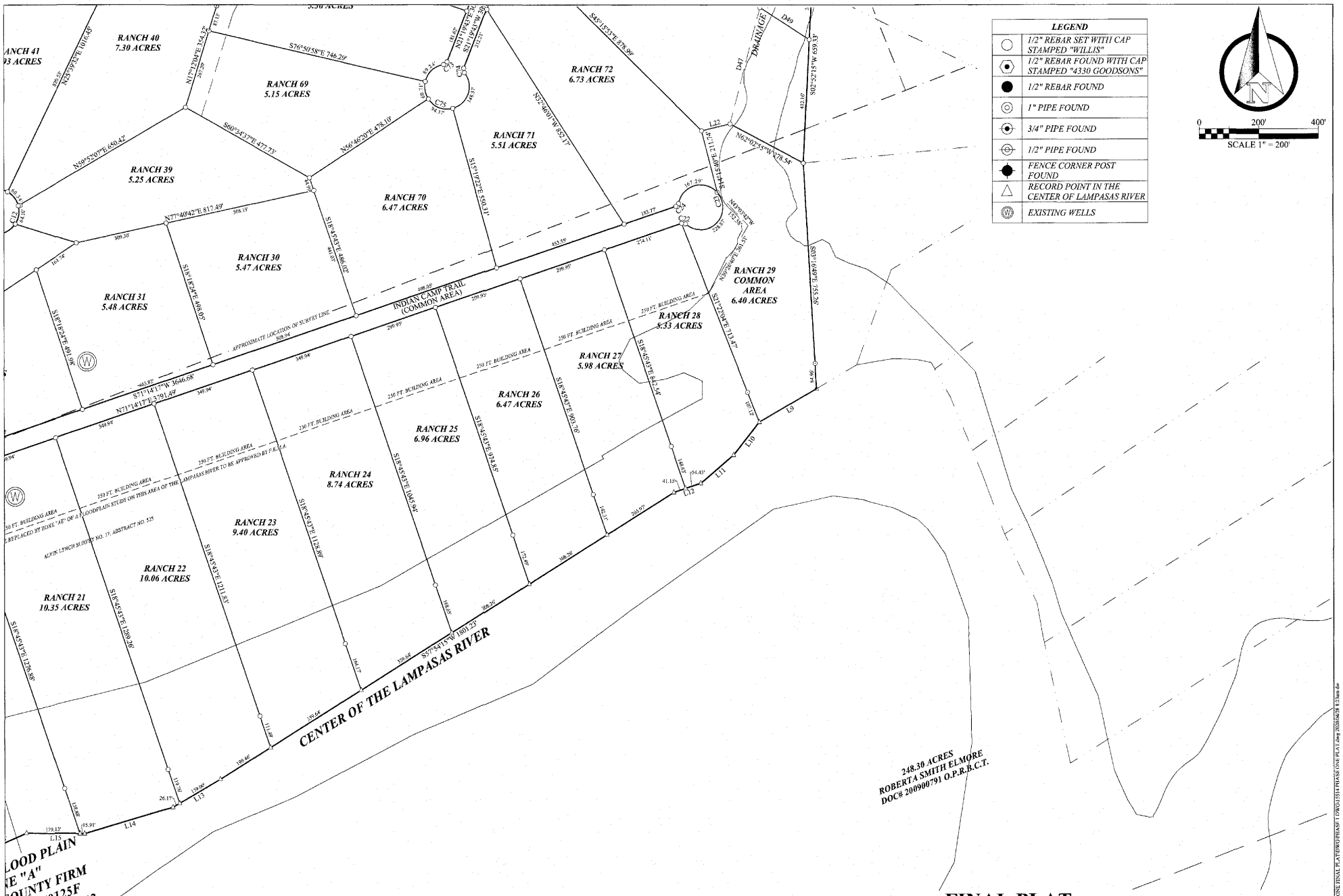

LEGEND	
○	1/2" REBAR SET WITH CAP STAMPED "WILLIS"
⊙	1/2" REBAR FOUND WITH CAP STAMPED "4330 GOODSONS"
●	1/2" REBAR FOUND
⊙	1" PIPE FOUND
⊕	3/4" PIPE FOUND
⊖	1/2" PIPE FOUND
●	FENCE CORNER POST FOUND
△	RECORD POINT IN THE CENTER OF LAMPASAS RIVER
Ⓦ	EXISTING WELLS

0 200' 400'
SCALE 1" = 200'

LOOD PLAIN
NE "A"
COUNTY FIRM
48053C0125F
MARCH 15, 2012

FINAL PLAT

RIVER HILLS RANCHES, PHASE ONE, A PRIVATE SUBDIVISION

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OFFICE: J.FRAILEY	FIELD: J.MARTINKA	JOB #: 15514 PHASE ONE	PAGE 7 OF 8

P:\2020\15514\15514 FARNEY RANCH PHASE ONE\FINAL PLAT\DWG\PHASE 1 DWG\15514 PHASE ONE PLAT.dwg 2020/04/29 8:23am dw

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69° 13' 05"E	184.07'
L2	N19° 58' 02"W	83.52'
L3	S42° 15' 02"E	55.28'
L4	S20° 30' 02"E	32.06'
L5	N67° 36' 23"E	85.62'
L6	S68° 56' 25"W	49.55'
L7	S27° 43' 13"W	60.00'
L8	S16° 51' 45"W	131.01'
L9	S59° 56' 47"W	222.77'
L10	S38° 10' 23"W	140.02'
L11	S49° 33' 38"W	145.03'
L12	S71° 24' 14"W	95.58'
L13	S59° 50' 08"W	185.17'
L14	S73° 30' 10"W	309.54'
L15	N89° 11' 48"W	195.04'
L16	S66° 22' 50"W	232.55'
L17	N25° 06' 40"W	102.86'
L18	N25° 07' 11"W	271.99'
L19	N16° 41' 08"W	148.64'
L20	S70° 47' 49"W	134.89'
L21	S71° 14' 17"W	34.70'
L22	S76° 45' 31"W	98.79'
L23	N70° 35' 29"W	240.57'
L24	N70° 35' 29"W	240.57'
L25	N76° 23' 36"W	121.03'
L26	N76° 23' 36"W	121.03'
L27	N54° 19' 51"E	102.93'
L28	N54° 19' 51"E	102.93'
L29	S68° 28' 40"W	110.48'
L30	S68° 28' 40"W	110.48'
L31	S26° 27' 08"E	152.89'
L32	S26° 27' 08"E	157.51'
L33	S18° 32' 11"W	219.76'
L34	S18° 32' 14"W	197.09'
L35	N66° 18' 24"E	55.72'
L36	S56° 54' 18"W	166.32'
L37	S42° 56' 24"E	102.39'
L38	S42° 56' 24"E	102.39'

LINE TABLE		
LINE	BEARING	LENGTH
L39	S20° 24' 49"W	151.84'
L40	S20° 24' 49"W	151.84'
L41	S24° 38' 44"W	53.78'
L42	S24° 38' 44"W	53.78'
L43	S15° 19' 48"W	68.07'
L44	S15° 19' 48"W	68.07'

DRAINAGE EASEMENT TABLE		
LINE	BEARING	LENGTH
D45	S38° 52' 02"W	638.08'
D46	S14° 30' 01"W	261.39'
D47	S14° 30' 01"W	400.90'
D48	S44° 59' 56"E	160.15'
D49	S57° 13' 57"E	197.79'
D50	N16° 20' 28"E	308.58'
D51	N16° 20' 28"E	313.67'
D52	S29° 06' 06"W	2.73'
D53	N29° 06' 06"E	323.53'
D54	S09° 48' 52"E	47.76'
D55	S71° 05' 35"E	30.03'
D56	S71° 05' 35"E	30.03'
D57	S62° 05' 27"E	30.01'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	39.26'	25.00'	N24°13'05"E	35.35'
C2	36.26'	23.08'	N65°46'29"W	32.65'
C3	570.05'	359.94'	N23°50'53"E	512.31'
C4	475.09'	300.28'	S23°49'45"W	427.07'
C5	39.26'	25.00'	S66°31'20"E	35.35'
C6	204.11'	1366.27'	S72°45'27"W	203.92'
C7	185.49'	468.04'	N65°41'03"E	184.27'
C8	357.87'	416.12'	N78°58'07"E	346.94'
C9	321.76'	3177.46'	N73°29'32"W	321.62'
C10	315.68'	3117.46'	N73°29'32"W	315.55'
C11	13.91'	15.00'	N82°50'55"E	13.41'
C12	396.14'	75.00'	S19°24'43"W	72.00'
C13	13.91'	15.00'	N44°01'36"W	13.42'
C14	306.27'	356.12'	S78°58'07"W	296.92'
C15	209.26'	528.04'	N65°41'03"E	207.90'
C16	195.15'	1306.27'	S72°45'27"W	194.96'
C17	39.26'	25.00'	S23°28'39"W	35.35'
C18	40.47'	25.00'	N24°51'28"E	36.19'
C19	13.91'	15.00'	S82°11'49"E	13.41'
C20	299.72'	59.99'	S18°45'43"E	71.99'
C21	13.91'	15.00'	S44°40'23"W	13.41'
C22	13.91'	15.00'	N82°11'49"W	13.41'
C23	396.16'	75.00'	S18°45'33"E	71.99'
C24	13.91'	15.00'	N44°40'23"E	13.41'
C25	38.06'	25.00'	S65°08'32"E	34.49'
C26	267.49'	169.99'	S65°51'31"E	240.74'
C27	361.89'	229.99'	S65°51'34"E	325.70'
C28	40.05'	25.00'	N65°02'07"W	35.90'
C29	38.67'	25.00'	S24°44'49"W	34.93'
C30	287.19'	369.71'	N03°07'05"E	280.02'
C31	13.91'	15.00'	N51°56'10"E	13.42'
C32	299.72'	59.99'	S64°37'44"E	71.99'
C33	13.91'	15.00'	S01°11'37"E	13.41'
C34	337.05'	429.70'	N02°54'02"E	328.48'
C35	200.28'	603.73'	N59°33'40"E	199.37'
C36	180.38'	543.73'	N59°33'40"E	179.55'
C37	124.03'	438.65'	S58°12'23"W	123.62'
C38	107.04'	377.37'	S58°13'19"W	106.68'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C39	39.78'	24.96'	N20°44'48"E	35.70'
C40	303.32'	2455.74'	N22°54'50"W	303.13'
C41	305.39'	466.71'	S00°37'49"E	299.97'
C42	269.12'	406.71'	S00°25'09"E	264.24'
C43	295.91'	2395.74'	S22°54'50"E	295.72'
C44	38.07'	25.00'	S70°04'22"E	34.49'
C45	194.63'	1186.10'	N61°36'21"E	194.41'
C46	466.13'	999.44'	N70°15'40"E	461.92'
C47	438.15'	939.44'	N70°15'40"E	434.19'
C48	119.03'	199.98'	N79°19'55"W	117.29'
C49	184.02'	139.98'	N58°43'19"W	171.05'
C50	221.15'	299.95'	S42°10'54"E	216.18'
C51	34.97'	25.00'	N23°13'14"W	32.19'
C52	39.27'	25.00'	S11°54'17"W	35.36'
C53	72.53'	422.09'	S38°01'03"E	72.44'
C54	187.52'	193.93'	N15°14'21"W	180.30'
C55	204.47'	1246.10'	N61°36'21"E	204.24'
C56	39.27'	25.00'	N78°05'53"W	35.35'
C57	82.84'	482.09'	S38°01'03"E	82.73'
C58	129.50'	133.93'	N15°14'21"W	124.52'
C59	102.98'	278.66'	S01°52'27"W	102.40'
C60	80.81'	218.66'	S01°52'27"W	80.35'
C61	96.47'	189.76'	N05°51'01"E	95.43'
C62	65.97'	129.76'	N05°51'01"E	65.26'
C63	335.63'	12763.82'	S19°39'37"W	335.62'
C64	334.05'	12703.82'	N19°39'37"E	334.04'
C65	97.13'	969.84'	N21°46'34"E	97.09'
C66	103.14'	1029.84'	N21°46'34"E	103.10'
C67	226.94'	1395.82'	N19°59'16"E	226.69'
C68	217.18'	1335.82'	N19°59'16"E	216.95'
C69	175.55'	592.31'	N23°49'15"E	174.91'
C70	157.77'	532.31'	S23°49'15"W	157.19'
C71	137.53'	717.53'	S26°49'10"W	137.32'
C72	149.03'	777.54'	S26°49'11"W	148.81'
C73	15.71'	15.00'	N51°19'43"E	15.00'
C74	15.71'	15.00'	S08°40'17"E	15.00'
C75	392.70'	75.00'	S68°40'17"E	75.00'

FINAL PLAT

RIVER HILLS RANCHES, PHASE ONE, A PRIVATE SUBDIVISION

696.89 ACRES OUT OF THE KONRID DRAESARNER SURVEY NO. 73, ABSTRACT NO. 250 AND THE GIP SMITH SURVEY NO. 3, ABSTRACT NO. 1887, THE M.W. BRIGHAM SURVEY NO. 18, ABSTRACT NO. 122, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 525 IN THE G.C. & S.F. R.Y. CO. SURVEY NO. 23, ABSTRACT NO. 1383, AND THE E.S. ETHRIDGE SURVEY, ABSTRACT NO. 1485 BURNET COUNTY, TEXAS

Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS,
TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600

OFFICE: J.FRAILEY | FIELD: J.MARTINKA | JOB #: 15514 PHASE ONE

P:\2020\2020#15494-15514 FARNEY RANCH PHASE ONE-FINAL PLAT\DWG\PHASE 1 DWG\15514 PHASE ONE PLAT.dwg 2/9/2020 4:17:46 PM

Through Tax Year 2019

TAX CERTIFICATE

Certificate # 903504655

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

Property Information

Property ID: 49886 Geo ID: B0250-0000-00002-000
Legal Acres: 319.0000
Legal Desc: ABS A0250 KONRID DRAINSARNER, 319.0 ACRES
Situs: CR 222A TX
DBA:
Exemptions:

Owner ID: 227576 100.00%
RECREATIONAL LAND SALES LLC
ATTN RICH GRANDY
10670 N CENTRAL EXPWY STE 210
DALLAS, TX 75231

For Entities	Value Information	
*BURNET COUNTY	Improvement HS:	0
*CO SPECIAL, ROAD & BRIDGE	Improvement NHS:	45,000
*EMERG SERV DIST #8 (ESD8)	Land HS:	0
*WATER CONSERV DIST OF CENTR	Land NHS:	0
	Productivity Market:	957,000
	Productivity Use:	26,882
	Assessed Value	71,882

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**

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
04/16/2020	TAX CERTIFICATE	10.00
	Total Fees Due:	**10.00**

Effective Date: 04/16/2020 **Total Due if paid by: 04/30/2020** **10.00**

Tax Certificate Issued for:	Taxes Paid in 2019
*BURNET COUNTY	257.48
*CO SPECIAL, ROAD & BRIDGE	29.97
*WATER CONSERV DIST OF CENTR	5.32
*EMERG SERV DIST #8 (ESD8)	71.88

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 04/16/2020
Requested By: DON SHERMAN
Fee Amount: 10.00
Reference #:

Through Tax Year 2019

TAX CERTIFICATE

Certificate # 903504654

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

Property Information

Property ID: 48434 Geo ID: B0122-0000-00201-000
Legal Acres: 106.0300
Legal Desc: ABS A0122 M.W. BRIGHAM,TRACT BEING 106 AC IN AB 122 & .03 AC IN E ROBERTS AB 75,106.03 ACRES
Situs: TX
DBA:
Exemptions:

Owner ID: 227576 100.00%
RECREATIONAL LAND SALES LLC
ATTN RICH GRANDY
10670 N CENTRAL EXPWY STE 210
DALLAS, TX 75231

For Entities	Value Information	
*BURNET COUNTY	Improvement HS:	0
*CO SPECIAL, ROAD & BRIDGE	Improvement NHS:	0
*EMERG SERV DIST #8 (ESD8)	Land HS:	0
*WATER CONSERV DIST OF CENTR	Land NHS:	0
	Productivity Market:	318,090
	Productivity Use:	8,935
	Assessed Value	8,935

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
04/16/2020	TAX CERTIFICATE	5.00
	Total Fees Due:	5.00

Effective Date: 04/16/2020 **Total Due if paid by: 04/30/2020** **5.00**

Tax Certificate Issued for:	Taxes Paid in 2019
*BURNET COUNTY	32.00
*CO SPECIAL, ROAD & BRIDGE	3.73
*WATER CONSERV DIST OF CENTR	0.66
*EMERG SERV DIST #8 (ESD8)	8.94

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)].

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: 04/16/2020
Requested By: DON SHERMAN
Fee Amount: 5.00
Reference #:

Through Tax Year 2019

TAX CERTIFICATE

Certificate # 903504653

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

Property Information

Property ID: 60575 Geo ID: B1867-0000-00001-000
Legal Acres: 130.0000
Legal Desc: ABS A1867 GIP SMITH, 130.0 ACRES
Situs: TX
DBA:
Exemptions:

Owner ID: 227576 100.00%
RECREATIONAL LAND SALES LLC
ATTN RICH GRANDY
10670 N CENTRAL EXPWY STE 210
DALLAS, TX 75231

For Entities	Value Information	
*BURNET COUNTY	Improvement HS:	0
*CO SPECIAL, ROAD & BRIDGE	Improvement NHS:	0
*EMERG SERV DIST #8 (ESD8)	Land HS:	0
*WATER CONSERV DIST OF CENTR	Land NHS:	0
	Productivity Market:	390,000
	Productivity Use:	10,955
	Assessed Value	10,955

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
04/16/2020	TAX CERTIFICATE	5.00
	Total Fees Due:	5.00

Effective Date: 04/16/2020 **Total Due if paid by: 04/30/2020** **5.00**

Tax Certificate Issued for:	Taxes Paid in 2019
*BURNET COUNTY	39.24
*CO SPECIAL, ROAD & BRIDGE	4.57
*WATER CONSERV DIST OF CENTR	0.81
*EMERG SERV DIST #8 (ESD8)	10.96

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: 04/16/2020
Requested By: DON SHERMAN
Fee Amount: 5.00
Reference #:

Through Tax Year 2019

TAX CERTIFICATE

Certificate # 903504652

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

Property Information
Property ID: 53281 Geo ID: B0525-0000-00301-000
Legal Acres: 246.0000
Legal Desc: ABS A0525 ALVIN LYNCH, TRACT 1, 246.0 ACRES
Situs: TX
DBA:
Exemptions:

Owner ID: 227576 100.00%
RECREATIONAL LAND SALES LLC
ATTN RICH GRANDY
10670 N CENTRAL EXPWY STE 210
DALLAS, TX 75231

For Entities	Value Information	
*BURNET COUNTY	Improvement HS:	0
*CO SPECIAL, ROAD & BRIDGE	Improvement NHS:	0
*EMERG SERV DIST #8 (ESD8)	Land HS:	3,000
*WATER CONSERV DIST OF CENTR	Land NHS:	0
	Productivity Market:	735,000
	Productivity Use:	20,646
	Assessed Value	23,646

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**

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
04/16/2020	TAX CERTIFICATE	5.00
	Total Fees Due:	**5.00**

Effective Date: 04/16/2020 **Total Due if paid by: 04/30/2020** **5.00**

Tax Certificate Issued for:	Taxes Paid in 2019
*BURNET COUNTY	84.70
*CO SPECIAL, ROAD & BRIDGE	9.86
*WATER CONSERV DIST OF CENTR	1.75
*EMERG SERV DIST #8 (ESD8)	23.65

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: 04/16/2020
Requested By: DON SHERMAN
Fee Amount: 5.00
Reference #:

Through Tax Year 2019

TAX CERTIFICATE

Certificate # 903504651

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

Property Information

Property ID: 60572 Geo ID: B1865-0000-00101-000
Legal Acres: 100.6500
Legal Desc: ABS A1865 E.S. ETHRIDGE, TRACT BEING 100.21 AC IN AB 1865, .01 AC J SMITH AB 1607, 100.65 ACRES
Situs: RMDR ACREAGE LAMPA TX
DBA:
Exemptions:

Owner ID: 227576 100.00%
RECREATIONAL LAND SALES LLC
ATTN RICH GRANDY
10670 N CENTRAL EXPWY STE 210
DALLAS, TX 75231

For Entities	Value Information	
*BURNET COUNTY	Improvement HS:	0
*CO SPECIAL, ROAD & BRIDGE	Improvement NHS:	0
*EMERG SERV DIST #8 (ESD8)	Land HS:	0
*WATER CONSERV DIST OF CENTR	Land NHS:	0
	Productivity Market:	301,950
	Productivity Use:	8,482
	Assessed Value	8,482

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
04/16/2020	TAX CERTIFICATE	5.00
	Total Fees Due:	5.00

Effective Date: 04/16/2020 **Total Due if paid by: 04/30/2020** **5.00**

Tax Certificate Issued for:	Taxes Paid in 2019
*BURNET COUNTY	30.38
*CO SPECIAL, ROAD & BRIDGE	3.54
*WATER CONSERV DIST OF CENTR	0.63
*EMERG SERV DIST #8 (ESD8)	8.48

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: 04/16/2020
Requested By: DON SHERMAN
Fee Amount: 5.00
Reference #:

Through Tax Year 2019

TAX CERTIFICATE

Certificate # 903504650

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

Property Information

Property ID: 59307 Geo ID: B1383-0000-00001-000
Legal Acres: 277.0000
Legal Desc: ABS A1383 G.C. & S.F.R.R.CO., TRACT 1, 277.0 ACRES
Situs: CR 222 TX
DBA:
Exemptions:

Owner ID: 227576 100.00%
RECREATIONAL LAND SALES LLC
ATTN RICH GRANDY
10670 N CENTRAL EXPWY STE 210
DALLAS, TX 75231

For Entities	Value Information	
*BURNET COUNTY	Improvement HS:	0
*CO SPECIAL, ROAD & BRIDGE	Improvement NHS:	0
*EMERG SERV DIST #8 (ESD8)	Land HS:	0
*WATER CONSERV DIST OF CENTR	Land NHS:	0
	Productivity Market:	831,000
	Productivity Use:	23,343
	Assessed Value	23,343

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**

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
04/16/2020	TAX CERTIFICATE	5.00
	Total Fees Due:	**5.00**

Effective Date: 04/16/2020 **Total Due if paid by: 04/30/2020** **5.00**

Tax Certificate Issued for:	Taxes Paid in 2019
*BURNET COUNTY	83.62
*CO SPECIAL, ROAD & BRIDGE	9.73
*WATER CONSERV DIST OF CENTR	1.73
*EMERG SERV DIST #8 (ESD8)	23.34

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: 04/16/2020
Requested By: DON SHERMAN
Fee Amount: 5.00
Reference #: