

VISTA RIDGE – CR 212 – BURNET COUNTY – PRICING

<u>LOT #</u>	<u>ACREAGE</u>	<u>PRICE PER AC.</u>	<u>ASKING PRICE</u>
1	10.152	\$9,500	\$96,444
2	10.221	\$9,500	\$97,100
3	11.428	\$10,500	\$119,994
4	12.233	\$10,500	\$128,447
5	15.564	\$10,500	\$163,422
6	15.333	\$10,500	\$160,997
7	12.239	\$10,500	\$128,510
8	11.415	\$10,500	\$119,858
9	10.214	\$9,500	\$97,033
10	10.033	\$9,500	\$95,314

ENTRY 1 – SHARED BY LOTS 1, 4 & 5

ENTRY 2 – SHARED BY LOTS 2, 3, 8 & 9

ENTRY 3 – SHARED BY LOTS 6, 7 & 10



4 PGS
PLAT

201705077



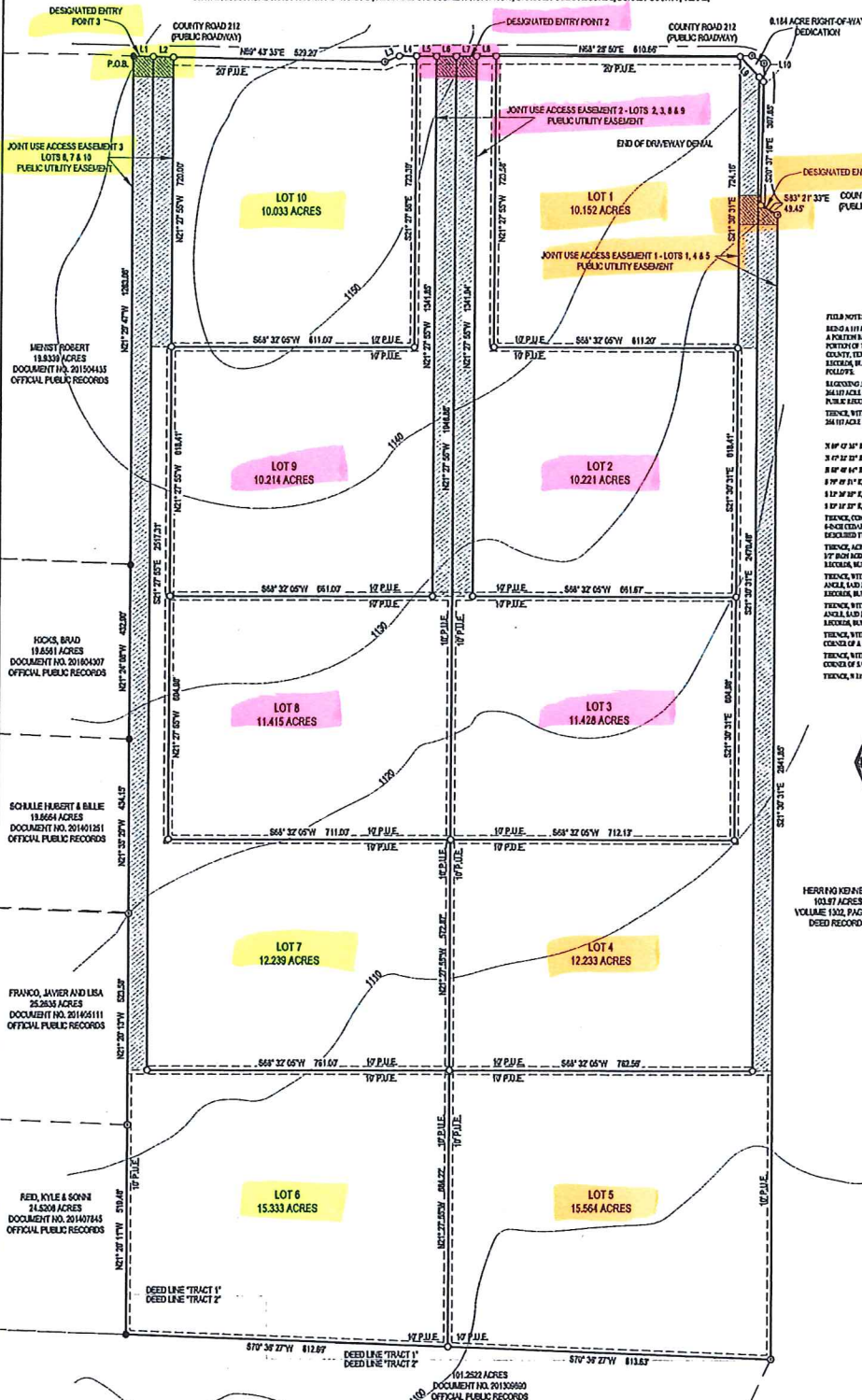
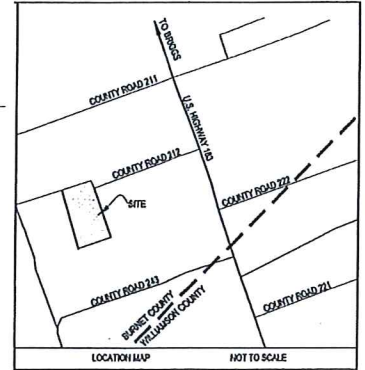
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janel Parker
Janel Parker, County Clerk
Burnet County Texas
5/25/2017 11:16:05 AM
FEE: \$50.00
PLAT

201705077

FINAL PLAT VISTA RIDGE

BEING A 118.915 ACRE TRACT OF LAND, A PORTION BEING LOCATED IN THE C.G. EASON SURVEY, ABSTRACT NO. 154, BURNET COUNTY, TEXAS, AND A PORTION BEING LOCATED IN THE JOHNSON SURVEY NO. 7, ABSTRACT NO. 81, BURNET COUNTY, TEXAS, SAID 118.915 ACRE TRACT BEING A PORTION OF THAT CERTAIN 254.187 ACRE TRACT KNOWN AS "TRACT 1", RECORDED IN DOCUMENT NO. 0716181, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 250.84 ACRE TRACT KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 0716181, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS;



FIELD NOTES FOR LOT 10.033 ACRE TRACT OF LAND:

BEING A 118.915 ACRE TRACT OF LAND, A PORTION BEING LOCATED IN THE C.G. EASON SURVEY, ABSTRACT NO. 154, BURNET COUNTY, TEXAS, AND A PORTION BEING LOCATED IN THE JOHNSON SURVEY NO. 7, ABSTRACT NO. 81, BURNET COUNTY, TEXAS, SAID 118.915 ACRE TRACT BEING A PORTION OF THAT CERTAIN 254.187 ACRE TRACT KNOWN AS "TRACT 1", RECORDED IN DOCUMENT NO. 0716181, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 250.84 ACRE TRACT KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 0716181, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, SAID 118.915 ACRE TRACT BEING A PORTION OF THAT CERTAIN 254.187 ACRE TRACT KNOWN AS "TRACT 1", RECORDED IN DOCUMENT NO. 0716181, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 250.84 ACRE TRACT KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 0716181, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS;

BEING A 118.915 ACRE TRACT OF LAND, A PORTION BEING LOCATED IN THE C.G. EASON SURVEY, ABSTRACT NO. 154, BURNET COUNTY, TEXAS, AND A PORTION BEING LOCATED IN THE JOHNSON SURVEY NO. 7, ABSTRACT NO. 81, BURNET COUNTY, TEXAS, SAID 118.915 ACRE TRACT BEING A PORTION OF THAT CERTAIN 254.187 ACRE TRACT KNOWN AS "TRACT 1", RECORDED IN DOCUMENT NO. 0716181, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 250.84 ACRE TRACT KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 0716181, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS;



I HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE ACTS DONE AT THE TIME OF SAID SURVEY.
Travis L. Chappel
DATE: 04/07/2017
NOTARY PUBLIC, STATE OF TEXAS
TEXAS REGISTRATION NO. 6407
JAN. 16, 2016

STATE OF TEXAS
COUNTY OF BURNET:
I, HEARNO KENNETH, being the owner of that certain 118.915 acre tract also a portion of that certain 254.187 acre tract known as "TRACT 1" RECORDED IN DOCUMENT NO. 0716181, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 250.84 ACRE TRACT KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 0716181, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT KNOWN AS "VISTA RIDGE" IS AN OFFICIAL PLAT OF SAID

WITNESS MY HAND AND SEAL OF OFFICE THIS 25th DAY OF April, 2017.
Hearno Kenneth
OWNER
STATE OF TEXAS
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE GLAVICK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration of therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF April, 2017.
Charles L. Pascale
NOTARY PUBLIC, STATE OF TEXAS



I, JESSIE GRANT, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS BURNET COUNTY, TEXAS, AND I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTS DONE AT THE TIME OF SAID SURVEY.

JESSIE GRANT, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS
Jessie Grant

STATE OF TEXAS
COUNTY OF BURNET:
I, JAMES GALEY, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS BURNET COUNTY, TEXAS, AND I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTS DONE AT THE TIME OF SAID SURVEY.

JAMES GALEY, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS
James Galey

STATE OF TEXAS
COUNTY OF BURNET:
I, JAMES GALEY, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS BURNET COUNTY, TEXAS, AND I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTS DONE AT THE TIME OF SAID SURVEY.

JAMES GALEY, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS
James Galey

STATE OF TEXAS
COUNTY OF BURNET:
I, JAMES GALEY, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS BURNET COUNTY, TEXAS, AND I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTS DONE AT THE TIME OF SAID SURVEY.

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James Galey

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COUNTY OF BURNET:
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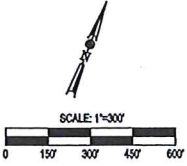
JAMES GALEY, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS
James Galey

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JAMES GALEY, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS
James Galey

STATE OF TEXAS
COUNTY OF BURNET:
I, JAMES GALEY, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS BURNET COUNTY, TEXAS, AND I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTS DONE AT THE TIME OF SAID SURVEY.

JAMES GALEY, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS
James Galey



FIELD NOTES:
1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BURNET COUNTY, TEXAS, NO FLOOD HAZARD IS SHOWN. THEREFORE, THE PLAT IS NOT A FLOOD HAZARD PLAT. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN DETERMINING THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING. PARTICULARLY, FLOOD HAZARD INSURANCE RATES OF SINGLE, ONE OR ALL FLOODING AREAS OUTSIDE THE FLOOD INSURANCE RATE MAP. THE FLOOD INSURANCE RATE MAP DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING. PARTICULARLY, FLOOD HAZARD INSURANCE RATES OF SINGLE, ONE OR ALL FLOODING AREAS OUTSIDE THE FLOOD INSURANCE RATE MAP. THE FLOOD INSURANCE RATE MAP DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING. PARTICULARLY, FLOOD HAZARD INSURANCE RATES OF SINGLE, ONE OR ALL FLOODING AREAS OUTSIDE THE FLOOD INSURANCE RATE MAP.

LEGEND		
POINT OF BEGINNING		
●	SET 1/2" FROM R.O.W. WITH A BLUE "X" CAP	NO. 100'S 64" PLASTIC CAP
○	FOUND 1/2" FROM R.O.W.	NO. 100'S 64" PLASTIC CAP
LIMITS OF JOINT USE ACCESS AND PUBLIC UTILITY EASEMENTS		
---	20' ALONG ANY LINE FRONTING A PUBLIC HIGHWAY	
---	10' SIDES AND REAR	
BLINDING SETBACKS		
---	10' ALONG ANY LINE FRONTING A PUBLIC HIGHWAY	
---	20' ALONG ALL OTHER PROPERTY LINES	

QUICK INC. LAND SURVEYING
FIRM NUMBER: 123456
OFFICE: 1234567890
PHONE: 1234567890
FAX: 1234567890
DATE: MAY 01, 2017
JOB NO.: 123456
SHEET 1 OF 1

Through Tax Year
2016

TAX CERTIFICATE

Certificate #
903492582

Issued By:

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

Owner ID: 104503 100.00%
GURASICH STEPHEN W
828 W 6TH ST
AUSTIN, TX 78703-5468

Property Information

Property ID: 47706 Geo ID: B0051-0000-02901-000
Legal Acres: 27.3380
Legal Desc: ABS A0051 JOHN BAILEY, 27.338 ACRES
Situs: FM 243 TX
DBA:
Exemptions:

For Entities

Value Information

*BURNET COUNTY	Improvement HS:	0
*BURNET ISD	Improvement NHS:	0
*CO SPECIAL, ROAD & BRIDGE	Land HS:	0
*EMERG SERV DIST #8 (ESD8)	Land NHS:	0
*WATER CONSERV DIST OF CENTR	Productivity Market:	88,849
	Productivity Use:	2,225
	Assessed Value	2,225

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: 05/25/2017

Total Due if paid by: 05/31/2017

0.00

Tax Certificate Issued for:

Taxes Paid in 2016

*BURNET COUNTY	7.90
*CO SPECIAL, ROAD & BRIDGE	0.93
*BURNET ISD	29.37
*WATER CONSERV DIST OF CENTR	0.20
*EMERG SERV DIST #8 (ESD8)	2.23

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: 05/25/2017
Requested By: GURASICH STEPHEN
Fee Amount: 5.00
Reference #:

Page: 1

Signature of Authorized Officer of Collecting Office

Through Tax Year:
2016

TAX CERTIFICATE

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Certificate #
903492581

Issued By:

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

Property Information

Property ID: 59893 Geo ID: B1546-0000-00101-000
Legal Acres: 90.1000
Legal Desc: ABS A1546 CHAS. G. EASON, 90.1 ACRES
Situs: TX
DBA:
Exemptions:

Owner ID: 104503 100.00%
GURASICH STEPHEN W
828 W 6TH ST
AUSTIN, TX 78703-5468

For Entities

Value Information

*BURNET COUNTY	Improvement HS:	0
*BURNET ISD	Improvement NHS:	0
*CO SPECIAL, ROAD & BRIDGE	Land HS:	0
*EMERG SERV DIST #8 (ESD8)	Land NHS:	0
*WATER CONSERV DIST OF CENTR	Productivity Market:	292,825
	Productivity Use:	7,334
	Assessed Value	7,334

Property is receiving Ag Use

Current/Delinquent Taxes

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

Effective Date: 05/25/2017

Total Due if paid by: 05/31/2017

0.00

Tax Certificate Issued for:

Taxes Paid in 2016

*BURNET COUNTY	26.04
*CO SPECIAL, ROAD & BRIDGE	3.07
*BURNET ISD	96.81
*WATER CONSERV DIST OF CENTR	0.67
*EMERG SERV DIST #8 (ESD8)	7.33

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)].

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Requested By: GURASICH STEPHEN
Fee Amount: 5.00
Reference #:

Page: 1

Signature of Authorized Officer of Collecting Office

Through Tax Year
2016

TAX CERTIFICATE

Certificate #
903492580

Issued By:

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

Property Information

Property ID: 52640 Geo ID: B0446-0000-00701-000
Legal Acres: 0.6270
Legal Desc: ABS A0446 H.T. & B.R.R.CO., 0.627 ACRES
Situs: TX
DBA:
Exemptions:Owner ID: 104503 100.00%
GURASICH STEPHEN W
828 W 6TH ST
AUSTIN, TX 78703-5468

For Entities

Value Information

*BURNET COUNTY	Improvement HS:	0
*BURNET ISD	Improvement NHS:	0
*CO SPECIAL, ROAD & BRIDGE	Land HS:	0
*EMERG SERV DIST #8 (ESD8)	Land NHS:	0
*WATER CONSERV DIST OF CENTR	Productivity Market:	2,038
	Productivity Use:	51
	Assessed Value	51

Property is receiving Ag Use

Current/Delinquent Taxes

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

Effective Date: 05/25/2017

Total Due if paid by: 05/31/2017

0.00

Tax Certificate Issued for:

Taxes Paid in 2016

*BURNET COUNTY	0.18
*CO SPECIAL, ROAD & BRIDGE	0.02
*BURNET ISD	0.67
*WATER CONSERV DIST OF CENTR	0.00
*EMERG SERV DIST #8 (ESD8)	0.05

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)].

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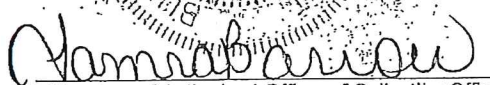
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Date of Issue: 05/25/2017
Requested By: GURASICH STEPHEN
Fee Amount: 10.00
Reference #:

Page: 1


Signature of Authorized Officer of Collecting Office