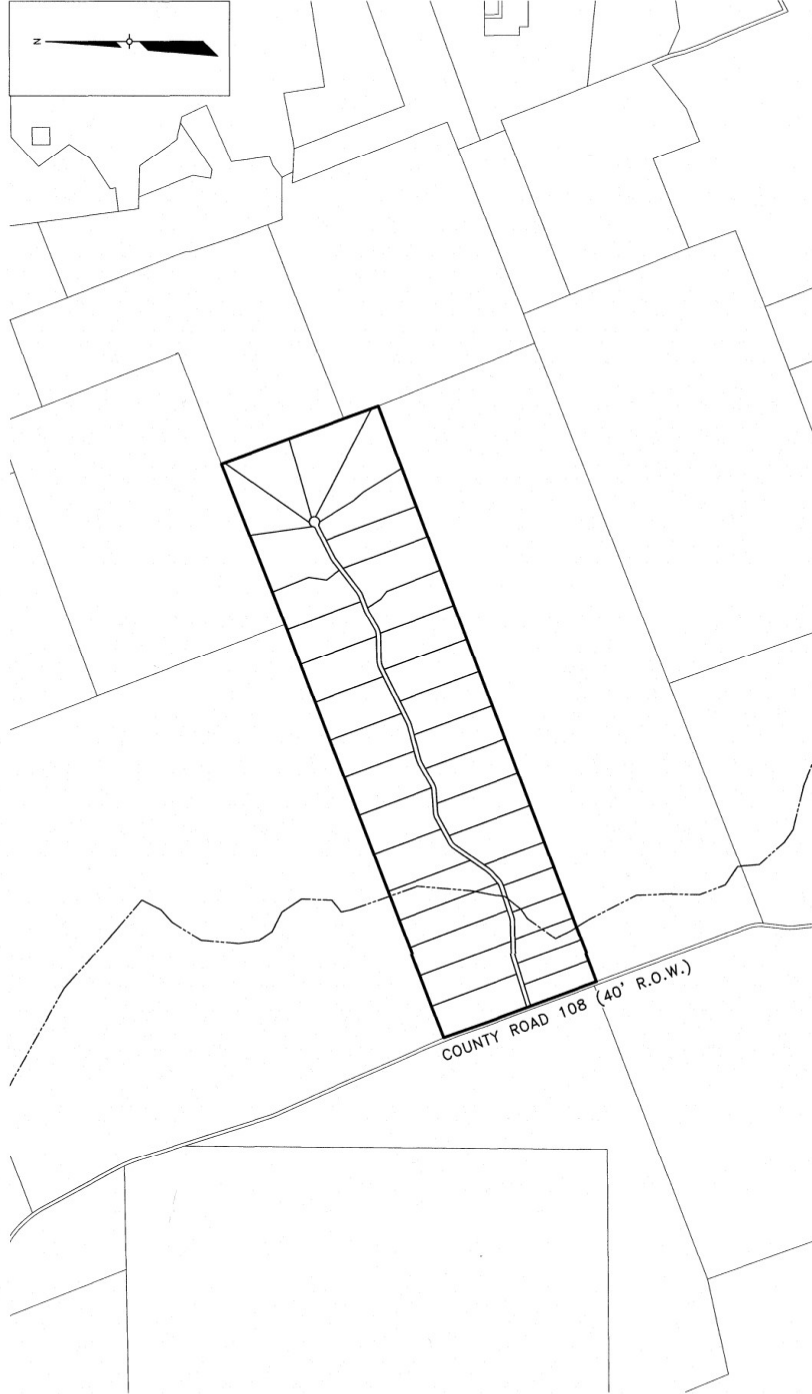


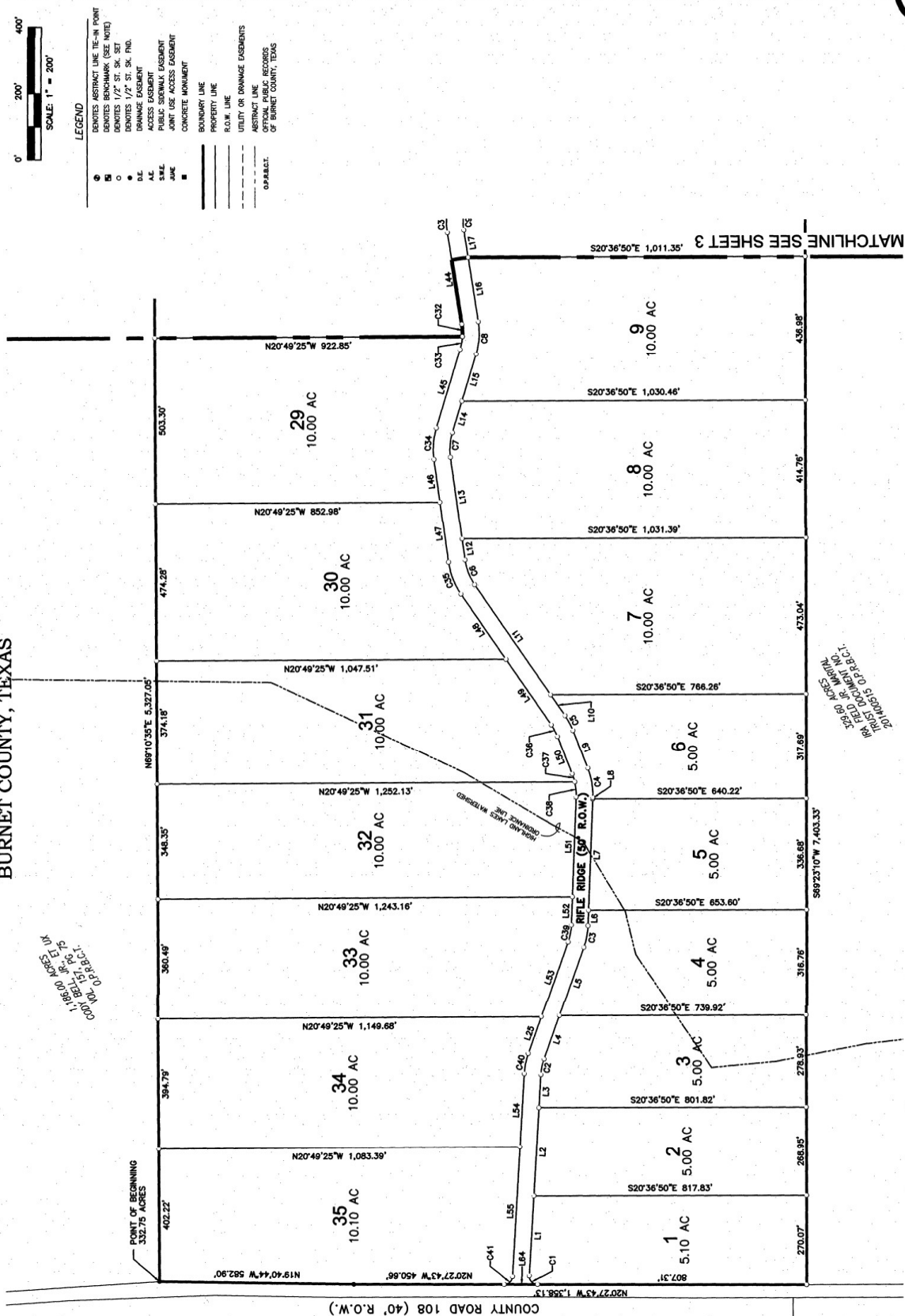


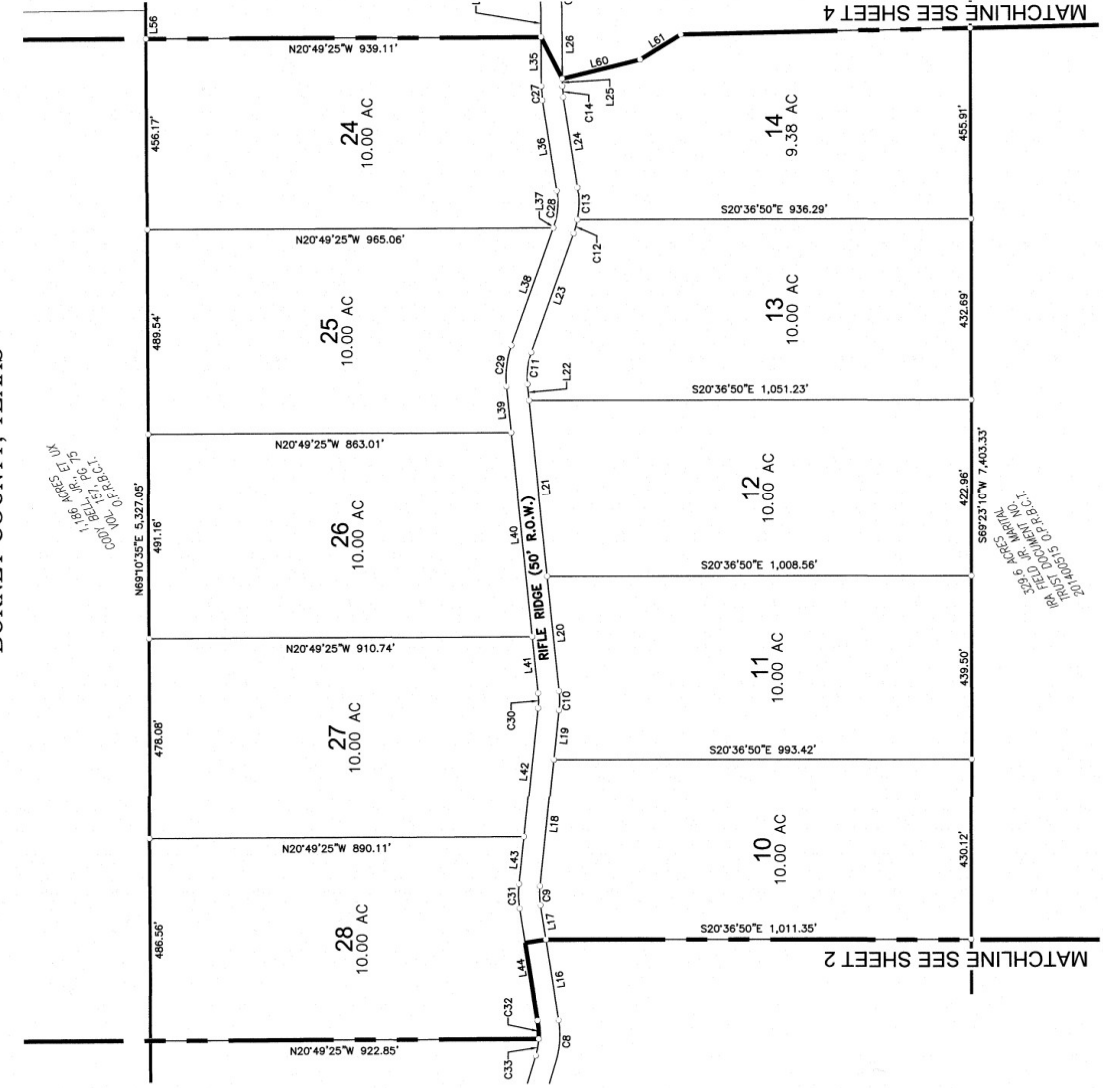
FINAL PLAT OF  
**RANCHES AT RIFLE RIDGE**  
**SUBDIVISION**  
332.75 ACRES  
SAMUEL BROOKSHIRE SURVEY, ABSTRACT NO. 83  
BURNET COUNTY, TEXAS

| LEGEND |                                                 |
|--------|-------------------------------------------------|
|        | DENOTES ABSTRACT LINE TIE-IN POINT              |
|        | DENOTES BENCHMARK (SEE NOTES)                   |
|        | DENOTES 1/2" ST. SK. SET                        |
|        | DENOTES 1/2" ST. SK. FND.                       |
|        | D.L.                                            |
|        | A.L.                                            |
|        | S.W.L.                                          |
|        | J.W.L.                                          |
|        | CONCRETE MONUMENT                               |
|        | BOUNDARY LINE                                   |
|        | R.O.W. LINE                                     |
|        | UTILITY OR DRAINAGE EASEMENTS                   |
|        | ABSTRACT LINE                                   |
|        | OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS |
|        | OPPOSITE                                        |

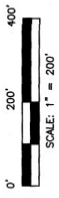


LOCATION MAP  
1"=1,000'

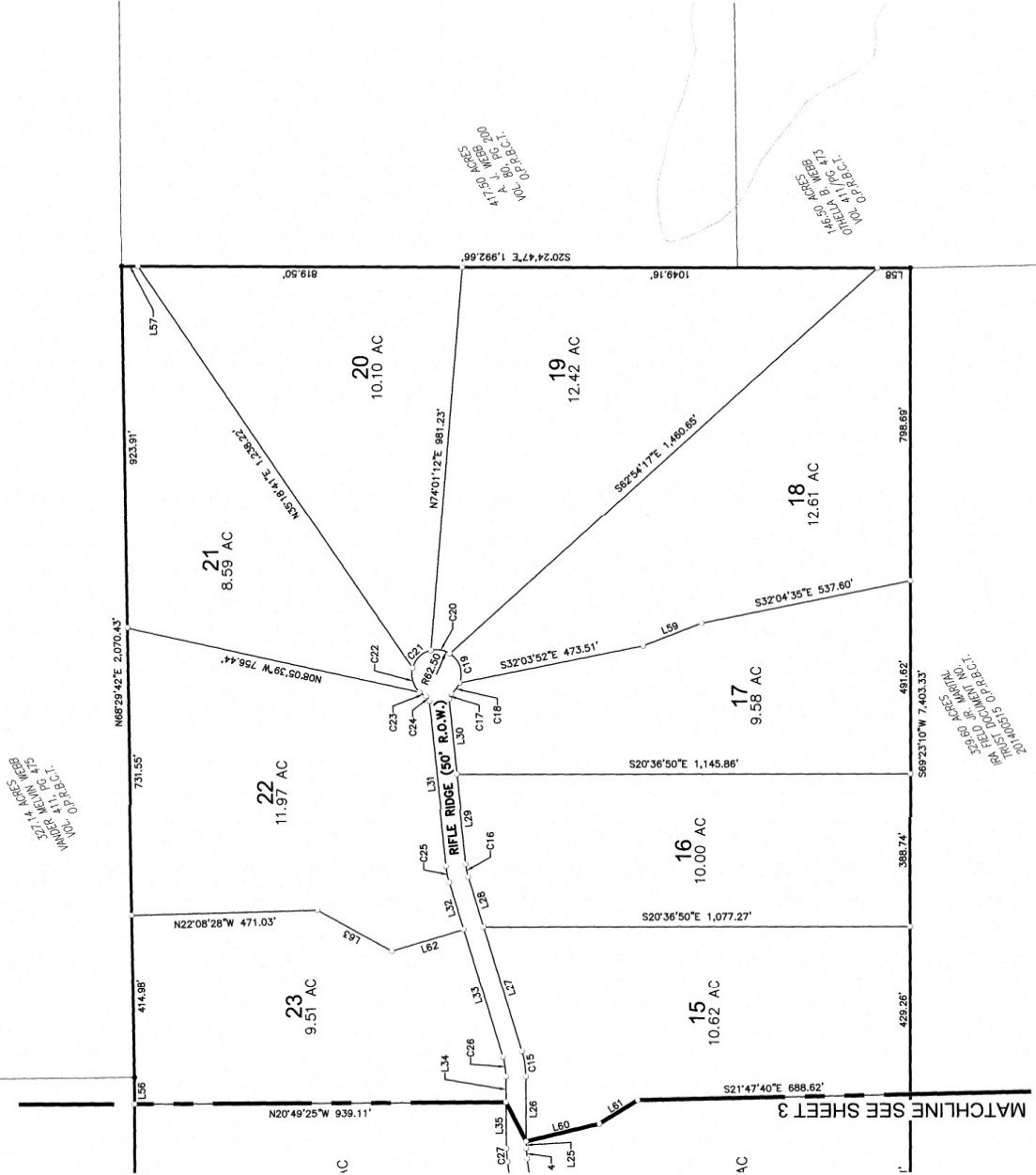




FINAL PLAT OF  
**RANCHES AT RIFLE RIDGE**  
**SUBDIVISION**  
332.75 ACRES  
SAMUEL BROOKSHIRE SURVEY, ABSTRACT NO. 83  
BURNET COUNTY, TEXAS



| LEGEND |                                                 |
|--------|-------------------------------------------------|
|        | DENOTES ABSTRACT LINE TIE-IN POINT              |
|        | DENOTES BENCHMARK (SEE NOTES)                   |
|        | DENOTES 1/2" ST. SK. SET                        |
|        | DENOTES 1/2" ST. SK. PND.                       |
|        | DRAINAGE EASEMENT                               |
|        | ACCESS EASEMENT                                 |
|        | PUBLIC SIDEWALK EASEMENT                        |
|        | JOINT USE ACCESS EASEMENT                       |
|        | CONCRETE MONUMENT                               |
|        | BOUNDARY LINE                                   |
|        | PROPERTY LINE                                   |
|        | R.O.W. LINE                                     |
|        | UTILITY OR DRAINAGE EASEMENT                    |
|        | ABSTRACT LINE                                   |
|        | OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS |
|        | OPUS RECT.                                      |



FINAL PLAT OF  
**RANCHES AT RIFLE RIDGE**  
**SUBDIVISION**  
332.75 ACRES  
SAMUEL BROOKSHIRE SURVEY, ABSTRACT NO. 83  
BURNET COUNTY, TEXAS

| CURVE TABLE |         |            |             |        | CURVE TABLE |         |            |             |         |
|-------------|---------|------------|-------------|--------|-------------|---------|------------|-------------|---------|
| CURVE #     | RADIUS  | ARC LENGTH | BEARING     | DELTA  | CURVE #     | RADIUS  | ARC LENGTH | BEARING     | DELTA   |
| C1          | 25.00'  | 40.69'     | N87°09'54"E | 36.34' | C21         | 62.50'  | 67.78'     | N63°31'20"W | 37.66'  |
| C2          | 175.00' | 48.78'     | N87°04'35"E | 48.68' | C22         | 62.50'  | 67.78'     | S53°25'13"W | 37.66'  |
| C3          | 225.00' | 67.15'     | N87°12'42"E | 66.90' | C23         | 62.50'  | 19.30'     | S13°25'20"W | 19.22'  |
| C4          | 225.00' | 91.75'     | N87°58'49"E | 91.11' | C24         | 15.00'  | 15.43'     | S14°02'27"W | 14.76'  |
| C5          | 225.00' | 51.83'     | N44°42'00"E | 51.71' | C25         | 225.00' | 42.84'     | S58°03'01"W | 42.77'  |
| C6          | 175.00' | 81.06'     | N48°22'17"E | 80.34' | C26         | 175.00' | 50.59'     | S67°52'43"W | 50.42'  |
| C7          | 175.00' | 74.91'     | N73°50'17"E | 73.94' | C27         | 199.32' | 33.77'     | S64°53'14"W | 33.73'  |
| C8          | 225.00' | 100.20'    | N73°16'35"E | 99.38' | C28         | 175.00' | 86.48'     | S74°43'29"W | 85.61'  |
| C9          | 175.00' | 45.51'     | N87°58'05"E | 45.38' | C29         | 225.00' | 99.18'     | S79°15'15"W | 98.38'  |
| C10         | 225.00' | 46.31'     | N69°31'20"E | 46.23' | C30         | 175.00' | 36.02'     | S68°31'20"W | 35.95'  |
| C11         | 175.00' | 77.14'     | N76°15'16"E | 76.52' | C31         | 225.00' | 58.51'     | S67°58'05"W | 58.35'  |
| C12         | 225.00' | 34.37'     | N84°30'23"E | 34.34' | C32         | 175.00' | 37.36'     | S67°38'00"W | 37.28'  |
| C13         | 225.00' | 76.83'     | N70°20'51"E | 76.46' | C33         | 175.00' | 40.95'     | S79°23'30"W | 40.49'  |
| C14         | 155.03' | 28.26'     | N64°51'47"E | 28.23' | C34         | 225.00' | 95.79'     | S73°50'17"W | 95.07'  |
| C15         | 225.00' | 65.05'     | N60°52'43"E | 64.82' | C35         | 225.00' | 104.22'    | S48°22'17"W | 103.28' |
| C16         | 175.00' | 33.32'     | N59°03'01"E | 33.27' | C36         | 175.00' | 40.31'     | S41°42'00"W | 40.22'  |
| C17         | 15.00'  | 15.43'     | S87°01'56"E | 14.76' | C37         | 175.00' | 24.84'     | S52°21'55"W | 24.82'  |
| C18         | 62.50'  | 35.02'     | S73°37'16"E | 34.56' | C38         | 175.00' | 46.52'     | S64°02'50"W | 46.38'  |
| C19         | 62.50'  | 85.02'     | N57°21'20"E | 78.62' | C39         | 175.00' | 52.23'     | S80°12'42"W | 52.03'  |
| C20         | 62.50'  | 50.00'     | N10°32'01"W | 48.68' | C40         | 225.00' | 62.71'     | S80°46'35"W | 62.51'  |

| LINE TABLE |         |             |        |         | LINE TABLE  |         |         |             |         |         |             |
|------------|---------|-------------|--------|---------|-------------|---------|---------|-------------|---------|---------|-------------|
| LINE #     | BEARING | LENGTH      | LINE # | BEARING | LINE #      | BEARING | LENGTH  | LINE #      | BEARING |         |             |
| L1         | 241.87' | N72°47'30"E | L21    | 425.10' | N63°37'54"E | L40     | 493.48' | S63°37'54"W | L60     | 190.89' | S34°17'41"E |
| L2         | 269.40' | N72°47'30"E | L22    | 39.18'  | N63°37'54"E | L41     | 135.94' | S63°37'54"W | L61     | 113.76' | S92°10'6"E  |
| L3         | 99.54'  | N72°47'30"E | L23    | 301.80' | N85°52'58"E | L42     | 308.65' | S75°25'05"W | L62     | 189.27' | N27°24'13"E |
| L4         | 138.83' | N85°45'41"E | L24    | 218.83' | N60°33'54"E | L43     | 114.11' | S75°25'05"W | L63     | 214.39' | N63°15'E    |
| L5         | 216.73' | N85°45'41"E | L25    | 17.89'  | N87°09'40"E | L44     | 280.74' | S80°02'05"W | L64     | 100.16' | N92°27'45"E |
| L6         | 46.63'  | S71°39'44"E | L26    | 165.04' | N87°09'40"E | L45     | 249.00' | S80°02'05"W |         |         |             |
| L7         | 336.94' | N71°39'44"E | L27    | 333.50' | N52°35'47"E | L46     | 131.53' | S61°38'29"W |         |         |             |
| L8         | 3.99'   | N71°39'44"E | L28    | 133.30' | N52°35'47"E | L47     | 181.03' | S61°38'29"W |         |         |             |
| L9         | 133.37' | N48°17'55"E | L29    | 229.71' | N63°30'16"E | L48     | 238.35' | S50°06'04"W |         |         |             |
| L10        | 76.15'  | N35°06'04"E | L30    | 192.96' | N63°30'16"E | L49     | 240.81' | S50°06'04"W |         |         |             |
| L11        | 404.01' | N35°06'04"E | L31    | 192.96' | N63°30'16"E | L50     | 123.37' | S48°17'55"W |         |         |             |
| L12        | 64.82'  | N61°38'29"E | L32    | 422.57' | S52°35'47"W | L51     | 302.44' | S71°39'44"W |         |         |             |
| L13        | 247.75' | N61°38'29"E | L33    | 124.87' | S52°35'47"W | L52     | 85.12'  | S71°39'44"W |         |         |             |
| L14        | 99.74'  | N80°02'05"E | L34    | 341.93' | S52°35'47"W | L53     | 238.16' | S86°45'41"W |         |         |             |
| L15        | 149.27' | N80°02'05"E | L35    | 117.68' | S69°09'40"W | L54     | 222.45' | S72°47'30"W |         |         |             |
| L16        | 197.18' | N60°31'05"E | L36    | 218.83' | S69°09'40"W | L55     | 394.07' | S72°47'30"W |         |         |             |
| L17        | 83.57'  | N60°31'05"E | L37    | 3.98'   | S88°52'58"W | L56     | 67.83'  | N85°10'35"E |         |         |             |
| L18        | 303.97' | N75°20'05"E | L38    | 298.62' | S88°52'58"W | L57     | 41.25'  | S02°44'47"E |         |         |             |
| L19        | 118.69' | N75°20'05"E | L39    | 111.31' | S63°37'54"W | L58     | 82.75'  | S02°44'47"E |         |         |             |
| L20        | 276.44' | N63°37'54"E | L39    | 111.31' | S63°37'54"W | L59     | 188.85' | S41°57'19"E |         |         |             |

Through Tax Year  
2022

# TAX CERTIFICATE

Certificate #  
903518174

## Issued By:

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

## Property Information

Property ID: 107147 Geo ID: B0083-0000-00001-003  
Legal Acres: 10.0000  
Legal Desc: ABS A0083 SAMUEL BROOKSHIER, 10. ACRES  
Situation:  
DBA: MAGGIE FEILD PT OF ABST 83  
Exemptions:

Owner ID: 241943 100.00%  
THE RANCHES AT SHADY OAKS LLC  
7267 NOTRE DAME DR  
IRVING, TX 75063

## For Entities

## Value Information

|                              |                      |        |
|------------------------------|----------------------|--------|
| *BURNET COUNTY               | Improvement HS:      | 0      |
| *BURNET ISD                  | Improvement NHS:     | 0      |
| *CO SPECIAL, ROAD & BRIDGE   | Land HS:             | 0      |
| *EMERG SERV DIST #7 (ESD7)   | Land NHS:            | 0      |
| *WATER CONSERV DIST OF CENTR | Productivity Market: | 64,000 |
|                              | Productivity Use:    | 815    |
|                              | Assessed Value       | 815    |

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 |
|----------------------------|----------------------------------|------------|
| 12/27/2022                 | TAX CERTIFICATE                  | 10.00      |
|                            | Total Fees Due:                  | 10.00      |
| Effective Date: 12/27/2022 | Total Due if paid by: 12/31/2022 | 10.00      |

## Tax Certificate Issued for: Taxes Paid in 2022

|                              |      |
|------------------------------|------|
| *BURNET COUNTY               | 2.74 |
| *CO SPECIAL, ROAD & BRIDGE   | 0.33 |
| *BURNET ISD                  | 8.64 |
| *WATER CONSERV DIST OF CENTR | 0.05 |
| *EMERG SERV DIST #7 (ESD7)   | 0.63 |

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: 12/27/2022  
Requested By: SHIPLEY LAND COMPANY LLC  
Fee Amount: 10.00  
Reference #:

Page: 1

Signature of Authorized Officer of Collection Office



Through Tax Year  
2022

# TAX CERTIFICATE

Certificate #  
903518173

**Issued By:**

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

**Property Information**

Property ID: 48188 Geo ID: B0083-0000-00001-000  
Legal Acres: 322.8500  
Legal Desc: ABS A0083 SAMUEL BROOKSHIER, 322.85 ACRES  
Situs: TX  
DBA: MAGGIE FEILD PT OF ABST 83  
Exemptions:

Owner ID: 241943 100.00%  
THE RANCHES AT SHADY OAKS LLC  
7267 NOTRE DAME DR  
IRVING, TX 75063

**For Entities**
**Value Information**

|                              |                      |           |
|------------------------------|----------------------|-----------|
| *BURNET COUNTY               | Improvement HS:      | 0         |
| *BURNET ISD                  | Improvement NHS:     | 0         |
| *CO SPECIAL, ROAD & BRIDGE   | Land HS:             | 0         |
| *EMERG SERV DIST #7 (ESD7)   | Land NHS:            | 0         |
| *WATER CONSERV DIST OF CENTR | Productivity Market: | 2,091,219 |
|                              | Productivity Use:    | 26,630    |
|                              | Assessed Value       | 26,630    |

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 |
|------------|-----------------|------------|
| 12/27/2022 | TAX CERTIFICATE | 10.00      |

Total Fees Due:

10.00

Effective Date: 12/27/2022

Total Due if paid by: 12/31/2022

10.00

**Tax Certificate Issued for: Taxes Paid in 2022**

|                              |        |
|------------------------------|--------|
| *BURNET COUNTY               | 89.50  |
| *CO SPECIAL, ROAD & BRIDGE   | 10.79  |
| *BURNET ISD                  | 282.17 |
| *WATER CONSERV DIST OF CENTR | 1.52   |
| *EMERG SERV DIST #7 (ESD7)   | 20.52  |

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.

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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/27/2022  
Requested By: SHIPLEY LAND COMPANY LLC  
Fee Amount: 10.00  
Reference #:

Page: 1

Signature of Authorized Officer of Collecting Office