

METES AND BOUNDS DESCRIPTION:

BEING a tract of land within the Catherine Campbell Survey, Abstract No. 142, Erath County, Texas, and being all of that tract of land described in the deed to Arturo Briseno and Madeleine Briseno, Document No. 2015-06732, Real Records, Erath County, Texas (RRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 60D set for the northeast corner of said Briseno tract and an interior corner of a tract of land described as Tract Two in the deed to Danice E. Pearson, et al, as recorded in Volume 966, Pg. 441, Deed Records, Erath County, Texas, also being the northeast corner of said Campbell Survey, from which a 4 inch pipe fence corner post bears North 58°52'19" East, a distance of 3.48 feet;

THENCE South 30°37'37" East, passing a 4 inch pipe fence corner post found for the southernmost southwest corner of said Pearson tract at a distance of 117.64 feet, continuing along the west right-of-way line of County Road 406, for a total distance of 1,510.63 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" for the southeast corner of said Briseno tract and the northeast corner of a tract of land described in the deed to Betty Metsgar, as recorded in Document No. 2015-04625, Real Records, Erath County, Texas, from which a 4 inch pipe fence corner post bears North 30°37'37" West, a distance of 0.50 feet and a 3 inch pipe fence corner post bears South 52°48'54" West, a distance of 1.41 feet;

THENCE South 59°51'11" West, with the common line of said Briseno tract and said Metsgar tract and generally along a wire fence, a distance of 3,023.75 feet to a 3 inch pipe fence corner post for the southwest corner of said Briseno tract and being in the east line of a tract of land described in the deed to Ronald E. Laduque, et al, as recorded in Document No. 2010-04247, RRECT;

THENCE North 30°34'07" West, generally along a fence, a distance of 1,494.86 feet to a 60D nail found in an oak tree in the occupied north line of said Briseno tract and the occupied south line of a tract of land described in the deed to Danice E. Pearson, as recorded in Document No. 2010-02645, RRECT;

THENCE with the common line of said Briseno tract and said Pearson tract (2010-02645) the following courses and distances:

North 20°13'36" East, a distance of 10.29 feet to a 60D nail found in an oak tree;

North 50°05'27" East, a distance of 47.74 feet to a 60D nail found in an oak tree;

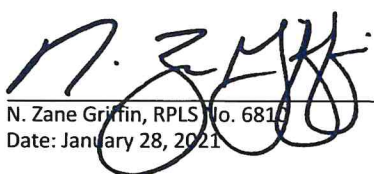
North 59°49'54" East, generally north of a wire fence, passing a 3/8 inch iron rod found for the southern most southeast corner of said Pearson tract (2010-02645) and the southwest corner of a tract of land described in the deed to Larry Beau Pearson, as recorded in Volume 1003, Page 835, Deed Records, Erath County, Texas, at a distance of 1,039.72 feet, continuing for a total distance of 2,967.12 feet to the **POINT OF BEGINNING** and containing 104.79 Acres of Land.



P.O. Box 2465 Stephenville, Tx 76401
zane@nativelandssurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572

SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. To my knowledge all visible and apparent improvements, encroachments, and or encumbrances are shown.


N. Zane Griffin, RPLS (No. 6810)
Date: January 28, 2021





UNIMPROVED LAND SELLER'S DISCLOSURE

FOR THE PURPOSE OF PROPOSED OFFERS FOR THE UNIMPROVED PROPERTY LOCATED AT:

TBD County Road 406 Stephenville Tx 76401

(Property Address)

SELLER is is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.

SELLER is is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.

SELLER is is not aware of any environmental hazards that materially and adversely affect the Property.

SELLER is is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.

SELLER is is not aware of any wetlands, as defined by federal or state law or regulating affecting the Property.

SELLER is is not aware of any threatened or endangered species or their habitat affecting the Property.

SELLER is is not aware that the Property is located wholly partly in a floodplain,

SELLER is is not aware that a tree or trees located on the Property has oak wilt.

SELLER has or is aware of the following leases: ground, mineral, oil & gas,

fixture, or tenant. Seller is not a party or aware of any leases associated with the Property.

If SELLER is aware of any of the items above, please explain:

SELLER NAME: James E Bodine Jr

SELLER NAME: Donna K Bodine

DocuSigned by:
James Bodine
BA225BFD1F224BC...
07/17/2024
Signature Date

DocuSigned by:
DONNA BODINE
BA225BFD1F224BC...
07/17/2024
Signature Date



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Property Year 2024

Information Updated 7/17/2024

Property ID: R000043131 Geo ID: R.0142.00335.00.0

**** PROPERTY ALERT ** 2024 value(s) are preliminary and not certified.**

Property Details

Ownership

BODINE JAMES E JR AND DONNA K BODINE

PO BOX 1393
CENTERVILLE, TX 75833

Ownership Interest: 1.0000000

19-14-3

Available Actions

[CLICK HERE FOR PDF APPRAISAL NOTICE](#)

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 105.030, A0142 CAMPBELL CATHERINE;

Situs: CR406 0

Property Valuation History

Values by Year		2024	2023	2022	2021	2020	n/a
Improvements	+	\$0	\$0	\$0	\$0	\$0	\$0
Land	+	\$0	\$0	\$0	\$0	\$0	\$0
Production Market	+	\$819,230	\$840,240	\$577,670	\$420,120	\$378,110	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$819,230	\$840,240	\$577,670	\$420,120	\$378,110	\$0
Agricultural Loss	-	\$809,150	\$831,210	\$566,960	\$407,730	\$366,660	\$0
Homestead / Circuit Breaker Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$10,080	\$9,030	\$10,710	\$12,390	\$11,450	\$0

Property Information

Improvement / Buildings Improvement Value: \$0

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
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Land Details Market Value: \$0 Production Market Value: \$819,230 Production Value: \$10,080

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
SAW	105.030	4,575,107	0	0		819,234	10,083

Deed History

Conveyance	Volume	Page	Deed Date	Instrument
BRISENO ARTURO & MADELEINE			2/4/2021	2021-00981
SPAIN JAMES RANDALL & REX ALLAN SPAIN			11/23/2015	2015-06732
SPAIN JUNE;KAREN SUE;JAMES RANDAL & REX ALLAN			1/19/2011	2011-04251
SPAIN JUNE;KAREN SUE;JAMES RAN	996	908	1/4/2000	
SPAIN JUNE;KAREN SUE;JAMES RAN	996	147	12/17/1999	
SPAIN JUNE;KAREN SUE;JAMES RAN	969	1005	12/17/1998	
DBM LAND & CATTLE CO INC	692	182	6/3/1986	PARTITION DEED
SPAIN JUNE	946	413		n/a

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
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The above property tax estimation is not a tax bill. Do not pay.

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