

LLANO COUNTY TAX RESALE SEALED BID AUCTION

Bids Due Wednesday, May 8, 2019 @ noon

INFORMATION PACKET

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CONTACTS:

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Linebarger Goggan Blair & Sampson, LLP
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Austin, TX 78760
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512-447-3923 (fax)
Sam.Turner@lgbs.com
carrie.pickering@lgbs.com

Kris Fogelberg
Tax Assessor-Collector
Llano County Tax Office
100 W. Sandstone
Llano, TX 78643
325-247-4165 (office)
325-247-5205 (fax)
taxinfo@co.llano.tx.us

**PUBLIC REAL ESTATE SALE
SEALED BID AUCTION BY LLANO COUNTY**

TERMS OF SALE

1. All bids must be submitted in writing in a sealed envelope delivered to **Kris Fogelberg** and the words "**sealed bid for tax property**" must be written on the envelope.
2. **Bids must be delivered to the office of Kris Fogelberg, no later than noon on the 8th day of May 2019.** The bids may be mailed or personally delivered to Kris Fogelberg's office at 100 W. Sandstone in Llano. The mailing address is P.O. Box 307, Llano, Texas 78643. The bids must actually be in the tax office before the deadline whether they are mailed or hand delivered.
3. The properties to be sold are listed by item number. The bid should clearly identify the item number, the amount of the bid, and the name, address and telephone number of the bidder. The bid should also list which name should be on the deed if the bid is the successful bid. The right to not sell any item is reserved.
4. The bids will be opened at **1:00pm on the 8th day of May, 2019** at the Llano County Tax Office. After the bids are opened, all *reasonable* bids will be reported to the Llano County Commissioners court. The Commissioners Court shall award each property to the highest bidder or *decide to reject all bids on any item at its discretion*. If there is more than one high bid of equal amount, the property if awarded, shall be awarded to the bid which was received first. If the equal high bids are received at the same time, then the highest bid will be determined by any method of chance selected by the Court.
5. Payment by the successful bidder shall be by *certified check or money order*, which must be made payable to the County's tax law firm of Linebarger Goggan Blair & Sampson, LLP, and mailed to the law firm at P.O. Box 17428, Austin, Texas 78760, Attn. Carrie L. Pickering, within 10 days of being notified that the Commissioners Court has awarded the bid to a particular bidder. The amount tendered must be the amount of the successful bid plus \$20 to cover the expenses of recording the deed. The bid amount shall be held in escrow by the law firm until a deed is prepared and executed. Once the deed is executed it shall be recorded and the funds will be disbursed to pay the court costs and costs of sale and then the taxes, penalties and interest. If the successful bidder shall fail to tender payment at the required time, the Commissioners Court may cancel the previous award and award it to the next highest bidder or decline to sell the property to any bidders.
6. **The properties shall be sold without warranty and a sample resale deed may be reviewed by any bidder. No representations can be made as to title, location or condition of the property including flood plain location or hazardous material deposits or title conditions.**
7. The properties will be conveyed with post-judgment taxes due on the properties. Post-judgment taxes are those tax years that are not included in amounts owed when the Judgment was taken. By law, post-judgment tax amounts cannot be included in a tax sale minimum bid or tax resale

minimum bid. Any such post-judgment taxes, penalties and interest must be paid by the purchaser. *Prospective bidders should conduct their own research as to the exact "post-judgment" years due and the amounts.*

8. **No warranty or guarantee is being made by Llano County as to the existence or enforceability of liens for any Property Owners' Association dues/assessments, maintenance fees or homeowners dues/fees that were imposed on the property.**
9. There can be no delinquent taxes owed by the bidder to any taxing entity having territory in the County in which the property being bid on is located. Any bid received by a bidder who owes delinquent property taxes will be rejected.
10. Some properties may be taxed by taxing entities/jurisdictions other than Llano County. Prospective bidders should conduct their own research as to the amounts of such taxes, especially "post-judgment" taxes as mentioned in Item #7 above.
11. Prospective bidders should contact Horseshoe Bay Maintenance Fund and the City of Horseshoe Bay regarding any potential Horseshoe Bay Maintenance Funds fees and City mowing liens due on the properties.

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS

X

X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF LLANO

X

That **Llano County, Trustee**, acting through the presiding officer of its governing body, **hereunto duly authorized by resolution and order of said governing body which is duly recorded** in its official Minutes, hereinafter called grantor, for and in consideration of the sum of _____ cash in hand paid by

**Awarded Bidder
P.O. Box 000
Llano, TX 78643**

hereinafter called grantee, the receipt of which is acknowledged and confessed, has quitclaimed and by these presents does quitclaim unto said grantee all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Cause No. _____, Llano County, et al vs. _____, et al**, in the District Court of said county, said property being located in Llano County, Texas, and described as follows:

Sample lot, Horseshoe Bay, a subdivision in Llano County, Texas, according to the Map or Plat thereof, recorded in Volume 000, Page 000, Deed Records of Llano County, Texas.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee, their heirs and assigns forever, so that neither the grantor, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by Grantee herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the tax year the tax lien(s) arose.

IN TESTIMONY WHEREOF the Llano County, Trustee has caused these presents to be executed this _____ day of _____, 2019.

Llano County, Trustee

BY: _____
Ron Cunningham
County Judge

STATE OF TEXAS

COUNTY OF LLANO

X

This instrument was acknowledged before me on this _____ day of _____, 2019, by Ron Cunningham, County Judge of Llano County, Trustee.

Notary Public, State of Texas
Commission Expires: _____

After recording return to:
Awarded Bidder
P.O. Box 000
Llano, TX 78643

**LLANO COUNTY
TRUSTEE PROPERTY LIST
Sealed Bid Auction May 2019**

Suit No.	Property Description/ Account No.	Judgment Value	2018 Value	Date of Original Tax Sale	Minimum Bid	Post-Judgment Tax Years Due
17500	Lot 14025, Horseshoe Bay Addition, Llano County, Texas, according to the Map or Plat thereof, recorded in Plat #14.1 in Volume 2, Page 50, Plat Records of Llano County, Texas. (account R24503)	\$2,900	\$3,080	October 2012	\$508.00	2012
17500	Lot 14038, Horseshoe Bay Addition, Llano County, Texas, according to the Map or Plat thereof, recorded in Plat #14.1 in Volume 2, Page 40, Plat Records of Llano County, Texas. (account R24600)	\$2,630	\$2,800	October 2012	\$461.00	2012
18637	Lot 22067, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 1513, Page 331, Official Public Records of Llano County, Texas. (account R25955)	\$2,030	\$2,750	April 2015	\$500.00	2014 & 2015
18922	Lot 29022, City of Horseshoe Bay, Llano County, Texas, described in Volume 1427, Page 87, Official Public Records of Llano County, Texas. (account R15620)	\$1,930	\$2,480	May 2015	\$340.00	2014 & 2015
19566	Lot 47088, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 1546, Page 3104, Official Public Records of Llano County, Texas. (account R41041)	\$6,570	\$6,570	December 2016	\$218.00	2016

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Suit No.	Property Description/ Account No.	Judgment Value	2018 Value	Date of Original Tax Sale	Minimum Bid	Post-Judgment Tax Years Due
19615	Lot W23034, in Horseshoe Bay West, a subdivision in Llano County, Texas, according to the map or plat thereof, recorded in Volume 8, Pages 17 & 18, Plat Records of Llano County, Texas. (account R24181)	\$1,560	\$1,560	March 2017	\$193.00	2016
19616	Lot 20040, City of Horseshoe Bay, Llano County, Texas, described in Volume 1480, Page 150, Official Public Records of Llano County, Texas. (account R32642)	\$1,690	\$1,970	June 2017	\$423.00	2017
19854	Lot 20053, in Horseshoe Bay, a subdivision in Llano County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 48, Plat Records of Llano County, Texas. (account R32801)	\$3,870	\$4,500	June 2017	\$344.00	2017
19864	Lot 29023, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 1545, Page 209, Official Public Records of Llano County, Texas. (account R15654)	\$2,480	\$2,480	June 2017	\$227.00	2017
19909	Lot 22025, Horseshoe Bay Subdivision, City of Horseshoe Bay, Llano County, Texas, described in Volume 1532, Page 3410, Official Public Records of Llano County, Texas. (account R25511)	\$2,320	\$2,700	June 2017	\$295.00	2017
19378	Lot 47050, Horseshoe Bay Subdivision, Llano County, Texas, according to the plat thereof recorded in Volume 4, Page 35, Plat Records of Llano County, Texas. (account R40771)	\$6,570	\$6,570	August 2017	\$675.00	2017

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Suit No.	Property Description/ Account No.	Judgment Value	2018 Value	Date of Original Tax Sale	Minimum Bid	Post-Judgment Tax Years Due
19906	Lot W22081A, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 315, Page 819, Deed Records of Llano County, Texas. (account R41837)	\$1,710	\$2,280	November 2017	\$354.00	2017
19906	Lot W22081B, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 315, Page 821, Deed Records of Llano County, Texas. (account R41840)	\$1,710	\$2,280	November 2017	\$377.00	2017
19917	Lot 46, Royal Oaks Estates Country Club Addition, Unit No. II, Llano County, Texas, described in Volume 186, Page 157, Deed Records of Llano County, Texas. (account R32714)	\$2,500	\$2,500	November 2017	\$396.00	2017
19992	Lot W1113, Horseshoe Bay West Subdivision, City of Horseshoe Bay, Llano County, Texas, described in Volume 1459, Page 720, Official Public Records of Llano County, Texas. (account R42254)	\$4,360	\$5,440	November 2017	\$366.00	2017
19840	Lot 14090, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 1428, Page 755, Official Public Records of Llano County, Texas. (account R25028)	\$1,320	\$2,130	December 2017	\$330.00	2017
19851	Lot 9009B, Horseshoe Bay Subdivision, City of Horseshoe Bay, Llano County, Texas, described in Volume 1533, Page 1509, Official Public Records of Llano County, Texas. (account R16040)	\$3,240	\$2,430	December 2017	\$334.00	2017

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Suit No.	Property Description/ Account No.	Judgment Value	2018 Value	Date of Original Tax Sale	Minimum Bid	Post-Judgment Tax Years Due
20056	Lot 22172, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 275, Page 79, Deed Records of Llano County, Texas. (account R27467)	\$1,700	\$2,750	December 2017	\$305.00	2017
19848	Lot 29102, in Horseshoe Bay, a subdivision in Llano County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 780, Plat Records of Llano County, Texas. (account R17421)	\$2,480	\$2,480	February 2018	\$534.00	2017
19867	Lot W21030-A, Horseshoe Bay West Subdivision, Llano County, Texas, described in Volume 1462, Page 492, Official Public Records of Llano County, Texas. (account R30708)	\$1,710	\$2,280	February 2018	\$388.00	2017
20050	Lot W11052, Horseshoe Bay West Subdivision, City of Horseshoe Bay, Llano County, Texas, described in Volume 1541, Page 3871, Official Public Records of Llano County, Texas. (account R36397)	\$3,480	\$3,580	February 2018	\$381.00	2017
20058	Lot W2151, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 1078, Page 379, Official Public Records of Llano County, Texas. (account R25220)	\$3,170	\$3,960	February 2018	\$379.00	2017
19856	Lot 47064, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 328, Page 497, Deed Records of Llano County, Texas. (account R40869)	\$3,020	\$3,780	March 2018	\$661.00	2017

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Suit No.	Property Description/ Account No.	Judgment Value	2018 Value	Date of Original Tax Sale	Minimum Bid	Post-Judgment Tax Years Due
19860	Lot W23042, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 743, Page 33, Deed Records of Llano County, Texas. (account R24258)	\$2,960	\$3,700	March 2018	\$491.00	2017
20059	Lot W2162, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 578, Page 43, Official Public Records of Llano County, Texas. (account R25313)	\$2,390	\$3,000	March 2018	\$353.00	2017
20210	Lot 50, Rio Llano Subdivision, Unit 1, Llano County, Texas, described in Volume 1087, Page 382, Official Public Records of Llano County, Texas (acct R12237)	\$64,690	\$56,420	August 2018	\$5,028.00	2018
20210	Lot 69, Rio Llano Subdivision, Unit 1, Llano County, Texas, described in Volume 939, Page 35, Official Public Records of Llano County, Texas (acct R13265)	\$62,480	\$54,490	August 2018	\$4,731.00	2018
20356	Lot 27114, Horseshoe Bay Subdivision, Llano County, Texas, according to the plat thereof, recorded in Volume 2, Page 80 and 81, Plat Records of Llano, County, Texas (acct R24152)	\$1,520	\$1,900	September 2018	\$283.00	2017, 2018
19922	Part of Lot 44069, Horseshoe Bay Subdivision, The Village of Horseshoe Bay, Llano County Texas, described in Volume 1379, Page 170, Official Public Records of Llano County, Texas (acct R36802)	\$14,130	\$15,700	October 2018	\$1,030.00	2018

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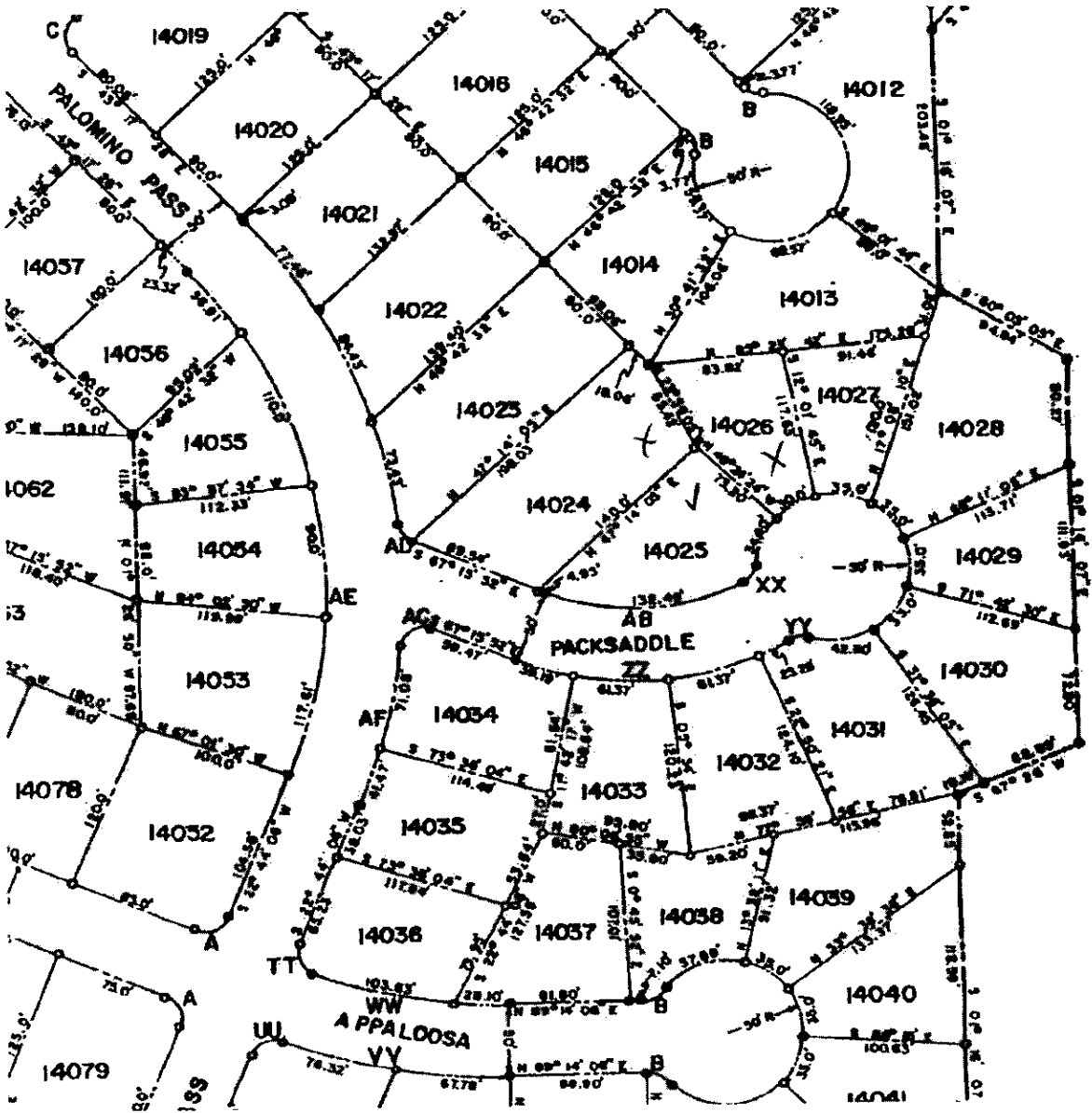
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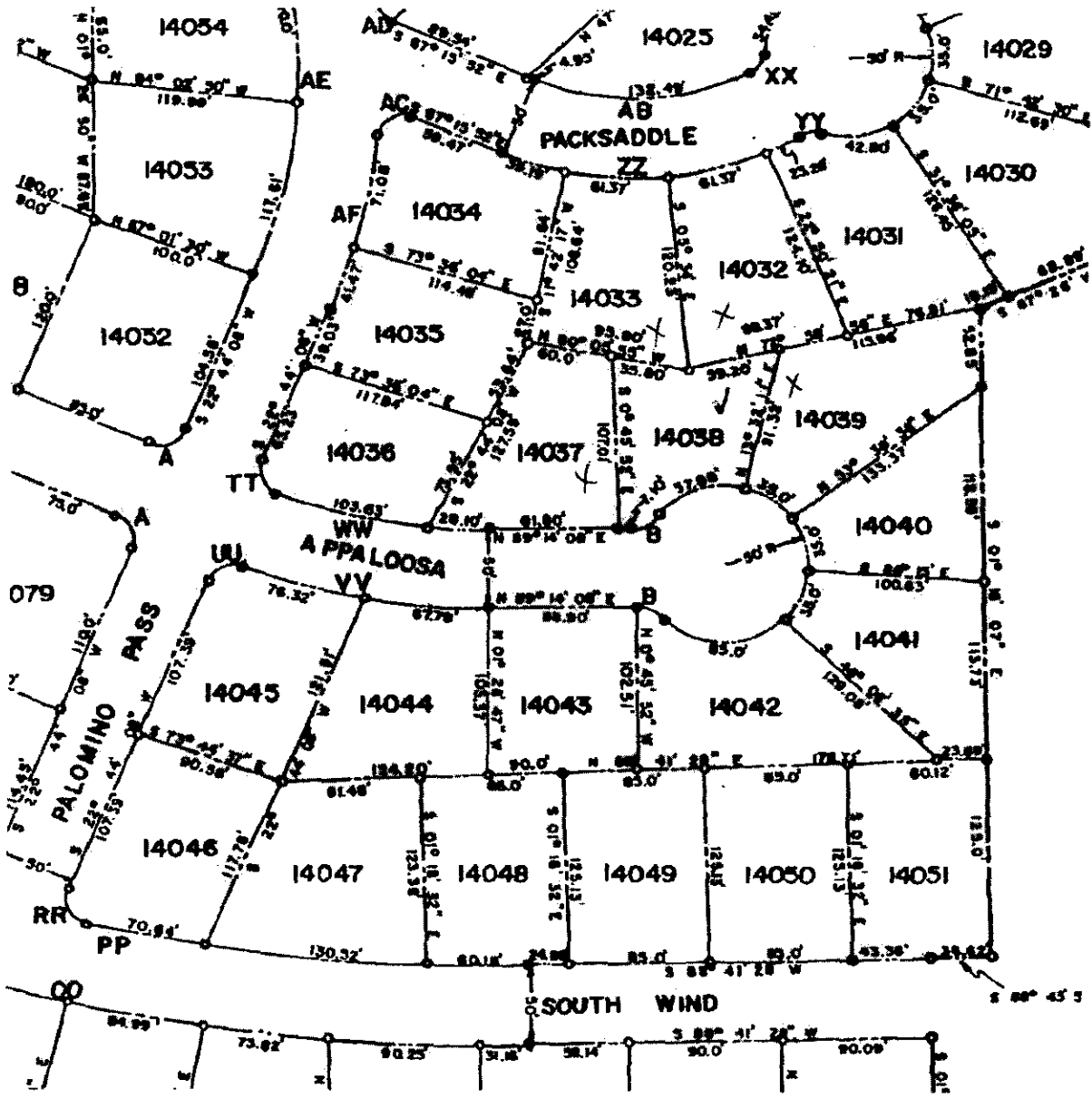
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For information regarding the above properties, please contact **Tosha Hall** with the law firm Linebarger, Goggan, Blair and Sampson, LLP at 512-634-3701 or by email at Tosha.Hall@lgbs.com. Please note that Horseshoe Bay properties may have additional fees owed !!! Please contact Horseshoe Bay Maintenance

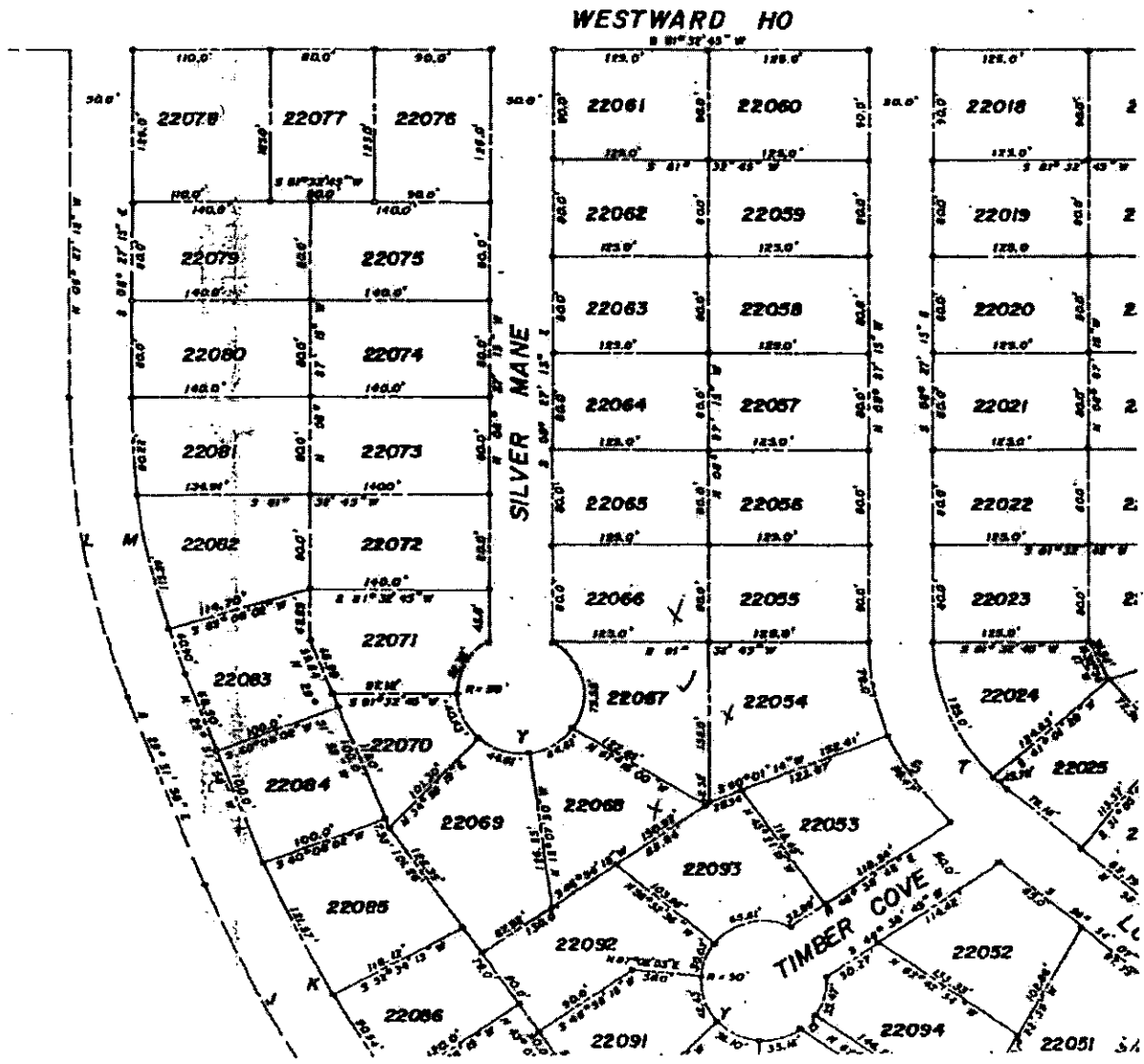
Fund at 830-598-9850 regarding possible Maintenance Fund Fees due. Also contact Bobbi Havens at 830-598-8741 with the City of Horseshoe Bay for possible mowing liens due.



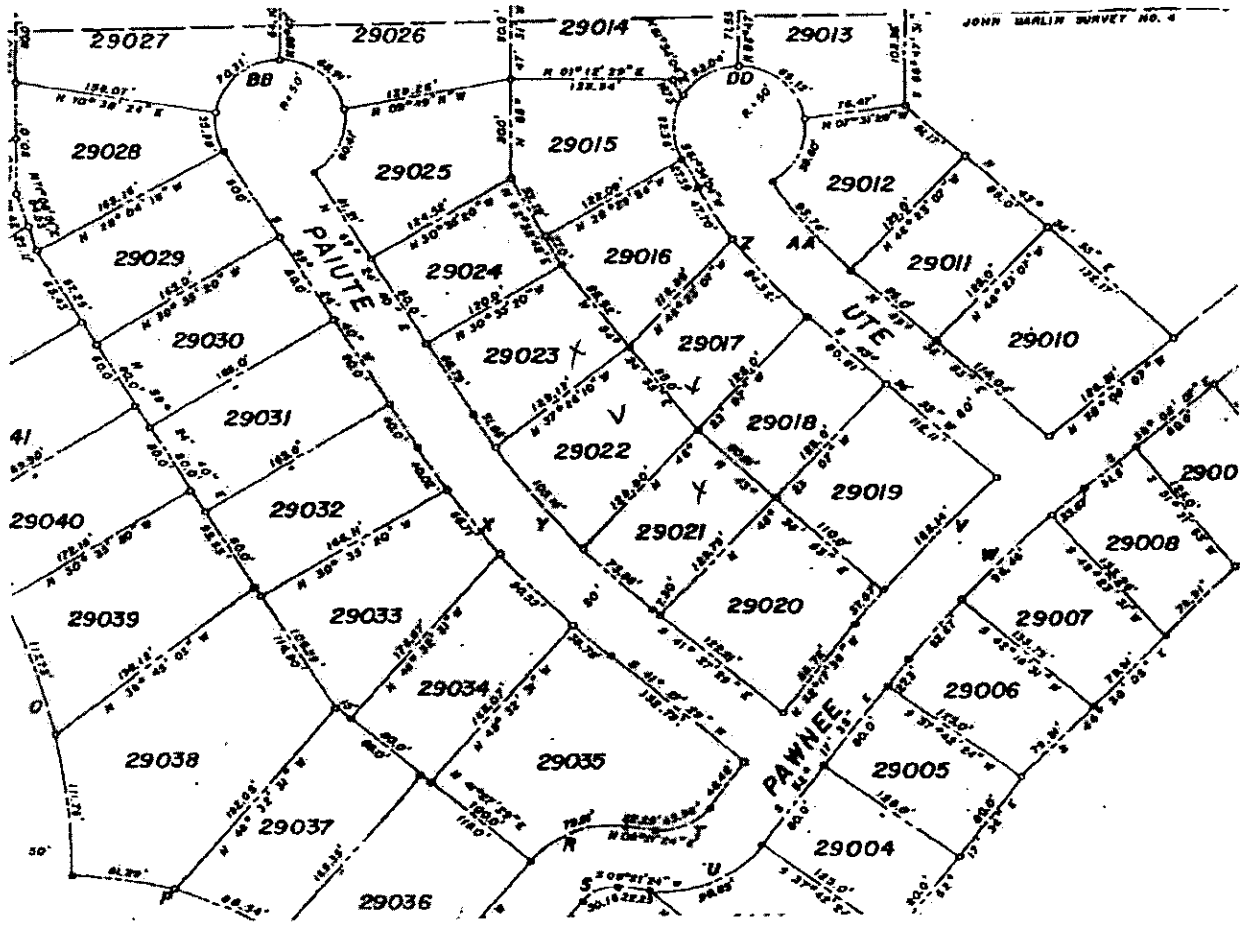
Item No.: 1
 Lawsuit No.: 17500
 Tax Acct. No.: R000024503
 Prop. Description: Lot 14025, Horseshoe Bay
 Situs: Packsaddle, Horseshoe Bay, TX



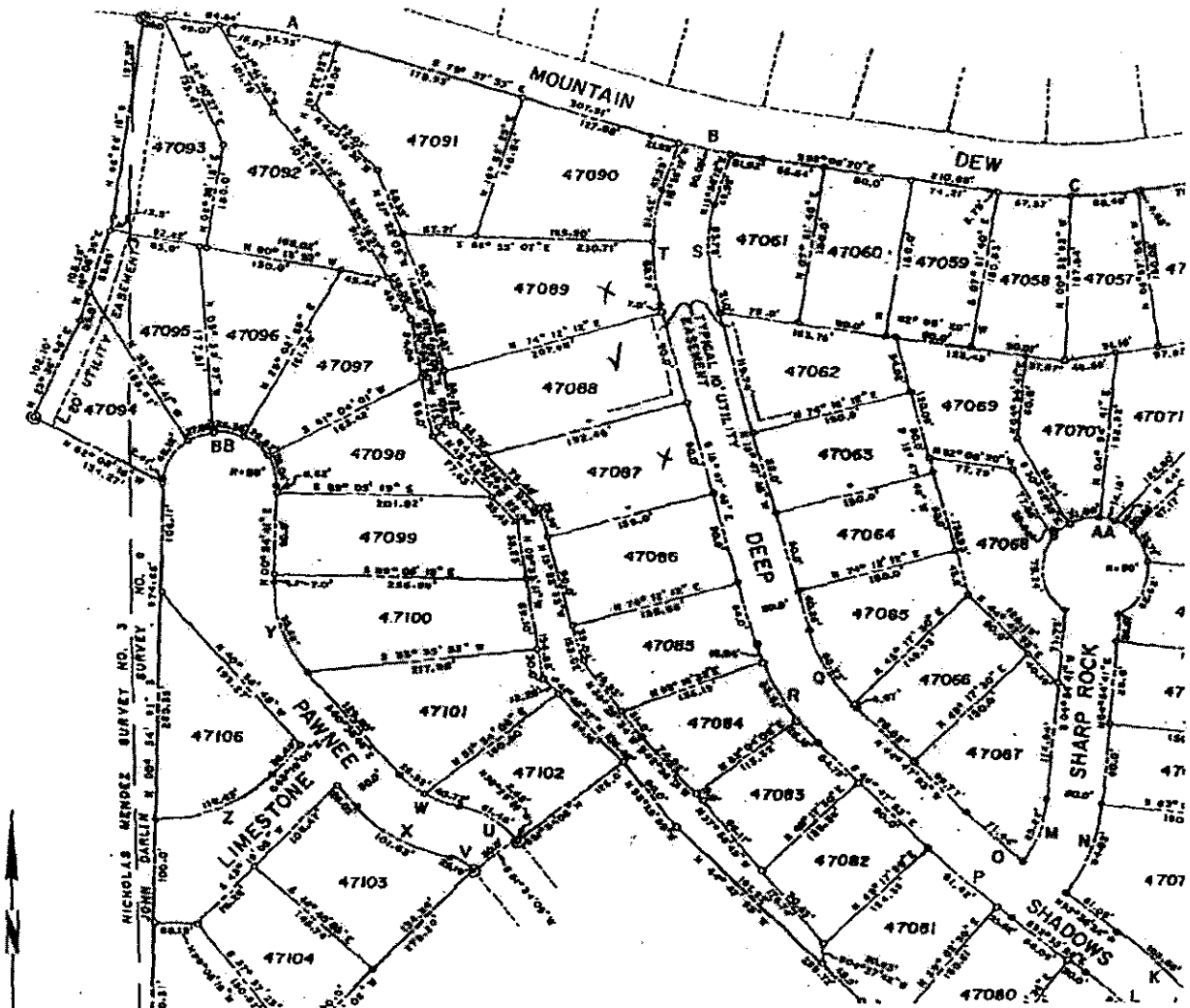
Item No.:	2
Lawsuit No.:	17500
Tax Acct. No.:	R000024600
Prop. Description:	Lot 14038, Horseshoe Bay
Situs:	Appaloosa, Horseshoe Bay, TX



Item No.: 3
 Lawsuit No.: 18637
 Tax Acct. No.: R000025955
 Prop. Description: Lot 22067, Horseshoe Bay
 Situs: Silver Mane, Horseshoe Bay, TX



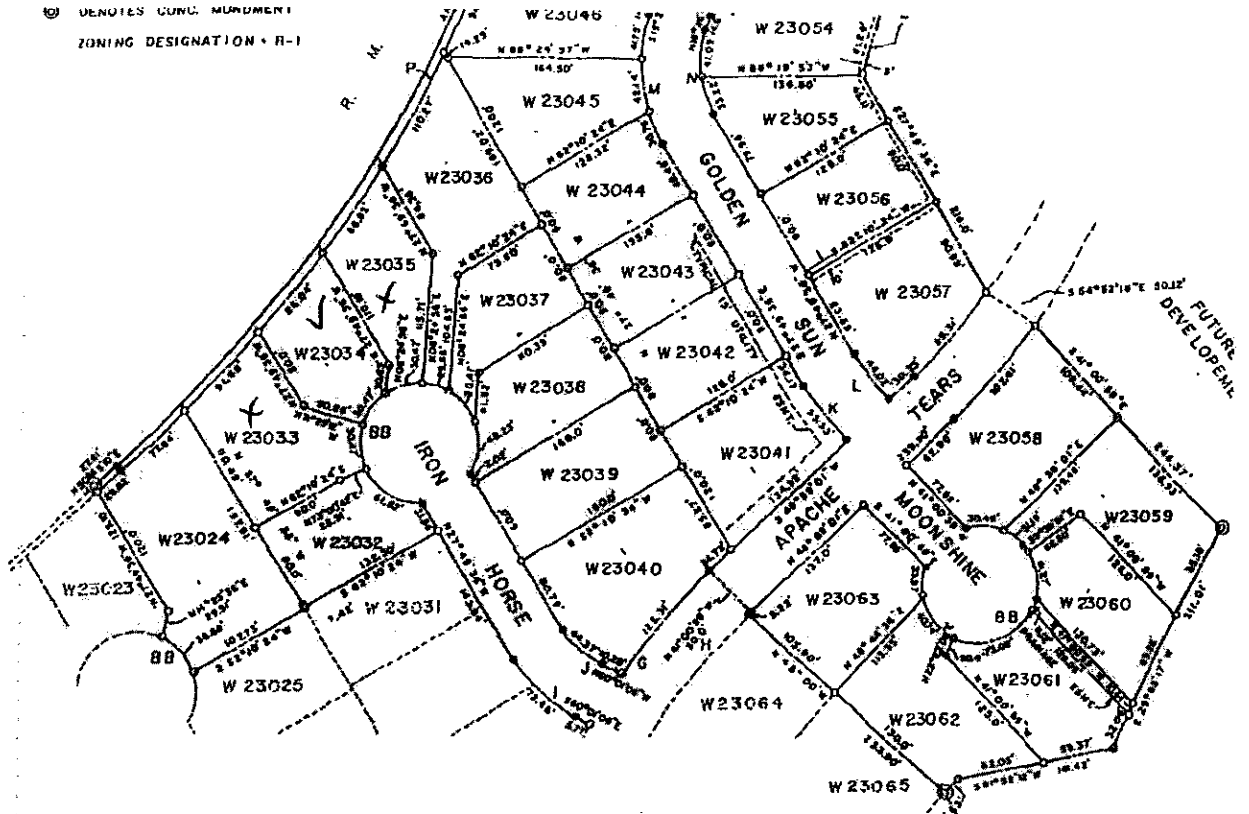
Item No.: 4
 Lawsuit No.: 18922
 Tax Acct. No.: R000015620
 Prop. Description: Lot 29022, Horseshoe Bay
 Situs: Paiute, Horseshoe Bay, TX



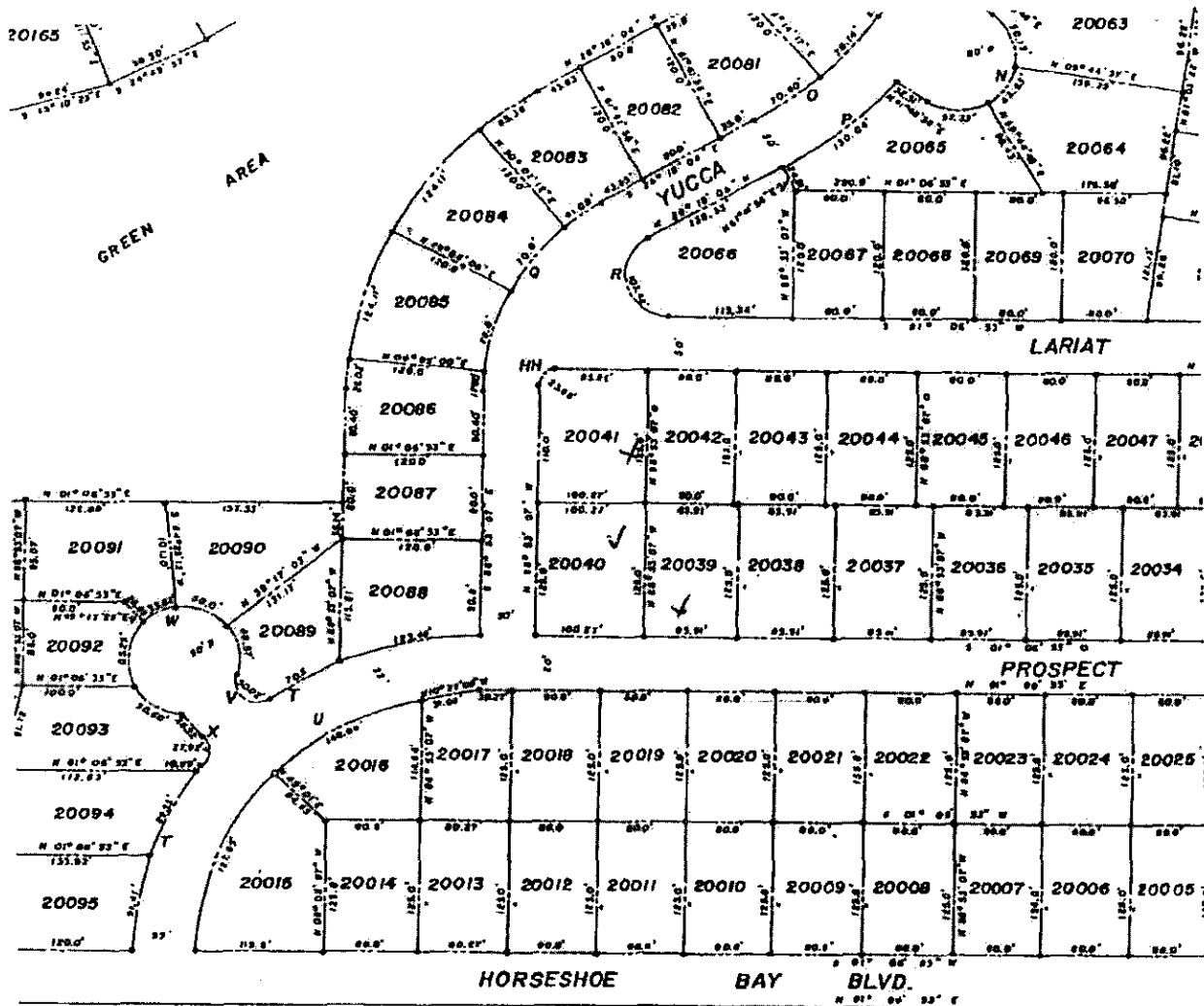
Item No.:	5
Lawsuit No.:	19566
Tax Acct. No.:	R000041041
Prop. Description:	Lot 47088, Horseshoe Bay
Situs:	Deep Shadows, Horseshoe Bay, TX



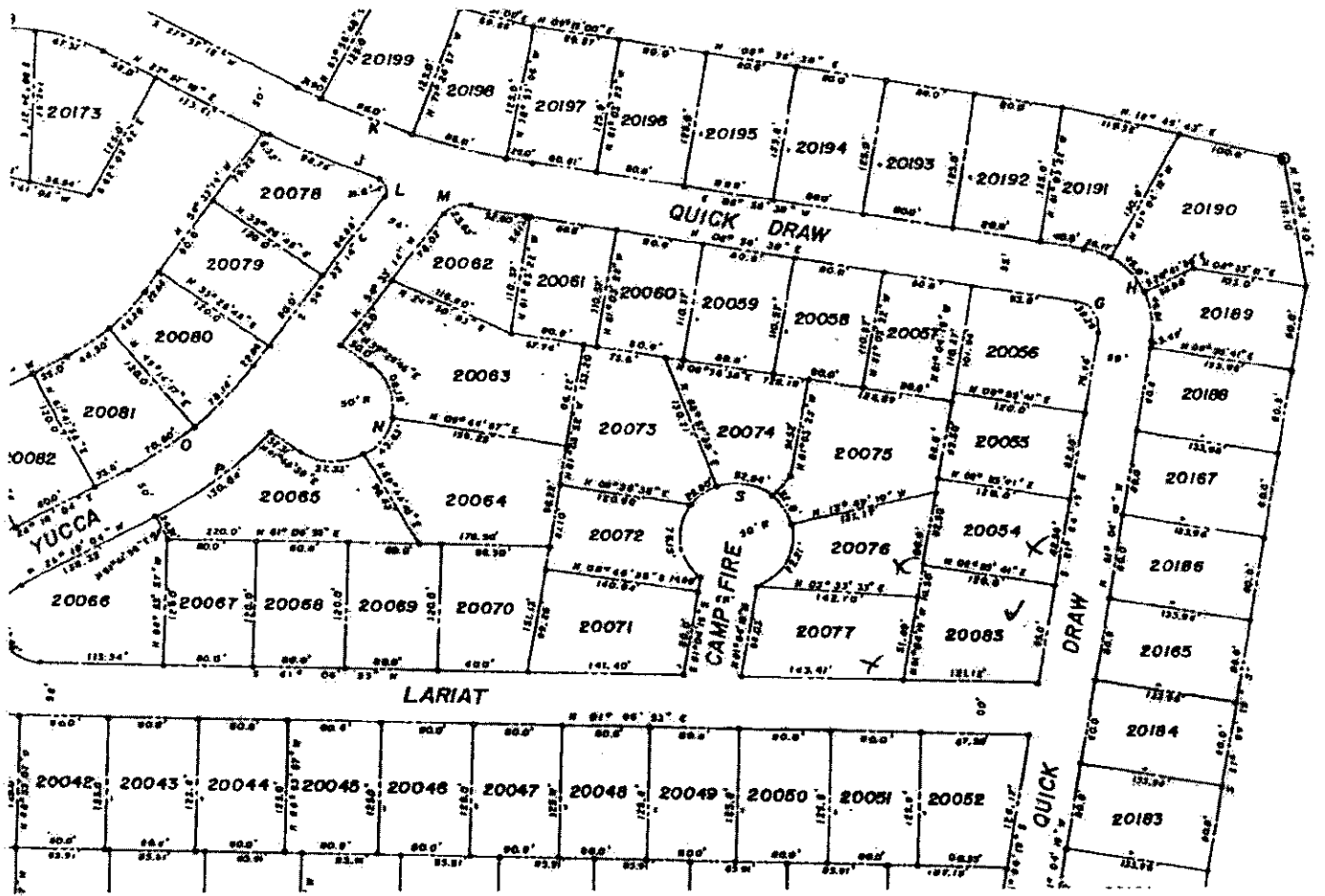
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ZONING DESIGNATION - R-1



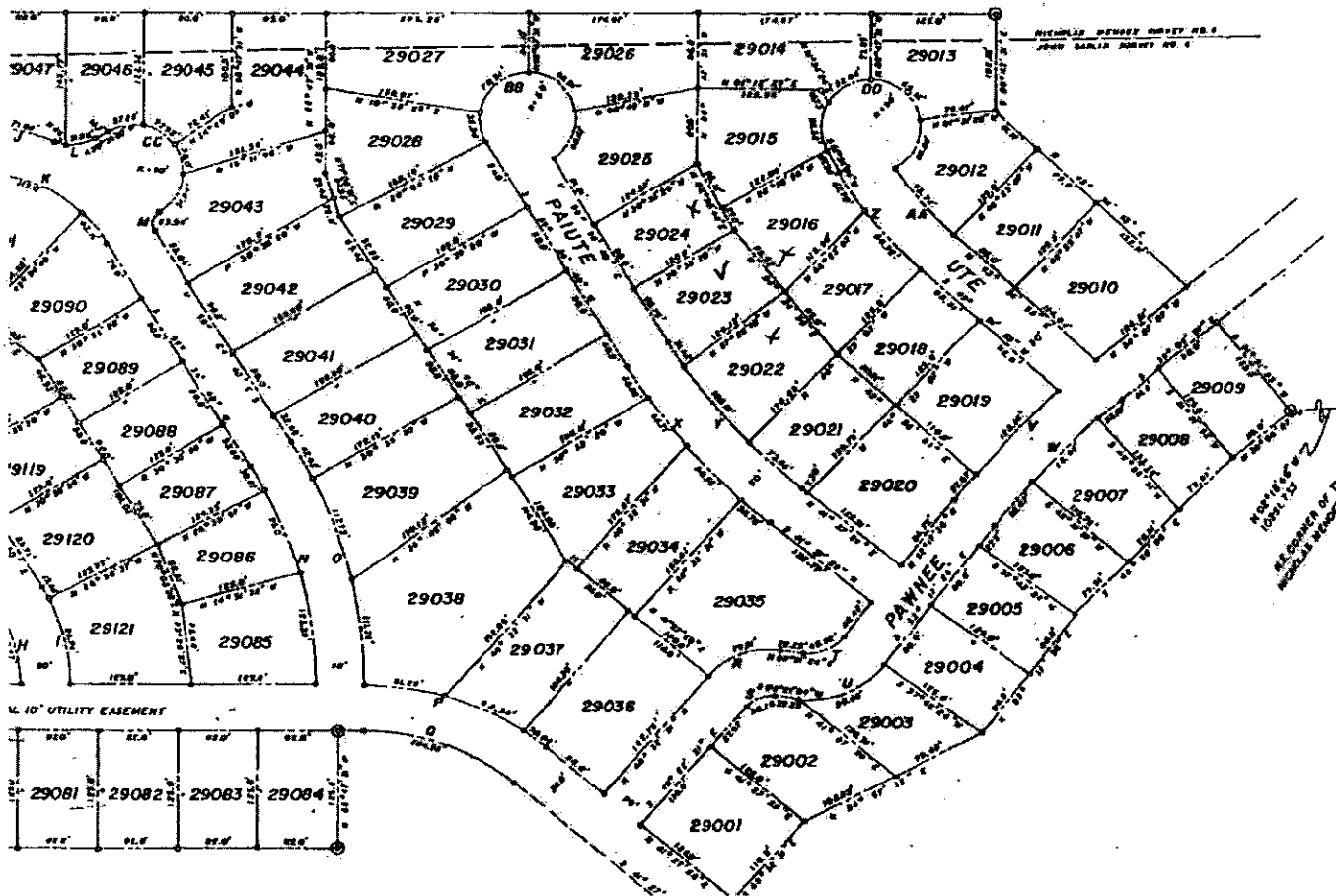
Item No.:	6
Lawsuit No.:	19615
Tax Acct. No.:	R000024181
Prop. Description:	Lot W23034 Horseshoe Bay West
Situs:	Iron Horse, Horseshoe Bay, TX



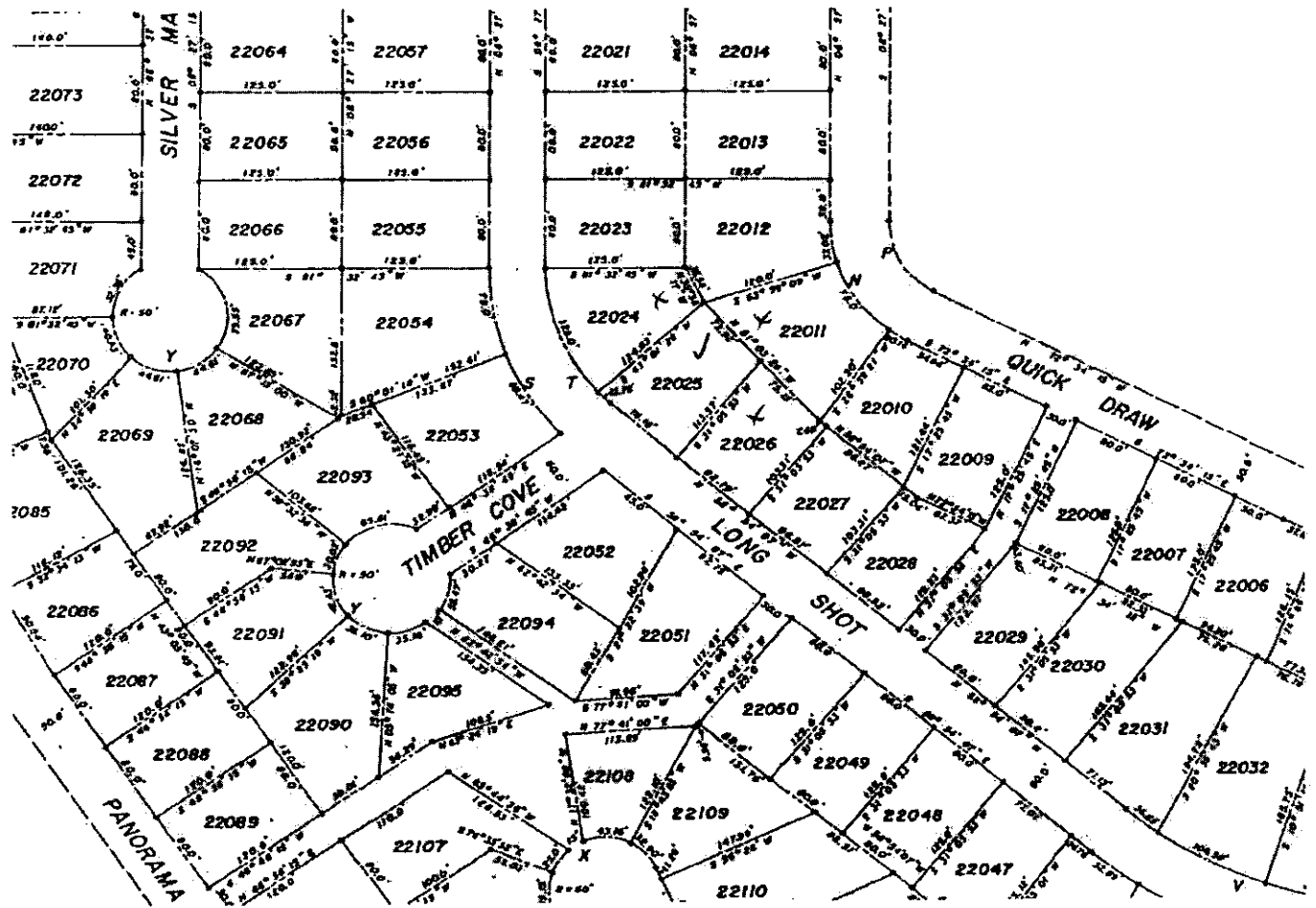
Item No.:	7
Lawsuit No.:	19616
Tax Acct. No.:	R000032642
Prop. Description:	Lot 20040, Horseshoe Bay
Situs:	Prospect/Yucca, Horseshoe Bay, TX



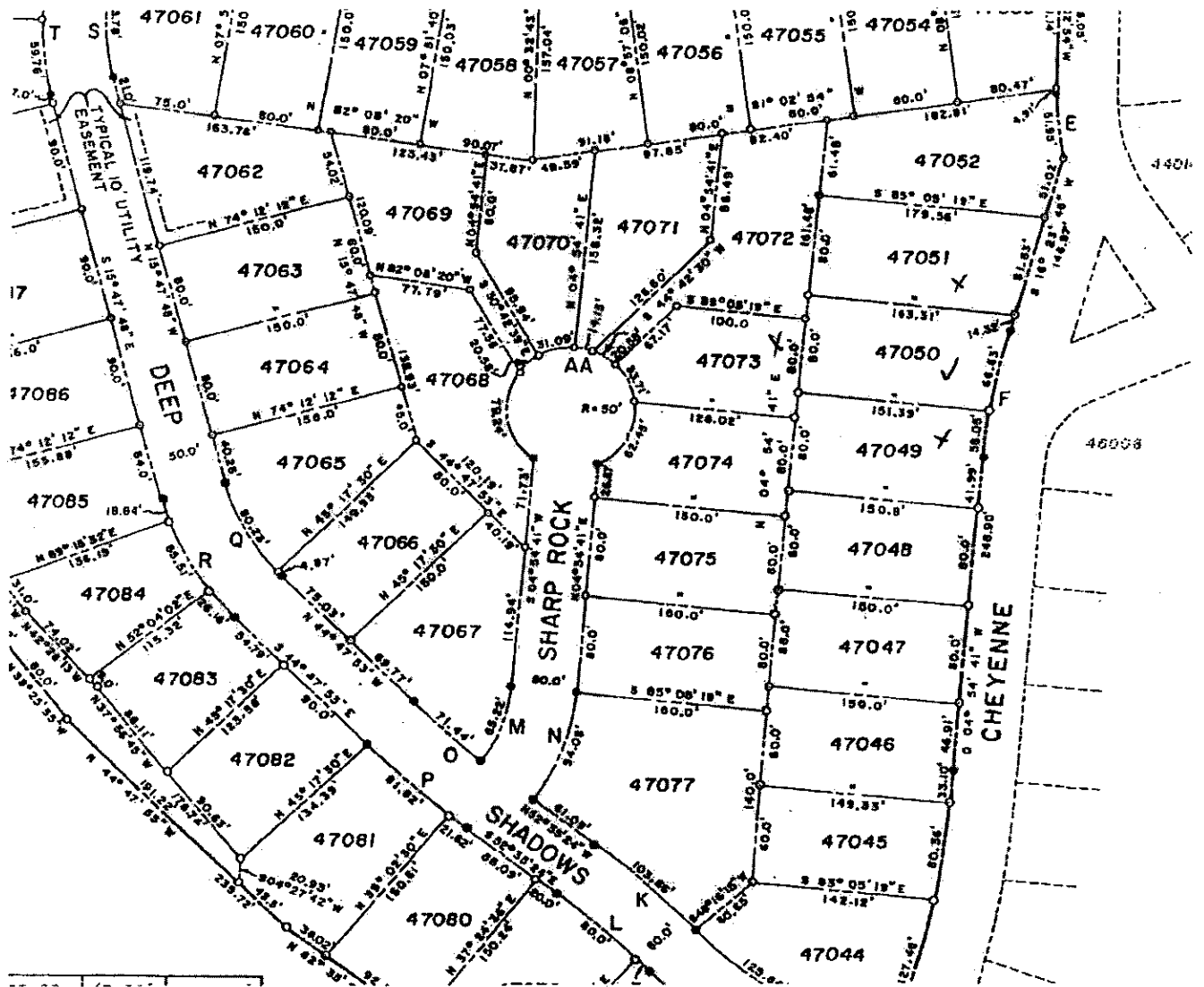
Item No.:	8
Lawsuit No.:	19854
Tax Acct. No.:	R000032801
Prop. Description:	Lot 20053, Horseshoe Bay
Situs:	Lariat/Quick Draw, Horseshoe Bay, TX



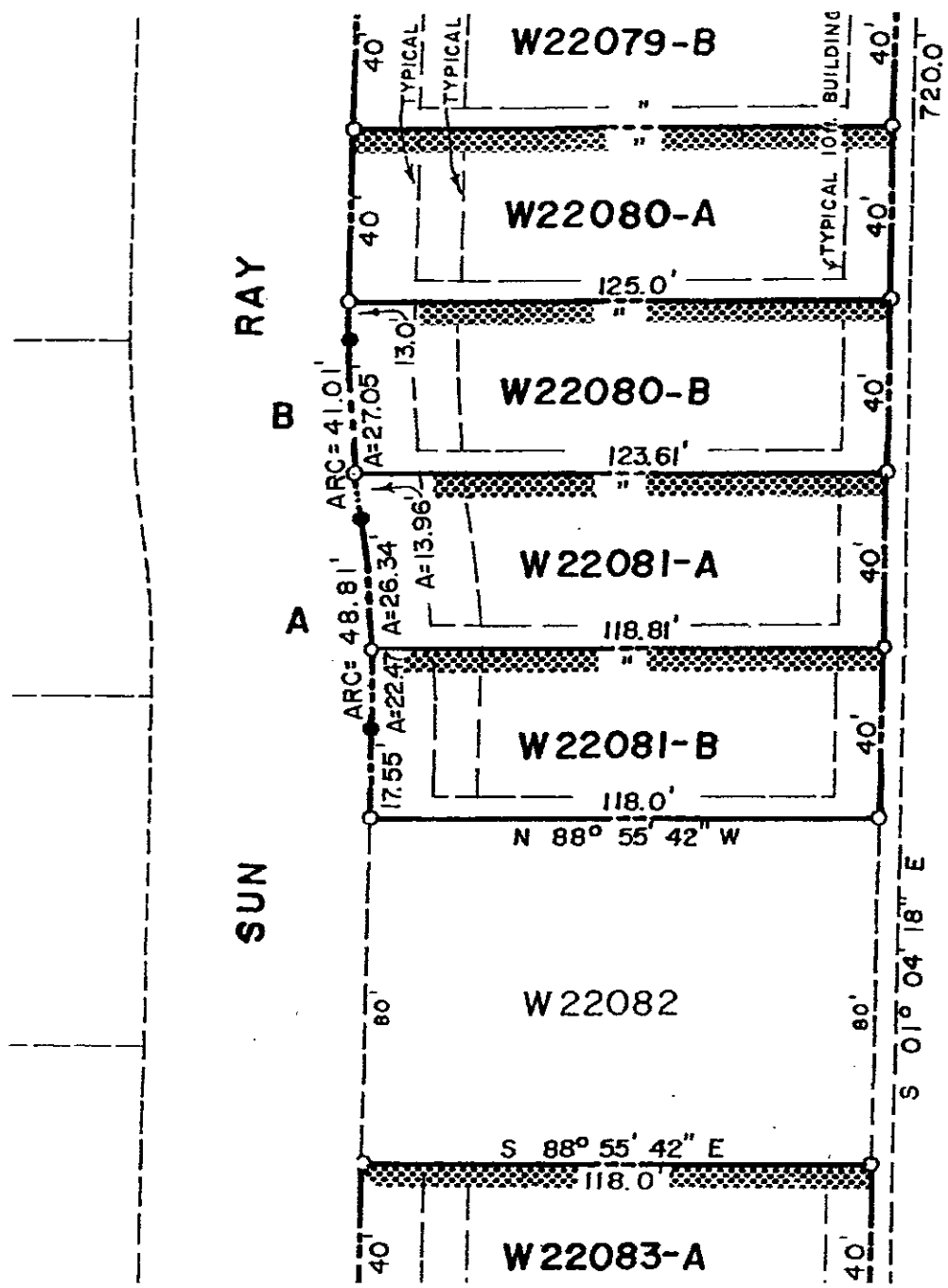
Item No.: 9
 Lawsuit No.: 19864
 Tax Acct. No.: R000015654
 Prop. Description: Lot 29023, Horseshoe Bay
 Situs: Paiute, Horseshoe Bay, TX



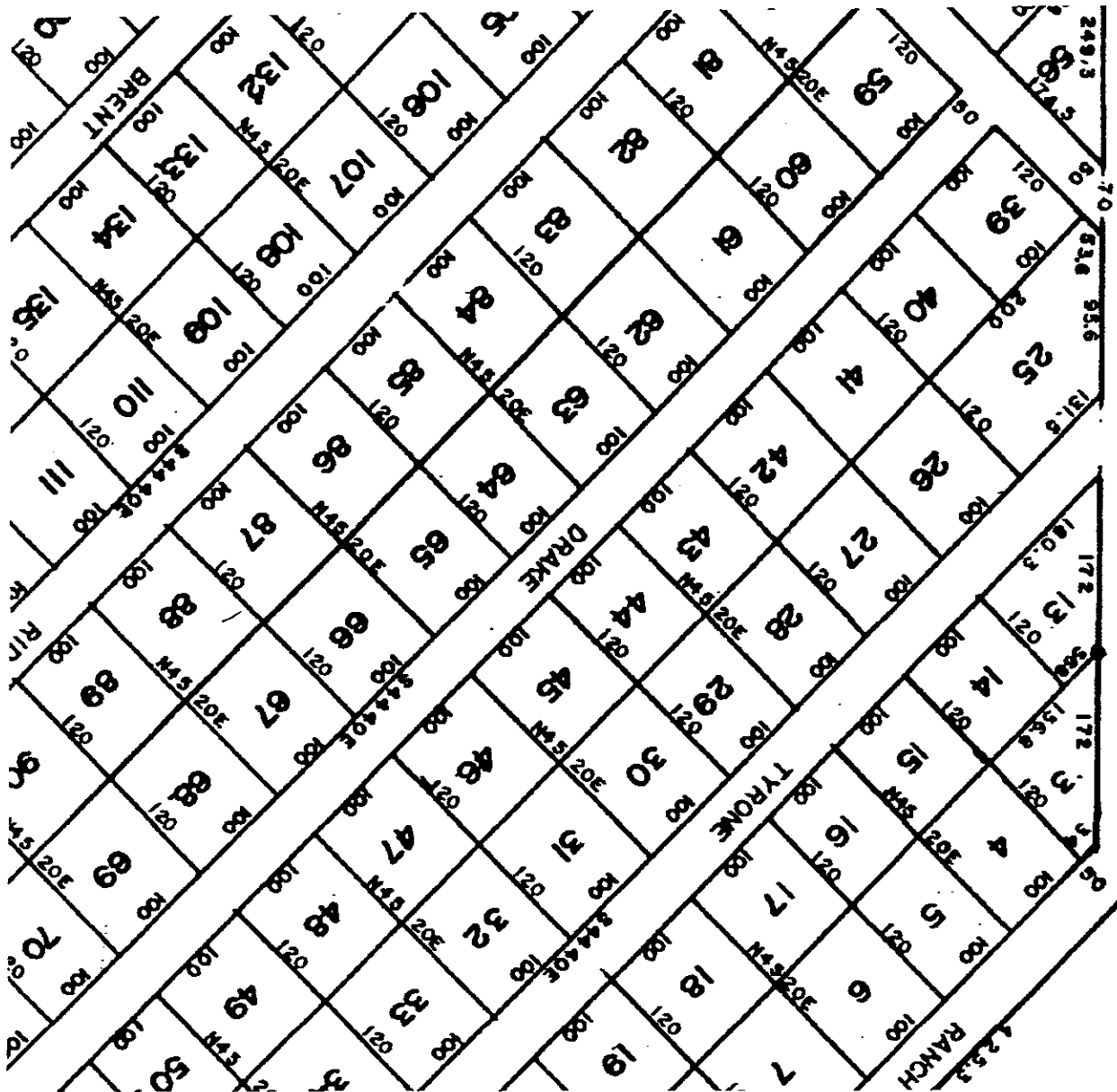
Item No.:	10
Lawsuit No.:	19909
Tax Acct. No.:	R000025511
Prop. Description:	Lot 22025, Horseshoe Bay
Situs:	Long Shot, Horseshoe Bay, TX



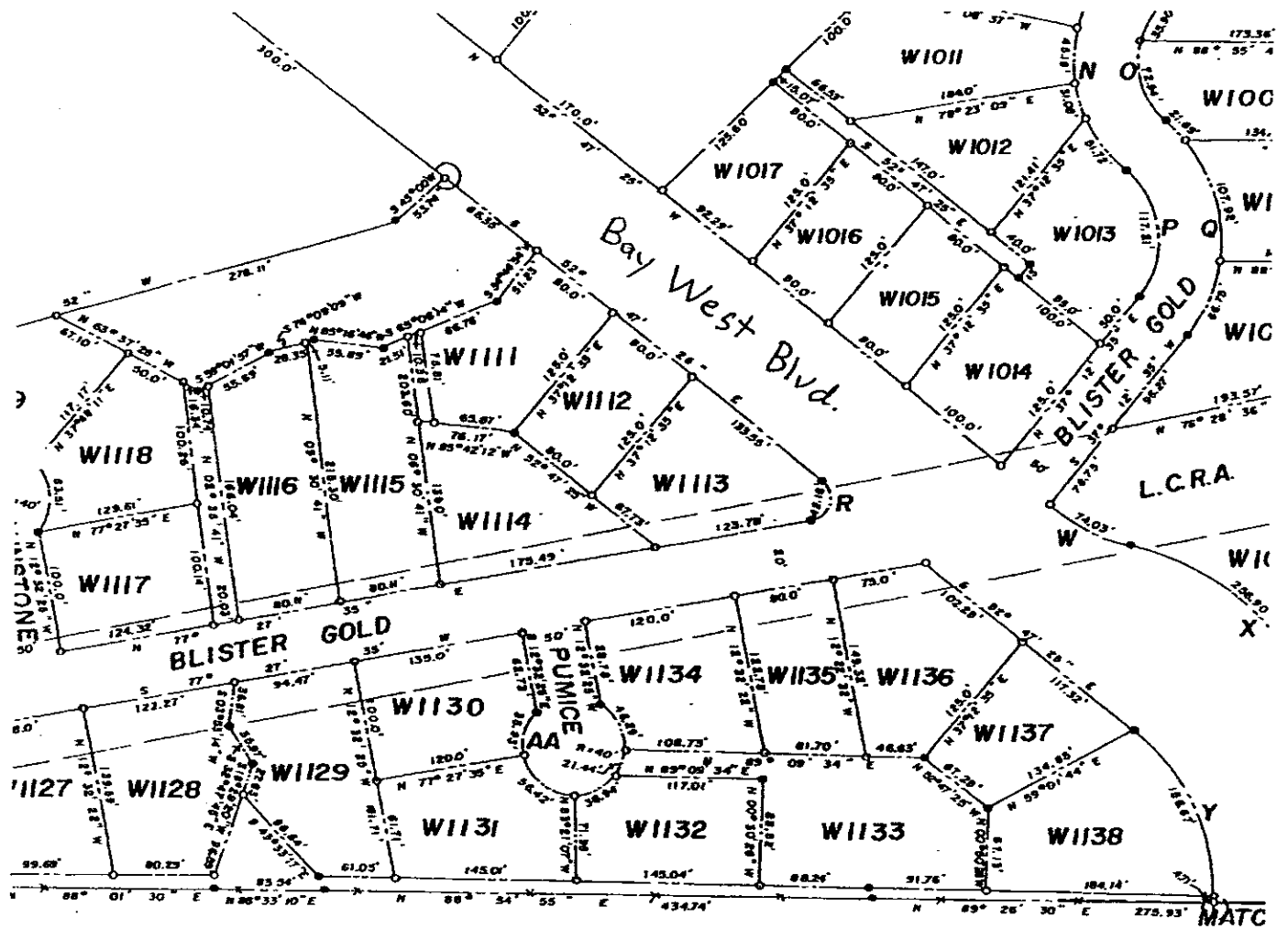
Item No.: 11
 Lawsuit No.: 19378
 Tax Acct. No.: R000040771
 Prop. Description: Lot 47050, Horseshoe Bay
 Situs: Cheyenne, Horseshoe Bay, TX



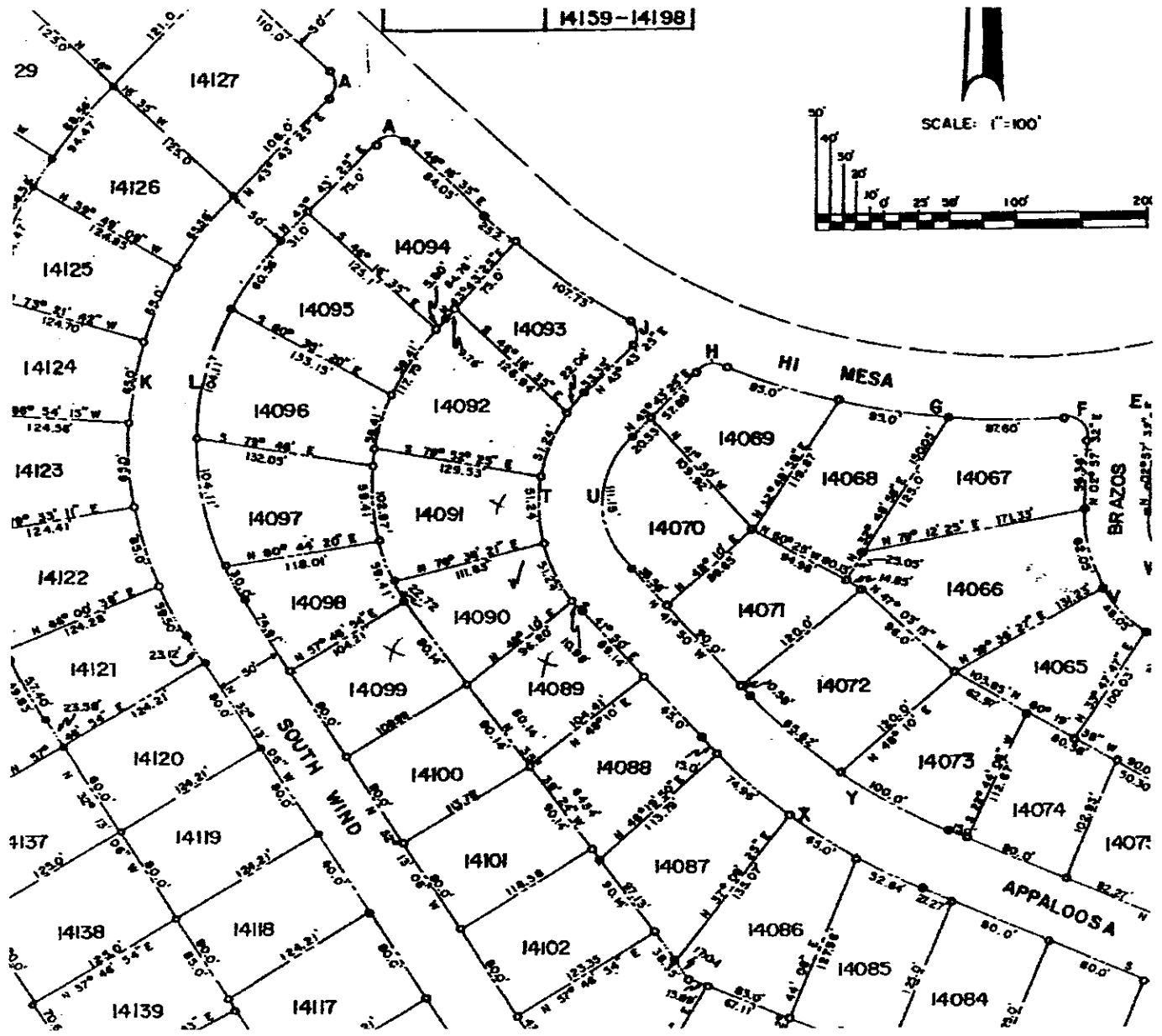
Item No.: 12413
 Lawsuit No.: 19906
 Tax Acct. No.: R000041837 and R000041840
 Prop. Description: Lot W22081A and Lot W22081B,
 Horseshoe Bay West
 Situs: Sun Ray, Horseshoe Bay, TX



Item No.:	14
Lawsuit No.:	19917
Tax Acct. No.:	R000032714
Prop. Description:	Lot 46, Royal Oaks Estates Country Club Addition, Unit II
Situs:	Drake, Kingsland, TX



Item No.:	15
Lawsuit No.:	19992
Tax Acct. No.:	R000042254
Prop. Description:	Lot W1113, Horseshoe Bay West
Situs:	Bay West Blvd./Blister Gold, Horseshoe Bay, TX



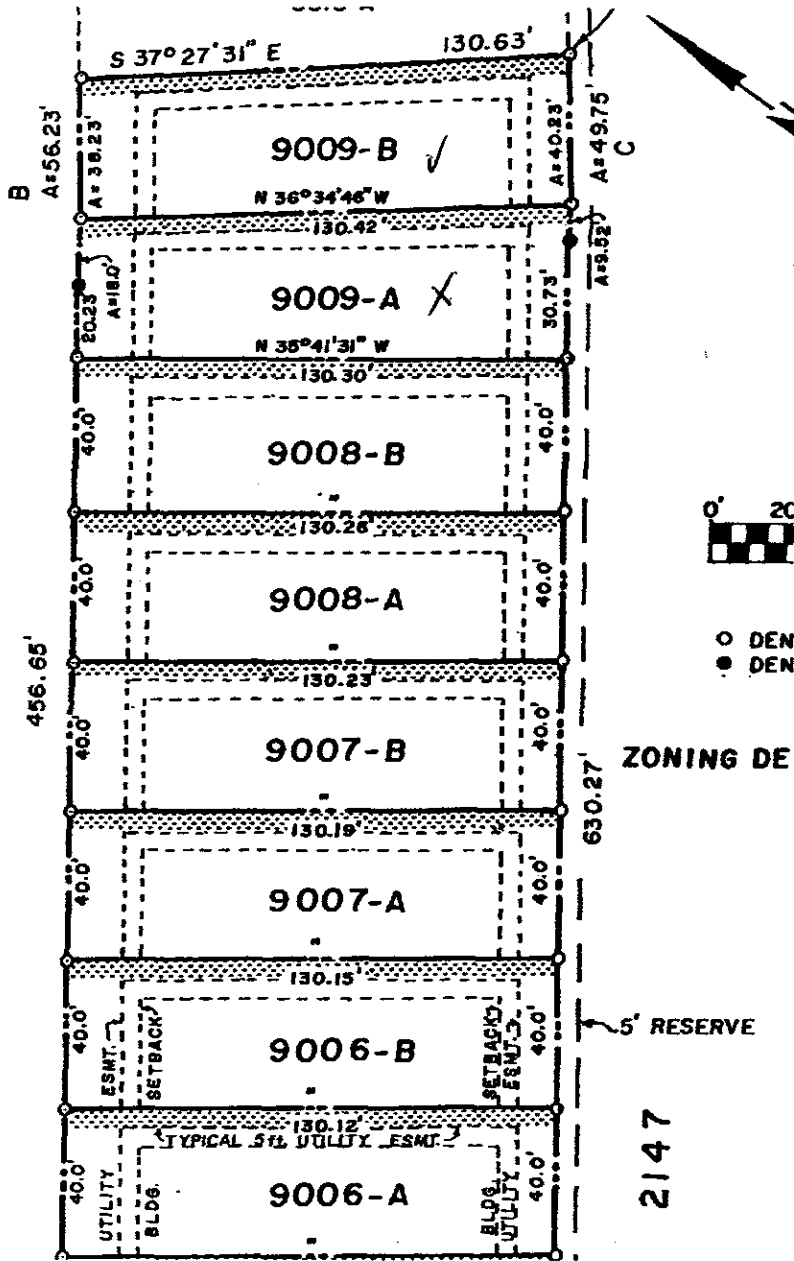
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Item No.:	16
Lawsuit No.:	19840
Tax Acct. No.:	R000025028
Prop. Description:	Lot 14090, Horseshoe Bay
Situs:	Appaloosa, Horseshoe Bay, TX

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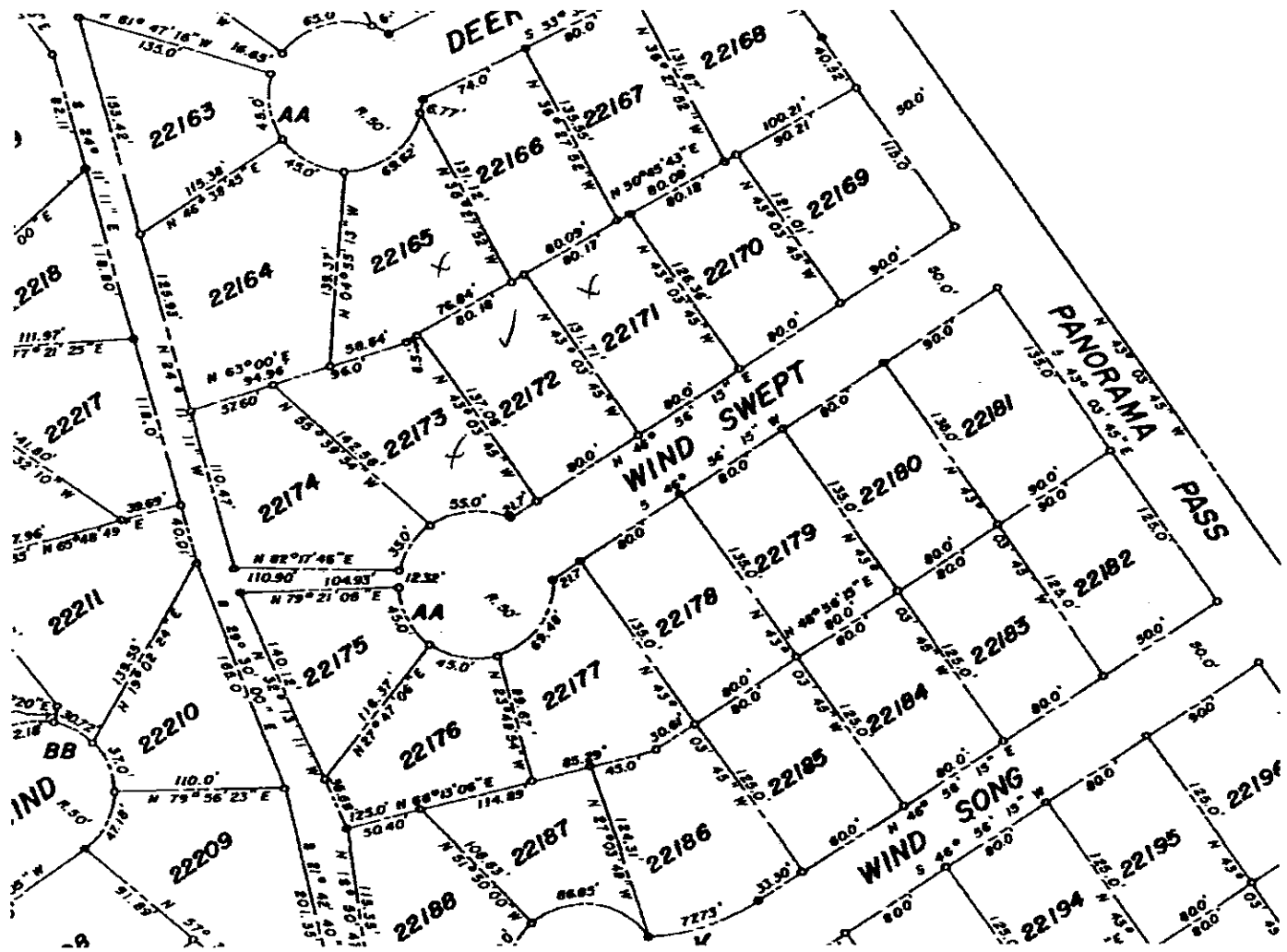


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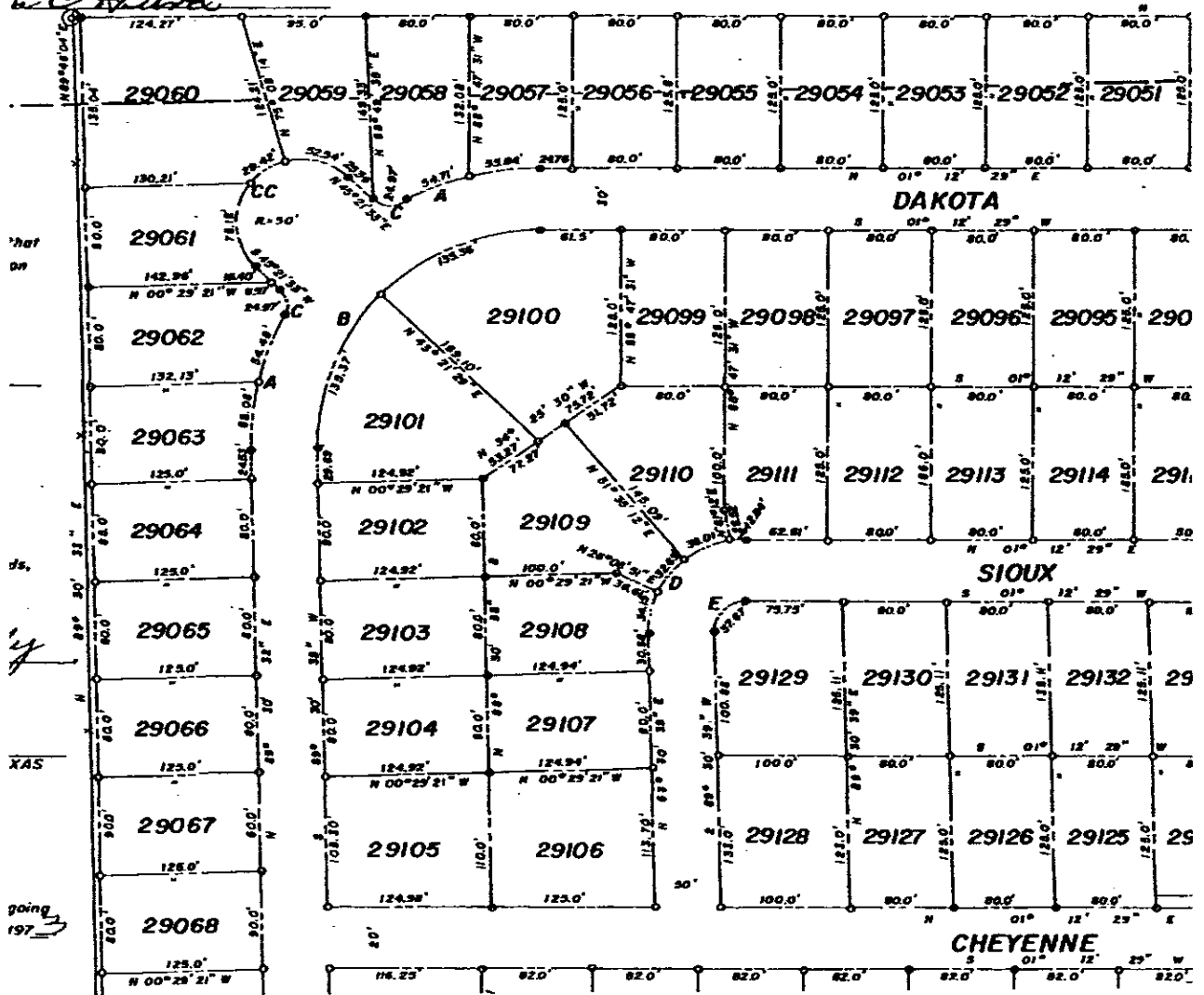
Item No.: 17
 Lawsuit No.: 19851
 Tax Acct. No.: R000016040
 Prop. Description: Lot 9009B, Horseshoe Bay
 Situs: Springfield Dr., Horseshoe Bay, TX



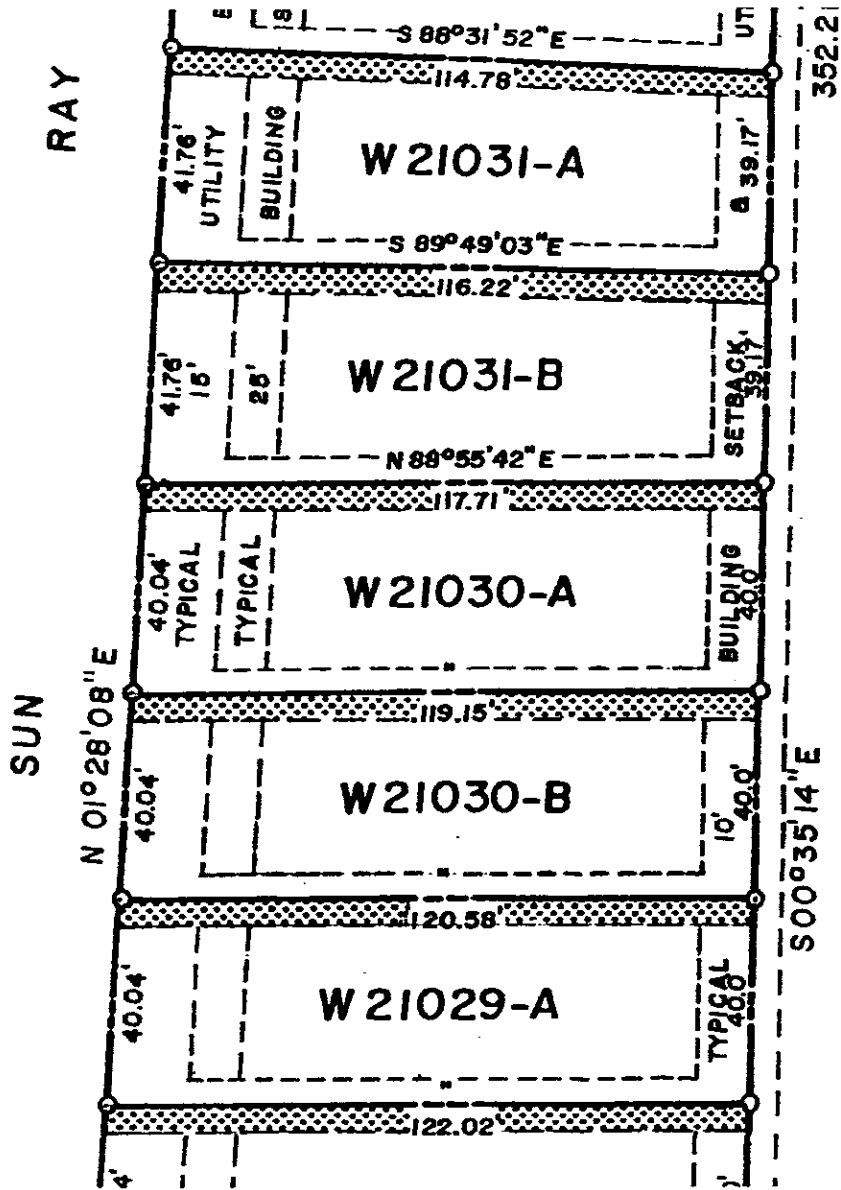
Item No.:	19
Lawsuit No.:	20056
Tax Acct. No.:	R000027467
Prop. Description:	Lot 22172, Horseshoe Bay
Situs:	Wind Swept, Horseshoe Bay, TX

WILSON IMPROVEMENT CORPORATION

W.C. Howard

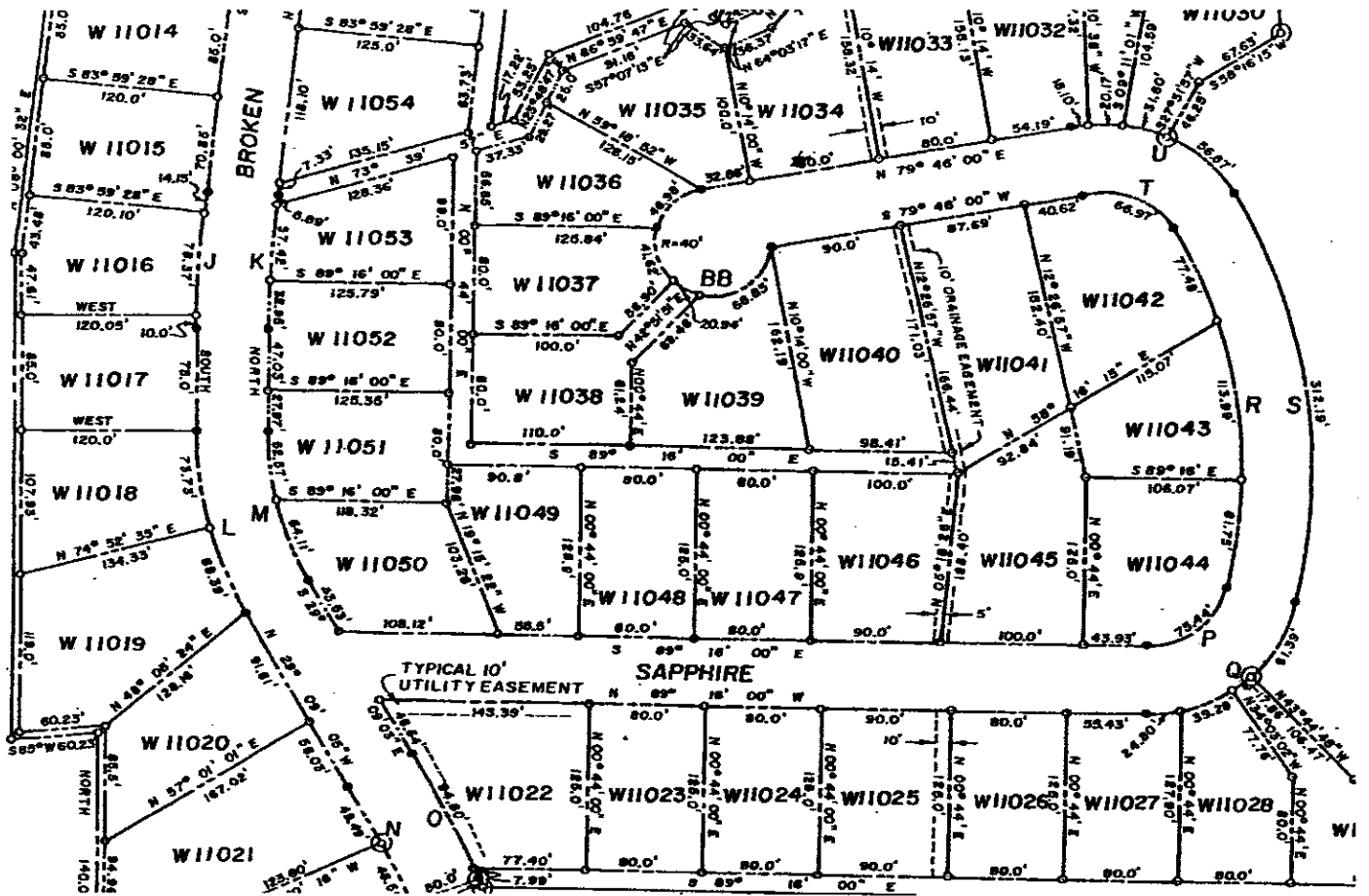


Item No.:	19
Lawsuit No.:	19848
Tax Acct. No.:	R000017421
Prop. Description:	Lot 29102, Horseshoe Bay
Situs:	Dakota, Horseshoe Bay, TX

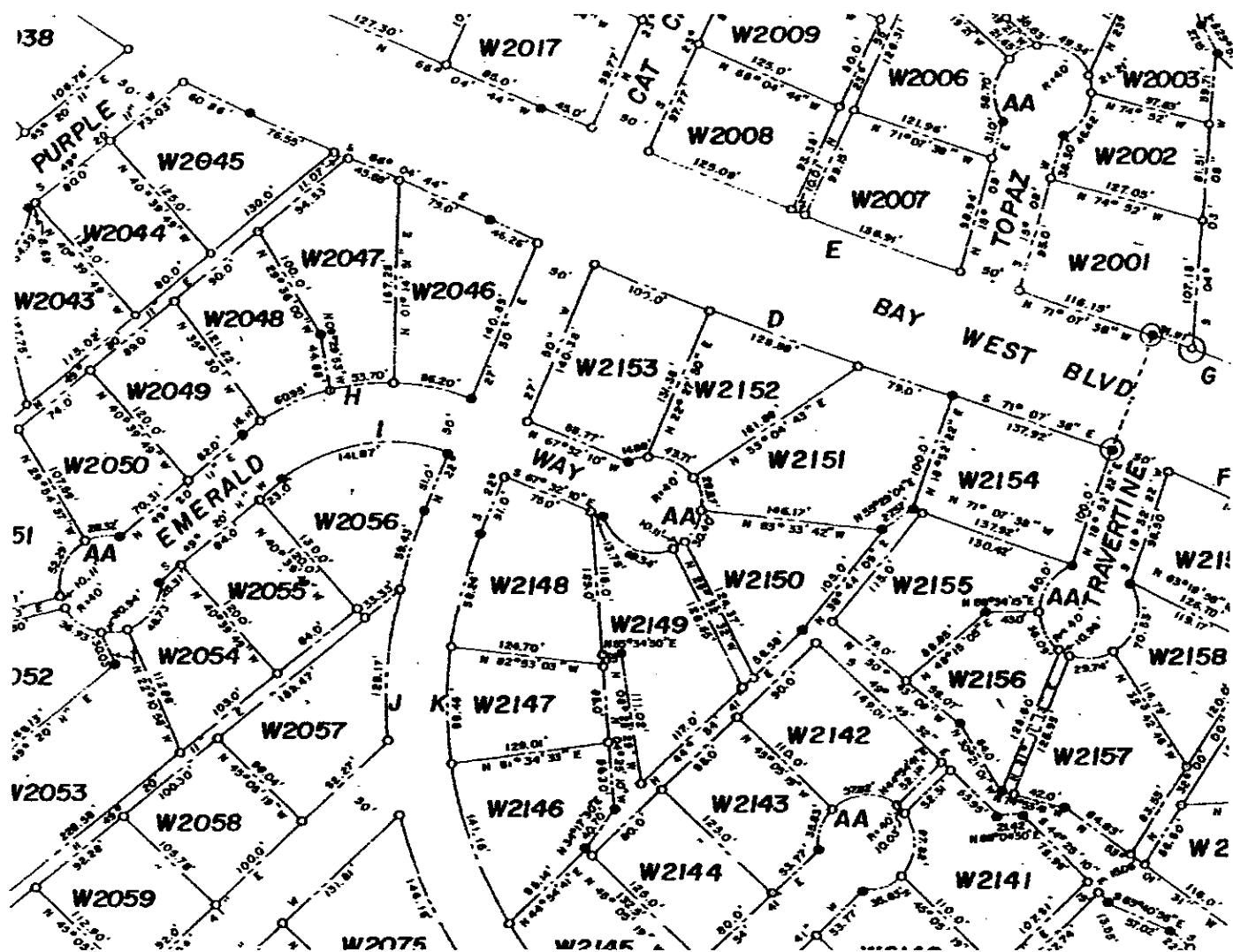


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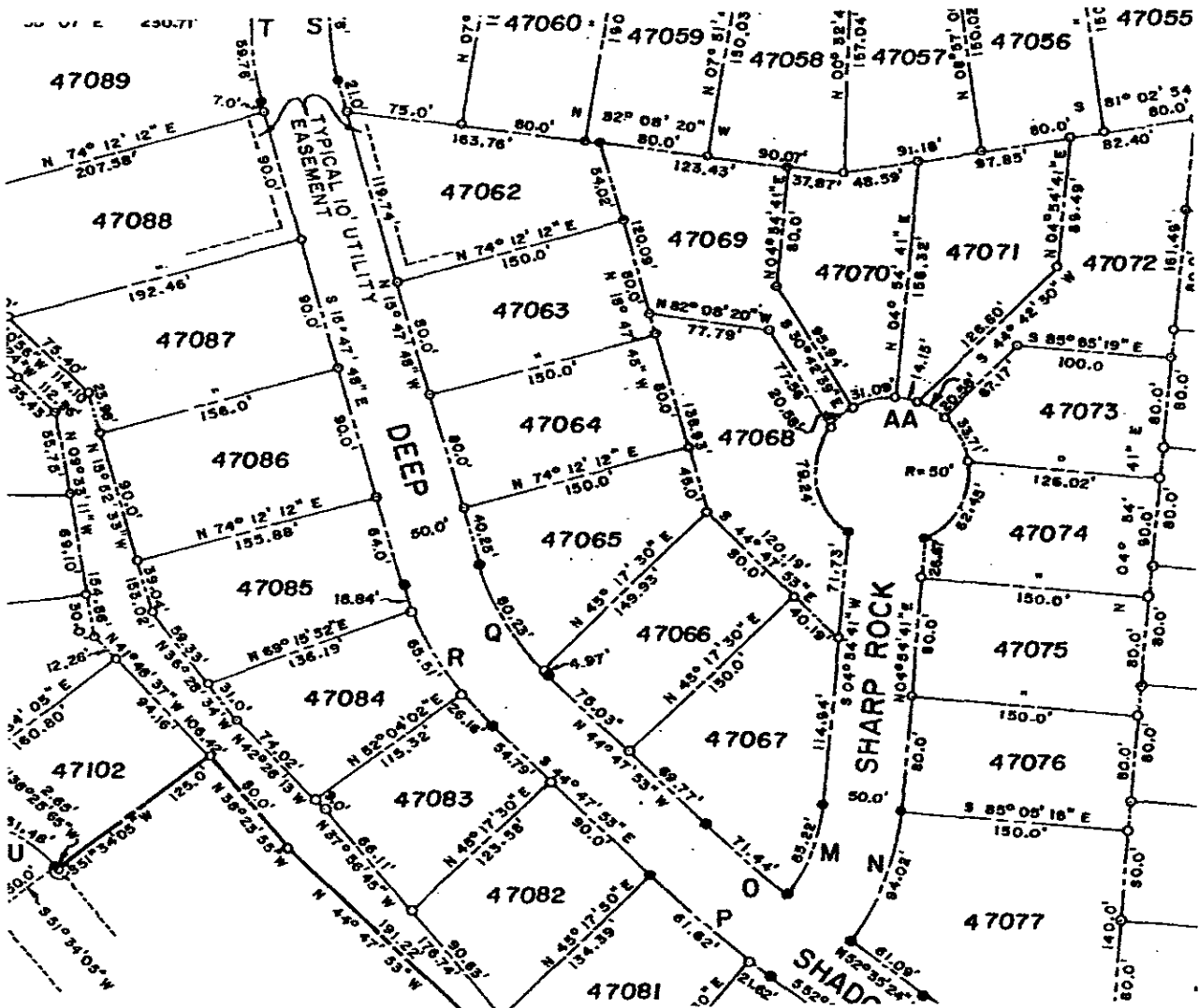
Item No.:	20
Lawsuit No.:	19867
Tax Acct. No.:	R000030708
Prop. Description:	Lot W21030-A, Horseshoe Bay West
Situs:	Sun Ray, Horseshoe Bay, TX



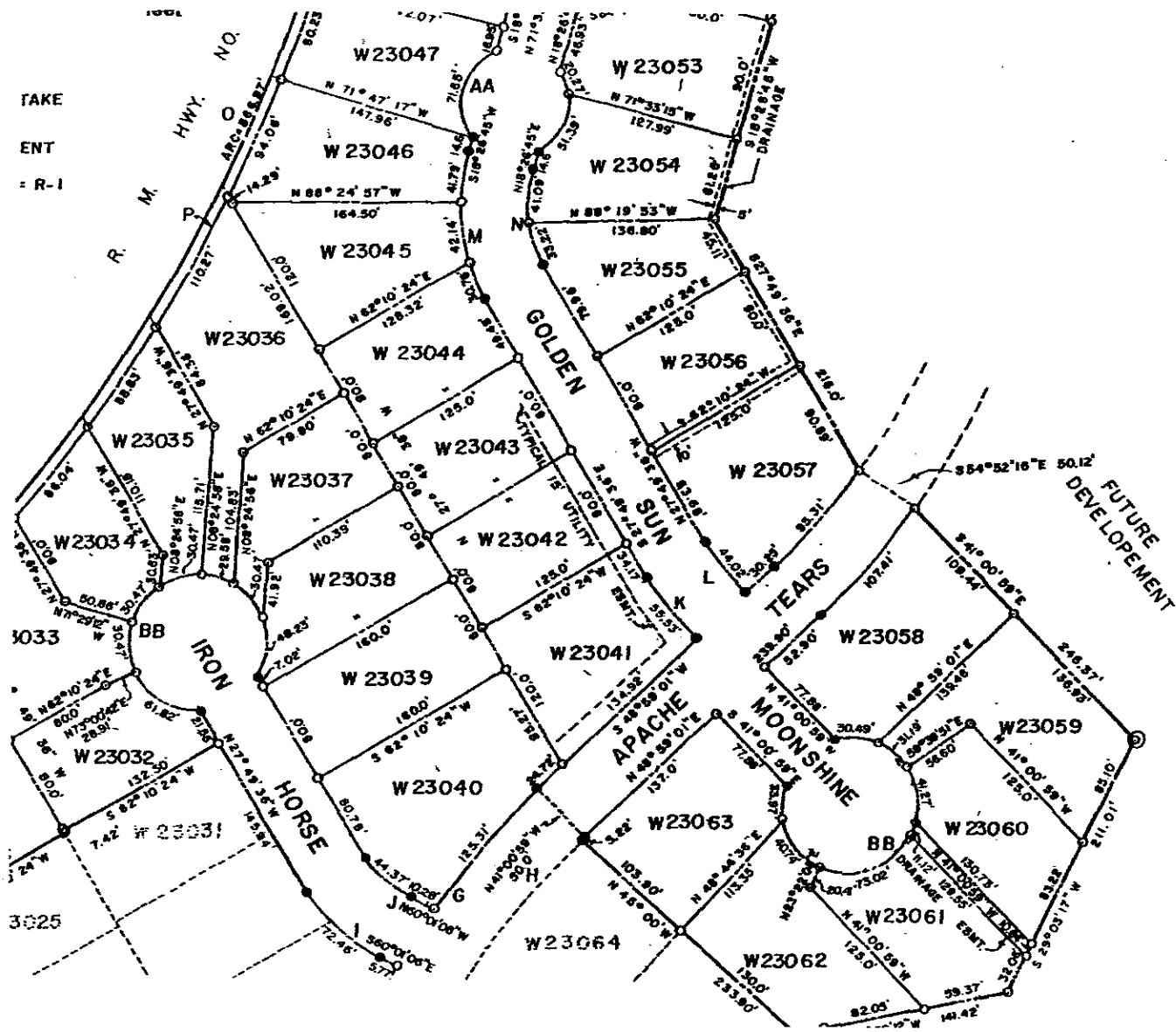
Item No.: 21
 Law/suit No.: 20050
 Tax Acct. No.: R000036397
 Prop. Description: Lot W11052, Horseshoe Bay West
 Situs: Broken Hills, Horseshoe Bay, TX



Item No.:	22
Lawsuit No.:	20058
Tax Acct. No.:	R000025220
Prop. Description:	Lot W2151, Horseshoe Bay West
Situs:	Emerald Way, Horseshoe Bay, TX



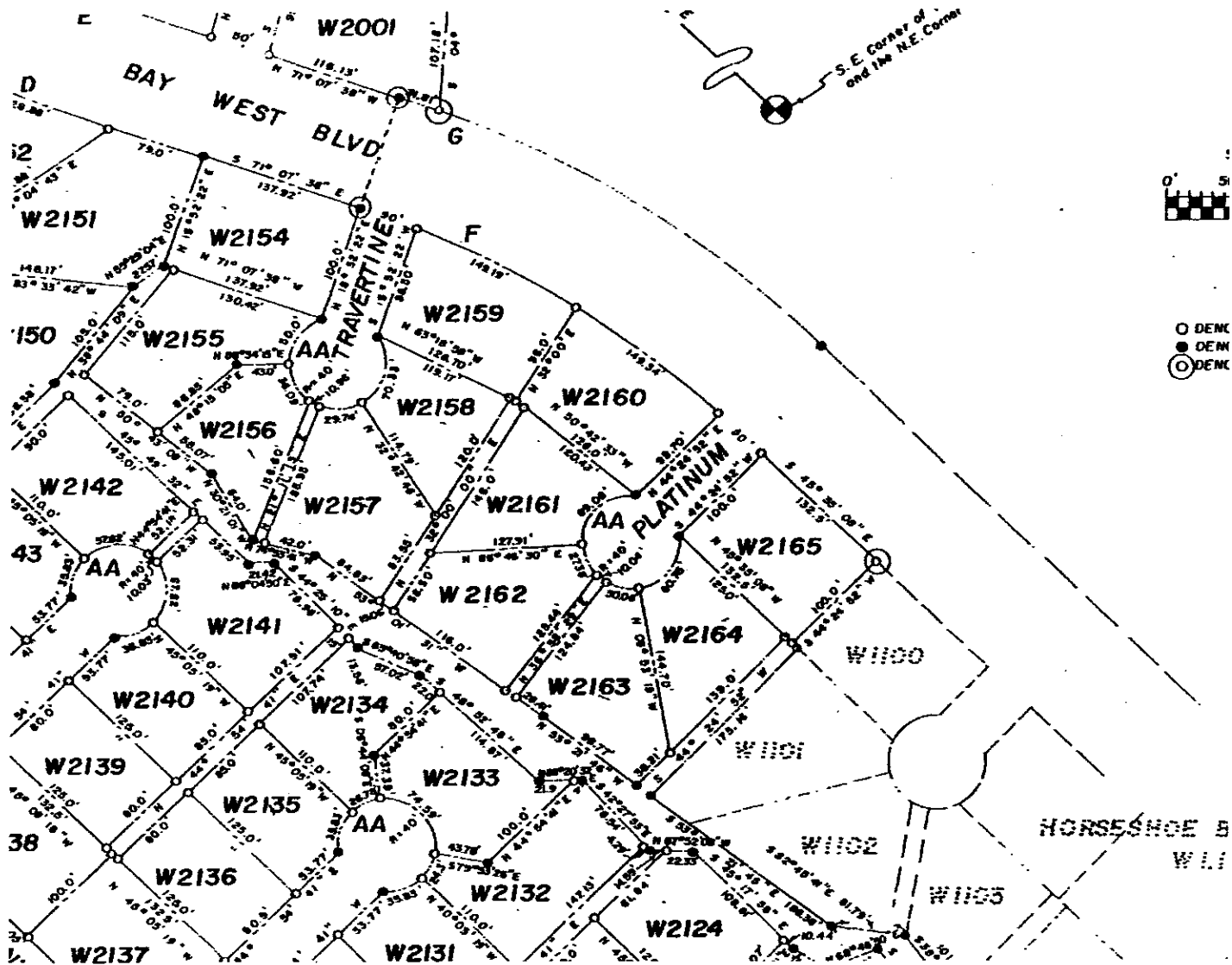
Item No.:	23
Lawsuit No.:	19856
Tax Acct. No.:	R000040869
Description:	Lot 47064, Horseshoe Bay
Situs:	711 Deep Shadows, Horseshoe Bay, TX



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FUTURE
DEVELOPMENT

Item No.: 24
 Lawsuit No.: 19860
 Tax Acct. No.: R000024258
 Description: Lot W23042, Horseshoe Bay West
 Situs: 102 Golden Sun, Horseshoe Bay, TX



Item No.:	25
Lawsuit No.:	20059
Tax Acct. No.:	R000025313
Description:	Lot W2162, Horseshoe Bay West
Situs:	106 Platinum, Horseshoe Bay, TX 78657

Item # 26 & 27; Lawsuit # 20210

Lots 50 & 69 Rio Llano; Tax Acct #

R000012237 &
R000013265

RIO LLANO UNIT ONE

BEING A 517.7 ACRE SUBDIVISION COMPRISED OF
477.3 ACRES OUT OF THE CONRAD AHRENS SURVEY NO. 22, ABST. NO. 9,
38.4 ACRES OUT OF THE F.W. SCHUMACHER SURVEY NO. 21, ABST. NO. 687,
& 2.0 ACRES OUT OF THE JOHANN J. JUNG SURVEY NO. 23, ABST. NO. 434,
IN LLANO COUNTY, TEXAS.

BEGINNING AT A STEEL STAKE AND PILE CORNER FOR THE NORTHEAST CORNER HEREOF AT INTERSECTION OF THE EAST LINE OF SAID AHRNS SURVEY WITH THE SOUTH RIGHT OF WAY LINE OF TEXAS STATE HIGHWAY NO. 29, HENCE THE NORTHEAST CORNER OF SAID LAND CONVEYED FROM HARBON TO JOSEPH, WIFE OF L.C.A., NEAR S.W.D.P. 194.2.

THENCE WITH THE FENCE AND THE EAST LINE OF SAID AHRNS SURVEY S 00° 09' W 886.75 FEET AND S 00° 28' 30" W 1914.82 FEET TO A STEEL STAKE AND PILE CORNER;
THENCE WITH THE FENCE THE FOLLOWING COURSES AND DISTANCES: S 25° 39' W 109.3 FEET; S 00° 38' E 132.05 FEET; S 24° 14' E 109.9 FEET; S 00° 38' W 1006.3 FEET; S 10° 40' E 302.5 FEET; S 03° 02' W 1157.3 FEET; N 00° 27' E 741.1 FEET; AND S 0° 40' W 145.35 FEET TO A STEEL STAKE IN THE EAST LINE OF SAID AHRNS SURVEY;

THENCE S 00° 31' 2" WITH THE EAST LINE OF SAID AHRNS SURVEY 124.84 FEET TO E STEEL STAKE ON THE LEFT BANK OF THE RIO LLANO RIVER FOR THE SOUTHEAST CORNER OF SAME AND THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE MEANDERS OF SAID RIVER BANK, UPSTREAM, THE FOLLOWING COURSES AND DISTANCES: S 59° 44' W 354.1 FEET; S 60° 14' W 420.43 FEET; S 53° 14' W 489.92 FEET; S 66° 34' W 189.2 FEET; S 73° 34' W 320.34 FEET; S 65° 28' W 212.23 FEET; S 25° 38' W 145.3 FEET; AND S 68° 44' W 124.33 FEET TO A POINT FOR THE SOUTHWEST CORNER HEREOF AT THE SOUTHWEST CORNER OF SAID SCHUMACHER SURVEY AND SOUTHWEST CORNER OF SAID JOHANN SURVEY;

THENCE S 24° 00' 00" E WITH THE SAID SURVEY LINE 1463.5 FEET TO THE INTERSECTION SAME WITH THE CENTRAL LINE OF JOHNSON CREEK;

THENCE N 03° 42' E 84 FEET TO THE POINT OF BEGINNING;
THENCE WITH THE WEST LINE HEREOF THE FOLLOWING COURSES AND DISTANCES: S 00° 27' 30" W 134.21 FEET; S 00° 38' W 223.55 FEET; N 00° 53' E 99.2 FEET; N 00° 18' E 458.7 FEET; S 00° 38' W 123.7 FEET; N 00° 42' E 219.5 FEET; S 00° 38' W 240.7 FEET; S 32° 25' E 208.7 FEET; N 10° 21' W 617.5 FEET; S 44° 35' W 34.3 FEET; S 41° 15' E 304.1 FEET; N 00° 47' W 415.7 FEET; N 11° 10' W 204.4 FEET; N 03° 54' W 531.7 FEET; S 23° 16' E 223.5 FEET; N 10° 38' W 300.4 FEET; S 00° 09' W 502 FEET; N 06° 53' E 381.9 FEET; N 02° 25' W 434.2 FEET; S 22° 45' E 378.4 FEET; AND N 00° 34' W 355 FEET TO A STEEL STAKE IN THE SOUTH LINE OF SAID HIGHWAY FOR THE NORTHEAST CORNER HEREOF;

THENCE S 89° 41' E WITH THE SOUTH LINE OF SAID HIGHWAY 224.71 FEET TO A POINT ON THE SAID HIGHWAY HAVING A BEARING AND A DISTANCE OF 89° 24' 45", RADIUS OF 5669.85 FEET, AND CORAD BEARING S 83° 38' E 934.34 FEET.

STATE OF TEXAS
COUNTY OF TRAVIS
I, JAMES H. KEMP, COMMISSIONER OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP AND FIELD NOTES HEREON OF "RIO LLANO, UNIT ONE" AND ATTACHED CERTIFICATE OF INDICATION, HAVING BEEN PRESENTED TO THE COMMISSIONER'S COURT OF SAID COUNTY AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS, ARE APPROVED FOR FILING IN THE PUBLIC RECORDS OF SAID COUNTY, EACH CHECK BEING DULY ACCURATE IN THE MANNER OF SAID COUNTY.

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COUNTY OF TRAVIS
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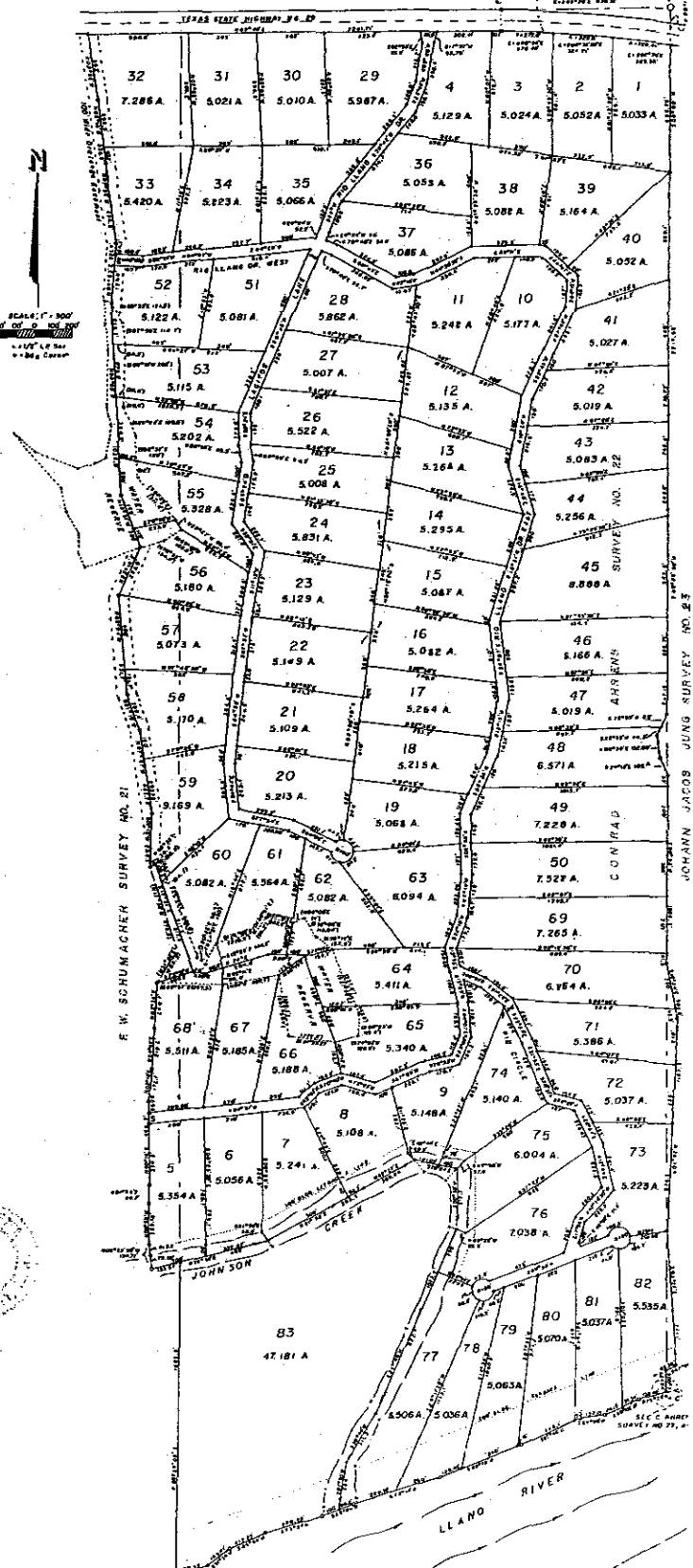
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COUNTY OF TRAVIS
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STATE OF TEXAS
COUNTY OF LLANO
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STATE OF TEXAS
COUNTY OF LLANO
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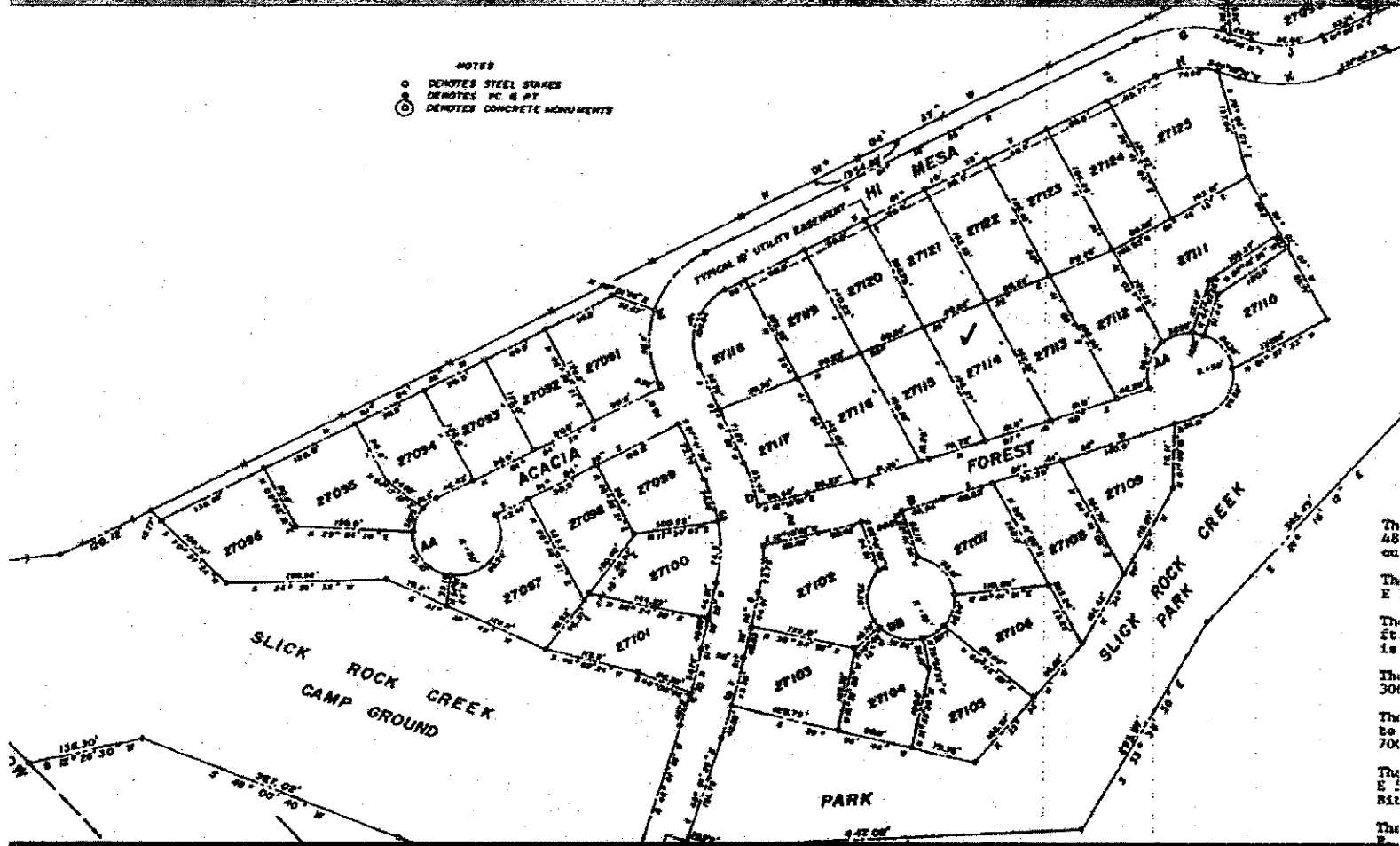
NOTE: (1) AN EASEMENT OF FIVE (5) FEET IN WIDTH ON EACH SIDE OF EACH INTERIOR LOT LINE AND THE (10) FEET IN WIDTH ON EACH FRONT AND REAR LOT LINE IS HEREBY RESERVED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND AN EASEMENT FOR ELECTRIC AND/OR TELEPHONE POLE CITY ANCHORS IS RESERVED WHERE NECESSARY.
(2) TEXAS STATE HEALTH DEPARTMENT AND TEXAS WATER QUALITY BOARD REGULATIONS PERTAINING TO SEWAGE, GARBAGE AND WASTE DISPOSAL SHALL BE STRICTLY OBSERVED BY ALL PROPERTY OWNERS IN THIS SUBDIVISION.
(3) PORTIONS TO THE TWO PLATTED AREAS DENOTED AS "WATER RESERVE" BY PROPERTY OWNERS HAVING PORTIONS THEREOF SHALL HAVE RIGHT OF ACCESS AND USE OF INDICATED AREAS THEREIN AND SHALL PROVIDE ACCESS FOR NECESSARY MAINTENANCE OF DAMS, CHANNELS AND APPURTENANCES THEREON.
(4) ANY CONSTRUCTION IN THE CHANNEL OF JOHNSON CREEK MUST BE APPROVED BY THE DEVELOPER HEREON.



JOHANN JACOB JUNG SURVEY NO. 23

LLANO RIVER

NOTES
 ○ DENOTES STEEL STAKES
 ⊙ DENOTES PC & PT
 ⊙ DENOTES CONCRETE MONUMENTS



Windows taskbar showing search bar, taskbar icons, and system tray with time 3:45 PM and date 7/20/2018.

Item # 28
 Lawsuit No. 20356
 Tax Acct # R000024152
 Lot 27114, Horseshoe Bay

Item # 29
 Lawsuit # 19922
 Tax Acct # R0000 36802
 Lot 44069, Horseshoe Bay

STATE OF TEXAS:
 COUNTY OF LLANO:
 KNOW ALL MEN BY THESE PRESENTS: That HORSESHOE BAY DEVELOPMENT COMPANY, INC., a corporation organized and existing under the laws of the State of Texas, acting herein by and through its President, Ian A. Shawer, Jr., does hereby certify that the plat of the Horseshoe Bay Development Company, Inc., as shown on the plat of the Horseshoe Bay Development Company, Inc., recorded in Volume 107, Page 439 of the Llano County Deed Records, Llano County, Texas, and does hereby dedicate the streets and easements on the said plat to the public.

IN WITNESS WHEREOF, the said HORSESHOE BAY DEVELOPMENT COMPANY, INC., a corporation, has caused the presents to be signed by Ian A. Shawer, Jr., its said President, and the seal of the Secretary on this 27th day of October, 1984.

ATTEST:
 Ronald Lynn Atchell, Secretary
 STATE OF TEXAS:
 COUNTY OF LLANO:
 BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Ian A. Shawer, Jr., 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 therein expressed and in the capacity therein stated.

WITNESS MY HAND AND OFFICIAL SEAL this 27th day of October, 1984.

STATE OF TEXAS:
 COUNTY OF LLANO:
 The attached plat of a portion of the John W. Griffin Survey No. 4 and being out of that certain tract of land described in a deed to Dorothy B. Mard, HORSESHOE BAY PLAT NO. 44.4 was found to comply with the Statutes and Laws of the State of Texas and was approved for filing hereat in the State Records at Llano County, Texas.

TO CERTIFY WHICH, the undersigned as County Judge of Llano County, Texas, this 27th day of October, 1984.

ATTEST:
 H. R. Kellner, County Clerk, Llano County, Texas
 H. R. Kellner, County Judge of Llano County, Texas

STATE OF TEXAS:
 COUNTY OF LLANO:
 I, H. A. Bassant, County Clerk of County Court of said County, do hereby certify that the foregoing instrument with its Certificate of Authentication was filed for record on the 27th day of October, 1984, at 11:00 o'clock A.M., and was duly recorded this 28th day of October, 1984, at 10:00 o'clock A.M. in Volume 107, Page 431 of the Llano County Deed Records, Llano County, Texas.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 28th day of October, 1984.

STATE OF TEXAS:
 COUNTY OF LLANO:
 I, F. L. Thompson, County Surveyor of Llano County, Texas, have checked the accompanying plat of Horseshoe Bay Plat No. 44.4 and hereby affirm that it does meet all the requirements of Llano County as set forth in Volume 11, Page 564 of the Commissioners Court Minutes of Llano County, Texas.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th day of October, 1984.

STATE OF TEXAS:
 COUNTY OF LLANO:
 This plat has been filed under and pursuant to that certain Declaration of Dedication (Declaration) dated July 5, 1971, recorded in Volume 177, Pages 280 et seq. of the Deed Records of Llano County, Texas, and recorded in Volume 189, Pages 617 et seq. of the Deed Records of Burnet County, Texas, and those certain supplemental and amended Declarations of Dedication recorded respectively in Volume 188, Pages 721 et seq., Volume 296, Pages 422 et seq., and Volume 287, Pages 50 et seq. of the Deed Records of Llano County, Texas, and recorded respectively in Volume 183, Pages 643 et seq., Volume 210, Pages 240 et seq., and Volume 223, Pages 771 et seq. of the Deed Records of Burnet County, Texas, and all land included and covered by this plat is hereby submitted to the Declaration and all amendments therein, which is interpreted herein and under a past deed for all purposes.

STATE OF TEXAS:
 COUNTY OF BURNET:
 C. Donald Sherman, a Registered Public Surveyor in the State of Texas, do hereby certify that this plat of HORSESHOE BAY PLAT NO. 44.4 was prepared from an actual survey made on the ground under my supervision and that said plat is a true and correct representation of said land as I located its component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of Oct. 1984.

STATE OF TEXAS:
 COUNTY OF BURNET:
 Donald Sherman, Registered Public Surveyor No. 1877

STATE OF TEXAS:
 COUNTY OF BURNET:
 KNOW ALL MEN BY THESE PRESENTS: That Horseshoe Bay Highlands, Ltd., a limited partnership, acting herein by and through its General Partner, Morris D. Jeffa, Jr., acting herein by and through his duly authorized power as President, Fred B. Daniels, acting herein by and through his duly authorized power as Secretary, and doing hereby subdividing same, and being out of that certain 35,475 acre tract of land described in a deed from the Llano County Deed Records, Llano County, Texas, and being out of that certain 35,475 acre tract of land described in a deed from the Llano County Deed Records, Llano County, Texas, do hereby adopt this map as part of said deed and as a part of the deed to Horseshoe Bay Plat No. 44.4 and data hereby dedicates the streets and easements on this map to the use of the public.

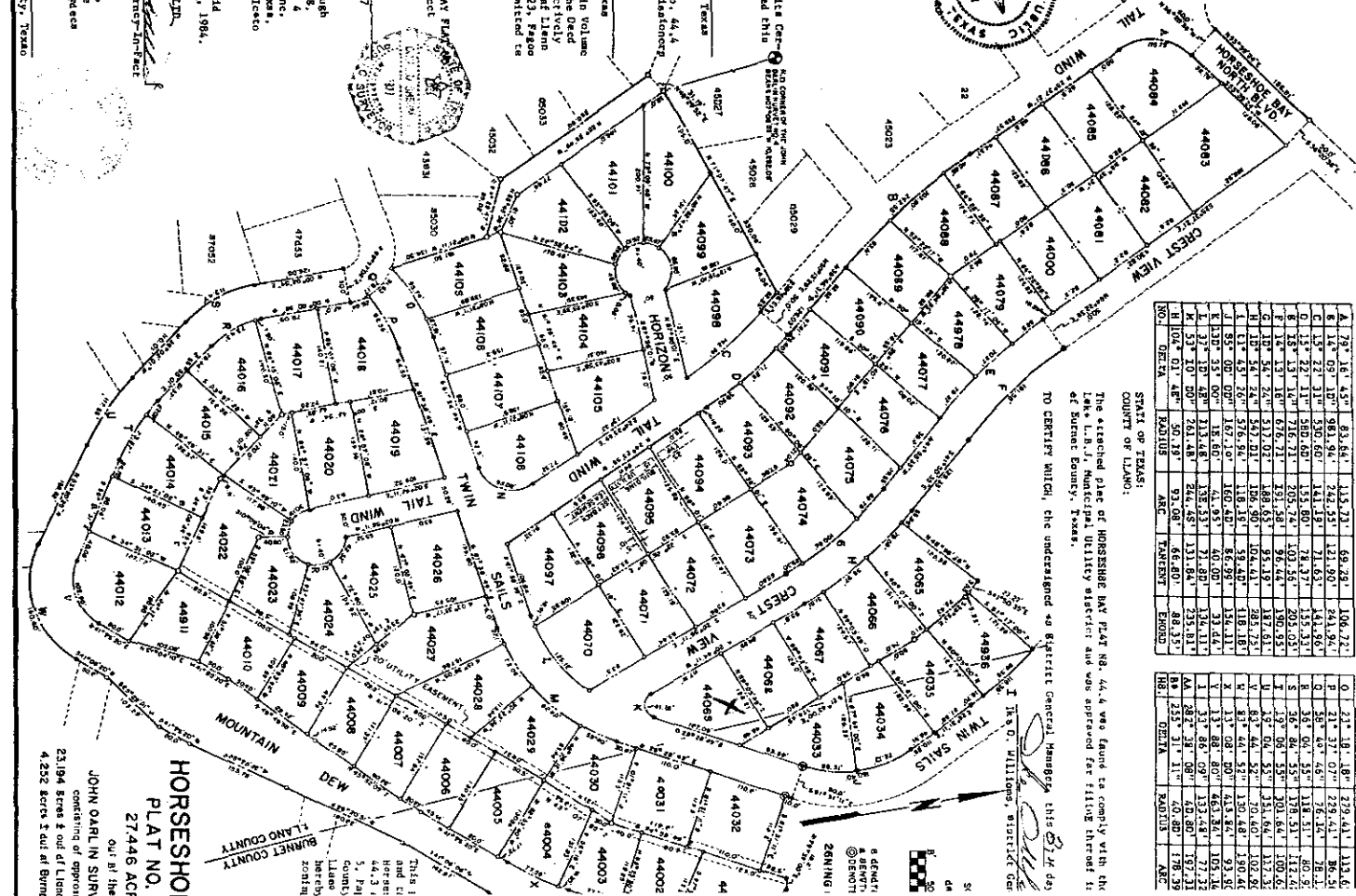
IN WITNESS WHEREOF, the said Horseshoe Bay Highlands, Ltd., a corporation, has caused the presents to be signed by its said General Partner, Morris D. Jeffa, Jr., through his said Attorney-in-Fact, Fred B. Daniels, this 27th day of October, 1984.

HORSESHOE BAY DEVELOPMENT COMPANY, INC.
 By: Fred S. Omlia, Attorney-in-Fact

STATE OF TEXAS:
 COUNTY OF BURNET:
 Before me, the undersigned Notary Public in and for County and State, on this day personally appeared Fred B. Daniels, Attorney-in-Fact for Morris D. Jeffa, Jr., General Partner of Horseshoe Bay Highlands, Ltd., and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27th day of October, 1984.

John Oarl In Sur, Notary Public, Burnet County, Texas



NO.	AREA	ACRES	TAXES	ENHANCED		
A	78	18.45	83.84	115.71	69.28	106.72
B	16	09.10	381.90	742.52	121.90	241.90
C	15	32.31	300.60	131.15	71.53	141.95
D	12	21.11	202.00	105.00	78.17	153.33
E	13	72.11	676.00	1351.50	228.50	457.00
F	14	13.10	626.71	151.58	96.44	190.92
G	10	54.24	511.07	188.65	95.19	187.51
H	18	34.24	317.01	186.90	104.41	203.75
I	17	34.24	317.01	186.90	104.41	203.75
J	19	57.26	576.94	118.15	59.40	118.15
K	35	00.00	167.10	160.40	86.95	132.11
L	30	35.00	181.00	111.00	70.00	132.00
M	31	30.00	165.00	105.00	70.00	132.00
N	32	30.00	165.00	105.00	70.00	132.00
O	33	30.00	165.00	105.00	70.00	132.00
P	34	30.00	165.00	105.00	70.00	132.00
Q	36	30.00	165.00	105.00	70.00	132.00
R	37	30.00	165.00	105.00	70.00	132.00
S	38	30.00	165.00	105.00	70.00	132.00
T	39	30.00	165.00	105.00	70.00	132.00
U	40	30.00	165.00	105.00	70.00	132.00
V	41	30.00	165.00	105.00	70.00	132.00
W	42	30.00	165.00	105.00	70.00	132.00
X	43	30.00	165.00	105.00	70.00	132.00
Y	44	30.00	165.00	105.00	70.00	132.00
Z	45	30.00	165.00	105.00	70.00	132.00
AA	46	30.00	165.00	105.00	70.00	132.00
AB	47	30.00	165.00	105.00	70.00	132.00
AC	48	30.00	165.00	105.00	70.00	132.00
AD	49	30.00	165.00	105.00	70.00	132.00
AE	50	30.00	165.00	105.00	70.00	132.00
AF	51	30.00	165.00	105.00	70.00	132.00
AG	52	30.00	165.00	105.00	70.00	132.00
AH	53	30.00	165.00	105.00	70.00	132.00
AI	54	30.00	165.00	105.00	70.00	132.00
AJ	55	30.00	165.00	105.00	70.00	132.00
AK	56	30.00	165.00	105.00	70.00	132.00
AL	57	30.00	165.00	105.00	70.00	132.00
AM	58	30.00	165.00	105.00	70.00	132.00
AN	59	30.00	165.00	105.00	70.00	132.00
AO	60	30.00	165.00	105.00	70.00	132.00
AP	61	30.00	165.00	105.00	70.00	132.00
AQ	62	30.00	165.00	105.00	70.00	132.00
AR	63	30.00	165.00	105.00	70.00	132.00
AS	64	30.00	165.00	105.00	70.00	132.00
AT	65	30.00	165.00	105.00	70.00	132.00
AU	66	30.00	165.00	105.00	70.00	132.00
AV	67	30.00	165.00	105.00	70.00	132.00
AW	68	30.00	165.00	105.00	70.00	132.00
AX	69	30.00	165.00	105.00	70.00	132.00
AY	70	30.00	165.00	105.00	70.00	132.00
AZ	71	30.00	165.00	105.00	70.00	132.00
BA	72	30.00	165.00	105.00	70.00	132.00
BB	73	30.00	165.00	105.00	70.00	132.00
BC	74	30.00	165.00	105.00	70.00	132.00
BD	75	30.00	165.00	105.00	70.00	132.00
BE	76	30.00	165.00	105.00	70.00	132.00
BF	77	30.00	165.00	105.00	70.00	132.00
BF	78	30.00	165.00	105.00	70.00	132.00
BF	79	30.00	165.00	105.00	70.00	132.00
BF	80	30.00	165.00	105.00	70.00	132.00
BF	81	30.00	165.00	105.00	70.00	132.00
BF	82	30.00	165.00	105.00	70.00	132.00
BF	83	30.00	165.00	105.00	70.00	132.00
BF	84	30.00	165.00	105.00	70.00	132.00
BF	85	30.00	165.00	105.00	70.00	132.00
BF	86	30.00	165.00	105.00	70.00	132.00
BF	87	30.00	165.00	105.00	70.00	132.00
BF	88	30.00	165.00	105.00	70.00	132.00
BF	89	30.00	165.00	105.00	70.00	132.00
BF	90	30.00	165.00	105.00	70.00	132.00
BF	91	30.00	165.00	105.00	70.00	132.00
BF	92	30.00	165.00	105.00	70.00	132.00
BF	93	30.00	165.00	105.00	70.00	132.00
BF	94	30.00	165.00	105.00	70.00	132.00
BF	95	30.00	165.00	105.00	70.00	132.00
BF	96	30.00	165.00	105.00	70.00	132.00
BF	97	30.00	165.00	105.00	70.00	132.00
BF	98	30.00	165.00	105.00	70.00	132.00
BF	99	30.00	165.00	105.00	70.00	132.00
BF	100	30.00	165.00	105.00	70.00	132.00

HORSESHOE BAY DEVELOPMENT COMPANY, INC.
 PLAT NO. 27446 ACF
 JOHN OARL IN SUR, Notary Public, Burnet County, Texas
 23194 Street 3 out of Llano
 42322 Street 3 out of Burnet

LLANO COUNTY TAX RESALE AUCTION BID FORM

Deadline: Noon, May 8, 2019

Submit a separate bid form for each item. This form may be copied or additional forms are available from the Llano County Tax Office. The **Item Number** is listed on the document entitled "**LLANO COUNTY TAX RESALE PROPERTY LIST**". The property list and complete sale information packet is available from the Llano County Tax Office or by calling the Law Firm of Linebarger Goggan Blair & Sampson, LLP at 512-634-3701.

ITEM NO. _____

LAWSUIT NO. _____

AMOUNT OF BID: \$ _____

BIDDER:

1. Name(s): _____

2. Address: _____

3. Tel. No. _____

4. Email _____

The name of the buyer in the Deed will be in the name(s) of the bidder(s) unless a different name(s) and/or address is listed here:

Refer to Terms of Sale for complete information on sale procedures. Bids may be on this form or any other written form that contains similar information. Bids are due on or before **noon, Wednesday, May 8, 2019** at the office of Kris Fogelberg, Tax Assessor/Collector, Llano County. The bids will be opened at **1:00pm, Wednesday, May 8, 2019** at the office of Kris Fogelberg, Tax Assessor-Collector, Llano County. Bids must be sealed in an envelope and the words "**sealed bid for tax property**" must be written on the outside of the envelope.

BY SUBMISSION OF THIS FORM, I REPRESENT THAT I HAVE READ AND ACCEPT THE TERMS OF THE SALE.

Signature of Bidder

Date