

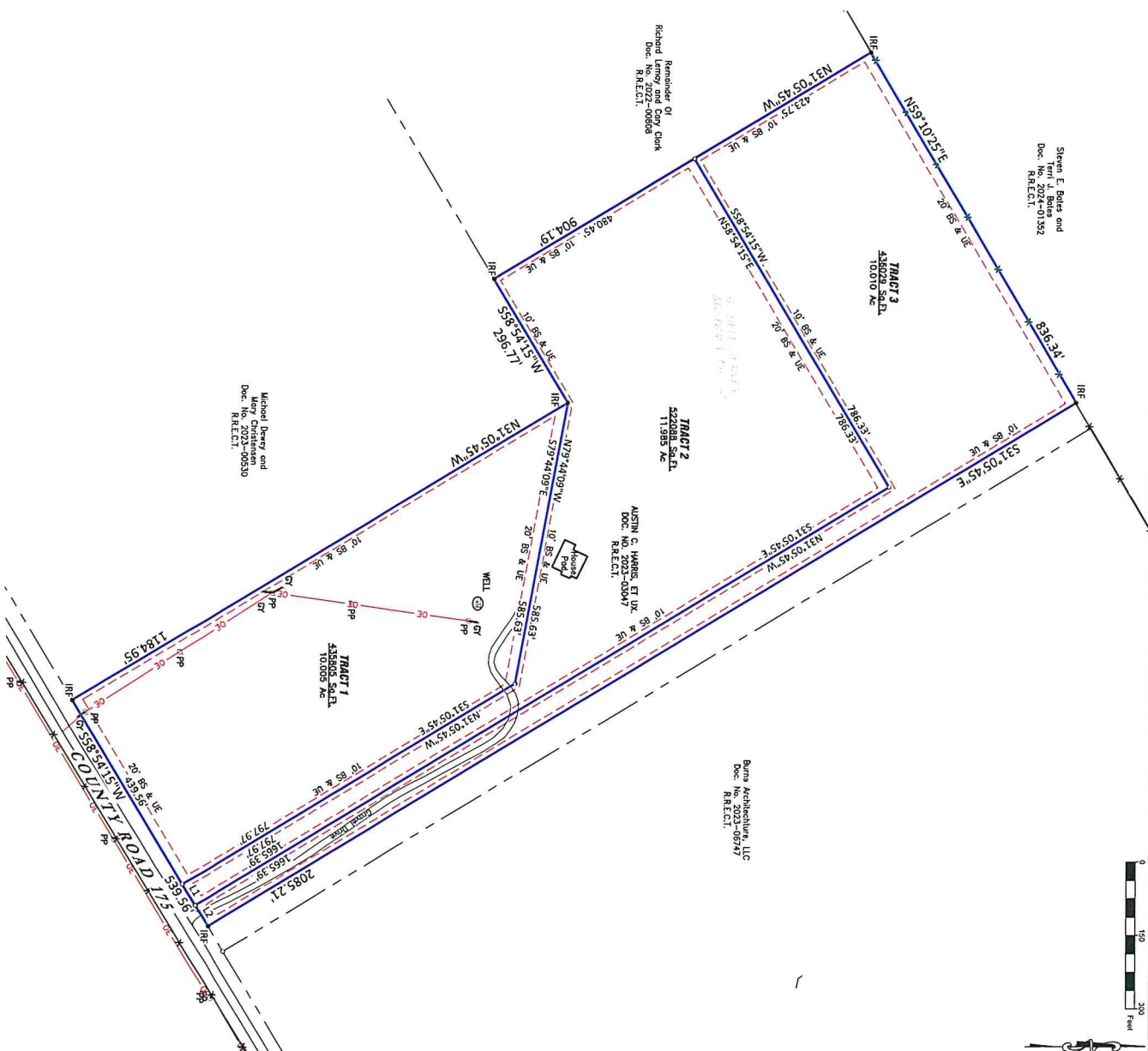
LEGEND:

BS.....Building Setback
GY.....Guy Wire
IRF.....5/8" Capped Iron Rod Found Mart
OE.....Overhead Electric
PP.....Power Pole
UE.....Utility Easement
R&ECT.....Real Records, Erath County, Texas
Wire Fence.....*

NOTES:

1. Basis of Beinging being U.S. State Farm (old) North Central Zone (2002 MODS) as established using the "Affiliated Risknet Coverage Network. Reference frame is MODS(2011)2002.010.000. Distance shown are U.S. Survey feet measured in surface waters.
2. Effective date November 16, 2011. The subject property lies within Zone 4 - A-655 determined to be outside the 0.2% chronic annual flood risk.
3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
4. All corners are 5/16 inch capped iron rods set marked "NATIVE CO., LLC" unless otherwise noted.

NO.	BEARING	DIST
L1	S58°54'15"W	50.00'
L2	S58°54'15"W	50.00'



SURVEYOR'S CERTIFICATION

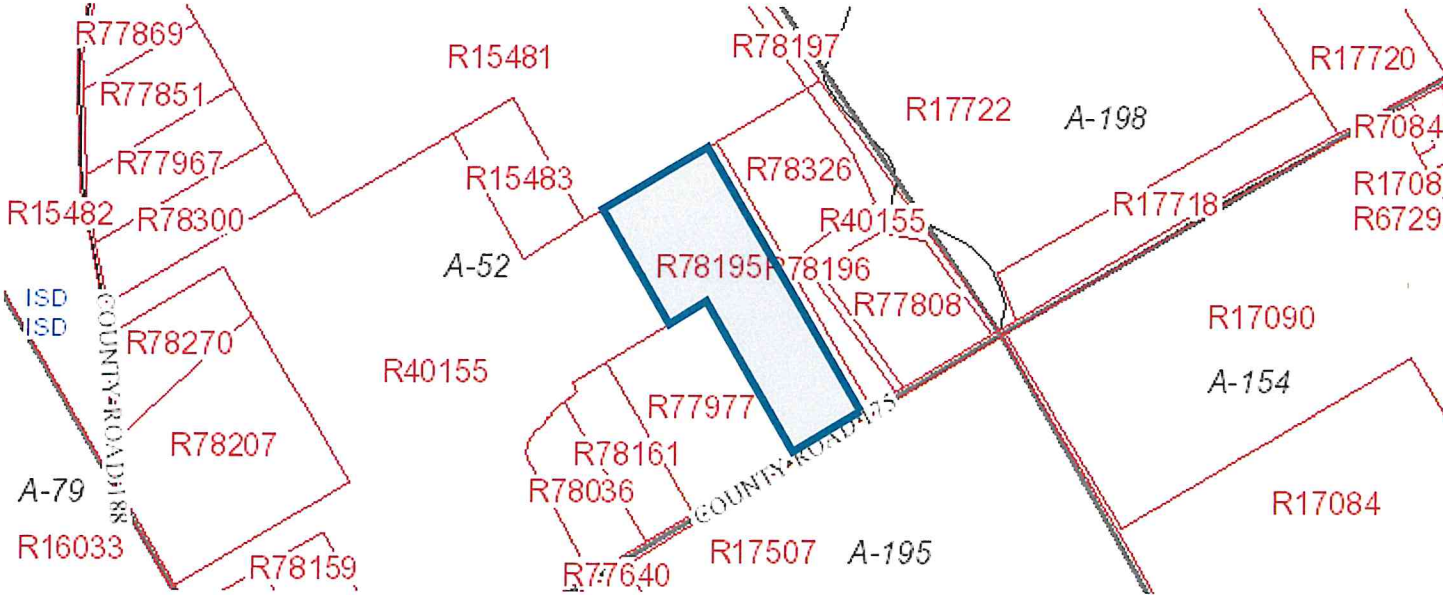
I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.

1.2.2020
N. Zane Griffin, RPLS
Date: April 19, 2024



P.O. Box 2465 Stephenville, TX 76401
 zarc@rainsclanburyengineering.com - 254-434-6697
 TBPELS Turn No. 10194572

Map



Property Details

Account		
Property ID:	R000078195	Geographic ID: R.0052.00150.00.0
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	6905 CR175	
Map ID:	18-16-2	Mapsco:
Legal Description:	Acres 32.000, A0052 BELL DANIEL	
Abstract/Subdivision:		
Owner		
Name:	HARRIS AUSTIN C	
Agent:		
Mailing Address:	28550 N US377 BLUFF DALE, TX 76433	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$416,000 (+)
Market Value:	\$416,000 (=)
Agricultural Value Loss: ⓘ	\$412,930 (-)
Appraised Value:	\$416,000 (=)
HS Cap Loss/Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$3,070
Ag Use Value:	\$3,070

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: HARRIS AUSTIN C & BROOKE M HARRIS %Ownership: 100.00%

Entity	Description	Market Value	Taxable Value
072	ERATH COUNTY	\$416,000	\$3,070
901	THREE WAY ISD	\$416,000	\$3,070
MTD	MIDDLE TRINITY WATER	\$416,000	\$3,070
RER	ERATH ROAD & BRIDGE	\$416,000	\$3,070

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SAE		32	1,393,920.00	0.00	0.00	\$416,000	\$3,072

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$416,000	\$3,070	\$416,000	\$0	\$3,070
2023	\$0	\$480,000	\$2,750	\$480,000	\$0	\$2,750

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/30/2023	L		CLARK CARY & RICHARD LEMAY	HARRIS AUSTIN C & BROOKE M HARRIS			2023- 03047