

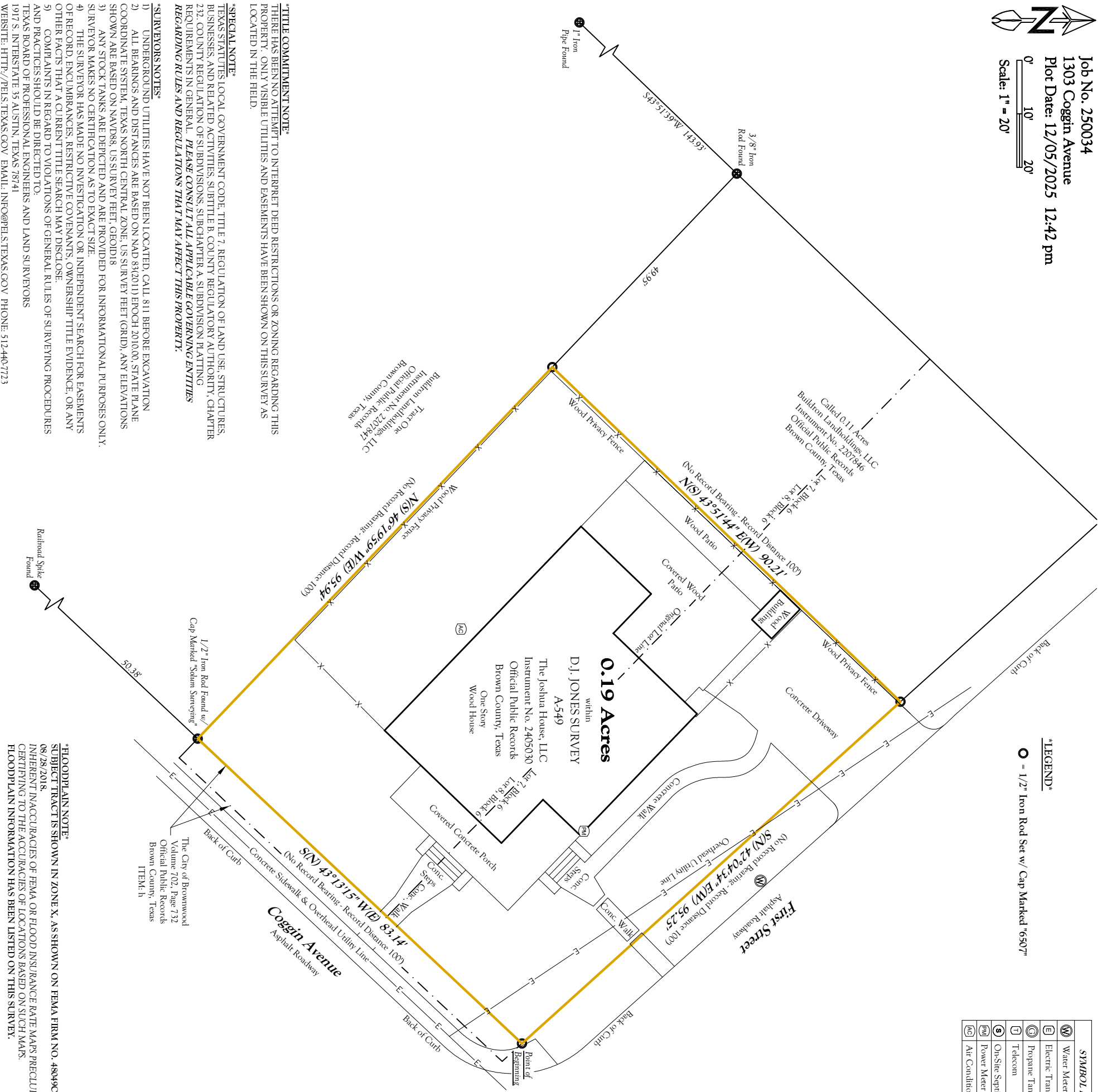


Job No. 250034
1303 Coggin Avenue
Plot Date: 12/05/2025 12:42 pm

0' 10' 20'
Scale: 1" = 20'

LEGEND
○ = 1/2" Iron Rod Set w/ Cap Marked "6507"

SYMBOL LEGEND	
Ⓜ	Water Meter
ⓔ	Electric Transformer
Ⓣ	Propane Tank
Ⓣ	Telecom
Ⓢ	On-Site Septic
Ⓜ	Power Meter
Ⓜ	Air Conditioner



TITLE COMMITMENT NOTE:
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SPECIAL NOTE:
TEXAS STATUTES (LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

SURVEYORS NOTES:
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION
2) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID), ANY ELEVATIONS SHOWN ARE BASED ON NAVD88, US SURVEY FEET, GEOID18
3) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
1917 S. INTERSTATE 35 AUSTIN, TEXAS 78741
WEBSITE: HTTP://BLS.TEXAS.GOV EMAIL: INFO@BLS.TEXAS.GOV PHONE: 512-440-7723

FLOODPLAIN NOTE:
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM NO. 4849C0378E, EFFECTIVE 08/28/2018. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

A LAND TITLE SURVEY OF

1303 COGGIN AVENUE, BROWNWOOD, TEXAS 76801

0.19 ACRES OF LAND LOCATED IN THE D.J. JONES SURVEY, A-549, BEING A PORTION OF A TRACT CONVEYED TO THE JOSHUA HOUSE, LLC AS DESCRIBED IN INSTRUMENT NO. 2405030 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BROWN COUNTY, TEXAS, AND BEING A PORTION OF LOTS 7 AND 8, BLOCK 6 OF THE FORDS ADDITION, AN ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 170 OF THE PLAT RECORDS OF BROWN COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH CAP MARKED "6507", SAID POINT ALSO BEING IN THE NORTHEAST CORNER OF SAID LOT 7, AND IN THE SOUTHWEST LINE OF FIRST STREET, AND BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO THE CITY OF BROWNWOOD AS DESCRIBED IN VOLUME 702, PAGE 732 RECORDED IN SAID OFFICIAL PUBLIC RECORDS FOR THE EAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 43°13'15" W - 83.14 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED SOLUM SURVEYING", SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID THE CITY OF BROWNWOOD TRACT, AND BEING IN THE SOUTHWEST LINE OF SAID LOT 8, AND IN THE NORTHEAST LINE OF TRACT ONE CONVEYED TO BUILDIRON LANDHOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NO. 2207847 RECORDED IN SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTH CORNER OF SAID TRACT DESCRIBED HEREIN;

THENCE N 46°19'59" W - 95.94 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "6507", SAID POINT ALSO BEING THE SOUTH CORNER OF A CALLED 0.11 ACRES TRACT CONVEYED TO BUILDIRON LANDHOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NO. 2207846 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING IN THE SOUTHWEST LINE OF SAID LOT 8 FOR THE WEST CORNER OF SAID TRACT DESCRIBED HEREIN FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID LOT 8 BEARS N 46°19'59" W - 49.95 FEET;

THENCE N 43°51'44" E - 90.21 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "6507", SAID POINT ALSO BEING IN THE NORTH LINE OF SAID LOT 7 AND BEING IN THE SOUTHWEST LINE OF SAID FIRST STREET FOR THE NORTH CORNER OF SAID TRACT DESCRIBED HEREIN;

THENCE ALONG THE SOUTHWEST A LINE OF SAID FIRST STREET, S 42°04'34" E - 95.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.190 ACRES OF LAND.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED

NATIONAL INVESTORS TITLE INSURANCE COMPANY - GF No. 2501736BC
h. Subject to a 5x110' tract of land conveyed to the City of Brownwood described in a Warranty Deed dated December 8th, 1976, recorded in Volume 702, Page 732, Deed Records of Brown County. (AS SHOWN)

- I HEREBY CERTIFY THE FOLLOWING:
- THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.
 - ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - TO THE BEST OF MY KNOWLEDGE THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN
 - THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON THE GROUND NOVEMBER 14, 2025.
- I ASSUME NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. ORIGINAL COPIES OF THIS SURVEY WILL BE RETAINED IN THE SURVEYORS OFFICE AND MAY BE OBTAINED BY WRITTEN REQUEST. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

STANLEY DRANNON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE NO. 6507
801 EAST MAIN STREET
ADA, OKLAHOMA 74820
PHONE NO. 580-323-0974
STAN@DRANNONLANDSURVEY.COM



PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED