

**PREPARED FOR BY**  
 THE PLAT IS MADE BY ME, JAMES DAVID PRUITT, Surveyor, State of Texas, and is subject to the provisions of the Surveyors' Code of Ethics, Chapter 107, Article 107.01, and the provisions of the Texas Surveyors' Act, Chapter 107, Article 107.01, and the provisions of the Texas Surveyors' Act, Chapter 107, Article 107.01, and the provisions of the Texas Surveyors' Act, Chapter 107, Article 107.01.

**DATE** 8/08/22

**PREPARED BY**  
 JAMES DAVID PRUITT  
 Surveyor, State of Texas  
 No. 107,000

**APPROVED BY**  
 [Signature]  
 County Clerk, Brown County, Texas

**RECORDED BY**  
 [Signature]  
 County Clerk, Brown County, Texas

**BROWN COUNTY, TEXAS**

**PRUITT RANCH ESTATES ADDITION**

**FINAL PLAT**

BEING A 14.00 ACRE TRACT OF LAND SITUATED WITHIN THE MARTIN FLOOD SURVEY, ABSTRACT NO. 335, BROWN COUNTY, TEXAS.

**WATER SOURCE INFORMATION:**  
 PRUITT RANCH ESTATES ADDITION  
 11001 CR 354  
 BROWN COUNTY, TX 77801  
 (254) 846-0721

**TOTAL NUMBER OF LOTS: 14**

**PLAT TO ALLOW 7 SHARED ENTRANCES ALONG ENDM TO MARKET ROAD NO. 1001 TO SERVICE LOTS 1-14 (SIDES HEREON)**

**DEVELOPER INFORMATION:**  
 JAMES DAVID PRUITT  
 11001 CR 354  
 BROWN COUNTY, TX 77801  
 (254) 846-0721

**WATER SOURCE INFORMATION:**  
 PRUITT RANCH ESTATES ADDITION  
 11001 CR 354  
 BROWN COUNTY, TX 77801  
 (254) 846-0721

**PLAT TO ALLOW 7 SHARED ENTRANCES ALONG ENDM TO MARKET ROAD NO. 1001 TO SERVICE LOTS 1-14 (SIDES HEREON)**

August 8, 2022 (Exhibit #4)

STATE OF TEXAS  
COUNTY OF BROWN

**PRUITT RANCH ESTATES ADDITION:** Being a 14.00 acre tract of land out of and part of the Martin Flood Survey, Abstract No. 335, Brown County, Texas, said 14.00 acre tract being out of and part of the remaining portion of that certain tract of land described in a deed to David Pruitt recorded in Volume 1538, Page 499, Real Property Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Pruitt tract and Farm to Market Road No. 3021, for the Southeast corner of this described tract; from which a 1/2" rebar rod found with a survey cap stamped RPLS 6224 (control monument) for the Southwest corner of a 5.00 acre tract surveyed for Bryan & Loretta Thompson on February 25<sup>th</sup>, 2022 bears S 89° 57' 22" E. 60.00 feet and a 1/2" rebar rod (control monument) found for the original Southeast corner of said Pruitt tract bears S 89° 57' 22" E. 567.58 feet;

Thence N 89° 57' 22" W, 2088.75 feet over and across said Flood Survey along the common line between said Pruitt tract and said Farm to Market Road No. 3021, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between the remaining portion of said Pruitt tract and a tract of land described in a deed to DFC Texas Land, L.L.C. recorded in Volume 24, Page 262, Official Public Records, Brown County, Texas, for the Southwest corner of this described tract; from which a 1/2" rebar rod (control monument) found for the Southwest corner of said DFC Texas Land, L.L.C. tract and the original Southwest corner of said Pruitt tract bears N 89° 57' 22" W, 206.38 feet;

Thence N 00° 50' 36" W, 291.68 feet over and across said Flood Survey along the common line between the remaining portion of said Pruitt tract and said DFC Texas Land, L.L.C. tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for the Northwest corner of this described tract;

Thence S 89° 57' 22" E, 2093.27 feet over and across said Flood Survey and said Pruitt tract along the North line of this described tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for the Northeast corner of this described tract;

Thence S 00° 02' 38" W, 291.65 feet over and across said Flood Survey and said Pruitt tract along the East line of this described tract, to the place of beginning and containing 14.00 acres of land.

*Note: All bearings were based on GPS observations. NAD83 Texas Central 4203 (Epoch 2011).*

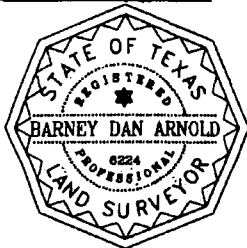
**SURVEYOR'S CERTIFICATION**

I, Barney Dan Arnold, RPLS No. 6224, do hereby certify that these field notes accurately represent an on the ground survey performed under my direct supervision and conforms in all ways to the Brown County Subdivision Regulations and the Texas Board of Professional Land Surveying Minimum Standards.



Date: 04-08-2022

Barney Dan Arnold, RPLS No. 6224  
Arnold Land Surveying & Mapping  
306 W. Main St.  
Eastland, Tx. 76448  
(254)629-8550 Office  
(254)629-8524 Fax  
TBPLS Firm No. 101885-00  
[arnoldlandsurvey@att.net](mailto:arnoldlandsurvey@att.net)



Copies are not official unless seal is embossed  
Copyright Arnold Land Surveying & Mapping

## Declaration of Restrictive Covenants of the Pruitt Ranch Estates Addition

Date: August 12, 2022

Declarant: Jaryn David Pruitt

Declarant's Address: 7201 FM 2632 N., Brownwood, TX 76801

Property: See Exhibit "A" attached hereto.

### Definitions

"Covenants" means the covenants, conditions, and restrictions contained in this Declaration.

"Declarant" means Jaryn David Pruitt and any successor that acquires all unimproved Lots owned by Declarant for the purpose of development and is named as successor in a recorded document.

"Easements" means Easements within the Property for utilities, drainage, and other purposes as shown on the Plat or of record.

"Lot" means each tract of land designated as a lot on the Plat.

"Owner" means every record Owner of a fee interest in a Lot.

"Plat" means the Plat of the Property recorded in Volume 5, Page 355-356 of the Plat Records of Brown County, Texas, and any replat of or amendment to the Plat made in accordance with this Declaration.

"Residence" means a detached building designed for and used as a dwelling by a Single Family and constructed on one or more Lots.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a Residence.

"Structure" means any improvement on a Lot (other than a Residence), including a fence, wall, tennis court, swimming pool, outbuilding, or recreational equipment.

"Subdivision" means the Property covered by the Plat and any additional property made subject to this Declaration.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, whether self-propelled or towed.

### Clauses and Covenants

#### A. Imposition of Covenants

1. Declarant imposes the Covenants on the Subdivision. All Owners and other occupants of the Lots by their acceptance of their deeds, leases, or occupancy of any Lot agree that the Subdivision is subject to the Covenants.

2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Subdivision for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in a Lot.

3. Each Owner and occupant of a Lot agrees to comply with this Declaration and agrees that failure to comply may subject him to a fine, damages, or injunctive relief.

B. Plat and Easements.

1. The Plat, Easements, and all matters shown of record affecting the Property are part of this Declaration and are incorporated by reference.

2. An Owner may use that portion of a Lot lying in an Easement for any purpose that does not interfere with the purpose of the Easement or damage any facilities. Owners do not own any utility facilities located in an Easement.

3. Neither Declarant nor any Easement holder is liable for damage to landscaping or a Structure in an Easement.

4. Declarant and each Easement holder may install, maintain, and connect facilities in the Easements.

C. Use and Activities

1. Permitted Use. A Lot may be used only for an approved Residence and approved Structures for use by a Single Family.

2. Prohibited Activities. Prohibited activities are—

- a. any activity that is otherwise prohibited by this Declaration;
- b. any illegal activity;
- c. any nuisance or noxious or offensive activity;
- d. any dumping of rubbish;
- e. any storage of-
  - i. materials except during the construction or renovation of a Residence or a Structure;
  - ii. vehicles, except vehicles in a garage or Structure or operable automobiles on a driveway; or
  - iii. unsightly objects unless completely shielded by a Structure;

a) No lot shall be used for the parking or storage, temporary or otherwise, of any abandoned or inoperable vehicle, trailer, boat, camper, motor home, travel trailer or mobile home, tractors or any other farm equipment or machinery, unless they are stored, parked or housed inside a building so as not to be visible from outside the premises.

b) No vehicle with tonnage in excess of one (1) ton, camper, trailer, mobile home, motor home or boat shall be permitted to park overnight or for extended periods during the day in, on or about the premises, or park in, on or about the front or side yards of the premises. No boat, camper, trailer or any other vehicle shall be parked for storage in the driveway or yard in front of the respective house. Any storage of such

vehicles shall be in a garage or other facility which will not cause an unsightly condition.

- f. any exploration for or extraction of minerals;
- g. any keeping or raising of animals, livestock, or poultry, except for common domesticated household pets, such as dogs and cats, not to exceed 2 confined to a fenced yard or within the Residence;
  - i. No animals, livestock, swine, fowl or poultry of any kind shall be raised, bred or kept on the property hereby conveyed, except that dogs, cats or other normal household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. All animals which are allowed on the premises by these restrictions shall not be allowed to run at large or to roam the neighborhood unattended, and must be kept in fenced enclosures, cages, or on a leash at all times.
- h. any commercial or professional activity except reasonable home office use;
- i. the drying of clothes in a manner that is visible from any street;
- j. the display of any sign except—
  - i. one not more than five square feet, advertising the Lot for sale or rent or advertising a garage or yard sale; and
  - ii. political signage not prohibited by law; installing a mobile home, manufactured home, manufactured housing, motor home, or house trailer on a Lot;
- k. moving a previously constructed house onto a Lot;
- l. interfering with a drainage pattern or the natural flow of surface water; hunting and shooting, and occupying a Structure that does not comply with the construction standards of a Residence.

D. Construction and Maintenance Standards

- 1. Lots
  - a. Consolidation of Lots. An Owner of adjoining Lots may consolidate those Lots into one site for the construction of a Residence
  - b. Subdivision Prohibited. No Lot may be further subdivided.
  - c. Easements. No easement in a Lot may be granted.  
Maintenance. Each Owner must keep the Lot, all landscaping, the Residence, and all Structures in a neat, well-maintained, and attractive condition.
- 2. Residences and Structures
  - a. Aesthetic Compatibility. All Residences, Structures, and Landscaping must be aesthetically compatible with the Subdivision.
  - b. Maximum Height. The maximum height of a Residence is one story. No two story homes are permitted within the Subdivision.
  - c. Required Area. The total area of a Residence, exclusive of porches, garages, or carports, must be at least 1,300 square feet.
  - d. Location on Lot. No Residence or Structure may be located in violation of the setback lines shown on the Plat. Each Residence must face the front Lot line. All Structures must be located behind the front wall of the Residence. All outbuildings, except garages, must not be visible from any street. In no event shall a residence be built within thirty-five (35) feet of the front property line of any building site, nor within thirty (30) feet of a side street, nor within ten (10) feet of a side

line or inside lot. All garages or other outbuildings shall be at least ten (10) feet from the side or rear property line and no garage or other outbuildings shall be built nearer the front property line than the main residence.

- i. The construction of any storage or other out building must be of new materials and completely enclosed in masonry material identical to the masonry used on the residence located on the premises.
  - e. Garages. Each Residence must have at least a two-car garage accessed by a driveway. The garage may not be enclosed.
  - f. Damaged or Destroyed Residences and Structures. Any Residence or Structure that is damaged must be repaired within 180 days and the Lot restored to a clean, orderly, and attractive condition. Any Residence or Structure that is damaged to the extent that repairs are not practicable must be demolished and removed within 270 days and the Lot restored to a clean and attractive condition.
  - g. Fences, Walls, and Hedges. No fence, wall, or hedge may be located forward of the front wall line of the Residence, except for trellises and decorative fences. No chain link fences are permitted. All fences must be privacy fences with a minimum height of 6 feet.
  - h. Traffic Sight Lines. No landscaping that obstructs traffic sight lines may be placed on any Lot.
  - i. Landscaping. Landscaping must be installed within 120 days after occupancy.
3. Building Materials for Residences and Structures
- a. Roofs. Only composition or metal may be used on Residences and Structures. All roof stacks must be painted to match the roof Color.
  - b. Air Conditioning. Window- or wall-type air conditioners may not be used in a Residence.
  - c. Exterior Walls. All Residences must have at least 75 percent of their exterior walls, including exposed foundation, of stone or brick, minus windows and doors. No vinyl siding is permitted.
  - d. Driveways and Sidewalks. All driveways and sidewalks must be surfaced with concrete or asphalt.
  - e. Lot Identification. Lot address numbers and name identification must be aesthetically compatible with the Subdivision.
  - f. Awnings. No awnings are allowed in front of garages or along the side of any residence.

E. General Provisions

1. Term. This Declaration runs with the land and is binding for a term of 25 years. Thereafter this Declaration automatically continues for successive terms of 10 years each, unless within 6 months before the end of a term 66 percent of the Owners vote not to extend the term.  

No Waiver. Failure by an Owner to enforce this Declaration is not a waiver.
2. Corrections. Declarant may correct typographical or grammatical errors, ambiguities, or inconsistencies contained in this Declaration, provided that any correction must not impair or affect a vested property right of any Owner.
3. Amendment. This Declaration may be amended at any time by the affirmative vote of 75 percent of the Owners.

4. Severability. If a provision of this Declaration is unenforceable for any reason, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability does not affect any other provision of this Declaration, and this Declaration is to be construed as if the unenforceable provision is not a part of the Declaration.
5. Notices. Any notice required or permitted by this Declaration must be given in writing by certified mail, return receipt requested. Unless otherwise required by law or this Declaration, actual notice, however delivered, is sufficient.
6. Annexation of Additional Property. On written approval of Declarant and not less than 66 percent of the Owners, the owner of any property who desires to subject the property to this Declaration may record an annexation agreement that will impose this Declaration and the Covenants on that property.
7. Pre-suit Mediation. As a condition precedent to the commencement of a legal proceeding to enforce this Declaration, the Owners will mediate the dispute in good faith.
8. Association. The Owners of 66 percent of Lots in the Subdivision may authorize the formation of an association of Owners ("Association") by signing and acknowledging a statement containing (a) the proposed Association's name and type of entity and (b) the names and addresses of the initial directors. The Association will be governed by this Declaration, its Certificate of Formation, if any, and its bylaws and rules adopted by its board of directors (collectively, "Governing Documents").

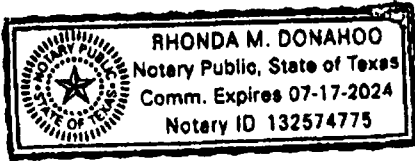
If an Association is formed, every Owner will be a member and agrees to comply with the Governing Documents with the same consequences for failure to comply as are contained in this Declaration for failure to comply with it. Membership in the Association is appurtenant to and may not be separated from ownership of a Lot. If more than one person is an Owner of a Lot, only one vote may be cast for the Lot. The Association will have the powers of a Texas [nonprofit corporation or unincorporated nonprofit association] and a property owners association for the Subdivision under the Texas Business Organizations Code, the Texas Property Code, and the Governing Documents. The Association may levy assessments to pay the expenses of its formation; to promote the recreation, health, safety, and welfare of Owners in the Subdivision; to fund its operating expenses; and to improve and maintain any common areas. An assessment is a personal obligation of each Owner when the assessment accrues. Assessments are secured by a continuing vendor's lien on each Lot, and the lien is reserved by the Declarant and assigned to the Association. By acceptance of a deed to a Lot, each Owner grants a lien, together with the power of sale, to the Association to secure assessments. The lien granted and reserved to the Association is subordinate to any lien granted by an Owner against a Lot not prohibited by the Texas Constitution. The foreclosure of a superior lien extinguishes the Association's lien as to assessments due before the foreclosure. The bylaws or the rules of the Association establish when assessments are due, how assessment amounts may be changed, and the Association's rights to collect assessments. Regular assessments will be equal for all Lots. The bylaws and rules may also specify the Association's remedial rights to charge late fees for late payment of assessments; enforce compliance with the Governing Documents; and assess an Owner for attorney's fees and costs arising out of enforcement actions, foreclosure of the Association's lien, or suspension of an Owner's rights, including voting rights, for a delinquency in paying an assessment or other violations of the Governing Documents.

Governing Documents; and assess an Owner for attorney's fees and costs arising out of enforcement actions, foreclosure of the Association's lien, or suspension of an Owner's rights, including voting rights, for a delinquency in paying an assessment or other violations of the Governing Documents.

*Jaryn David Pruitt*  
\_\_\_\_\_  
Jaryn David Pruitt

THE STATE OF TEXAS       §  
  §  
COUNTY OF BROWN       §

The foregoing instrument was acknowledged before me on the 12 day of August, 2022, by Jaryn David Pruitt.



*Rhonda Donahoo*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
*Rhonda Donahoo*  
\_\_\_\_\_  
PRINTED NAME OF NOTARY

**Exhibit "A"**

**PRUITT RANCH ESTATES ADDITION:** Being a 14.00 acre tract of land out of and part of the Martin Flood Survey, Abstract No. 335, Brown County, Texas, said 14.00 acre tract being out of and part of the remaining portion of that certain tract of land described in a deed to David Pruitt recorded in Volume 1538, Page 499, Real Property Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a ½" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Pruitt tract and Farm to Market Road No. 3021, for the Southeast corner of this described tract; from which a ½" rebar rod found with a survey cap stamped RPLS 6224 (control monument) for the Southwest corner of a 5.00 acre tract surveyed for Bryan & Loretta Thompson on February 25th, 2022 bears S 89° 57' 22" E, 60.00 feet and a ½" rebar rod (control monument) found for the original Southeast corner of said Pruitt tract bears S 89° 57' 22" E, 567.58 feet;

Thence N 89° 57' 22" W, 2088.75 feet over and across said Flood Survey along the common line between said Pruitt tract and said Farm to Market Road No. 3021, to a ½" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between the remaining portion of said Pruitt tract and a tract of land described in a deed to DFC Texas Land, LLC recorded in Volume 24, Page 262, Official Public Records, Brown County, Texas, for the Southwest corner of this described tract; from which a rebar rod (control monument) found for the Southwest corner of said DFC Texas Land, LLC tract and the original Southwest corner of said Pruitt tract bears N 89° 57' 22" W, 206.38 feet;

Thence N 00° 50' 36" W, 291.68 feet over and across said Flood Survey along the common line between the remaining portion of said Pruitt tract and said DFC Texas Land, LLC tract, to a ½" rebar rod set with a survey cap stamped RPLS 6224 for the Northwest corner of this described tract;

Thence S 89° 57' 22" E, 2093.27 feet over and across said Flood Survey and said Pruitt tract along the North line of this described tract, to a ½" rebar rod set with a survey cap stamped RPLS 6224 for the Northeast corner of this described tract;

Thence S 00° 02' 38" W, 291.65 feet over and across said Flood Survey and said Pruitt tract along the East line of this described tract, to the place of beginning and containing 14.00 acres of land.

*Note: All bearings were based on GPS observations, N411)83 Texas Central 4203 (Epoch 2011).*

BRETT MCKIBBEN  
 Phone: (325) 643-5676  
 Fax: (325) 646-8918

BROWN COUNTY APPRAISAL DISTRICT

**2021 TAX STATEMENT**

STATEMENT NUMBER	61367
PROPERTY ID NUMBER	36794

www.brown-cad.org

<b>NAME &amp; ADDRESS</b> Owner ID: 16865 Pct: 100.000% PRUITT, DAVID 7201 FM 2632 BROWNWOOD, TX 76801-9180	<b>PROPERTY DESCRIPTION</b> W J GOVER, SURVEY PRE, ABSTRACT 1672, MARTIN FLOOD, ABSTRACT 335, T G EATON, ABSTRACT 1395, JESSE CASON, ABSTRACT 1607, ACRES 99.96  Acreage: 99.9600 Type: R	<b>PROPERTY GEOGRAPHICAL ID</b> A1672-0001-01
		<b>PROPERTY SITUS / LOCATION</b> 7201 FM 2632 N BROWNWOOD, TX 76801

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE
238,480	220,510	1,820	57,520	442,968

00% Assessment Ratio

Appraised Value w/o 10% CAP:

460,810

PAGE 10 OF 17  
INST 02206145  
YEAR 2022

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
BROWNWOOD ISD	442,968	25,000	0	0		417,968	1.0754000	4,494.83
ROAD & FLOOD	442,968	3,000	0	0		439,968	0.0869000	382.33
BROWN COUNTY	442,968	0	0	0		442,968	0.4673000	2,069.99

Total Taxes Due By Jan 31, 2022	6,947.15
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Penalty & Interest if paid after Jan 31, 2022		
If Paid in Month	P&I Rate	Tax Due*
February 2022	7%	7,433.45
March 2022	9%	7,572.40
April 2022	11%	7,711.35
May 2022	13%	7,850.27
June 2022	15%	7,989.22

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

\*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency [Tax Code Sec 33.11] or Additional Late Filing Penalty of 10% [Tax Code Sec 23.54, Tax Code Sec 21.10] or Late Correction penalty of 10% [Tax Code Sec 25.25(d)].

\* DETACH HERE AND RETURN WITH PAYMENT \*

Make checks payable to:

BRETT MCKIBBEN  
 BROWN COUNTY APPRAISAL DISTRICT  
 403 FISK ST 325-643-5676  
 BROWNWOOD, TX 76801

RETURN SERVICE REQUESTED



<b>Owner Name and Address</b> PRUITT, DAVID 7201 FM 2632 BROWNWOOD, TX 76801-9180	<b>Statement Number</b> 2021 61367
	<b>Prop ID Number</b> 36794
	<b>Geographical ID</b> A1672-0001-01

See payment schedule below for tax due.

If Paid in Month	Tax Due	In January Pay
October 2021	6,947.15	<b>6,947.15</b>
November 2021	6,947.15	
December 2021	6,947.15	Taxes are payable October 1, 2021 and become delinquent on February 1, 2022
January 2022	6,947.15	
February 2022	7,433.45	
March 2022	7,572.40	
April 2022	7,711.35	
May 2022	7,850.27	
June 2022	7,989.22	

PRUITT, DAVID  
 7201 FM 2632  
 BROWNWOOD, TX 76801-9180

**Comparison of Tax History**

Year	Taxing Unit	Stmnt ID	Assessed Value	Taxable Value	Rate per \$100	Tax Amount	% Change in Tax
2021	BROWN COUNTY	61367	442,968	442,968	0.467300	2,069.99	2.91
	BROWNWOOD ISD	61367	442,968	417,968	1.075400	4,494.83	4.22
	ROAD & FLOOD	61367	442,968	439,968	0.086900	382.33	2.92
2020	BROWN COUNTY	59233	413,016	413,016	0.487000	2,011.39	-1.64
	BROWNWOOD ISD	59233	413,016	388,016	1.111500	4,312.80	2.04
	ROAD & FLOOD	59233	413,016	410,016	0.090600	371.47	4.26
2019	BROWN COUNTY	32272	400,650	400,650	0.510400	2,044.92	11.75
	BROWNWOOD ISD	32272	400,650	375,650	1.125100	4,226.44	6.99
	ROAD & FLOOD	32272	400,650	397,650	0.089600	356.29	6.10
2018	BROWN COUNTY	55315	352,790	352,790	0.518700	1,829.92	-2.92
	BROWNWOOD ISD	55315	352,790	327,790	1.205100	3,950.20	-0.15
	ROAD & FLOOD	55315	352,790	349,790	0.096000	335.80	12.34
2017	BROWN COUNTY	53461	350,570	350,570	0.537700	1,885.02	111.47
	BROWNWOOD ISD	53461	350,570	325,570	1.215100	3,956.00	126.58
	ROAD & FLOOD	53461	350,570	347,570	0.086000	298.91	123.00
2016	BROWN COUNTY	51729	168,692	168,692	0.528400	891.37	N/A
	BROWNWOOD ISD	51729	168,692	143,692	1.215100	1,746.00	N/A
	ROAD & FLOOD	51729	168,692	165,692	0.080900	134.04	N/A

**% Change 5th Year Comparison(Compare 2021 to 2016)**

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
BROWN COUNTY	162.59%	162.59%	-11.56%	132.23%
BROWNWOOD ISD	162.59%	190.88%	-11.50%	157.44%
ROAD & FLOOD	162.59%	165.53%	7.42%	185.24%

Year	M&O Rate	I&S Rate	Total Rate
2021	0.936900	0.138500	1.075400
2020	0.966400	0.145100	1.111500





PROPERTY APPRAISAL INFORMATION 2023

Values

IMPROVEMENTS	242,721
LAND MARKET	392,160
MARKET VALUE	634,940
PRODUCTIVITY LOSS	362,530
APPRAISED VALUE	272,380
HS CAP LOSS	-
ASSESSED VALUE	272,380

Entities

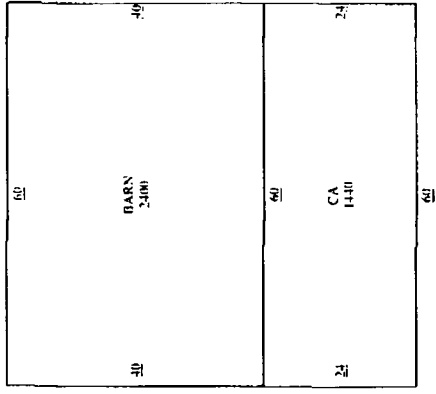
CAD	100%
GBC	100%
RRF	100%
SBR	100%

OWNER ID  
156065  
OWNERSHIP  
100.00%

ACRES: 94.9600  
EFF. ACRES:

APPR VAL METHOD: Cost

SKETCH for Improvement #5 (MISCELLANEOUS)



GENERAL

SITUS 7201 FM 2632 N BROWNWOOD, TX 76801

UTILITIES

TOPOGRAPHY

ROAD ACCESS IMP-P

ZONING

BUILDER

NEXT REASON SUBDIVIDING LAND

REMARKS 2022: AG LAYOUT

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
10/15/2021 \*\*\*\*\* PRUITT, DAVID AOH / /  
OT / /

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNG	COMP	ADJ	ADJ VALUE
5.	MTL	SHOP	SP	SP/	2,400.0	10.00	1	0	2022	24,000	100%	98%	100%	100%	100%	0.98	23,520
		CANOPY	SP	SP/	1,440.0	4.50	1	0		6,480	100%	98%	100%	100%	100%	0.98	6,350
			STCD:	E				0		30,480							29,870

IMPROVEMENT FEATURES



LAND INFORMATION

IRR Wells: 0	Capacity: 0	IRR Acres: 0
Oil Wells: 0	AG APPLY	AG CLASS
AG TABLE	AG UNIT	PRC
AG VALUE		

List Points Report

Wed Aug 03 '09:35:06 2022

File> C:\Users\Drafting.000\Desktop\Work\lallworks\2022-066.crd

Job Description>

Job Number> 0.000 Job Date> 03/01/2022

PointNo.	Northing(Y)	Easting(X)	Elev(Z)	Description
10003	10623168.538	2691960.428	0.000	LOT 1
10004	10623460.191	2691956.135	0.000	LOT 1
10005	10623460.074	2692107.751	0.000	LOT 1/2
10006	10623168.425	2692107.527	0.000	LOT 1/2
10007	10623168.311	2692256.885	0.000	LOT 2/3
10008	10623459.959	2692257.109	0.000	LOT 2/3
10009	10623459.845	2692406.467	0.000	LOT 3/4
10010	10623168.196	2692406.243	0.000	LOT 3/4
10011	10623168.081	2692555.601	0.000	LOT 4/5
10012	10623459.730	2692555.825	0.000	LOT 4/5
10013	10623459.615	2692705.182	0.000	LOT 5/6
10014	10623167.967	2692704.958	0.000	LOT 5/6
10015	10623167.852	2692854.316	0.000	LOT 6/7
10016	10623459.500	2692854.540	0.000	LOT 6/7
10017	10623459.386	2693003.898	0.000	LOT 7/8
10018	10623167.737	2693003.674	0.000	LOT 7/8
10019	10623167.622	2693153.032	0.000	LOT 8/9
10020	10623459.271	2693153.256	0.000	LOT 8/9
10021	10623459.156	2693302.613	0.000	LOT 9/10
10022	10623167.508	2693302.389	0.000	LOT 9/10
10023	10623167.393	2693451.747	0.000	LOT 10/11
10024	10623459.042	2693451.971	0.000	LOT 10/11
10025	10623458.927	2693601.329	0.000	LOT 11/12
10026	10623167.278	2693601.105	0.000	LOT 11/12
10027	10623167.163	2693750.463	0.000	LOT 12/13

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2022 02206145 PAGE 15 OF 17

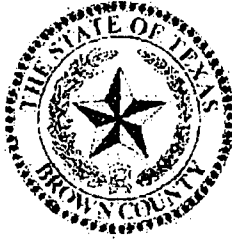
10028	10623458.812	2693750.687	0.000	LOT 12/13
10029	10623458.697	2693900.044	0.000	LOT 13/14
10030	10623167.049	2693899.820	0.000	LOT 13/14
10031	10623166.934	2694049.178	0.000	LOT 14 POB
10032	10623458.583	2694049.402	0.000	LOT 14

Number of points listed> 30

YEAR 2022 INST # 2206145 PAGE 16 OF 17

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101  
BROWNWOOD TX 76801

PHONE (325) 643-2594

**DO NOT DESTROY**  
**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

INSTRUMENT NO. 2206145

FILED FOR REGISTRATION SEPTEMBER 19, 2022 09:09AM 16PGS \$86.00

SUBMITTER: PRUITT RANCH ESTATES ADDN

RETURN TO:

PRUITT RANCH ESTATES ADDN  
VOL 5 PG 354-353

I hereby certify that this instrument was FILED in  
file number Sequence on the date and at the time  
stamped heron by me, and was duly RECORDED in the  
Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

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