

# A amendment to lot 18 of Elm Oak subdivision

NOTES: BASIS OF BEARINGS ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011) USING THE TRIMBLE RTK NETWORK. ALL COORDINATES, DISTANCES AND AREAS ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE MEASUREMENTS BY APPLYING A SCALE FACTOR OF 1.000072. UNITS: US SURVEY FEET.

THIS SURVEY IS NOT A STATEMENT OF OWNERSHIP OR TITLE WHICH ARE MATTERS OF LAW BEST ADDRESSED BY AN ATTORNEY. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

DEEDS FOR ADJOINING TRACTS WERE EXAMINED FOR POTENTIAL CONFLICTS WHICH IF FOUND ARE NOTED HEREON. HOWEVER THE BOUNDARIES OF THE ADJOINING TRACTS WERE NOT SURVEYED UNLESS OTHERWISE NOTED. BOUNDARY SURVEYS OF THE ADJOINING TRACTS MAY REVEAL CONFLICTS WHICH WERE NOT APPARENT DURING THE DEED EXAMINATION.

**Needham Surveyors, LLC**  
102 Hwy 84 N, PO Box 986  
Colleges, TX 78834  
Phone: (325)625-2257  
Firm #: 10154030

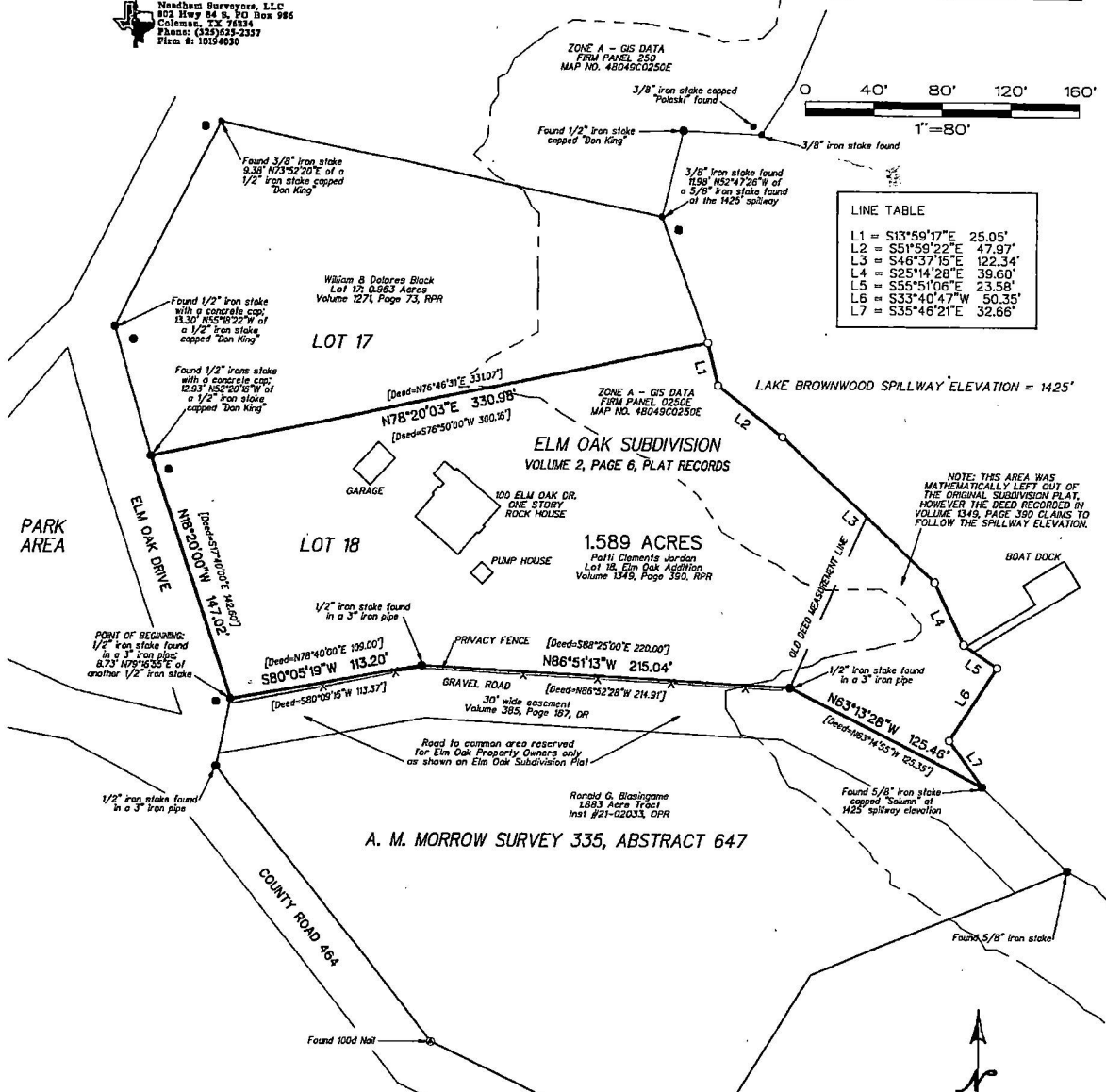
**LEGEND**

- Found Iron Stake: ●
- Found 100d Nail: ⊙
- Iron Corner Post: ⊚
- Set 1/2" Iron Stake: ○
- Fence: —x—x—x—

STATE OF TEXAS;  
COUNTY OF BROWN;

SURVEY MADE FOR:  
PATTI CLEMENTS JORDAN  
207 N STONE STREET  
ROUND ROCK, TEXAS 78664

PLAT SHOWING A SURVEY OF:  
1.589 ACRES OF LAND BEING LOT  
18 OF THE ELM OAK SUBDIVISION  
IN A. M. MORROW SURVEY 335,  
ABSTRACT 647



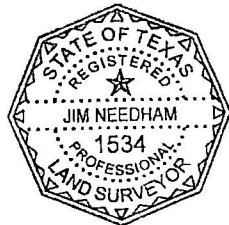
I, JIM NEEDHAM, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY OF THE TRACT DESCRIBED IN THE ACCOMPANYING BOUNDARY DESCRIPTION AND DEPICTS IN REFERENCE THEREIN:

- (A) THE BOUNDARY LINES AS MONUMENTED ON THE GROUND,
- (B) THE BOUNDARY CONFLICTS OR ENCUMBRANCES FOUND DURING THIS SURVEY, AND
- (C) THE INTERSECTION AND/OR PROJECTIONS OF IMPROVEMENTS ALONG THE BOUNDARY LINE.

THE SCOPE OF THIS SURVEY EXCLUDED THE LOCATION OF EASEMENTS

*Jim Needham*  
JIM NEEDHAM, PLS #1534  
SEPTEMBER 24, 2024  
REVISED OCTOBER 4, 2024

NOTE: FINAL PLAT WILL INCLUDE AN ORIGINAL SIGNATURE AND SEAL. WITHOUT AN ORIGINAL SIGNATURE AND SEAL THIS PLAT IS TO BE CONSIDERED PRELIMINARY AND SHOULD NOT BE RECORDED FOR ANY PURPOSE OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.



September 16, 2024  
(Exhibit #7)

**BOUNDARY DESCRIPTION of a survey of:**

1.589 ACRES of land in Brown County, Texas, being out of the A. M. Morrow Survey 335, Abstract 647, said 1.589 acres also being all of Lot 18 out of the Elm Oak Subdivision as shown on the plat thereof in Volume 2, Page 6, Brown County Plat Records, said Lot 18 being all of that land described in the deed from Wanda Clements Roper and Raymond L. Roper to Patti Clements Jordan dated December 27, 1999, and recorded in Volume 1346, Page 390, Brown County Real Property Records, a portion of said 1.589 acres also being a place of land bounded by the Lake Brownwood spillway elevation 1425' on the Easterly side and said Lot 18 on the Westerly side and a 1.883 acre tract on the Southerly side, said 1.883 acres described in the deed from Roy J. Eggleston and wife, Linda Eggleston, to Ronald C. Blasigame, dated March 31, 2021, and recorded in instrument #21-02033, Brown County Official Public Records.

BEGINNING of a 1/2" iron stake inside a 3" iron pipe found and reported to be the Southwest corner of Lot 18 and the Southwest corner of said Jordan tract and the Northwest corner of said Blasigame 1.883 acre tract, said point being located 8.75' W29°16'55"E of another 1/2" iron stake, said beginning point also being located in the Easterly line of Elm Oak Drive and in the Northerly line of a platted road shown in said Elm Oak Subdivision plat.

THENCE N18°20'00"W 147.02' [Deed-S17°40'00"E 142.60'] along the Easterly line of said Elm Oak Drive to a 1/2" iron stake with a concrete cap found at the Southwest corner of the William Block 0.963 acre tract [Volume 1271, Page 73, RPR] and reported to be the Southwest corner of said Lot 17 and the Northwest corner of said Lot 18, said point being located 12.93' N52°20'16"W of a 1/2" iron stake capped "Dan King".

THENCE N78°20'03"E 330.98' [Deed-S76°50'00"W 300.15'] [Block deed-N76°46'31"E 331.07'] along the South line of said Block 0.963 acre tract to a 1/2" iron stake set for the Southeast corner of said Block 0.963 acre tract, said point being located at the Lake Brownwood spillway elevation of 1425'.

THENCE along the meanders of said 1425' spillway elevation as follows:

S13°59'17"E 25.05' to a 1/2" iron stake set for a corner of this 1.589 acre tract;  
S57°59'22"E 42.93' to a 1/2" iron stake set for a corner of this 1.589 acre tract;  
S46°37'15"E 122.34' to a 1/2" iron stake set for a corner of this 1.589 acre tract;  
S25°44'28"E 39.60' to a 1/2" iron stake set for a corner of this 1.589 acre tract;  
S35°10'05"E 21.58' to a 1/2" iron stake set for a corner of this 1.589 acre tract;  
S33°40'47"W 50.35' to a 1/2" iron stake set for a corner of this 1.589 acre tract and  
S33°46'21"E 32.66' to a 5/8" iron stake capped "Solun" found at an angle corner of said Blasigame 1.883 acre tract.

THENCE N83°13'28"W 125.46' [Blasigame deed-N63°14'55"W 125.35'] along the Northerly line of Blasigame 1.883 acre tract and the Northerly line of said platted road to a 1/2" iron pipe found at an angle corner of said Blasigame 1.883 acre tract and reported to be the Southeast corner of said Lot 18.

THENCE N86°51'13"W 216.01' [Deed-S88°25'00"E 220.00'] [Blasigame deed-N86°52'28"W 214.91'] along the Northerly line of said Blasigame 1.883 acre tract and along a line near a privacy fence to a 1/2" iron stake inside a 3" iron pipe found at an angle corner of said Blasigame 1.883 acre tract and reported to be an inner corner of said Lot 18.

THENCE S89°05'13"W 113.20' [Deed-N78°40'00"E 109.00'] [Blasigame deed-S89°09'15"W 113.37'] along the Northerly line of said Blasigame 1.883 acre tract and along a line near a privacy fence to the place of beginning this tract containing 1.589 acres, more or less, as shown on the accompanying plat. BASIS OF BEARINGS ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM CENTRAL ZONE (4203), NAD 83 (2011) USING THE TRIMBLE RTK NETWORK. ALL COORDINATES, DISTANCES AND ANGLES ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE MEASUREMENTS BY APPLYING A SCALE FACTOR OF 1.000072. UNITS: US SURVEY FEET. Set 1/2" iron stakes on iron rebar and are marked with a red plastic identifier cap having the text NEEDHAM SURVEYORS 325-625-2357 SURVEYING TEXAS SINCE 1945.

**OWNER'S CERTIFICATE**

That I, Patti Clements Jordan, the undersigned owner of the property shown hereon do hereby plat said property to be known as "Replat of Lot 18 Elm Oak Subdivision" in Brown County, Texas as shown hereon and described by metes and bounds hereon do hereby plat said property as shown hereon to the public use.

Witness my hand, this 15 day of November 2024, A.D.

*Patti Clements Jordan*  
Patti Clements Jordan

**STATE OF TEXAS  
COUNTY OF BROWN**

Before me, the undersigned authority, on this day personally appeared Patti Clements Jordan known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledge to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal this

15th day of November 2024, 2022 A.D.

*mmccombs*  
Notary Public, for the State of Texas



**COMMISSIONERS COURT**

This PLAT OR MAP is hereby approved by the Commissioners Court of the County of Brown, Texas and that the County Surveyor is hereby authorized to file said plat in accordance with the provisions of Article 974a Vernon's Annotated Civil Statutes and Article 972b Penal Code of Texas as amended.

Date: \_\_\_\_\_ County Judge: \_\_\_\_\_

**COUNTY SURVEYOR CERTIFICATE**

I, HEREBY CERTIFY that the plat or map described or shown hereon was filed for record on

this 26 day of November, 2024 File No.

Volume 6, Page 16, Brown County Plat Records

*Sharon Ferguson*  
County Surveyor  
Brown County Clerk

# TAX RECEIPT

11/15/2024 01:56PM

BROWN COUNTY APPRAISAL DISTRICT  
 3804 HWY 377 S  
 BROWNWOOD, TX 76801

<b>Receipt Number</b>		YEAR
<b>1275026</b>		2024
Date Posted	01/30/2024	INST #
Payment Type	Full	2406909
Payment Code		PAGE 3 OF 7
<b>Total Paid</b>	<b>\$4,893.39</b>	

**PAID BY:**

JORDAN, PATTI CLEMENTS  
 207 N STONE ST  
 ROUND ROCK, TX 78664-5365

Property ID	Geo	Legal Acres	Owner Name and Address
40779	R2343-0020-00	0.0000	JORDAN, PATTI CLEMENTS 207 N STONE ST ROUND ROCK, TX 78664-5365
Legal Description			
ELM OAK, BLOCK 1, LOT 18, ALSO INTEREST IN RESERVE AREA, BOAT DOCK #4165			
Situs	DBA Name		
100 ELM OAK DR BROWNWOOD, TX 76801			

Entity	Year	Rate	Taxable Value	Stmnt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
BROWNWOOD ISD	2023	1.04200	320,020	104514	N	3,334.61	0.00	0.00	0.00	0.00	3,334.61
BANGS ISD	2023	0.79410	8,950	104514	N	71.08	0.00	0.00	0.00	0.00	71.08
ROAD & BRIDGE	2023	0.06839	328,970	104514	N	224.98	0.00	0.00	0.00	0.00	224.98
BROWN COUNTY	2023	0.38384	328,970	104514	N	1,262.72	0.00	0.00	0.00	0.00	1,262.72
											<b>4,893.39</b>

Balance Due As Of 01/30/2024: .00

Tender	Details	Description	Amount
Check	121		4893.39
			<b>4893.39</b>

Operator	Batch	Total Paid
STEPHANIEL 23699 (SL1-30-2024)		4,893.39

STATE OF TEXAS:  
COUNTY OF BROWN:

SURVEY MADE FOR:  
BRIAN JORDAN  
2601 ROCKINGHAM DRIVE  
AUSTIN, TEXAS 78704

**BOUNDARY DESCRIPTION** of a survey of:

**1.589 ACRES** of land in Brown County, Texas, being out of the A. M. Morrow Survey 335, Abstract 647, said 1.589 acres also being all of Lot 18 out of the Elm Oak Subdivision as shown on the plat thereof in Volume 2, Page 6, Brown County Plat Records, said Lot 18 being all of that land described in the deed from Wanda Clements Romig and Raymond L. Romig to Patti Clements Jordan dated December 27, 1999, and recorded in Volume 1349, Page 390, Brown County Real Property Records, a portion of said 1.589 acres also being a piece of land bounded by the Lake Brownwood spillway elevation 1425' on the Easterly side and said Lot 18 on the Westerly side and a 1.883 acre tract on the Southerly side, said 1.883 acres described in the deed from Ray J. Eggleston and wife, Linda Eggleston, to Ronald G. Blasingame, dated March 31, 2021, and recorded in Instrument #21-02033, Brown County Official Public Records.

**BEGINNING** at a 1/2" iron stake inside a 3" iron pipe found and reported to be the Southwest corner of Lot 18 and the Southwest corner of said Jordan tract and the Northwest corner of said Blasingame 1.883 acre tract, said point being located 8.73' N79°16'55"E of another 1/2" iron stake, said beginning point also being located in the Easterly line of Elm Oak Drive and in the Northerly line of a platted road shown in said Elm Oak Subdivision plat.

**THENCE N18°20'00"W 147.02'** [Deed=S17°40'00"E 142.60'] along the Easterly line of said Elm Oak Drive to a 1/2" iron stake with a concrete cap found at the Southwest corner of the William Black 0.963 acre tract [Volume 1271, Page 73, RPR] and reported to be the Southwest corner of said Lot 17 and the Northwest corner of said Lot 18, said point being located 12.93' N52°20'16"W of a 1/2" iron stake capped "Don King".

**THENCE N78°20'03"E 330.98'** [Deed=S76°50'00"W 300.16'] [Black deed=N76°46'31"E 331.07'] along the South line of said Black 0.963 acre tract to a 1/2" iron stake set for the Southeasterly corner of said Black 0.963 acre tract, said point being located at the Lake Brownwood spillway elevation of 1425'.

**THENCE** along said 1425' spillway elevation approximately as follows:  
**S13°59'17"E 25.05'** to a 1/2" iron stake set for a corner of this 1.589 acre tract;  
**S51°59'22"E 47.97'** to a 1/2" iron stake set for a corner of this 1.589 acre tract;  
**S46°37'15"E 122.34'** to a 1/2" iron stake set for a corner of this 1.589 acre tract;  
**S25°14'28"E 39.60'** to a 1/2" iron stake set for a corner of this 1.589 acre tract;  
**S55°51'06"E 23.58'** to a 1/2" iron stake set for a corner of this 1.589 acre tract;  
**S33°40'47"W 50.35'** to a 1/2" iron stake set for a corner of this 1.589 acre tract and  
**S35°46'21"E 32.66'** to a 5/8" iron stake capped "Solum" found at an angle corner of said Blasingame 1.883 acre tract.

**THENCE N63°13'28"W 125.46'** [Blasingame deed=N63°14'55"W 125.35'] along the Northerly line of Blasingame 1.883 acre tract and the Northerly line of said platted road to a 1/2" iron stake inside a 3" iron pipe found at an angle corner of said Blasingame 1.883 acre tract and reported to be the Southeast corner of said Lot 18.

**THENCE N86°51'13"W 215.04'** [Deed=S88°25'00"E 220.00'] [Blasingame deed=N86°52'28"W 214.91'] along the Northerly line of said Blasingame 1.883 acre tract and along a line near a privacy fence to a 1/2" iron stake inside a 3" iron pipe found at an angle corner of said Blasingame 1.883 acre tract and reported to be an inner corner of said Lot 18.

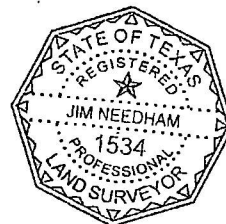
**THENCE S80°05'19"W 113.20'** [Deed=N78°40'00"E 109.00'] [Blasingame deed=S80°09'15"W 113.37'] along the Northerly line of said Blasingame 1.883 acre tract and along a line near a privacy fence to the place of beginning, this tract containing 1.589 acres, more or less, as shown on the accompanying plat. Bearings given herein are relative to State Plane Coordinates, Texas Central 4203, NAD 83, as determined from GPS observations. Set 1/2" iron stakes are iron rebar and are marked with a red plastic identifier cap having the text **NEEDHAM SURVEYORS 325-625-2357 SURVEYING TEXAS SINCE 1945.**

\* \* \* \* \*

I, Jim Needham, Registered Professional Land Surveyor of Texas, do hereby certify that the above describes the boundaries of the property depicted on the accompanying plat, this the 4<sup>th</sup> day of September, 2024.

*Jim Needham*  
Jim Needham - RPLS 1534

NEEDHAM SURVEYORS, LLC - FIRM #10194030 - COLEMAN, TEXAS



DKNG_071	10568471	2723007	1468.571	
1	10628507	2691910	1458.599	BASE REBAR
2	10628659	2691915	1456.029	FOUND CM
3	10628651	2691925	1455.683	FIS 1/2" DON KING
4	10628676	2691928	1455.654	TALL REBAR IN TREES
5	10628726	2691904	1455.887	FIS 1/2" DON KING
6	10628733	2691893	1455.804	FOUND CM
7	10628849	2691946	1456.092	FIS 1/2" DON KING
8	10628851	2691955	1455.793	FIS 3/8"
9	10628520	2691961	1458.736	FIS 1/2" IN 2 7/8" PIPE
10	10628518	2691953	1458.68	FIS 1/2"
11	10628481	2691953	1459.251	FIS 1/2" IN 2 7/8" PIPE
12	10628322	2692078	1461.337	FOUND 100D NAIL
13	10628250	2692230	1463.695	FIS 1/2"
14	10628517	2691962	1458.836	ICP FC
15	10628539	2692073	1458.671	FIS 1/2" IN 2 7/8 PIPE
16	10628538	2692071	1458.505	ICP FC
17	10628527	2692287	1437.918	FIS 1/2" IN CONCRETE
18	10628526	2692283	1437.302	ICP
19	10628565	2692305	1444.052	TPOST WITH PINK FLAG AT BOTTOM
20	10628547	2692386	1429.64	FIS 3/8"
21	10628471	2692399	1424.606	SOLUM 5/8"
22	10628422	2692449	1423.557	FIS 5/8"
23	10628791	2692222	1424.763	FIS 5/8"
24	10628798	2692212	1427.229	FIS 3/8"
25	10628848	2692224	1425.841	FIS DONKING
26	10628851	2692265	1427.529	FIS 3/8" POLASKI
27	10628846	2692270	1423.768	FIS 3/8"
28	10628762	2692229	1425.05	1425 ELEV
29	10628702	2692245	1425.109	1425 ELEV
30	10628672	2692283	1424.976	1425 ELEV
31	10628626	2692325	1425.001	1425 ELEV
32	10628588	2692372	1425.013	1425 ELEV
33	10628552	2692389	1425.032	1425 ELEV
34	10628539	2692410	1424.434	WOOD LATH TAPE
35	10628526	2692405	1425.478	WOOD LATH TAPE
36	10628497	2692380	1425.812	WOOD LATH TAPE
37	10628592	2692101	1455.279	PUMP HOUSE
38	10628586	2692108	1454.951	PUMP HOUSE
39	10628593	2692114	1454.43	PUMP HOUSE
40	10628599	2692107	1454.801	PUMP HOUSE
41	10628603	2692094	1454.962	ROCK HC
42	10628616	2692105	1454.663	ROCK HC
43	10628615	2692106	1454.623	ROCK HC

44	10628619	2692109	1454.494	ROCK HC
45	10628620	2692108	1454.269	ROCK HC
46	10628631	2692118	1453.795	ROCK HC
47	10628653	2692093	1453.329	ROCK HC
48	10628652	2692092	1454.093	ROCK HC
49	10628657	2692086	1452.811	ROCK HC
50	10628650	2692080	1453.419	ROCK HC
51	10628625	2692069	1455.058	ROCK HC
52	10628644	2692079	1457.304	AC
53	10628644	2692085	1456.511	HC
54	10628642	2692083	1457.238	HC
55	10628642	2692082	1457.388	HC
56	10628638	2692079	1457.184	HC
57	10628726	2692239	0	calc
58	10628622	2692330	0	calc
59	10628552	2692389	1424.93	SIS
60	10628552	2692389	1425.124	TOS
61	10628588	2692372	1424.906	SIS
62	10628588	2692372	1425.1	TOS
63	10628672	2692283	1424.781	SIS
64	10628672	2692283	1425.103	TOS
65	10628702	2692245	1424.976	SIS
66	10628702	2692245	1425.184	TOS
67	10628726	2692239	1424.65	SIS
68	10628726	2692239	1425.041	TOS
69	10628539	2692408	1426.01	TOS
70	10628497	2692380	1425.817	TOS
71	10628643	2692042	1456.75	GARAGE BRICK
72	10628653	2692033	1456.106	GARAGE BRICK
73	10628648	2692067	1453.893	PROPANE
74	10628654	2692072	1453.764	PROPANE
75	10628646	2692079	1453.991	AC
76	10628642	2692079	1453.966	AC
77	10628629	2692068	1454.391	PL
78	10628659	2692057	1455.846	BC
79	10628673	2691983	1453.679	SLS

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. 2406909

FILED FOR REGISTRATION DECEMBER 11, 2024 10:59AM 6PGS \$45.00

SUBMITTER: PLAT VOL 6 PG 16

RETURN TO:

PLAT VOL 6 PG 16  
AMENMENT TO LOT 18 ELM OAK SUBD

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped hereon 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

JB