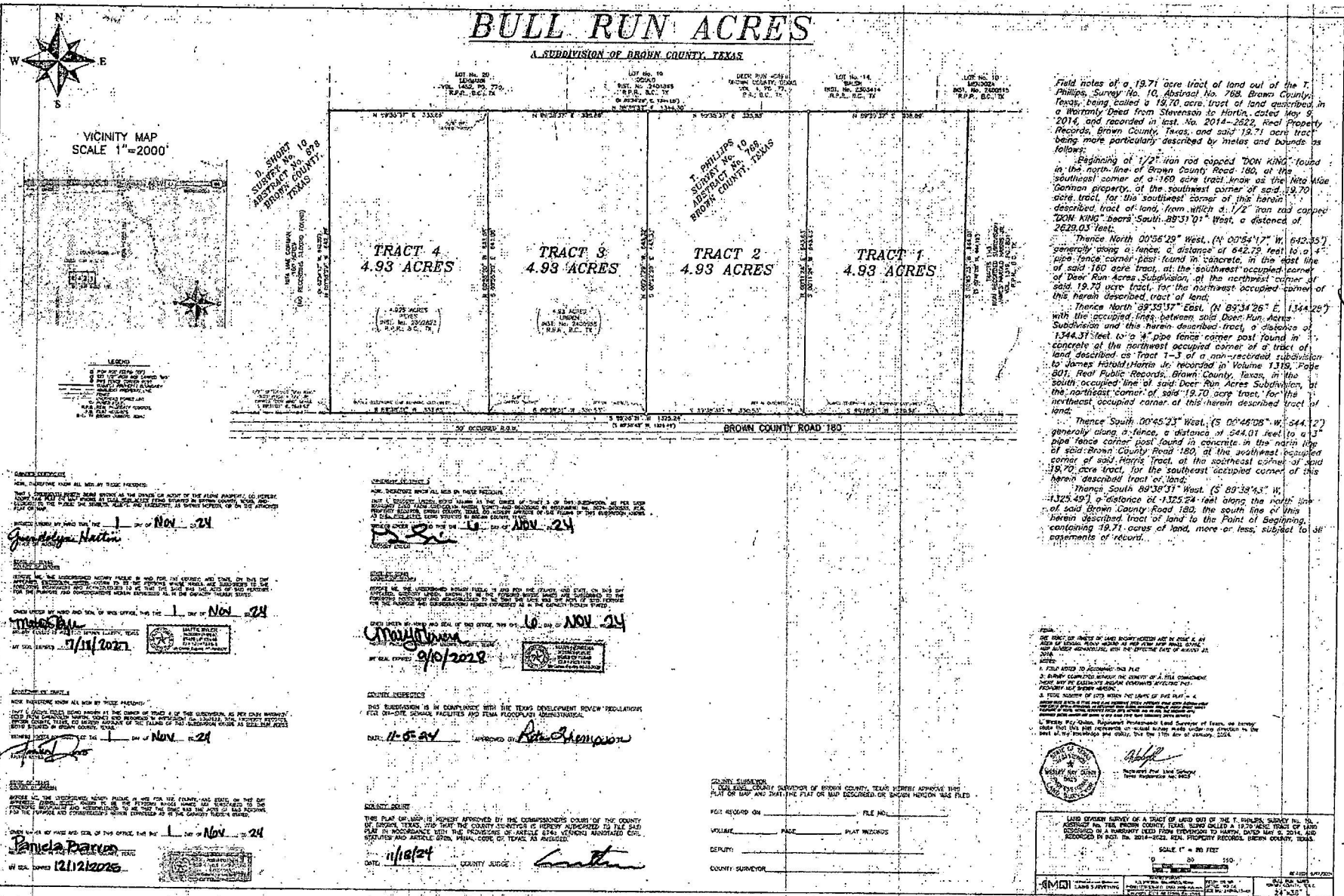


YEAR INST #
2024 2406611 PAGE 1 OF 6



Field notes of a 19.71 acre tract of land out of the T. Phillips Survey, Block No. 788, Brown County, Texas, being called a 19.71 acre tract of land quartered in a Warranty Deed from Stevenson to Harris, dated May 9, 2014, and recorded in last. No. 2014-2522, Real Property Records, Brown County, Texas, and said 19.71 acre tract being more particularly described by metes and bounds as follows:

Beginning of 1/2" iron rod capped "DON KING" found in the north line of Brown County Road 180, at the southeast corner of a 160 acre tract known as the Nita Mize Gorman property, of the southwest corner of said 14.70 acre tract, for the southwest corner of this herein described tract of land, from which a 1/2" iron rod capped "DON KING" bears South 89°31'01" West, a distance of 26.29 03 feet.

Thence North 00°56'29" West, (N 00°56'17" W. 649.35') generally along a fence, a distance of 642.72 feet to a 4" pipe fence corner post found in concrete, in the east line of said 160 acre tract, at the southwest occupied corner of Doer Run Acres Subdivision, at the northwest corner of said 19.71 acre tract, for the northwest occupied corner of this herein described tract of land;

Thence North 00°56'29" East, (N 89°34'26" E. 1344.28') with the occupied line between said Doer Run Acres Subdivision and this herein described tract, a distance of 1344.31 feet to a 4" pipe fence corner post found in concrete, at the northwest occupied corner of a tract of land described as Tract 1-3 of a non-recorded subdivision to James Hobbs/Harris Jr. recorded in Volume 1319, Page 801, Real Public Records, Brown County, Texas, in the south occupied line of said Doer Run Acres Subdivision, at the northeast corner of said 19.70 acre tract, for the northeast occupied corner of this herein described tract of land;

Thence South 00°48'23" West, (S 00°48'08" W. 544.72) generally along a fence, a distance of 544.01 feet to a 4" pipe fence corner post found in concrete, in the north line of said Brown County Road 180, at the southwest occupied corner of said Harris tract, at the southeast corner of said 19.70 acre tract, for the southeast occupied corner of this herein described tract of land;

Thence South 89°36'31" West, (S 89°36'43" W. 1325.49') a distance of 1325.24 feet along the north line of said Brown County Road 180, the south line of this herein described tract of land to the point of beginning, containing 19.71 acres of land, more or less, subject to easements of record.

November 18, 2024 (Exhibit #6)

Bull Run Acres
Field Notes

STATE OF TEXAS
COUNTY OF BROWN

Field notes of a 19.71 acre tract of land out of the T. Phillips, Survey No. 10, Abstract No. 768, Brown County, Texas, being called a 19.70 acre tract of land described in a Warranty Deed from Stevenson to Hartin, dated May 9, 2014, and recorded in Inst. No. 2014-2622, Real Property Records, Brown County, Texas, and said 19.71 acre tract being more particularly described by metes and bounds as follows:

Beginning at 1/2" iron rod found in the north line of Brown County Road 180, at the southeast corner of a 160 acre tract know as the Nita Mae Gorman property, for the southwest corner of this herein described tract of land;

Thence North 00°56'29" West, generally along a fence, a distance of 642.79 feet to a 4" pipe fence corner post found in concrete, in the east lien of said 160 acre tract, at the southwest occupied corner of Deer Run Acres Subdivision, for the northwest occupied corner of this herein described tract of land;

Thence North 89°35'37" East, with the occupied lines between said Deer Run Acres Subdivision and this herein described tract, a distance of 1344.31 feet to a 4" pipe fence corner post found in concrete at the northwest occupied corner of a tract of land described as Tract 1-3 of a non-recorded subdivision to James Harold Harris Jr. recorded in Volume 1319, Page 801, Real Public Records, Brown County, Texas, in the south occupied line of said Deer Run Acres Subdivision, for the northeast occupied corner of this herein described tract of land;

Thence South 00°45'23" West, generally along a fence, a distance of 644.01 feet to a 3" pipe fence corner post found in concrete in the north line of said Brown County Road 180, at the southwest occupied corner of said Harris Tract, for the northeast occupied corner of this herein described tract of land;

Thence South 89°38'31" West, a distance of 1325.24 feet along the north line of said Brown County Road 180, the south lien of this herein described tract of land to the Point of Beginning, containing 19.71 acres of land, more or less, subject to all easements of record.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 11th day of January, 2024.



A handwritten signature in black ink, appearing to read "Wesley Ray Quinn", with a horizontal line extending to the right.

Registered Professional Land Surveyor
Texas Registration No. 6625

A plat accompanies this metes and bounds description.
Job # 24010013-01 19.71 acres

Through Tax Year
2024

TAX CERTIFICATE

Certificate #
39843

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

Property Information	
Property ID: 28626	Geo ID: A0768-0001-00
Legal Acres: 9.8450	
Legal Desc: THOMAS N PHILLIPS, SURVEY 10, ABSTRACT 768, ACRES 9.845	
Situs: 5834 CR 180 BANGS, TX 76823	
DBA:	
Exemptions:	

YEAR INST #
2024 2406611 PAGE 3 OF 6

Owner ID: 161255 100.00%
HARTIN, GWEN & ESTATE OF GENE HARTIN
5671 CR 153
BANGS, TX 76823-4605

For Entities	Value Information
BANGS ISD	Improvement HS: 0
BROWN COUNTY	Improvement NHS: 0
ROAD & BRIDGE	Land HS: 0
	Land NHS: 0
	Productivity Market: 87,850
	Productivity Use: 900
	Assessed Value 900

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2024	ROAD & BRIDGE	900	0.65	0.00	0.00	0.65
2024	BANGS ISD	900	6.90	0.00	0.00	6.90
2024	BROWN COUNTY	900	3.60	0.00	0.00	3.60
Totals:			11.15	0.00	0.00	11.15

Effective Date: 11/18/2024

Total Due if paid by: 11/30/2024

11.15

Tax Certificate Issued for:	Taxes Paid in 2024
BROWN COUNTY	0.00
BANGS ISD	0.00
ROAD & BRIDGE	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 11/18/2024
 Requested By: CONNER, RAY
 Fee Amount: 10.00
 Reference #:


 Signature of Authorized Officer of Collecting Office

H

April 18, 2024

To: Rita Thompson
Brown County OSSF
Brownwood, Texas 76801+

Re: OSSF Suitability
Bull Run Acres

Dear Ms Thompson:

This is to confirm that I have examined soil test excavations for the proposed Bull Run Acres subdivision (copy of Preliminary Plat attached). Approximate location of excavations are shown on the attached plat.

Each excavation site was similar with the top 24 inches clay loam then encountered clay from 24-60 inches. Based on these soil profiles each site may not be suitable for a conventional system, however due to the size of each lot (nearly 5 acres) some type of OSSF can be designed to operate adequately.

I trust this will provide answers of your concerns. If you have any further questions, feel free to call me at 325-451-0223 or email at hadaenr@centex.net.

Sincerely,
Larry G. Hada, P.E.
State of Texas #39492
Job No, 24300-07



attachment:
Preliminary Plat

HADA ENGINEERING
1971 FM 574 W. MULLIN, TEXAS 76864
Engineer Firm # 9311
hadaenr@centex.net / 325-451-0223

12,10585590.58,2682505.592,1619.02,1/2 IRF DON KING
27,10586238.04,2683165.558,1627.541,1/2 SET 28,10585594.74,2683169.764,1623.452,1/2
SET CONC 32,10586240.43,2683502.426,1624.84,1/2 SET
33,10585596.8,2683500.293,1619.785,1/2 SET CONC
461,10585568.42,2679876.654,1605.545,1/2 IRF DON KING
466,10585592.67,2682839.238,1620.834,5/8 IRF NATIVE
467,10585598.87,2683830.804,1611.29,FNC P 3
469,10586242.82,2683839.304,1615.853,FNC P 4
472,10586235.65,2682828.887,1625.955,5/8 IRF NATIVE
474,10586233.28,2682495.033,1625.819,FNC P 4

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. 2406611

FILED FOR REGISTRATION NOVEMBER 25, 2024 08:48AM 5PGS \$41.00

SUBMITTER: BULLR RUN ACRES

RETURN TO:

BULLR RUN ACRES
PLAT - VOL 6 PG 17-18

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

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