

Planning & Zoning Agenda
Special Called Meeting
4:00 p.m., Thursday, April 16th, 2026
Council Chambers, City Hall
501 Center Avenue, Brownwood, Texas

The P&Z Commission may deliberate and/or act on the following items:

Call to Order

Items to be Withdrawn

Approval of Minutes

A. Regular Called Meeting — February 5th, 2026

Ordinance Amendment

A. Consider approval of the Final Plat of Lettbetter Substation, BCAD # 58526, 58538, 58536, 58528 being a final plat of Lot 1, Block 1 Acres 16.67 for the purpose and expansion of substation

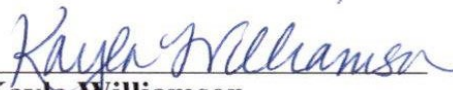
Adjournment Submitted by:



Lance Wells
Planning & Zoning Secretary

Certification

I certify that the above notice of the meeting was posted on the bulletin board in City Hall, 501 Center Avenue, Brownwood, Texas, on April 10th, 2026. I further certify that the following news media were properly notified of this meeting as stated above: Brownwood News, Radio Station KBWD/KOXE and Radio Station KXYL.



Kayla Williamson
Administrative Assistant

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made twenty-four (24) hours prior to this meeting. Please contact Christi Wynn at (325) 646-5775 for further information.

**REGULAR CALLED MEETING
Planning and Zoning Commission
February 5, 2026**

The Planning and Zoning Commission of the City of Brownwood, Texas, met in a Regular Called Meeting at 4:00 p.m. on Thursday, February 5, 2026, in the Council Chambers, City Hall, 501 Center Avenue, with the following members present:

| | | |
|-----------------------|----------|--------------------------------------|
| Mike Rodgers | : | Chairman |
| Trey Bauchman | : | Board Member |
| Liz Brown | : | Vice Chairman |
| Wendy Lawson | : | Board Member |
| Don Morelock | : | Board Member |
| Tarino Russell | : | Board Member |
| Lance Wells | : | Planning and Zoning Secretary |
| Christi Wynn | : | City Secretary |

with member Charles Lockwood, absent, constituting a quorum of the Planning and Zoning Commission.

CALL TO ORDER: Chairman Rodgers called the meeting to order.
ITEMS TO BE WITHDRAWN: None

APPROVAL OF MINUTES:

A motion was made by Brown, seconded by Morelock, to approve the minutes of the Regular Meeting of September 18, 2025, as submitted. Upon vote, the motion carried unanimously.

PUBLIC HEARING:

Consider approval of the Final Plat of the replat of the Cleveland Addition, BCAD #51426, being a final plat of 1.30 acres, located at the Northeast corner of Avenue D and Durham Avenue, for the purpose of subdividing the property.

Mr. Wells explained that this is a final plat for 1101 Avenue D. The property is owned by Jimmy Nix who wants to sub-divide the property. He plans to sell the church and develop an additional multi-family house on the west side of the property.

A motion was made by Bauchman, seconded by Morelock, to approve the Final Plat of the replat of the Cleveland Addition, BCAD #51426, being a final plat of 1.30 acres, located at the Northeast corner of Avenue D and Durham Avenue, for the purpose of subdividing the property. Upon vote, the motion carried unanimously.

ADJOURNMENT:

There being nothing further on the agenda, Chairman Rodgers, declared the meeting adjourned.

ATTEST:

CHRISTI WYNN, City Secretary

MIKE RODGERS, Chairman

STAFF REPORT- LETTBETTER SUBSTATION ADDITION – BCAD # 58526,58538,58536,58528

DATE: 2-23-2026

FINAL PLAT

P&Z MEETING DATE: March 5, 2026

APPLICANT: Owner, Oncor Electric Delivery Company LLC

REQUEST: Approval of the Final Plat of Lettbetter Substation , BCAD #, being a final plat of Lot 1, Block 1 Acres 16.67

LOCATION: 800 & 900 Block of Sharp St.

PURPOSE: Expansion of Substation

GENERAL INFORMATION

STATUS OF APPLICANT: Property owner

APPLICABLE ORDINANCE SECTION: Chapter 94, Article III Plats

ZONING AND LAND USE

SUBJECT PROPERTY: Zoned M1 , Restricted Industrial District

ADJACENT PROPERTIES: Zoned M1, Restricted Industrial District

MASTER PLAN LAND USE: Industrial

PHYSICAL CHARACTERISTICS

PLAT DIMENSIONS: See plat for dimensions for total acreage of acres. 16.67

FRONTAGE: Approximately 1,636.33 ft. along Sharp St.

UTILITIES

EASEMENTS OR ALLEYS: See COB Utility Map for existing utilities and easements.

TOPOGRAPHY: Drainage flows from North to South

EXISTING VEGETATION: Normal Vegetation Trees & Grass

OTHER:

FINAL PLAT CONTINUED- Lettbetter Substation Addition

SPECIAL INFORMATION: None

REQUIRED SETBACK(S): None

PROPOSED VARIANCE: None

BUILDER: None

OTHER NON-CONFORMITIES: None

ANALYSIS

SPECIAL CONDITIONS: None

HARDSHIP: None

PREVIOUS ACTION
ON THIS PROPERTY: None


COMMENTS FROM STAFF: Recommend Platting Property as shown

ATTACHMENTS: Plat

Brown CAD Property Search

Property ID: 58526 For Year 2026

Property Details

| Account | | |
|---|--|------------------------------|
| Property ID: | 58526 | Geographic ID: OL129-0001-00 |
| Type: | R | Zoning: |
| Property Use: | | Condo: |
| Location | | |
| Situs Address: | 912 SHARP ST BROWNWOOD, TX 76801 | |
| Map ID: | 01SBR062 | Mapsco: |
| Legal Description: | OUTLOT 129, 130, ACRES 14.52 | |
| Abstract/Subdivision: | OL129 | |
| Neighborhood: | (NONE) NONE | |
| Owner  | | |
| Owner ID: | 64391 | |
| Name: | ONCOR ELECTRIC DELIVERY CO | |
| Agent: | K E ANDREWS & COMPANY | |
| Mailing Address: | PO BOX 139100 DALLAS, TX 75313-9100 | |
| % Ownership: | 100.0% | |
| Exemptions: | For privacy reasons not all exemptions are shown online. | |

Property Values

| | |
|---------------------------------|---------|
| Improvement Homesite Value: | N/A (+) |
| Improvement Non-Homesite Value: | N/A (+) |
| Land Homesite Value: | N/A (+) |
| Land Non-Homesite Value: | N/A (+) |
| Agricultural Market Valuation: | N/A (+) |
| Market Value: | N/A (=) |

| | |
|---------------------------------|---------|
| Agricultural Value Loss: | N/A (-) |
| Appraised Value: | N/A (=) |
| HS Cap Loss: | N/A (-) |
| Circuit Breaker: | N/A (-) |
| Assessed Value: | N/A |
| Ag Use Value: | N/A |

Notices of Appraised value shown on this site contain a typo. The date of notice should read April 14, 2025 as this is the date on the notices sent in the mail.

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: ONCOR ELECTRIC DELIVERY CO

| Entity | Description | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|-------------------|----------|--------------|---------------|---------------|----------------|
| GBC | BROWN COUNTY | N/A | N/A | N/A | N/A | N/A |
| SBR | BROWNWOOD ISD | N/A | N/A | N/A | N/A | N/A |
| CBR | CITY OF BROWNWOOD | N/A | N/A | N/A | N/A | N/A |
| RRF | ROAD & BRIDGE | N/A | N/A | N/A | N/A | N/A |
| CAD | CAD | N/A | N/A | N/A | N/A | N/A |

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Description: M/S OFFICE BUILDING **Type:** COMMERCIAL **Living Area:** 4915.0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-------------|----------|------------|------|
| MA | MAIN AREA | POD04 | 0 | 4915 |

CN CANOPY POD04 0 2025

Description: M/S INDUSTRIAL, LIGHT MANUFACTURING PWR HSE **Living Area:** 6750.0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-------------|----------|------------|------|
| MA | MAIN AREA | WFC02 | 0 | 6750 |

Description: M/S SERVICE GARAGE SHED-(YELLOW)-1 PRE FIN MTL **Living Area:** 400.0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-------------|----------|------------|------|
| MA | MAIN AREA | SRS04 | 0 | 400 |

Description: M/S SERVICE GARAGE SHED-(GREEN)-1 PRE FIN MTL **Living Area:** 440.0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-------------|----------|------------|------|
| MA | MAIN AREA | SRS03 | 0 | 440 |
| CN | CANOPY | SRS03 | 0 | 506 |

Description: SHIPPING CONTAINER **Living Area:** 0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|--------------------|----------|------------|------|
| SC | SHIPPING CONTAINER | STS04 | 0 | 320 |

Description: M/S FENCING **Living Area:** 0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-------------|----------|------------|------|
| FNC | FENCING | * | 0 | 4157 |

Description: ASPHALT PAVING **Living Area:** 0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-----------------------|----------|------------|------|
| ASP | ASPHALT PAVING 6 INCH | * | 0 | 6750 |

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-------------|---------|------------|-----------|-----------|--------------|-------------|
| CM | COMMERCIAL | 5.89 | 256,568.40 | 0.00 | 0.00 | N/A | N/A |
| CM | COMMERCIAL | 4.63 | 201,682.80 | 0.00 | 0.00 | N/A | N/A |
| CM | COMMERCIAL | 2.50 | 108,900.00 | 0.00 | 0.00 | N/A | N/A |
| CM | COMMERCIAL | 1.50 | 65,340.00 | 0.00 | 0.00 | N/A | N/A |

Brown CAD Property Search

Property ID: 58538 For Year 2026

Property Details

| Account | | |
|-----------------------|--|------------------------------|
| Property ID: | 58538 | Geographic ID: OL140-0001-00 |
| Type: | R | Zoning: |
| Property Use: | | Condo: |
| Location | | |
| Situs Address: | 814 SHARP ST BROWNWOOD, TX 76801 | |
| Map ID: | 01SBR062 | Mapsco: |
| Legal Description: | OUTLOT 140, LOT 100X100 | |
| Abstract/Subdivision: | OL140 | |
| Neighborhood: | (03) COLEMAN ST TO EAST CITY LIMIT; W COMMERCE TO RR | |
| Owner ? | | |
| Owner ID: | 125384 | |
| Name: | ONCOR ELECTRIC DELIVERY CO | |
| Agent: | | |
| Mailing Address: | STATE & LOCAL TAX DEPARTMENT P O BOX 139100 DALLAS, TX 75313 | |
| % Ownership: | 100.0% | |
| Exemptions: | For privacy reasons not all exemptions are shown online. | |

Property Values

| | |
|---------------------------------|---------|
| Improvement Homesite Value: | N/A (+) |
| Improvement Non-Homesite Value: | N/A (+) |
| Land Homesite Value: | N/A (+) |
| Land Non-Homesite Value: | N/A (+) |
| Agricultural Market Valuation: | N/A (+) |

| | |
|---------------------------------|---------|
| Market Value: | N/A (=) |
| Agricultural Value Loss: | N/A (-) |
| Appraised Value: | N/A (=) |
| HS Cap Loss: | N/A (-) |
| Circuit Breaker: | N/A (-) |
| Assessed Value: | N/A |
| Ag Use Value: | N/A |

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Property Taxing Jurisdiction

Owner: ONCOR ELECTRIC DELIVERY CO

| Entity | Description | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|-------------------|----------|--------------|---------------|---------------|----------------|
| GBC | BROWN COUNTY | N/A | N/A | N/A | N/A | N/A |
| SBR | BROWNWOOD ISD | N/A | N/A | N/A | N/A | N/A |
| CBR | CITY OF BROWNWOOD | N/A | N/A | N/A | N/A | N/A |
| RRF | ROAD & BRIDGE | N/A | N/A | N/A | N/A | N/A |
| CAD | CAD | N/A | N/A | N/A | N/A | N/A |

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-------------|---------|------|-----------|-----------|--------------|-------------|
|------|-------------|---------|------|-----------|-----------|--------------|-------------|

RV RESIDENTIAL VACANT 0.21 9,356.69 75.00 100.00 N/A N/A

Property Sketch Images [+]

Property Images [+]

Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2026 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2025 | \$0 | \$1,220 | \$0 | \$1,220 | \$0 | \$1,220 |
| 2024 | \$0 | \$1,130 | \$0 | \$1,130 | \$0 | \$1,130 |
| 2023 | \$600 | \$1,130 | \$0 | \$1,730 | \$0 | \$1,730 |
| 2022 | \$4,500 | \$1,130 | \$0 | \$5,630 | \$0 | \$5,630 |
| 2021 | \$14,400 | \$1,130 | \$0 | \$15,530 | \$0 | \$15,530 |
| 2020 | \$12,160 | \$1,130 | \$0 | \$13,290 | \$0 | \$13,290 |
| 2019 | \$11,120 | \$1,130 | \$0 | \$12,250 | \$0 | \$12,250 |
| 2018 | \$10,620 | \$1,130 | \$0 | \$11,750 | \$0 | \$11,750 |
| 2017 | \$10,620 | \$1,130 | \$0 | \$11,750 | \$0 | \$11,750 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|------------|----------|-----------------------------|------------------------------------|------------------------------------|---------|--------|---------|
| 8/16/2024 | SP WD | SPECIAL WARRANTY DEED | ORTEGON, PATRICIA ANN ESTATE | ONCOR ELECTRIC DELIVERY CO | | | 2404318 |
| 12/30/2017 | PRO | PROBATE | ORTEGON, PATRICIA ANN | ORTEGON, PATRICIA ANN ESTATE | PROBATE | #14277 | |
| 10/29/2004 | WD | WARRANTY DEED | STEWART, ANGELA HEATHER | ORTEGON, PATRICIA ANN | 1546 | 991 | 8444 |

ARB Data

Estimated Tax Due

If Paid: 02/24/2026



| Year | Taxing Jurisdiction | Taxable Value | Base Tax | Base Taxes Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amount Due |
|------|---------------------|---------------|----------|-----------------|--------------|-----------------------------|---------------|------------|
| 2025 | BROWN COUNTY | \$1,220 | \$5.12 | \$5.12 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2025 | BROWNWOOD ISD | \$1,220 | \$11.56 | \$11.56 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2025 | CITY OF BROWNWOOD | \$1,220 | \$8.45 | \$8.45 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2025 | ROAD & BRIDGE | \$1,220 | \$0.91 | \$0.91 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | 2025 Total: | | \$26.04 | \$26.04 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2024 | BROWN COUNTY | \$1,130 | \$4.52 | \$4.52 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2024 | BROWNWOOD ISD | \$1,130 | \$10.93 | \$10.93 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2024 | CITY OF BROWNWOOD | \$1,130 | \$7.84 | \$7.84 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2024 | ROAD & BRIDGE | \$1,130 | \$0.81 | \$0.81 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | 2024 Total: | | \$24.10 | \$24.10 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2023 | CITY OF BROWNWOOD | \$1,730 | \$11.52 | \$11.52 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2023 | BROWN COUNTY | \$1,730 | \$6.64 | \$6.64 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2023 | ROAD & BRIDGE | \$1,730 | \$1.18 | \$1.18 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2023 | BROWNWOOD ISD | \$1,730 | \$18.03 | \$18.03 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | 2023 Total: | | \$37.37 | \$37.37 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Brown CAD Property Search

Property ID: 58536 For Year 2026

Property Details

| Account | | |
|-----------------------|--|------------------------------|
| Property ID: | 58536 | Geographic ID: OL139-0001-00 |
| Type: | R | Zoning: |
| Property Use: | | Condo: |
| Location | | |
| Situs Address: | 812 SHARP ST BROWNWOOD, TX 76801 | |
| Map ID: | 01SBR062 | Mapsco: |
| Legal Description: | OUTLOT 139, LOT 50X87 | |
| Abstract/Subdivision: | OL139 | |
| Neighborhood: | (03) COLEMAN ST TO EAST CITY LIMIT; W COMMERCE TO RR | |
| Owner ⓘ | | |
| Owner ID: | 107959 | |
| Name: | CAMARILLO, EFRAIN & TERESA | |
| Agent: | | |
| Mailing Address: | 306 PECOS STREET BROWNWOOD, TX 76801-3031 | |
| % Ownership: | 100.0% | |
| Exemptions: | For privacy reasons not all exemptions are shown online. | |

Property Values

| | |
|---------------------------------|---------|
| Improvement Homesite Value: | N/A (+) |
| Improvement Non-Homesite Value: | N/A (+) |
| Land Homesite Value: | N/A (+) |
| Land Non-Homesite Value: | N/A (+) |
| Agricultural Market Valuation: | N/A (+) |
| Market Value: | N/A (=) |

Agricultural Value Loss:

N/A (-)

Appraised Value:

N/A (=)

HS Cap Loss:

N/A (-)

Circuit Breaker:

N/A (-)

Assessed Value:

N/A

Ag Use Value:

N/A

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Property Taxing Jurisdiction

Owner: CAMARILLO, EFRAIN & TERESA

| Entity | Description | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|-------------------|----------|--------------|---------------|---------------|----------------|
| GBC | BROWN COUNTY | N/A | N/A | N/A | N/A | N/A |
| SBR | BROWNWOOD ISD | N/A | N/A | N/A | N/A | N/A |
| CBR | CITY OF BROWNWOOD | N/A | N/A | N/A | N/A | N/A |
| RRF | ROAD & BRIDGE | N/A | N/A | N/A | N/A | N/A |
| CAD | CAD | N/A | N/A | N/A | N/A | N/A |

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|--------------------|---------|----------|-----------|-----------|--------------|-------------|
| RV | RESIDENTIAL VACANT | 0.10 | 4,350.00 | 50.00 | 87.00 | N/A | N/A |

Property Sketch Images

[+]

Property Images

[+]

Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2026 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2025 | \$0 | \$570 | \$0 | \$570 | \$0 | \$570 |
| 2024 | \$0 | \$750 | \$0 | \$750 | \$0 | \$750 |
| 2023 | \$0 | \$750 | \$0 | \$750 | \$0 | \$750 |
| 2022 | \$0 | \$750 | \$0 | \$750 | \$0 | \$750 |
| 2021 | \$0 | \$750 | \$0 | \$750 | \$0 | \$750 |
| 2020 | \$0 | \$750 | \$0 | \$750 | \$0 | \$750 |
| 2019 | \$0 | \$750 | \$0 | \$750 | \$0 | \$750 |
| 2018 | \$0 | \$750 | \$0 | \$750 | \$0 | \$750 |
| 2017 | \$0 | \$750 | \$0 | \$750 | \$0 | \$750 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|-----------|----------|-----------------------------|----------------------------|-------------------------------|--------|---------|--------|
| 5/12/2010 | SP WD | SPECIAL WARRANTY DEED | BROWN, MARVEN WADE | CAMARILLO, EFRAIN & TERESA | 1780 | 486 | 3156 |
| 3/5/2008 | TRD | TAX RESALE DEED | BROWNWOOD I S D TRUSTEE | BROWN, MARVEN WADE | 1699 | 967/970 | |
| 5/16/2007 | STD | SHERIFF'S TAX DEED | ORTIZ, VERA | BROWNWOOD I S D TRUSTEE | 1660 | 221 | 3764 |

ARB Data

| Hearing Date And Time | Board Members | Owner's Opinion Of Value | Board's Determination Of Value | ARB Determination |
|-----------------------|---------------|--------------------------|--------------------------------|-------------------|
|-----------------------|---------------|--------------------------|--------------------------------|-------------------|

Estimated Tax Due

If Paid: 02/24/2026



\$ Pay Previous Years Taxes ()


\$ Pay 2025 Taxes

| Year | Taxing Jurisdiction | Taxable Value | Base Tax | Base Taxes Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amount Due |
|------|---------------------|---------------|----------|-----------------|--------------|-----------------------------|---------------|------------|
| 2025 | BROWN COUNTY | \$570 | \$2.40 | \$0.00 | \$2.40 | \$0.17 | \$0.00 | \$2.57 |
| 2025 | BROWNWOOD ISD | \$570 | \$5.40 | \$0.00 | \$5.40 | \$0.39 | \$0.00 | \$5.79 |
| 2025 | CITY OF BROWNWOOD | \$570 | \$3.94 | \$0.00 | \$3.94 | \$0.28 | \$0.00 | \$4.22 |
| 2025 | ROAD & BRIDGE | \$570 | \$0.43 | \$0.00 | \$0.43 | \$0.03 | \$0.00 | \$0.46 |
| | 2025 Total: | | \$12.17 | \$0.00 | \$12.17 | \$0.87 | \$0.00 | \$13.04 |
| 2024 | BROWN COUNTY | \$750 | \$3.00 | \$0.00 | \$3.00 | \$0.75 | \$0.75 | \$4.50 |
| 2024 | BROWNWOOD ISD | \$750 | \$7.25 | \$0.00 | \$7.25 | \$1.81 | \$1.81 | \$10.87 |
| 2024 | CITY OF BROWNWOOD | \$750 | \$5.20 | \$0.00 | \$5.20 | \$1.30 | \$1.30 | \$7.80 |
| 2024 | ROAD & BRIDGE | \$750 | \$0.54 | \$0.00 | \$0.54 | \$0.13 | \$0.13 | \$0.80 |
| | 2024 Total: | | \$15.99 | \$0.00 | \$15.99 | \$3.99 | \$3.99 | \$23.97 |
| 2023 | CITY OF BROWNWOOD | \$750 | \$4.99 | \$0.00 | \$4.99 | \$1.85 | \$1.37 | \$8.21 |
| 2023 | BROWN COUNTY | \$750 | \$2.88 | \$0.00 | \$2.88 | \$1.06 | \$0.79 | \$4.73 |
| 2023 | ROAD & BRIDGE | \$750 | \$0.51 | \$0.00 | \$0.51 | \$0.19 | \$0.14 | \$0.84 |
| 2023 | BROWNWOOD ISD | \$750 | \$7.81 | \$0.00 | \$7.81 | \$2.90 | \$2.14 | \$12.85 |
| | 2023 Total: | | \$16.19 | \$0.00 | \$16.19 | \$6.00 | \$4.44 | \$26.63 |
| 2022 | BROWN COUNTY | \$750 | \$3.08 | \$0.00 | \$3.08 | \$1.51 | \$0.92 | \$5.51 |
| 2022 | BROWNWOOD ISD | \$750 | \$7.82 | \$0.00 | \$7.82 | \$3.84 | \$2.33 | \$13.99 |
| 2022 | CITY OF BROWNWOOD | \$750 | \$5.15 | \$0.00 | \$5.15 | \$2.53 | \$1.54 | \$9.22 |

Brown CAD Property Search

Property ID: 58528 For Year 2026

Property Details

| Account | | |
|---|--|------------------------------|
| Property ID: | 58528 | Geographic ID: OL131-0001-00 |
| Type: | R | Zoning: |
| Property Use: | | Condo: |
| Location | | |
| Situs Address: | 806 MILTON AVE BROWNWOOD, TX 76801 | |
| Map ID: | 01SBR062 | Mapsco: |
| Legal Description: | OUTLOT 131, 132, 133, ACRES 0.8117 | |
| Abstract/Subdivision: | OL131 | |
| Neighborhood: | (03) COLEMAN ST TO EAST CITY LIMIT; W COMMERCE TO RR | |
| Owner  | | |
| Owner ID: | 143461 | |
| Name: | ONCOR ELECTRIC DELIVERY COMPANY LLC | |
| Agent: | | |
| Mailing Address: | STATE & LOCAL TAX DEPT PO BOX 139100 DALLAS, TX 75313-9100 | |
| % Ownership: | 100.0% | |
| Exemptions: | For privacy reasons not all exemptions are shown online. | |

Property Values

| | |
|---------------------------------|---------|
| Improvement Homesite Value: | N/A (+) |
| Improvement Non-Homesite Value: | N/A (+) |
| Land Homesite Value: | N/A (+) |
| Land Non-Homesite Value: | N/A (+) |
| Agricultural Market Valuation: | N/A (+) |

| | |
|---------------------------------|---------|
| Market Value: | N/A (=) |
| Agricultural Value Loss: | N/A (-) |
| Appraised Value: | N/A (=) |
| HS Cap Loss: | N/A (-) |
| Circuit Breaker: | N/A (-) |
| Assessed Value: | N/A |
| Ag Use Value: | N/A |

Notices of Appraised value shown on this site contain a typo. The date of notice should read April 14, 2025 as this is the date on the notices sent in the mail.

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: ONCOR ELECTRIC DELIVERY COMPANY LLC

| Entity | Description | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|-------------------|----------|--------------|---------------|---------------|----------------|
| GBC | BROWN COUNTY | N/A | N/A | N/A | N/A | N/A |
| SBR | BROWNWOOD ISD | N/A | N/A | N/A | N/A | N/A |
| CBR | CITY OF BROWNWOOD | N/A | N/A | N/A | N/A | N/A |
| RRF | ROAD & BRIDGE | N/A | N/A | N/A | N/A | N/A |
| CAD | CAD | N/A | N/A | N/A | N/A | N/A |

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Type: RESIDENTIAL Living Area: 0 sqft Value: N/A

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|--------------------|---------|-----------|-----------|-----------|--------------|-------------|
| RV | RESIDENTIAL VACANT | 0.81 | 35,357.65 | 0.00 | 0.00 | N/A | N/A |

Property Sketch Images

[+]

Property Images

[+]

Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2026 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2025 | \$2,500 | \$4,600 | \$0 | \$7,100 | \$0 | \$6,672 |
| 2024 | \$2,500 | \$3,060 | \$0 | \$5,560 | \$0 | \$5,560 |
| 2023 | \$2,500 | \$3,060 | \$0 | \$5,560 | \$0 | \$5,560 |
| 2022 | \$2,500 | \$3,060 | \$0 | \$5,560 | \$0 | \$5,560 |
| 2021 | \$2,500 | \$3,060 | \$0 | \$5,560 | \$0 | \$5,560 |
| 2020 | \$2,500 | \$1,950 | \$0 | \$4,450 | \$0 | \$4,450 |
| 2019 | \$2,500 | \$1,950 | \$0 | \$4,450 | \$0 | \$4,450 |
| 2018 | \$2,500 | \$1,950 | \$0 | \$4,450 | \$0 | \$4,450 |
| 2017 | \$2,500 | \$1,950 | \$0 | \$4,450 | \$0 | \$4,450 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|-----------|----------|---------------------------------|---|---|--------|------|---------|
| 3/27/2025 | SP WD | SPECIAL WARRANTY DEED | TORRES, APOLINAR & JUSTINA RODRIGUEZ DE TORRES LIFE ESTATES | ONCOR ELECTRIC DELIVERY COMPANY LLC | | | 2501782 |
| 12/4/2019 | E LED | ENHANCED LIFE ESTATE DEED | TORREZ, APOLINAR | TORRES, APOLINAR & JUSTINA RODRIGUEZ DE TORRES LIFE ESTATES | | | 1907458 |

ARB Data

| Hearing Date And Time | Board Members | Owner's Opinion Of Value | Board's Determination Of Value | ARB Determination |
|-----------------------|---------------|--------------------------|--------------------------------|-------------------|
| 07/01/2025 08:30 AM | | \$0 | \$7,100 | DENIED |

Estimated Tax Due

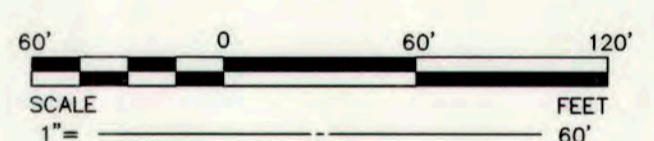
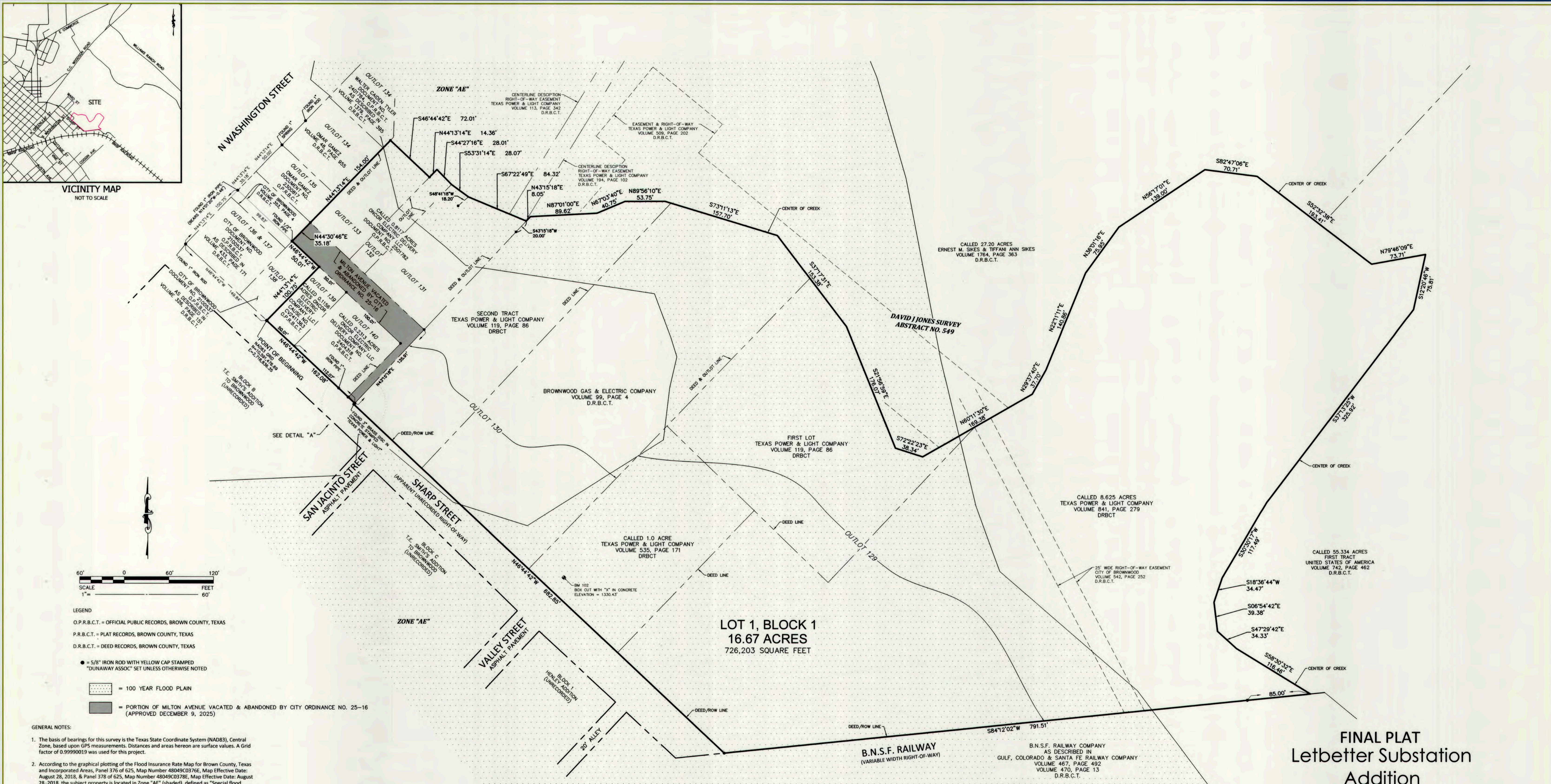
If Paid: 02/24/2026



| Year | Taxing Jurisdiction | Taxable Value | Base Tax | Base Taxes Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amount Due |
|------|---------------------|---------------|----------|-----------------|--------------|-----------------------------|---------------|------------|
| 2025 | BROWN COUNTY | \$6,672 | \$28.03 | \$28.03 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2025 | BROWNWOOD ISD | \$6,672 | \$63.18 | \$63.18 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2025 | CITY OF BROWNWOOD | \$6,672 | \$46.20 | \$46.20 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2025 | ROAD & BRIDGE | \$6,672 | \$4.99 | \$4.99 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | 2025 Total: | | \$142.40 | \$142.40 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2024 | BROWN COUNTY | \$5,560 | \$22.24 | \$22.24 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2024 | BROWNWOOD ISD | \$5,560 | \$53.76 | \$53.76 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2024 | CITY OF BROWNWOOD | \$5,560 | \$38.58 | \$38.58 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2024 | ROAD & BRIDGE | \$5,560 | \$4.00 | \$4.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | 2024 Total: | | \$118.58 | \$118.58 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2023 | CITY OF BROWNWOOD | \$5,560 | \$37.02 | \$37.02 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2023 | BROWN COUNTY | \$5,560 | \$21.34 | \$21.34 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

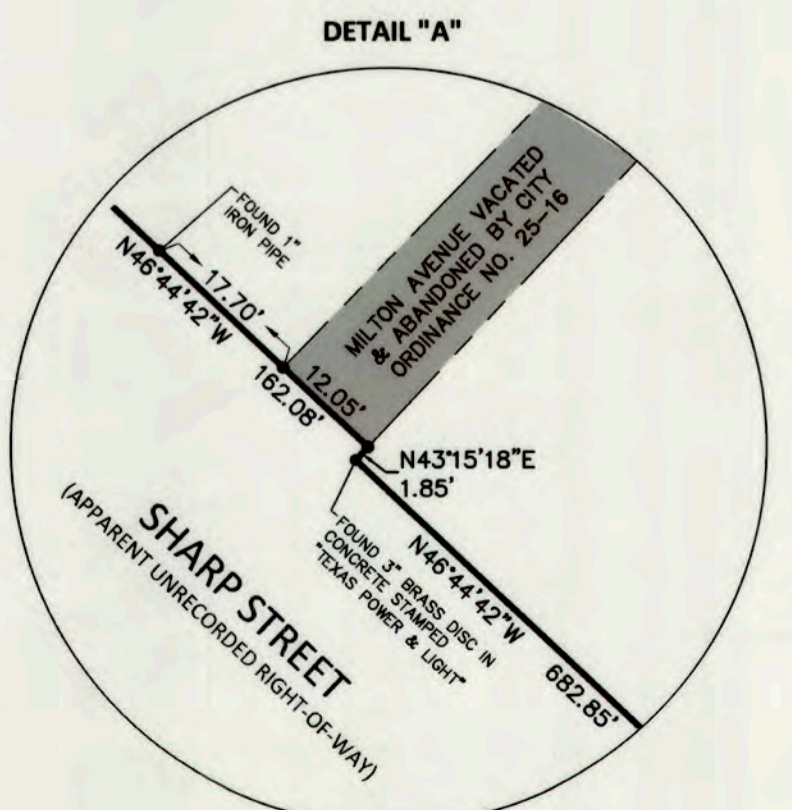


VICINITY MAP
NOT TO SCALE



- LEGEND**
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BROWN COUNTY, TEXAS
 - P.R.B.C.T. = PLAT RECORDS, BROWN COUNTY, TEXAS
 - D.R.B.C.T. = DEED RECORDS, BROWN COUNTY, TEXAS
 - = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET UNLESS OTHERWISE NOTED
 - ▨ = 100 YEAR FLOOD PLAIN
 - ▩ = PORTION OF MILTON AVENUE VACATED & ABANDONED BY CITY ORDINANCE NO. 25-16 (APPROVED DECEMBER 9, 2025)

- GENERAL NOTES:**
1. The basis of bearings for this survey is the Texas State Coordinate System (NAD83), Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A Grid factor of 0.99990019 was used for this project.
 2. According to the graphical plotting of the Flood Insurance Rate Map for Brown County, Texas and Incorporated Areas, Panel 376 of 625, Map Number 48049C0376E, Map Effective Date: August 28, 2018, & Panel 378 of 625, Map Number 48049C0378E, Map Effective Date: August 28, 2018, the subject property is located in Zone "AE" (shaded), defined as "Special flood hazard areas subject to inundation by the 1% annual chance flood" and Zone "X" (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
 3. The Surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey without the benefit of a title commitment.
 4. Site Benchmark:
BM 102
A box cut with "X" in a concrete sidewalk, located approximately 51.5' Northeast of the centerline of Sharp Street, approximately 683.0' Southeast of the southeast edge of Washington Avenue, approximately 27.1' Northwest of a concrete driveway, & 41.7' Southeast of the south building corner of the Oncor Electric Delivery Company service center.
NAD83 GRID:
Northing = 10,591,131.97
Easting = 2,719,235.19
Elevation = 662.11'



FINAL PLAT
Letbetter Substation
Addition
LOT 1, BLOCK 1
16.67 Acres or 726,203 Square Feet
Total Lots: 1

Being a Final Plat of those Tracts of Land Recorded in Volume 119, Page 86, Volume 99, Page 4, Volume 535, Page 171, & Volume 841, Page 279, Deed Records, Brown County, Texas, those Tracts of Land Recorded in Document No. 2501782, Document No. 2404318, & Cause No. CV2411363, Official Public Records, Brown County, Texas, and that Portion of Milton Avenue Vacated & Abandoned by City Ordinance No. 25-16 & Approved December 9, 2025

Situated in the
David J Jones Survey, Abstract No. 549,
City of Brownwood, Brown County, Texas
for
City of Brownwood
by
Dunaway Associates

OWNER / DEVELOPER:
ONCOR ELECTRIC DELIVERY COMPANY LLC
1616 WOODALL RODGERS FWY
DALLAS, TX 75202
(888) 313-6862

ENGINEER / SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE, SUITE 400
FORT WORTH, TX 76107
817-335-1121

This plat was prepared in February 2026

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF BROWN §

Metes & Bounds Description

BEING a 16.67 acre tract of land situated in the David J Jones Survey, Abstract No. 549, City of Brownwood, Brown County, Texas, and being all of those tracts of land described in deed to Texas Power & Light Company, as recorded in Volume 119, Page 86, Volume 535, Page 171, and Volume 841, Page 279, Deed Records, Brown County, Texas (D.R.B.C.T.), all of that tract of land described in deed to Brownwood Gas & Electric Company, as recorded in Volume 99, Page 4, D.R.B.C.T., all of that called 0.8117 acre tract of land described in deed to Oncor Electric Delivery Company LLC, as recorded in Document No. 2501782, Official Public Records, Brown County, Texas (O.P.R.B.C.T.), all of that called 0.2313 acre tract of land described in deed to Oncor Electric Delivery Company LLC, as recorded in Document No. 2404318, O.P.R.B.C.T., all of that called 0.1156 acre tract of land described in deed to Oncor Electric Delivery Company LLC, as recorded by Cause No. CV2411363, O.P.R.B.C.T., all of that portion of Milton Avenue vacated and abandoned by City Ordinance No. 25-16 & approved December 9, 2025, and being all of Outlots 129, 130, 131, 132, 133, 139, & 140, Original Townsite, City of Brownwood, said 16.67 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" on the northeast right-of-way line of Sharp Street (apparent unrecorded right-of-way) for the west corner of said 0.1156 acre tract and the south corner of that tract of land described in deed to the City of Brownwood, as recorded in Document No. 2100537, O.P.R.B.C.T., and further described in Volume 326, Page 151, D.R.B.C.T., from which a found 1-inch iron rod for the west corner of said City of Brownwood tract bears North 46 degrees 44 minutes 42 seconds West, a distance of 149.84 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 10,591,476.69, E: 2,718,836.35;

THENCE North 44 degrees 13 minutes 14 seconds East, departing the northeast right-of-way line of said Sharp Street, with the northwest line of said 0.1156 acre tract and the southeast line of said City of Brownwood tract, a distance of 100.75 feet to a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" on the southwest line of said portion of Milton Avenue vacated and abandoned by City Ordinance No. 25-16, O.P.R.B.C.T. for the north corner of said 0.1156 acre tract and the east corner of said City of Brownwood tract;

THENCE North 46 degrees 44 minutes 42 seconds West, with the southwest line of said vacated portion of Milton Avenue, a distance of 50.01 feet to a found 1/2-inch iron pipe for the most westerly corner of said vacated portion of Milton Avenue and the north corner of said City of Brownwood tract, recorded in Document No. 2100537, O.P.R.B.C.T., and further described in Volume 326, Page 151, D.R.B.C.T., said corner also being the east corner of that tract of land dedicated to the City of Brownwood for widening of Milton Avenue, recorded in Volume 353, Page 4, D.R.B.C.T.;

THENCE North 44 degrees 30 minutes 46 seconds East, with the northwest line of said vacated portion of Milton Avenue, a distance of 35.18 feet to a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for the north corner of said vacated portion of Milton Avenue and the west corner of said 0.8117 acre tract;

THENCE North 44 degrees 13 minutes 14 seconds East, with the northwest line of said 0.8117 acre tract, a distance of 154.00 feet to a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for the north corner of said 0.8117 acre tract and being on the southeast line of that tract of land described in deed to Walter Caiden Tyler, as recorded in Document No. 2401764, O.P.R.B.C.T., and further described in Volume 1379, Page 395, D.R.B.C.T.;

THENCE South 46 degrees 44 minutes 42 seconds East, departing the southeast line of said Walter Caiden Tyler tract and with the northeast line of said 0.8117 acre tract, a distance of 72.01 feet to a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC";

THENCE North 44 degrees 13 minutes 14 seconds East, continuing with the northeast line of said 0.8117 acre tract, a distance of 14.36 feet to a point in the centerline of a creek;

THENCE continuing with the northeast line of said 0.8117 acre tract and along the centerline of said creek, the following courses and distances:

THENCE South 44 degrees 27 minutes 16 seconds East, a distance of 28.01 feet to a point;

THENCE South 53 degrees 31 minutes 14 seconds East, a distance of 28.07 feet to a point for corner, from which a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" bears South 48 degrees 41 minutes 18 seconds West, a distance of 18.20 feet;

THENCE South 67 degrees 22 minutes 49 seconds East, a distance of 84.32 feet to the east corner of said 0.8117 acre tract and being on the northwest line of that called "Second Tract", described in deed to Texas Power & Light Company, as recorded in Volume 119, Page 86, D.R.B.C.T., from which a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" bears South 43 degrees 15 minutes 18 seconds West, a distance of 20.00 feet;

THENCE continuing along the centerline of said creek, the following courses and distances:

THENCE North 43 degrees 15 minutes 18 seconds East, a distance of 8.05 feet to a point;

THENCE North 87 degrees 01 minutes 00 seconds East, a distance of 89.62 feet to a point;

THENCE North 67 degrees 03 minutes 40 seconds East, a distance of 40.75 feet to a point;

THENCE North 89 degrees 56 minutes 10 seconds East, a distance of 53.75 feet to a point;

THENCE South 73 degrees 11 minutes 13 seconds East, a distance of 157.70 feet to a point;

THENCE South 37 degrees 17 minutes 31 seconds East, a distance of 153.38 feet to a point;

THENCE South 21 degrees 56 minutes 59 seconds East, a distance of 176.07 feet to a point;

THENCE South 72 degrees 22 minutes 23 seconds East, a distance of 38.34 feet to a point;

THENCE North 60 degrees 11 minutes 30 seconds East, a distance of 169.38 feet to a point;

THENCE North 29 degrees 37 minutes 40 seconds East, a distance of 37.70 feet to a point;

THENCE North 22 degrees 11 minutes 11 seconds East, a distance of 140.86 feet to a point;

THENCE North 36 degrees 01 minutes 16 seconds East, a distance of 75.95 feet to a point;

THENCE North 56 degrees 17 minutes 01 seconds East, a distance of 139.00 feet to a point;

THENCE South 82 degrees 47 minutes 06 seconds East, a distance of 70.71 feet to a point;

THENCE South 52 degrees 32 minutes 38 seconds East, a distance of 193.41 feet to a point;

THENCE North 79 degrees 46 minutes 09 seconds East, a distance of 73.71 feet to a point;

THENCE South 12 degrees 20 minutes 46 seconds West, a distance of 75.81 feet to a point;

THENCE South 37 degrees 13 minutes 25 seconds West, a distance of 325.92 feet to a point;

THENCE South 30 degrees 30 minutes 17 seconds West, a distance of 117.49 feet to a point;

THENCE South 18 degrees 36 minutes 44 seconds West, a distance of 34.47 feet to a point;

THENCE South 06 degrees 54 minutes 42 seconds East, a distance of 39.38 feet to a point;

THENCE South 47 degrees 29 minutes 42 seconds East, a distance of 34.33 feet to a point;

THENCE South 58 degrees 30 minutes 32 seconds East, a distance of 116.46 feet to a point for the southeast corner of that called 8.625 acre tract of land described in deed to Texas Power & Light Company, as recorded in Volume 841, Page 279, D.R.B.C.T., said corner being in the northerly right-of-way line of the B.N.S.F. Railroad (a variable width right-of-way), described in deed to Gulf, Colorado and Santa Fe Railway Company, as recorded in Volume 467, Page 492, D.R.B.C.T. and Volume 470, Page 13, D.R.B.C.T.;

THENCE South 84 degrees 12 minutes 02 seconds West, departing the centerline of said creek and with the northerly right-of-way line of said B.N.S.F. Railroad, passing a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for reference at a distance of 85.00 feet, and continuing for a total distance of 791.51 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for the south corner of said 8.625 acre tract and being in the northeast right-of-way line of said Sharp Street;

THENCE North 46 degrees 44 minutes 42 seconds West, departing the northerly right-of-way line of said B.N.S.F. Railroad and with the northeast right-of-way line of said Sharp Street, a distance of 682.85 feet to a found 3-inch brass disc in concrete stamped "TEXAS POWER & LIGHT" for the west corner of said "Second Tract", described in deed to Texas Power & Light Company, as recorded in Volume 119, Page 86, D.R.B.C.T.;

THENCE North 43 degrees 15 minutes 18 seconds East, continuing with the northeast right-of-way line of said Sharp Street and with the northwest line of said "Second Tract", a distance of 1.85 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for the most southerly corner of said portion of Milton Avenue vacated and abandoned by City Ordinance No. 25-16, from which a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for the common easterly corner of said vacated portion of Milton Avenue and said 0.8117 acre tract bears North 43 degrees 15 minutes 18 seconds East, a distance of 135.91 feet;

THENCE North 46 degrees 44 minutes 42 seconds West, departing the northwest line of said "Second Tract" and continuing with the northeast right-of-way line of said Sharp Street, passing a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for the south corner of said 0.2313 acre tract and the south corner of said 0.1156 acre tract at a distance of 12.05 feet, passing a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" for the common west corner of said 0.2313 acre tract and the south corner of said 0.1156 acre tract at a distance of 112.07 feet, and continuing for a total distance of 162.08 feet to the POINT OF BEGINNING and containing 16.67 acres (or 726,203 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Oncor Electric Delivery Company LLC do hereby adopt this plat designating the herein above described property as Lot 1, Block 1, Letbetter Substation Addition, an addition to the City of Brownwood, Texas and hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parking, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements of growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed if approved by the City of Brownwood. The City of Brownwood and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission for anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Brownwood, Texas.

Witness, my hand at Fort Worth, Texas, This 10 day of March, 2026.

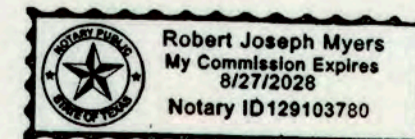
Owner: [Signature]

STATE OF TEXAS §
COUNTY OF BROWN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared, Ashlyn Miller, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 10 day of March, 2026.

Notary Public in and for the State of Texas [Signature]



ZONING PANEL:

Zoning District: M-1 Restricted Industrial District, City of Brownwood, Texas
Applicable Ordinance: City of Brownwood Code of Ordinances, Chapter 98 – Zoning

- 1. ZONING DESIGNATION
The subject property is zoned M-1 Restricted Industrial District per the Official Zoning Map adopted under Sec. 98-222. (City of Brownwood Ordinances)
- 2. PURPOSE AND INTENT
The M-1 District is one of sixteen zoning districts established by the City for regulating land use, building location, setbacks, yards, and development standards. (Ref. Sec. 98-222)
- 3. PERMITTED USES
Permitted, conditional, and prohibited uses shall be those listed in the M-1 Restricted Industrial District section of the Zoning Ordinance. Refer to the adopted zoning code for all allowed land uses.
- 4. DIMENSIONAL AND DEVELOPMENT REQUIREMENTS
4.1 Side Yard Setbacks (District-Specific Requirements)
- Minimum Side Yard Setback: 5 feet
- Aggregate Side Yard Setback: 12 feet total
(Per City of Brownwood Minimum Setback Requirements Table)
4.2 Front Yard Setback (General City Standard)
- Minimum Setback on Minor Streets: 15 feet
- Minimum Setback on Major Streets: 25 feet
(Per citywide setback standards applicable across zoning districts)
4.3 Rear Yard Setback
- There is no district-specific M-1 rear yard setback published.
- Rear setbacks shall comply with general yard requirements found in Chapter 98 and applicable building/fire code separation standards.
4.4 Other Dimensional Controls
- No M-1-specific minimum lot size, lot width, lot coverage, or building height standards are published. General zoning, subdivision regulations, building code, and fire code apply.
- 5. PARKING & LOADING
Off-street parking and loading shall comply with the requirements of Chapter 98 of the Zoning Ordinance and applicable development standards.
- 6. SCREENING & BUFFERING
Screening, buffering, and landscaping shall comply with the supplementary district regulations contained in Article V of the Zoning Ordinance.
- 7. ACCESS, EASEMENTS, & CIRCULATION
All driveways, access points, utility easements, fire lanes, and service areas shall be developed per City of Brownwood requirements.
- 8. COMPLIANCE NOTE
All construction, site improvements, and land use must comply with the City of Brownwood Code of Ordinances, including Zoning, Subdivision, Building, Fire, and Public Works standards.

CITY PLANNING & ZONING COMMISSION

This dedication filed in connection with this plat is hereby approved and all streets, alleys, and public areas shown hereon are accepted on behalf of the Public by the City of Brownwood Planning and Zoning Commission

Date Approved _____

Chairman _____

Secretary _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF BROWN §

I, William D Edwards, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey prepared under my direction and that all corners are as shown thereon and that said plat has been prepared in accordance with the platting rules and regulation of Brown County, Texas.

Dated this the 26th day of February, 2026.

[Signature]
William D Edwards
Texas Registered Professional Land Surveyor No. 5627
Texas Licensed State Land Surveyor
Oklahoma Licensed Professional Land Surveyor No. 1612
U.S. BLM Certified Federal Land Surveyor No. 1038
dedwards@dunaway.com

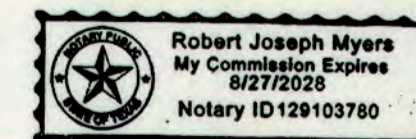


STATE OF TEXAS §
COUNTY OF BROWN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared, William Edwards, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 26 day of February, 2026.

Notary Public in and for the State of Texas [Signature]



GENERAL NOTES:

- 1. The basis of bearings for this survey is the Texas State Coordinate System (NAD83), Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A Grid factor of 0.99990019 was used for this project.
- 2. According to the graphical plotting of the Flood Insurance Rate Map for Brown County, Texas and Incorporated Areas, Panel 376 of 625, Map Number 48049C0376E, Map Effective Date: August 28, 2018, the subject property is located in Zone "AE" (shaded), defined as "Special flood hazard areas subject to inundation by the 1% annual chance flood" and Zone "X" (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
- 3. The Surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey without the benefit of a title commitment.
- 4. Site Benchmark:
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A box cut with "X" in a concrete sidewalk, located approximately 51.5' Northeast of the centerline of Sharp Street, approximately 683.0' Southeast of the southeast edge of Washington Avenue, approximately 27.1' Northwest of a concrete driveway, & 41.7' Southeast of the south building corner of the Oncor Electric Delivery Company service center.
NAD83 GRID:
Northing = 10,591,131.97
Easting = 2,719,235.19
Elevation = 662.11'

COUNTY CLERK

STATE OF TEXAS §
COUNTY OF BROWN §

I do hereby certify that the plat described herein was filed for record on _____

Date Approved _____

File Number _____

Chairman _____

County, Texas _____

FINAL PLAT
Letbetter Substation
Addition
LOT 1, BLOCK 1
16.67 Acres or 726,203 Square Feet
Total Lots: 1

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Situated in the
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This plat was prepared in February 2026

OWNER / DEVELOPER:
ONCOR ELECTRIC DELIVERY COMPANY LLC
1616 WOODALL RODGERS FWY
DALLAS, TX 75202
(888) 313-6862

ENGINEER / SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE, SUITE 400
FORT WORTH, TX 76107
817-335-1121

8005700.279



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

Replat Request Lettbetter Substation Addition Aerial Map



Road_Names

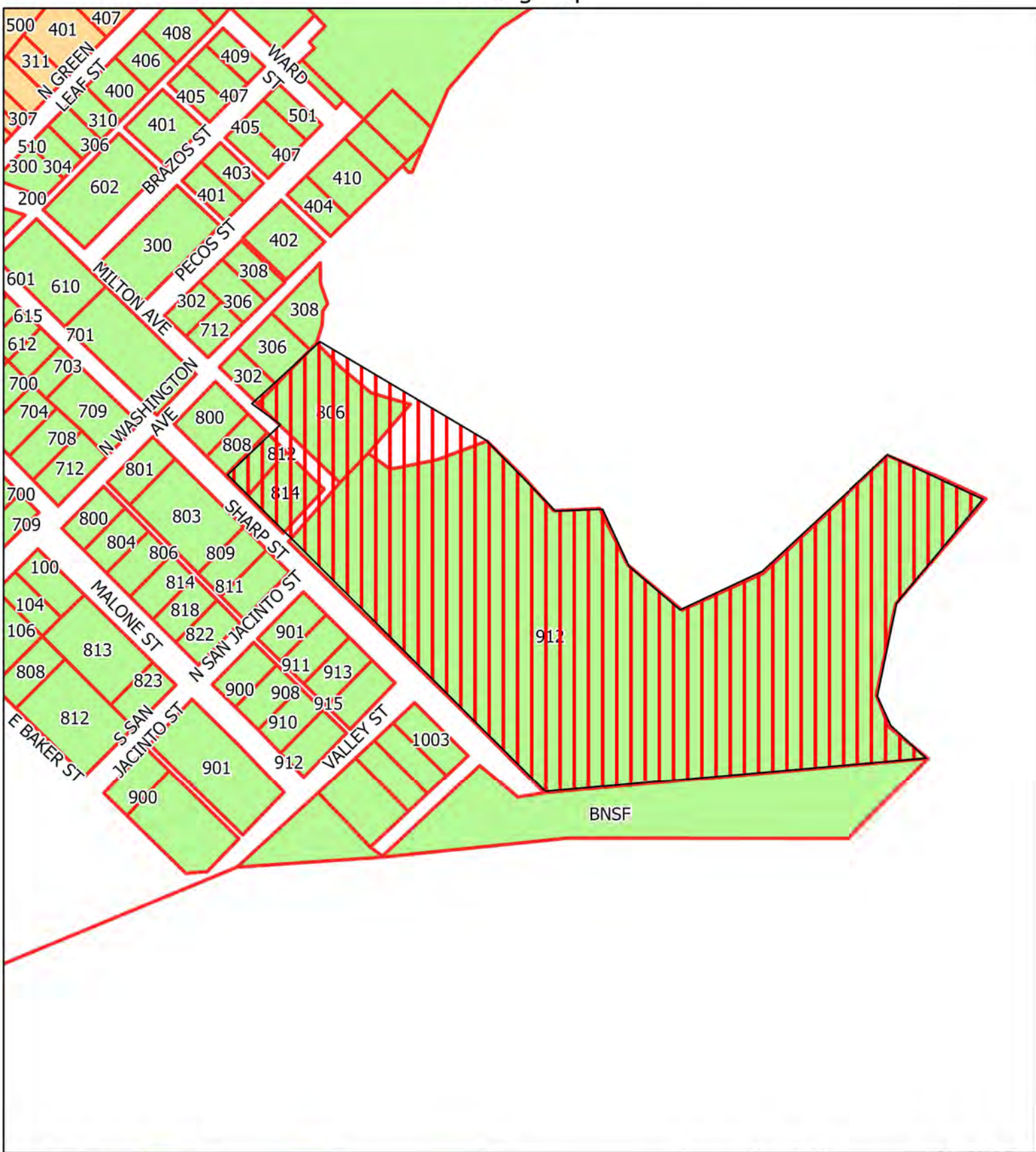
Lines

Parcels

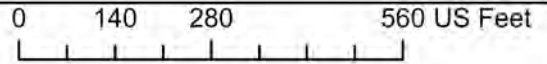
0 140 280 560 US Feet

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Replat Request Lettbetter Substation Addition Zoning Map

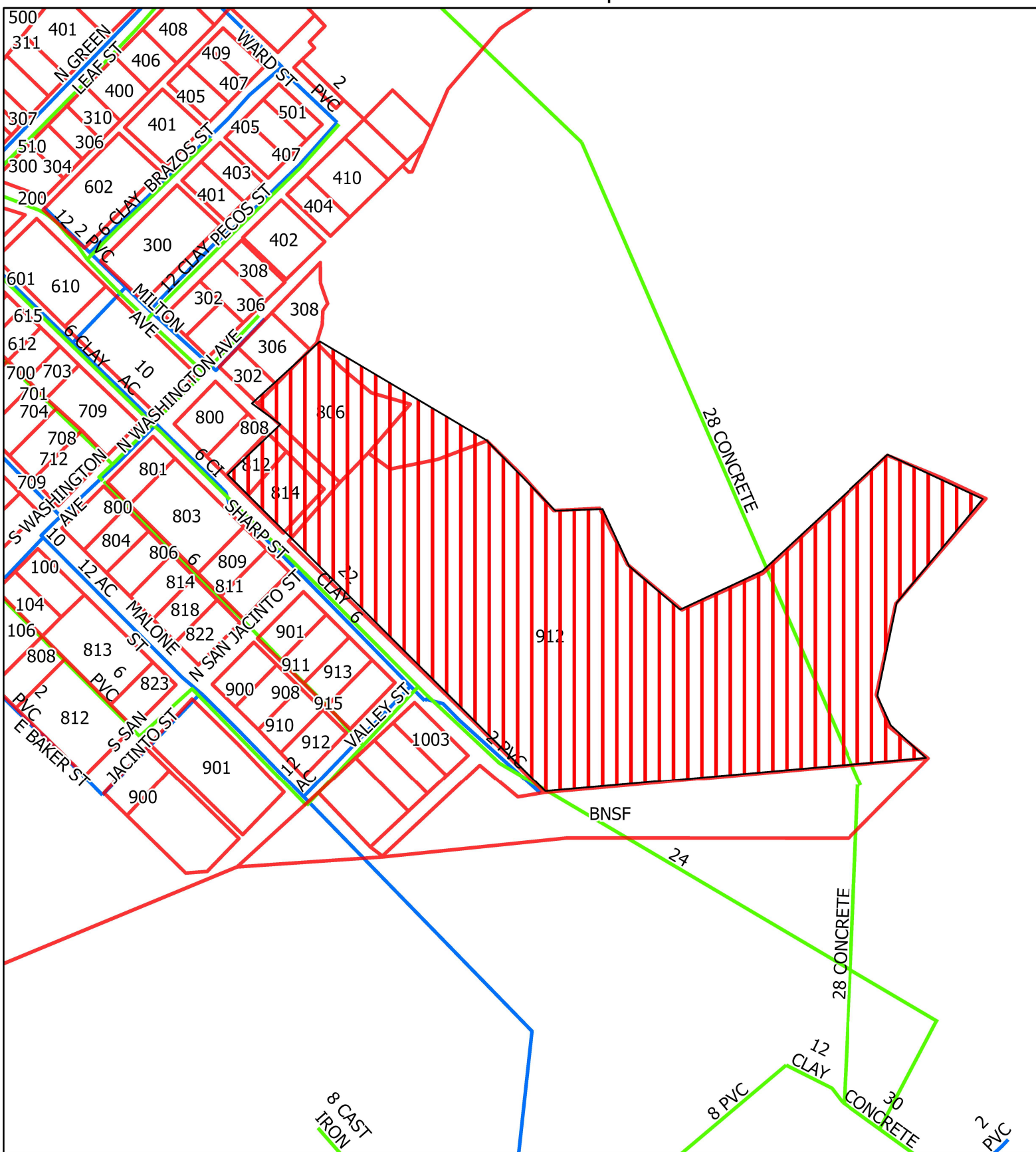


| | | | |
|--------------------|-----|-----|-----|
| Road_Names | R1A | M1 | R1B |
| — Lines | R3 | C2A | CU |
| ▭ Parcels | R2 | A1 | RR |
| Zoning Data | MH | C2 | CO |
| ▭ R1 | C1 | CN | M2 |



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Replat Request Lettbetter Substation Addition COB Utilities Map



Road_Names

— Lines

▭ Parcels

— sewer_system - Sewer Main Gravity

— water_mains

0 140 280 560 US Feet

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Replat Request Lettbetter Substation Addition Flood Map



USA_Flood_Hazard_Reduced_Set

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway

- Future Conditions 1% Annual Chance Flood
- Area with Reduced Risk Due to Levee
- Road_Names
- Lines
- Parcels

0 140 280 560 US Feet

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