

**OWEN SURVEYING CO.**  
**P. O. BOX 336, BRECKENRIDGE, TX 76424**

ERIC BRENNAN, RPLS #5560

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Firm Number 10069000  
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**METES AND BOUNDS DESCRIPTION**  
**0.09 Acre Tract**

All that certain 0.09 acre tract or parcel situated in the City of Breckenridge in the northeast quarter of Section 9, of the Lunatic Asylum Lands, original grantee and patentee D. W. Hullum, patent filed 12 June 1877, and recorded in volume B page 386 of the Patent Records of the County of Stephens State of Texas, said tract being part of Block 33 of Original Town Plat of Breckenridge, dated May 1878, and recorded in volume C page 34 of the Deed Records of Stephens County, plat now located in slide 91A of the Plat Cabinet of the Plat Records of said Stephens County, and said tract being all of a tract as described in deed to The City of Breckenridge, filed 20 August 1946, and recorded in volume 210 page 12 of said deed records, and being more particularly described as follows;

**BEGINNING** for the northeast corner of the tract being described herein at a found iron rod with a plastic cap marked 5560 on the south line of Dyer Street, same being the north line of said Block 33, said rod being the northwest corner of Lot 1 of Brown's Subdivision, according to plat of the same filed 28 March 1923, and recorded in volume 120 page 43 of said deed records, said plat now located in Slide 6B of said plat cabinet, from said rod a found iron rod with a plastic cap marked 4015 being the northwest corner of Block 6 of said original town plat bears South 89 degrees 55 minutes 53 seconds East, a distance of 610.50 feet;

**THENCE:** South 00 degrees 01 minutes 26 seconds West, with the west line of said Lot 1, a distance of 25.00 feet to a set 1/2 inch rebar for the southeast corner of said City tract, same being the northeast corner of a tract as described in deed to Patrick E. Muncie et ux, Wendy L. Muncie, filed 04 April 2006, and recorded in volume 1822 page 120 of said official public records, from said rebar a found 1 1/2 inch pipe bears North 49 degrees 52 minutes East, a distance of 0.63 feet;

**THENCE:** North 89 degrees 55 minutes 53 seconds West, with the south line of said City tract, and with the north line of said Muncie tract, a distance of 150.00 feet to a set 1/2 rebar by a found 1 1/2 inch pipe on the east line of Smith Street same being the west line of said Block 33 for the southwest corner of said City tract, same being the northwest corner of said Muncie tract;

**THENCE:** North 00 degrees 01 minutes 26 seconds East, with the west line of said Block 33, and with the east line of said Smith Street, a distance of 25.00 feet to a set 1/2 inch rebar at the intersection of the east line of said Smith Street, and the south line of said Dyer Street for the northwest corner of said City tract, same being the northwest corner of said Block 33, from said rebar a set 1/2 inch rebar at the intersection of the south line of said Dyer Street and the west line of said Smith Street being the northeast corner of said Block 35, same being the northeast corner of a tract as described in deed to the City of Breckenridge, filed 20 August 1946, and recorded in volume 210 page 13 of said deed records, surveyed concurrently this date bears North 89 degrees 55 minutes 53 seconds West, a distance of 80.00 feet;

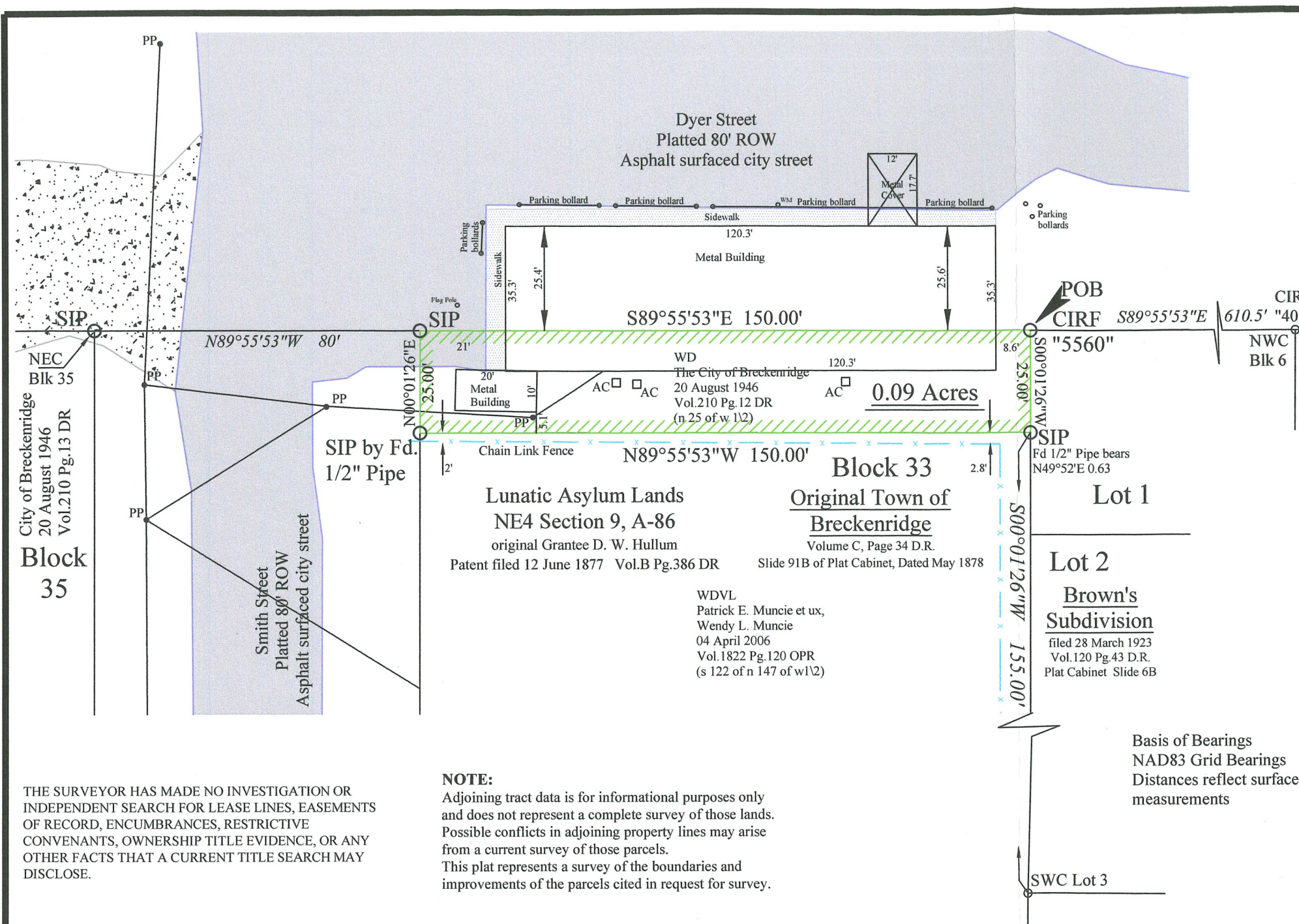
**THENCE:** South 89 degrees 55 minutes 53 seconds East, with the north line of said Block 33 and the south line of said Dyer Street, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.09 of an acre of land.

NAD83 NCTZ Grid Bearings.



Eric Brennan, Texas Registered  
Professional Land Surveyor  
Number 5560  
Dated 23 October 2023





**METES AND BOUNDS DESCRIPTION**  
0.09 Acre Tract

All that certain 0.09 acre tract or parcel of land situated in the City of Breckenridge in the northeast quarter of Section 9, of the Lunatic Asylum Lands, original grantee and patentee D. W. Hullum, patent filed 12 June 1877, and recorded in volume B page 386 of the Patent Records of the County of Stephens State of Texas, said tract being part of Block 33 of Original Town Plat of Breckenridge, dated May 1878, and recorded in volume C page 34 of the Deed Records of Stephens County, plat now located in slide 91A of the Plat Cabinet of the Plat Records of said Stephens County, and said tract being all of a tract as described in deed to The City of Breckenridge, filed 20 August 1946, and recorded in volume 210 page 12 of said deed records, and being more particularly described as follows;

**BEGINNING** for the northeast corner of the tract being described herein at a found iron rod with a plastic cap marked 5560 on the south line of Dyer Street, same being the north line of said Block 33, said rod being the northwest corner of Lot 1 of Brown's Subdivision, according to plat of the same filed 28 March 1923, and recorded in volume 120 page 43 of said deed records, said plat now located in Slide 6B of said plat cabinet, from said rod a found iron rod with a plastic cap marked 4015 being the northwest corner of Block 6 of said original town plat bears South 89 degrees 55 minutes 53 seconds East, a distance of 610.50 feet;

**THENCE:** South 00 degrees 01 minutes 26 seconds West, with the west line of said Lot 1, a distance of 25.00 feet to a set 1/2 inch rebar for the southeast corner of said City tract, same being the northeast corner of a tract as described in deed to Patrick E. Muncie et ux, Wendy L. Muncie, filed 04 April 2006, and recorded in volume 1822 page 120 of said official public records, from said rebar a found 1/2 inch pipe bears North 49 degrees 52 minutes East, a distance of 0.63;

**THENCE:** North 89 degrees 55 minutes 53 seconds West, with the south line of said City tract, and with the north line of said Muncie tract, a distance of 150.00 feet to a set 1/2 inch pipe on the east line of Smith Street same being the west line of said Block 33 for the southwest corner of said City tract, same being the northwest corner of said Muncie tract;

**THENCE:** North 00 degrees 01 minutes 26 seconds East, with the west line of said Block 33, and with the east line of said Smith Street, a distance of 25.00 feet to a set 1/2 inch rebar at the intersection of the east line of said Smith Street, and the south line of said Dyer Street for the northwest corner of said City tract, same being the northwest corner of said Block 33, from said rebar a set 1/2 inch rebar at the intersection of the south line of said Dyer Street and the west line of said Smith Street being the northeast corner of said Block 35, same being the northeast corner of a tract as described in deed to the City of Breckenridge, filed 20 August 1946, and recorded in volume 210 page 13 of said deed records, surveyed concurrently this date bears North 89 degrees 55 minutes 53 seconds West, a distance of 80.00 feet;

**THENCE:** South 89 degrees 55 minutes 53 seconds East, with the north line of said Block 33 and the south line of said Dyer Street, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.09 of an acre of land.

NAD83 NCTZ Grid Bearings.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

**NOTE:**  
Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels. This plat represents a survey of the boundaries and improvements of the parcels cited in request for survey.

Basis of Bearings  
NAD83 Grid Bearings  
Distances reflect surface measurements

- Legend**  
 PP= Power Pole  
 SIP= Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560  
 -E- = Electric  
 -X- = Fence  
 -ECT- = Electric, Cable, Telephone Line  
 WM= Water Meter  
 GM= Gas Meter  
 FIR= Fd iron rod  
 BOC= Back of Curb  
 C/O= Sewer Clean Out

**Proprietary Assets Notice:**  
This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any Alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek independent legal redress and demand damages for any individual or company making any unauthorized alterations or changes to the original document or any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware or has knowledge of any unauthorized use or alteration of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.

The undersigned does hereby State to The City of Breckenridge that the map or plat is based upon an on the ground survey, made on 19 October 2023 under my direct supervision, and reflects the boundaries of the parcel as cited in request for survey, this property has access to a public roadway as shown.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.



ERIC BRENNAN, TEXAS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
NUMBER 5560



Boundary survey on 0.09 Acres being part of Block 33, of the Original Town of Breckenridge, City of Breckenridge, County of Stephens, State of Texas

**OWEN SURVEYING CO.**

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BOUNDARY PLAT: STEPHENS COUNTY  
DRAWN BY: CH CHECKED BY: EB

Scale: 1" = 20'	Date: 23 October 2023	Print Number B - 475B
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