

Lunatic Asylum Lands E/2 of SE4 of Section 9, A-997

grantee and patentee N. S. Greenwood
dated 14 July 1879
Vol. C-2 Pg. 366 Deed Records
(80 acres)

WD
Panzer Eudora Guyton, John R.
Guyton, Dorothy Maxine Fambro
and T. C. Fambro, Jr. and Jack
Harold Taylor
02 February 1973
Vol. 386 Pg. 102 DR
(9.6 Acres)

Gift Deed
Myra L. Hall and
Fayla G. Taylor
26 December 2001
Vol. 1567 Pg. 213 OPR
Tract 2

4.78 Acres

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 of the parcels cited in request for survey.
This plat does not represent a complete survey of adjoining lands.

The Surveyor has made no investigation or independent search for lease lines, easements, of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.

LINE	BEARING	DISTANCE
1.1	S 89°45'09" E	19.06'
1.2	S 00°00'34" W	125.07' (125')
1.3	S 89°45'09" E	100.0'
1.4	N 00°00'51" E	75.0'
1.5	S 89°45'09" E	99.98'
1.6	S 89°56'44" W	136.51' (136' per 386/102)

POB
N:6954945.00,
E:1843857.24
NAD 83 NCTZ

Proprietary Assets Notice:

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- Legend**
- FIR - 1/2 inch Rebar
 - CIRP - Capped iron rod found
 - SIP - Set 1/2 inch Rebar with plastic cap marked 5560
 - PFPCP - Pipe fence corner post
 - PP - Power Pole
 - TP - Telephone Pole
 - MP - Meter Pole
 - WL - Water Meter
 - PL - Pipeline

The undersigned does hereby state to Myra L. Hall and Fayla G. Taylor, that this map or plat is based upon on the ground survey performed on 05 March 2024 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 reciting by the surveyor naming said person. This survey was prepared for the transaction as dated herein, and IS NOT to be used in any other transactions, and the copyrights are reserved.



Boundary Survey on 4.78 Acres in the
Lunatic Asylum Lands, E/2 of SE4 of
Section 9, Abstract Number 997, in
the City of Breckenridge,
County of Stephens, State of Texas

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BOUNDARY PLAT: STEPHENS COUNTY
DRAWN BY: CH
Scale: 1" = 60'
Date: 06 March 2024
Print Number: B-490B

- Note:**
- All trails and water bodies are drawn from Aerials and are approximate locations.
 - Pipe Lines Shown are general alignments only. Most are poly lines meandering across the surface of the parcel and are subject to slight changes.
 - There may be more existing wells and pipe lines other than shown that may not be exposed above ground and are not visible. There may be more existing above ground pipeline that are not shown. The surveyor does not state that all lines have been located.

Basis of Bearings
is NAD83 NCTZ Grid Bearings
and Distances reflect Surface
Measurements

METS AND BOUNDS DESCRIPTION
4.78 Acres Tract

All that contains 4.78 acres tract or parcel of land situated in the City of Breckenridge, County of Stephens, State of Texas, and said tract being part of the east half of the southeast quarter of the Lunatic Asylum Lands Section Number 9 original grantee and patentee N. S. Greenwood, Abstract Number 997, patented dated 14 July 1879, and recorded in volume 152 page 366 of the Deed Records of said Stephens County, and said tract being the east half of Tract 2 as described in deed to Myra L. Hall and Fayla G. Taylor, dated 26 December 2001, and recorded in volume 1567 page 213 of the Official Public Records of Stephens County, and being more particularly described as follows:

BEGINNING for the southwestern southeast corner of the tract being described herein at a found 3 1/4 inch iron rod in a barbed wire fence, and following the southwestern southeast corner of said Tract 2, same being the northeast corner of a called 0.11 acre tract as described in deed to Myra L. Hall and Fayla G. Taylor, dated 26 December 2001, and recorded in volume 1567 page 213 of the Official Public Records of Stephens County, and said tract being the east half of Tract 2 as described in deed to Myra L. Hall and Fayla G. Taylor, dated 26 December 2001, and recorded in volume 1567 page 213 of the Official Public Records of Stephens County, and being more particularly described as follows:

THENCE North 60 degrees 03 minutes 10 seconds East, with the monumented east line of said Guyton tract and along and near a barbed wire fence, a distance of 224.03 feet to a found 1 1/2 inch pipe for an all corner of this tract, same being the most westerly northeast corner of said Guyton tract, from said pipe a pipe fence corner post bears South 75 degrees 28 minutes East, a distance of 1.1 feet.

THENCE South 89 degrees 45 minutes 11 seconds West, with the north line of said Guyton tract, and with a barbed wire fence, a distance of 136.51 feet to a found iron rod for the westmost southwest corner of this tract, same being an all corner of said Guyton tract, from said rod a pipe fence corner post bears North 80 degrees 07 minutes East, a distance of 0.9 feet.

THENCE North 00 degrees 00 minutes East, with the east line of said Guyton tract, a distance of 102.01 feet to a set 1/2 inch rebar on the south side of Dallas Street for the northeast corner of this tract.

THENCE South 89 degrees 45 minutes 09 seconds East, with the south side of said street, a distance of 19.06 feet to a set 1/2 inch rebar for the northwestern northeast corner of this tract, and following the northeast corner of a tract as described in deed to E. P. Todd, filed 25 September 1947, and recorded in volume 214 page 386 of said deed records.

THENCE South 00 degrees 00 minutes 48 seconds West, with the west line of said Todd tract, a distance of 125.07 feet to a set 1/2 inch rebar for an all corner of this tract, and the southwest corner of said Todd tract.

THENCE South 89 degrees 45 minutes 09 seconds East, with the south line of said Todd tract, a distance of 100.0 feet to a set 1/2 inch rebar in the bottom of an old septic tank, for an all corner of this tract, and following the southeast corner of a tract as described in deed to H. L. Williams and Billie H. Williams, filed 07 May 1947, and recorded in volume 214 page 133 of said deed records.

THENCE North 00 degrees 00 minutes 18 seconds East, with the east line of said Williams tract, a distance of 75.0 feet to a found iron rod by a pipe post for a corner of this tract, same being the southeast corner of a called 0.11 acre tract as described in plat case deed to Myra L. Hall and Fayla G. Taylor, dated 26 January 2001, and recorded in volume 1464 page 176 of said official public records, from said rod a found 1 inch pipe on the south side of said street being the northeast corner of said Todd tract, same being the northeast corner of said Williams tract bears North 09 degrees 00 minutes 11 seconds West, a distance of 0.9 feet.

THENCE South 89 degrees 45 minutes 09 seconds East, with the south line of said Dallas tract, a distance of 99.98 feet to a set 1/2 inch rebar on the west side of South River Avenue for the eastmost northeast corner of this tract, same being the southeast corner of said Dallas tract, from said rod a set 1/2 inch rebar at the intersection of said Dallas Street and Rose Avenue being the northeast corner of said Dallas tract bears North 00 degrees 00 minutes 11 seconds West, a distance of 91 feet.

THENCE South 28 degrees 10 minutes 10 seconds East, with the east line of said Hall tract and above the west side of Rose Avenue, a distance of 381.16 feet to a set 1/2 inch rebar for the northwestern northeast corner of this tract.

THENCE South 02 degrees 15 minutes 12 seconds West, and passing at 7.61 feet a set 1/2 inch rebar on the west side of said Rose Avenue, and continuing on and across, a total distance of 210.87 feet to a set 1/2 inch rebar by a pipe fence corner post for an all corner of this tract, and following the northeast corner of a tract as described in deed to J. W. Stine, filed 26 February 1944, and recorded in volume 197 page 202 of said deed records.

THENCE South 28 degrees 13 minutes 15 seconds East, with the west line of said Stine tract and with a wire fence, a distance of 318.12 feet to a set 1/2 inch rebar for the northwestern northeast corner of this tract, from said rebar a found 1 inch pipe on the west side of said Rose Avenue bears North 02 degrees 00 minutes 00 seconds East, a distance of 210.87 feet, and from said rebar a found 1 inch pipe by a pipe fence corner post bears North 12 degrees 17 minutes 15 seconds East, a distance of 0.62 feet.

THENCE South 02 degrees 04 minutes 05 seconds West, and passing at 29.95 feet a found iron rod with a plastic cap marked 5560 being the northeast corner of said Clark tract, and continuing on and across with the north line of said Clark tract, a total distance of 258.21 feet to the POINT OF BEGINNING, and containing 4.78 acres of land.

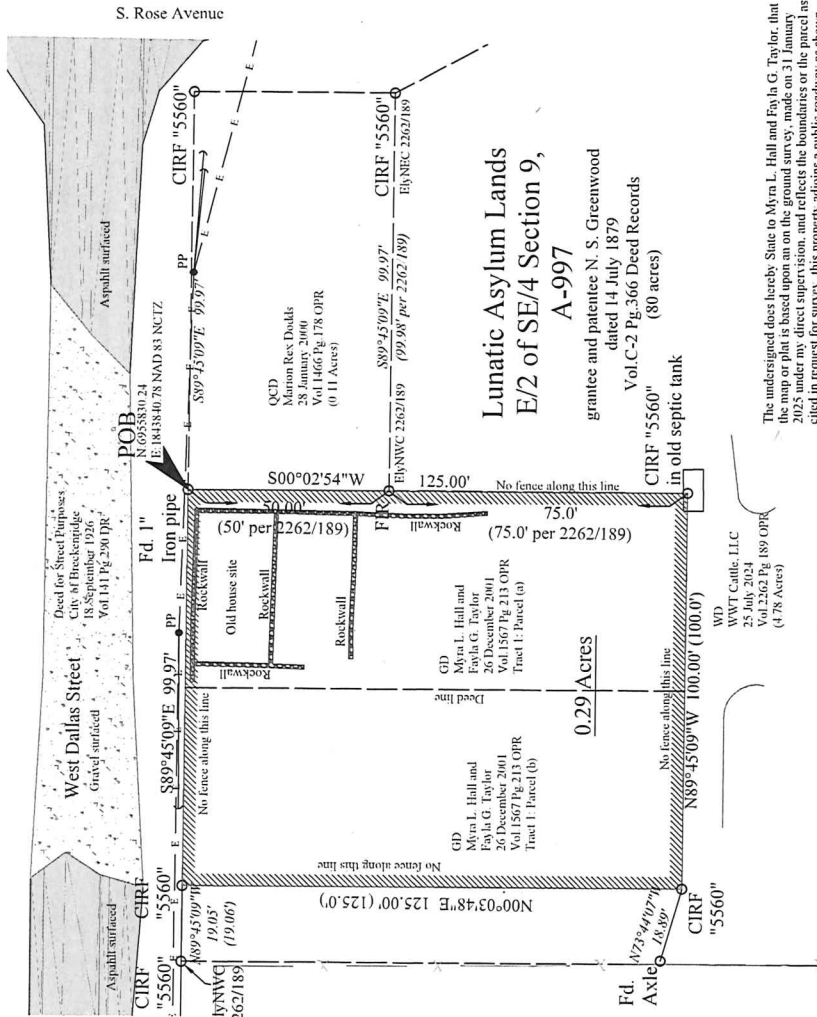
NAD83 NCTZ Grid bearings and distance measurements

SURVEY NOTES:

- This survey is made subject to any rights that may exist in adjoining land owners to any portion of the subject property, that may constitute accretion, the length of time any fence has been located on the subject property or adjoining property, conflicts in interest, any enforceable rights of adjoining owners and any claims of adverse possession.
- 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. This plat does not represent a complete survey of adjoining lands.
- The surveyor has made no investigation or independent search for lease lines, easements, record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.
- Coordinates shown herein are for general locative purposes only and are not the controlling feature for the position shown herein.
- This plat or map represents a survey of the surface of the tract of land as cited in the request survey, and was performed from an actual survey made upon the surface of the earth. A survey or investigation for sub-surface features was not performed. The surveyor does not state that there is or is not any underground or subsurface structures, features or other objects manmade or natural below the surface of the tract as shown herein.

Legend

PP= Power Pole
 SIP= Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560
 -X= Fence
 -E= Electric line
 -C= Cable Line
 WM= Water Meter
 GM= Gas Meter
 FIR= Fd iron rod
 c/o= Clean Out
 CLFCP= Chain link fence corner post
 WFCP= Wood fence corner post
 LP= Light Pole
 MB= Mail Box
 MH= Man Hole



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The undersigned does hereby State to Myra L. Hall and Fyla G. Taylor, that the map or plat is based upon an on the ground survey, made on 31 January 2025 under my direct supervision, and reflects the boundaries or the parcel as cited in request for survey, this property adjoins 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 unmentioned person without an express reserving 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 copy rights are reserved.

ERIC BRENNAN, TEXAS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 NUMBER 5560

Basis of Bearings
 NAD83 Grid Bearings
 Distances reflect surface measurements

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METES AND BOUNDS DESCRIPTION 0.29 Acre Tract

All that certain 0.29 acre tract or parcel of land situated in the east half of the southeast quarter of Section 9 of the Lunatic Asylum Lands, original grantee and patentee N. S. Greenwood, Abstract Number 997, patent dated 14 July 1879, and recorded in volume C-2 page 366 of the Deed Records of the County of Stephens State of Texas, and said tract being all of Tract 1, Parcel (a) and all of Tract 1, Parcel (b), as described in a deed to Myra L. Hall and Fyla G. Taylor, filed 26 December 2001, and recorded in volume 1567 page 213 of the Official Public Records of said Stephens County, and being more particularly described as follows:

BEGINNING for the northeast corner of the tract being described herein at a found 1 inch iron pipe on the south side of West Dallas Street as described in Deed for Street Purposes to the City of Breckenridge, filed 18 September 1926, and recorded in volume 141 page 290 of said deed records, said pipe being the northeast corner of said Hall Tract 1, Parcel (a), same being the northwest corner of a called 0.11 acre tract as described in deed to Marion Rex Dodds, filed 28 January 2000, and recorded in volume 1466 page 178 of said official public records, from said pipe, a found iron rod with a plastic cap marked "5560" at the intersection of the south side of said Dallas Street and the west side of South Rose Avenue being the northeast corner of said Dodds tract bears South 89 degrees 45 minutes 09 seconds East, a distance of 99.97 feet, said pipe also having NAD83 SPC NCT2 grid coordinates of N.6955830.24, E.1843840.78.

THENCE: South 00 degrees 02 minutes 54 seconds West, with the east line of said Hall Tract 1, Parcel (a), and with the west line of said Dodds tract, and passing at 50.00 feet to a found iron rod being the southwest corner of said Dodds tract, same being the easternmost northwest corner of a called 4.78 acre tract as described in deed to WWT Cattle, LLC, filed 25 July 2024, and recorded in volume 2262 page 189 of said official public records and continuing on said course with the west line of said WWT tract, a total distance of 125.00 feet to a found iron rod with a plastic cap marked "5560" in the bottom of an old septic tank for the southeast corner of said Tract 1, Parcel (b), same being an inner ell corner of said WWT tract.

THENCE: North 89 degrees 45 minutes 09 seconds West, with the north line of said WWT tract, a distance of 100.00 feet to a found iron rod with a plastic cap marked "5560" for the southwest corner of said Tract 1, Parcel (b), same being an inner ell corner of said WWT tract, from said rebar, a found axed on the west line of said WWT tract bears North 73 degrees 44 minutes 07 seconds West, a distance of 18.89 feet.

THENCE: North 00 degrees 03 minutes 48 seconds East, with the west line of said Tract 1, Parcel (b), and with the east line of said WWT tract, a distance of 125.00 feet to a found iron rod with a plastic cap marked "5560" on the south side of said West Dallas Street, same being the south line of said City of Breckenridge tract for the northwest corner of said Tract 1, Parcel (b), same being the northeast corner of said WWT tract, from said rod, a found iron rod with a plastic cap marked "5560" being the set 1/2 inch rebar being the westernmost northwest corner of said WWT tract bears North 89 degrees 45 minutes 09 seconds West, a distance of 19.05 feet.

THENCE: South 89 degrees 45 minutes 09 seconds East, with the south side of said street, and with the south line of said City of Breckenridge tract, a distance of 99.97 feet to the **POINT OF BEGINNING** and containing 0.29 of an acre of land.

NAD83 SPC NCT2 Grid Bearings and surface measurements

Boundary survey on 0.29 Acres being
 in the E/2 of SE/4 of Section 9 of the Lunatic
 Asylum Lands, Abstract Number 997 in the City of
 Breckenridge, County of Stephens, State of Texas

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BOUNDARY PLAT, STEPHENS COUNTY
 DRAWN BY: CH CHECKED BY: FB

Scale: 1" = 30' Date: 04 March 2025 Print Number: B - 540B