



* * * PROPERTY DESCRIPTION * * *

I have made a careful and accurate survey on the ground of the property located at 1215 West 3rd Street in the City of Breckenridge, County of Stephens, State of Texas, and being described as follows: All of Lots 14 and 15, of Block 5 of the Amended Plat of Mountain Heights Addition, an addition to the City of Breckenridge, according to plat of the same filed 01 December 1923, and recorded in volume 122 page 450 of the deed records of said Stephens County, and said plat now located in the Plat Cabinet in Slide 84A of the Plat Records of said Stephens County, Texas.

The undersigned does hereby State to Marco Antonio Trejo Ramirez that the map or plat is based upon an on the ground survey, made on 27 June 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 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.



Legend
 SIP= Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560
 FIR= Fd iron rod
 -X- = Fence
 -EC- = Electric, and Cable line
 -ET- = Electric and Telephone line
 PP= Power Pole
 MP= Meter Pole
 CP= Cable Pole

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 of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.

Proprietary Assets Notice:
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Basis of Bearings
 NAD83 Grid Bearings
 Distances reflect surface measurements

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Boundary survey on 0.34 Acres
 being all of Lots 14 and 15 of Block 5 of the
 Amended Plat of Mountain Heights Addition, an
 addition to the 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" = 30'	Date: 3 July 2024	Print Number B - 504B