

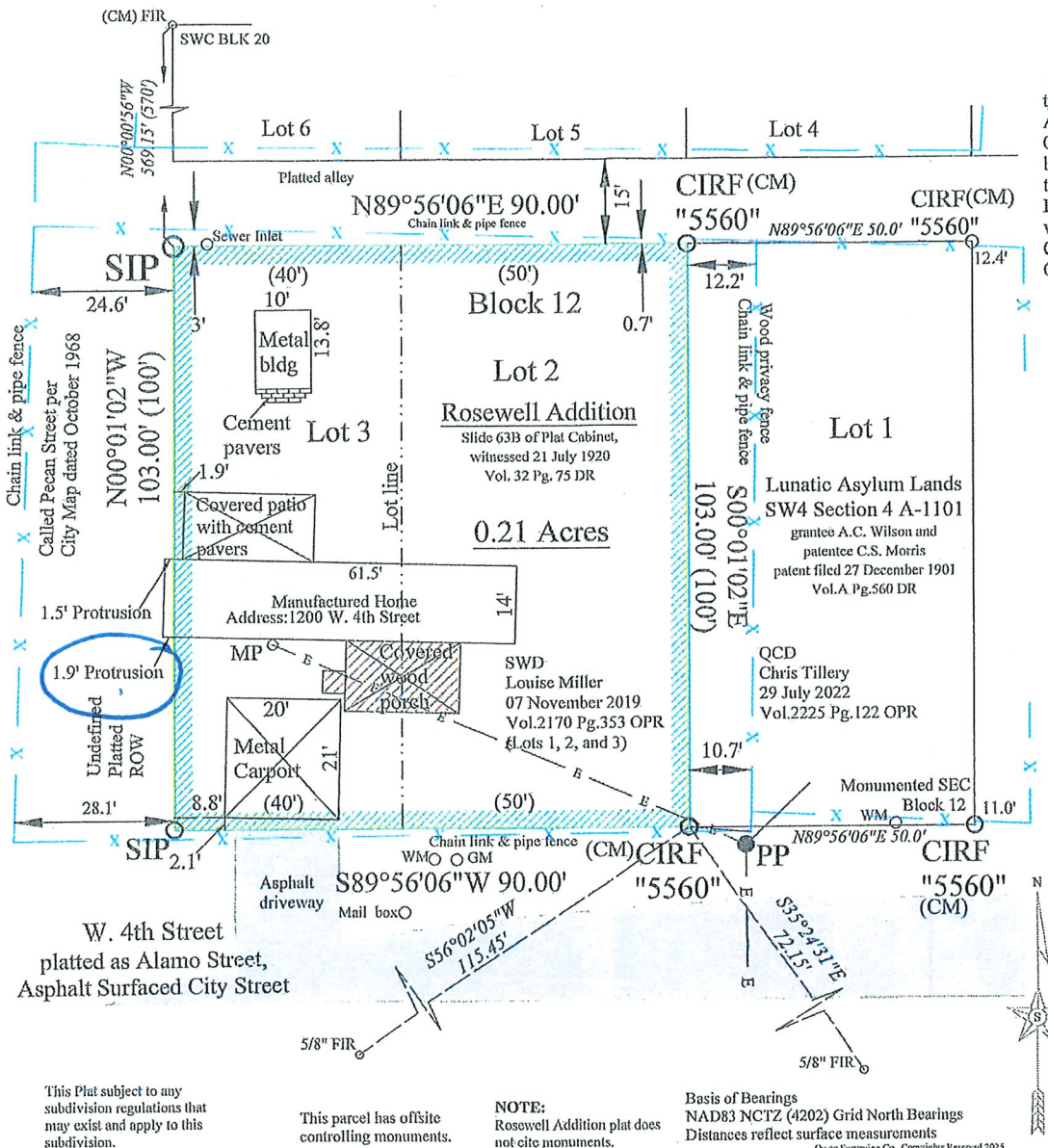
Legend
 PP= Power Pole
 SIP= Set 1/2 inch Rebar with plastic cap marked
 OWEN SURV 5560
 -X- = Fence
 -EC- = Electric, and Cable line
 WM= Water Meter
 GM= Gas Meter
 FIR= Fd iron rod
 (CM) = Controlling Monument
 (RD) = Record Dignity

Proprietary Assets Notice:

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SURVEY NOTES:

1. 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. Please seek legal counsel in these regards.
2. 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.
3. The surveyor has made an 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.
4. Pipe Lines Shown are general alignments only. Most are poly lines meandering across the surfaced 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.
5. This plat or map represents a survey of the surface of the tract of land as cited in 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.



PROPERTY DESCRIPTION

I have made a careful and accurate survey on the ground of the property in the SW4 Section 4 of Lunatic Asylum Lands, Abstract Number 1101, located at 1200 W. 4th Street in the City of Breckenridge, County of Stephens, State of Texas, and being described as follows: All of Lots 2 and 3, Block 12 of the Rosewell Addition, an addition to the City of Breckenridge, according to plat of the same originally witnessed 21 July 1920, and said plat located in the Plat Cabinet in Slide 63B of the Plat Records of said Stephens County, Texas.

The undersigned does hereby State to Louise Miller that the map or plat is based upon an on the ground survey, made on 23 October 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 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 0.21 Acres being all of
 Lots 2 and 3, Block 12 of the Rosewell
 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" = 40'	Date: 27 October 2025	Print Number B - 567B
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NOTE:
 Rosewell Addition plat does not cite monuments.

Basis of Bearings
 NAD83 NCTZ (4202) Grid North Bearings
 Distances reflect surface measurements

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