φ ω ω ω ω ω ω ω ω ω ω ω ω ω ω ω ω ω ω ω	Code Orac Investments, LLC IMO USENIVY 109 B Breckamidge, TX 7684 Back References: SWD Death References: SWD Opharch 2021 Vol.2194 Fg. 589 OPR Own Sunwping Co., Common Sunwping Co., Common Sunwping Co., Common Sunwping Co., Code Sunwping Code	CALL III III III III III III III III III	The second of th	y asests of this surveyor and Owen Surveying digital copy which is not authorized in writing of raid plut or field notes shall make the unsent that has been altered by any mean from surveyor and Owen Surveying reserve the right horized afterations or thought on the original shorted afterations. If my person becomes aware unaptly notify this surveyor or Owen Surveying	itally saved, are the exclusive proprieta toy alteration or changes to the original toy alteration to the original toy alteration to any digital copy fag Company are not litable for easy do greyer and company to its customer. This fixed and or company and that gray unatant of the other than	Proprietary Asseta Nodoc:  This plat and its ecompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this anwayor and Owen Surveying Company and therefore lights for its use are breedy reserved. Any alteration or changes to the original digital copy which is not amborized in writing by this surveying Company is sixely probabled. Any Alteration to any digital copy of sale plat or field notes thall make the unamborized copy mult and void. This survey or and Owen Surveying Company are not little for any document that has been aftered by any meant from its original which was signed, approved and provided by this surveyor and comen surveyor and covern Surveying correct in the foreign and surveyor and Owen Surveying reserve the right to seek the dependent legal for the content of the provided of the content of the surveyor and covern surveying teneve the right to seek the dependent legal for the original which the company intentionally mather unauthorized directions. If may person becomes nave or has browledge of any manufactorized or electricies of this date right and the provided provided and provided provided and provided pro	Proprietary This plat a Company or when the company or company or company of the
	nety Owner:	true er my direct	SURVEYORS CERTIFICATION: To the best of my knowledge and belief, this map or plat is a representation of an actual upon the ground survey made und supportation. All monuments have been found or set as shown hereon.		City Secretary	W. Elliott Street	SITE
- z 2 8 8	Notary Public, State of Texas			This approval shall be invalid, unless the approved plan of said subdivision is recorded in the office of County Clerk of Sixphana County, Texas within thirty (9) stays from the date of final approval. The said subdivision shall be subject to all requirements of the Plating Ordinance of the City of Ereckennidge.  Witness my hand this, day of, 2025.	This approval shall be inv is recorded in the office o thirty (30) days from the be subject to all requirem Breckennidge.  Witness my hand this	W. S. Miller Wheeler S. McAmir	W. Hullum Street the
SURV 1.	s for the purpose and considerations therein expressed the office this the	and the hobble executed the same for the purpose as and in the capacity stated.  Given under my hand and seal of the office this the 2025.	By this plat, it is the intention to make Lots 5 and 6 of Block 4 into one single lot.	Country of Stephens  ATTEST:  the City of the the foregoing plat was approved by the City Council of the City of t	State of Lexas County of Stephens ATTEST:  I hereby certify that the fe the City of Breckenridge	. Willia	Live Oak Str
Stephens Co	Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared. Laowan to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to	Before me, the undersigned Nota appeared	Total Colonia	kenridge Date	Mayor of the City of Breckenridge	Street/ Hwy 180	₩. Walker Street
Texas.		STATE OF TEXAS	NEC Block 3	Date	City Manager		Location Map NTS
Cabinet		David Stowe, President	CIRF *5560*	pproval	APPROVALS; Recommended for Final Approval	CIRP "5560"	₹ CP
OHICE AL		Authorized Signature of Owner.				SO	90
I hereby cert	the City of Breckenridge, Stephens County, Texas.  WITNESS, my hand, this theday of2025.	the City of Breckenridge, Stephe WITNESS, my hand, this the	80.			0~08.1	E:1842492.73 NAD 83 NCTZ
	platting ordinances, rules, regulations and resolutions of	This plat approved subject to all	0'	Aspual surfaced city succi	dev	ι9" γ	
State of Tex	That Caddo Creek Inventeests LLC does breely aday this plot designating to be tenti- described property as Lord SR, Block 4, feet, a keplat of all of Los 5 and 6 of Block 4 of the Americkel Plat of Brown's Addition, an addition to the City of Breckstraffige, County of Stephans, State of Texas, and sh breely aday this plat dedication to the public for public use threet the Streek, alleys parks, water course, during, assements,	That Caddo Creek Investments described property as Lot SR, Bit the Amended Plat of Brown's Add of Stephens, State of Texas, and public use forever the street, all problems are constant of the control o		West Wheeler St. Platted 80' ROW,	"5560"	7 80.0' N 89°56'53" W 100.00'	POB
	NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:	NOW, THEREFORE, KNOW A	(75')	(75')	97		"5560"
		OWNER'S DEDICATION		NE4 Section 9 A-80 (160 Ac) original Grantee & Patentee D. W. Hullum Patent filed 12 June 1877 Vol.B Pg.386 DR	S original C		CIRF
ints	NAD83 Grid Bearings and Distances reflect surface measurements	NAD83 Grid Bearings		Lunatic Asylum Lands			
the south line of	THENCE: North 89 degrees 56 minutes 53 seconds West, with the south line of Street, a distance of 100.0 feet to the POINT OF BEGINNING and containing	THENCE: North 89 of Street, a distance of 10	Lot 8	Lot 7			Pla
th the east line of ed "5560" on the same being the s	THENCE: South 00 degrees 08 minutes 19 seconds West, with the east line of distance of 142.00 feet to a found iron rod with plastic cap marked "5560" on the south line of said Block 4 for the southeast corner of said Lot 6, same being the	THENCE: South 00 distance of 142.00 fee south line of said Bloc			W 142 Lot 6 1\2	Lot 5R  0.33 Acres or 14,200 Square Feet	Live Oa
h the south line o aid Lot 6, same b	E: South 89 degrees 56 minutes 53 seconds East, with the south line c plastic cap marked "5560" for the northeast corner of said Lot 6, same l	THENCE: South 89 rod with plastic cap m	Deed Records at Records	Volume 113 Pages 652 & 653 Deed Records Plat Cabinet Slide 6A of Plat Records	.00' (	Block 4	ROW l city s
rked "5560" on t	a distance of 142.00 feet to a found iron rod with plastic cap marked "5560" on the stance of the said Block 4 for the northwest corner of said Lot 5;	a distance of 142.00 for west through said Bloom			142')		street
6956982.36 E:18	North 00 degrees 08 minutes 19 seconds East, with the west line of	having North Central THENCE: North 00	m's Addition	had Dist of Rrown's	CIRF "5560" A mended		5560"
bed herein at a for st line of South of m said rod a four rees 08 minutes	BEGINNING for the southwest corner of the tract being described herein at a for intersection of the north line of West Wheeler Street, and the east line of South I said Block 4, same being the southwest corner of said Lot 5, from said rod a four northwest corner of Block 5 of said addition, bears South not deerness 08 minutes	BEGINNING for the intersection of the nor said Block 4, same bein northwest corner of B		b' Alley	Platted 16' Alley	S 89°56'53" E 100.00'	CIRF <b>Q</b>
City of Breckenr act Number 86, p of Texas, and sai rded in volume 2 ock 4 of the Amely, and recorded ir Records of said 8	All that certain 0.33 acre tract or parcel of land situated in the City of Breckenri Asylum Lands Section Number 9, grantee D.W. Hullum, Abstract Number 86, paga 386 of the Deed Records of the County of Stephens, State of Texas, and sai Caddo Creek Investments, LLC, filed 30 March 2021, and recorded in volume 2 Stephens County, and said tract being all of Lots 3, and 6 of Block 4 of the Anne of Breckenridge according to plat of the same filed 8 July 1922, and recorded it said plat now located in the Plat Cabinet in Silde 6A of the Plat Records of said 3 as follows;	All that certain 0.33 and Section Asylum Lands Section page 386 of the Deed Caddo Creek Investme Stephens County, and of Breckenridge accorsaid plat now located as follows;	Lot 1	Lot 2	Lot 3	Lot 4	
ND BOUNDS DESC 0.33 ACRE TRACT	METES AND BOUNDS DESC 0.33 ACRE TRACT					1	

## ESCRIPTION CT

reckenridge, Texas in the northeast quarter of the Lunatic er 86, patent filed 12 June 1877, and recorded in volume B cand said tract being all of a tract as described in Dreed to olume 2194 page 589 of the Official Public Records of said the Amended Plat of Brown's Addition, and addition to the City orded in volume 119 pages 652 & 653 of said deed records, of said Stephens County, and being more particularly described

a found iron rod with plastic cap marked "5560" at the thir Live Oak Street, said rod being the southwest corner of found iron rod with a plastic cap marked "5560" being the tates 19 seconds West, a distance of 80.0 feet, said rod also 1:1842492.73;

e of said Block 4, and the east line of said Live Oak Street, on the south line of a platted 16 foot alley running east and

ne of said alley, a distance of 100.00 feet to a found iron ne being the northwest corner of Lot 6 1/2 of said Block 4;

e of said Lot 6 and with west line of said Lot 6 1/2, a and he north line of said Wheeler Street, same being the he southwest corner of said Lot 6 1/2;

e of said Block 4 and with the north line of said Wheelering 0.33 of an acre of land.

ertify that the foregoing plat was filed for record in my

clock, \_\_.m. this day of , 2025 in

of the Plat Records of Stephens County,

County Clerk

VMPN NOTES:

Coordinates shown hereon are for general locative purposes only and are not the controlling feature for the position above hereon.

Busi of Bearings are NAD33 Grid Bearings and Distances reflect surface measurements

## REPLAT

Lot 5R being a Replat of Lots 5 and 6, Block 4 of the Amended Plat of Brown's Addition, an addition to the Clip of Breckenridge, County of Stephens, State of Texas

OO DINIYAA YAR MYMO

I" = 30'

Date: 28 February 2025

B-538RP