

**METES AND BOUNDS DESCRIPTION**  
**Tract One - 0.526 Acre Tract**

All that certain 0.526 acre tract or parcel of land situated in the City of Breckenridge in the northwest quarter of Section 9 of the Lunatic Asylum Lands, original grantee and patentee Stephens County, Abstract Number 165, patent filed 12 June 1877, and recorded in volume B page 389 of the Deed Records of the County of Stephens State of Texas, and said tract being all of Lots 5 and 6, Block B of the East Breckenridge Addition, according to plat of the same filed 07 March 1921, originally filed in volume 197 page 654 of the Deed Records of said Stephens County, and said plat now located in the Plat Cabinet in Slide 9A of the Plat Records of said Stephens County, and said tract being all of a tract as described in deed to City of Breckenridge, filed 16 August 2016, and recorded in volume 2111 page 360 of the Deed Records of said Stephens County, and said tract being part of South Butte Avenue and part of East Williams Street as closed by City Ordinance No. 91-13, City of Breckenridge, approved 16 July 1991, filed 17 July 1991, and recorded in volume 1007 page 41 of said deed records, and being more particularly described as follows;

**BEGINNING** for the northeast corner of the tract being described herein at a set MAG nail on the south line of said East Walker Street, 5 feet east of the northeast corner of said Block B, said nail being the northeast corner of the west 5 feet of said South Butte Avenue as described in said City ordinance, said nail also having NAD83 NCTZ grid coordinates of N-6957953.03, E-1847395.71;

**THENCE:** South 00 degrees 00 minutes 29 seconds West, with the east line of the west 5 feet of said South Butte Avenue, a distance of 180.00 feet to a set 1/2 inch rebar on the north line of said Williams Street for the easternmost southeast corner of this tract, same being the southeast corner of the said west five feet;

**THENCE:** North 89 degrees 59 minutes 31 seconds West, with the south line of said west 5 feet tract, and with the north line of said Williams Street and passing at 3.9 feet the east edge of a brick building, and continuing on said course a total distance of 5.0 feet to a point in said building for an ell corner of this tract, said point being the southeast corner of said Block B;

**THENCE:** South 00 degrees 00 minutes 29 seconds West, with the east line of another tract as described in said City ordinance, and with the west line of said Butte street, a distance of 40.00 feet to a set railroad spike in the center of said Williams Street for the southernmost southeast corner of this tract, from said spike a set spike bears South 89 degrees 59 minutes 22 seconds East, a distance of 5.0 feet, from which a found 5/8 inch rod bears South 87 degrees 09 minutes 33 seconds East, a distance of 1.37 feet;

**THENCE:** North 89 degrees 59 minutes 31 seconds West, with the center of said Williams Street, a distance of 100.00 feet to a set 1/2 inch rebar for the southwest corner of this tract;

**THENCE:** North 00 degrees 00 minutes 29 seconds East, and passing at 40 feet the southwest corner of said Lot 5, same being the southeast corner of Lot 4 of said Block B, and continuing on said course with the west line of said Lot 5, a total distance of 220.00 feet to a set "X" in a concrete driveway on the south line of said Walker Street, same being the north line of said Block B for the northwest corner of said Lot 5, same being the northeast corner of said Lot 4;

**THENCE:** South 89 degrees 59 minutes 31 seconds East, with the north line of said Block B, and the south line of said Walker Street, a distance of 105.00 feet to the **POINT OF BEGINNING** and containing 0.526 of an acre of land.

**Tract Two - 200 Square Foot Tract**

All that certain 200 square foot tract or parcel of land situated in the City of Breckenridge in the northwest quarter of Section 9 of the Lunatic Asylum Lands, original grantee and patentee Stephens County, Abstract Number 165, patent filed 12 June 1877, and recorded in volume B page 389 of the Deed Records of the County of Stephens State of Texas, and said tract being part of East Williams Street of the East Breckenridge Addition, according to plat of the same filed 07 March 1921, originally filed in volume 197 page 654 of the Deed Records of said Stephens County, and said plat now located in the Plat Cabinet in Slide 9A of the Plat Records of said Stephens County, and being more particularly described as follows;

**COMMENCING** at a set MAG nail rebar on the south line of said East Walker Street, 5 feet east of the northeast corner of said Block B, said nail being the northeast corner of the west 5 feet of said South Butte Avenue as described and closed by City Ordinance No. 91-13, City of Breckenridge, approved 16 July 1991, filed 17 July 1991, and recorded in volume 1007 page 41 of said deed records said City ordinance, said nail also having NAD83 NCTZ grid coordinates of N-6957953.03, E-1847395.71;

**THENCE:** South 00 degrees 00 minutes 29 seconds West, with the east line of said South Butte Avenue, a distance of 180.00 feet to a set 1/2 inch rebar on the north line of said Williams Street for the **POINT OF BEGINNING** and the northeast corner of the tract being described herein;

**THENCE:** South 00 degrees 00 minutes 29 seconds West, a distance of 40.00 feet to a set railroad spike in the center of said Williams Street for the southeast corner of this tract, from said spike a found 5/8 inch rod bears South 87 degrees 09 minutes 33 seconds East, a distance of 1.37 feet;

**THENCE:** North 89 degrees 59 minutes 31 seconds West, with the center of said Williams Street, a distance of 5.0 feet to a set railroad spike on the east line of said Butte Street for the southwest corner of this tract;

**THENCE:** North 00 degrees 00 minutes 29 seconds East, with the east line of another tract as described in said City ordinance, and with the west line of said Butte street, a distance of 40.00 feet to a point in a brick building for the northwest corner of this tract, said point being the southeast corner of said Block B;

**THENCE:** South 89 degrees 59 minutes 31 seconds East, and passing at 1.1 feet the edge of said building, and continuing on said course a total distance of 5.00 feet to the **POINT OF BEGINNING** and containing 200 square feet of land.

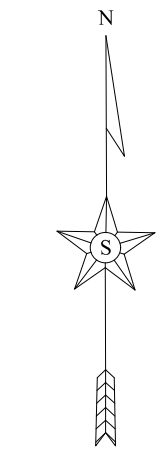
NAD83 NCTZ Grid Bearings.

The undersigned does hereby State to City of Breckenridge that the map or plat is based upon an on the ground survey, made on 05 December 2023 under my direct supervision, and reflects the boundaries or 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 herein, and IS NOT to be used in any other transactions, and the copyrights 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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Boundary survey on Two Parcels being  
 0.53 Acres being all of Lots 5 and 6 of Block B  
 of the East Breckenridge Addition, an Addition  
 to the City of Breckenridge, and part of South  
 Butte Avenue and East Williams Street,  
 County of Stephens, State of Texas

**OWEN SURVEYING CO.**

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

Scale: 1" = 20'  
 Date: 07 December 2023  
 Print Number: B - 480B

- Legend**  
 PP= Power Pole  
 SIP= Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560  
 -E- = Electric  
 -X- = Fence  
 -UGT- = Underground Telephone Line  
 -T- = Overhead Telephone Line  
 -ECT- = Electric, Cable and Telephone line  
 WM= Water Meter  
 GM= Gas Meter  
 FIR= Fd iron rod

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.

**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.