

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**DEED WITHOUT WARRANTY**

THE STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF STEPHENS               §

**Date:**                                    January \_\_, 2024

**Grantor:**                               City of Breckenridge, a Texas home rule municipality

**Grantor's Mailing Address:** 105 N. Rose Avenue, Breckenridge, TX 76424

**Grantee:**                               Rodgers Investment Properties LLC, a Texas limited liability company

**Grantee's Mailing Address:** 125 W. Walker Street, Breckenridge, TX 76424

**Consideration:** Ten and No/100 Dollars (\$10.00) and other valuable consideration.

**Property** (including any improvements):

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 Teas, and said tract being part of East Williams Street of the East Breckenridge Addition, according to the 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 identified as Tract Two in, and being more particularly described by, the survey plat attached as Exhibit "A" and metes and bounds description attached as Exhibit "B".

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral leases, and water or wind interests

outstanding in persons other than Grantor, and other instruments, other than conveyance of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any state of facts that an accurate survey of the Property would show; and taxes for the year 2023 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold the Property, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

It is specially agreed that Grantee has inspected the Property and is aware of its condition and accepts the same "AS IS". Grantor makes no representations or warranties whatsoever.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this \_\_\_\_\_ day of January, 2024.

**CITY OF BRECKENRIDGE**

\_\_\_\_\_  
Cynthia Northrop, City Manager

STATE OF TEXAS       §  
COUNTY OF STEPHENS §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of January, 2024 by Cynthia Northrop, City Manager for the City of Breckenridge and on behalf of said City.

\_\_\_\_\_  
Notary Public, State of Texas



## EXHIBIT "B"

### **OWEN SURVEYING CO.**

P. O. BOX 336, BRECKENRIDGE, TX 76424

MICHAEL DAVIS,  
PRESIDENT  
OFFICE 254-559-9898  
FAX 254-559-7372

ERIC BRENNAN, RPLS #5560

Firm Number 10069000  
[www.owensurveying.com](http://www.owensurveying.com)

### **METES AND BOUNDS DESCRIPTION**

#### **Tract Two - 200 Square Foot Tract**

#### **Page 1 of 2**

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 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 **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 William 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;

**EXHIBIT "B"**

**Tract Two - 200 Square Foot Tract**  
**Page 2 of 2**

**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.



Eric Brennan, Texas Registered  
Professional Land Surveyor  
Number 5560  
Dated 07 December 2023