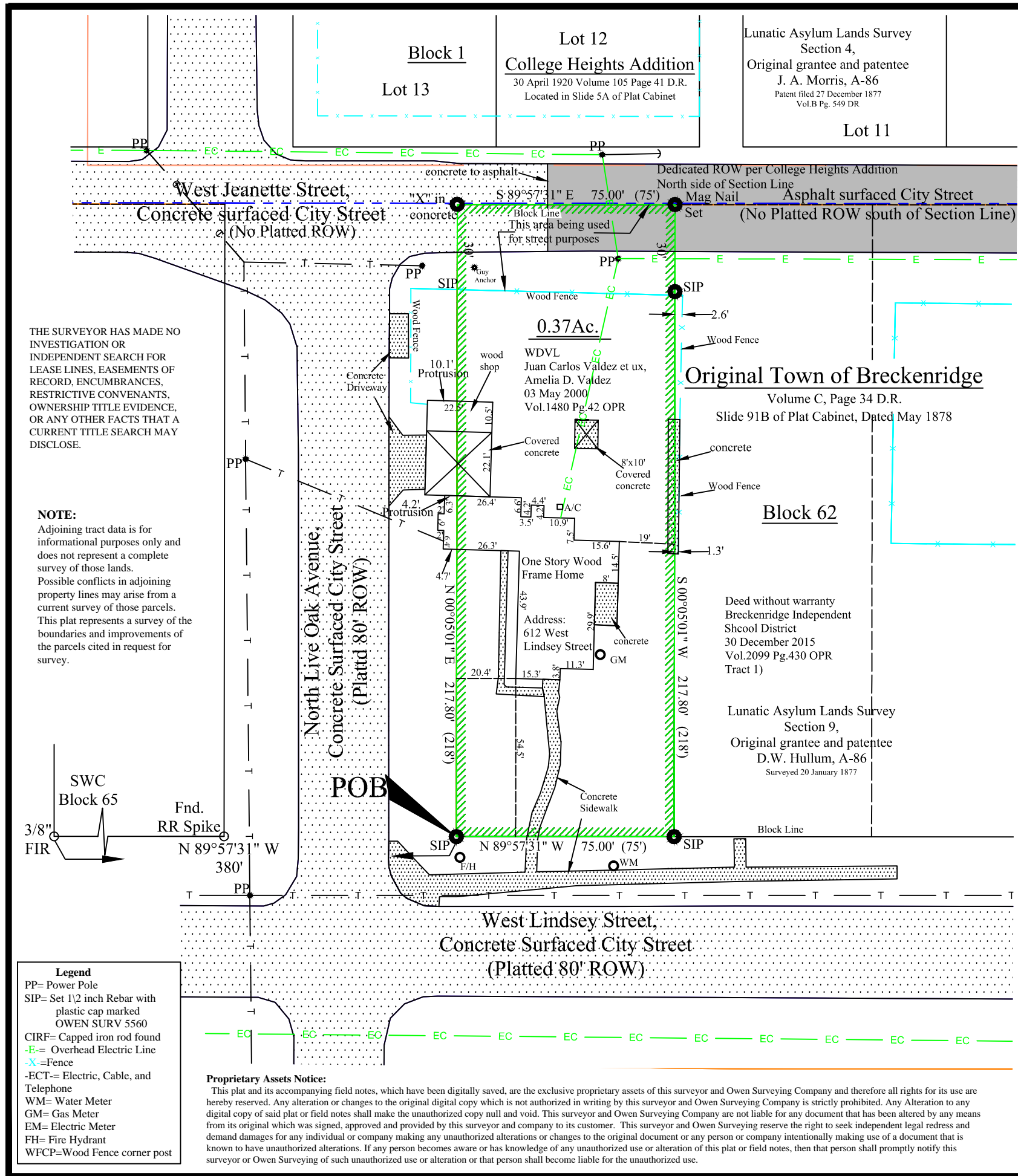
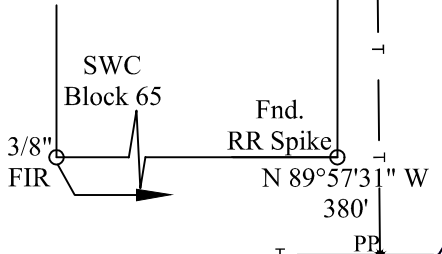


EXHIBIT 'A'



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.



- Legend**
- PP= Power Pole
  - SIP= Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560
  - CIRF= Capped iron rod found
  - E= Overhead Electric Line
  - X= Fence
  - ECT= Electric, Cable, and Telephone
  - WM= Water Meter
  - GM= Gas Meter
  - EM= Electric Meter
  - FH= Fire Hydrant
  - WFPC= Wood Fence corner post

**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.

**METES AND BOUNDS DESCRIPTION**  
0.37 Acre Tract

All that certain 0.37 acre tract or parcel of land situated in the northeast quarter of Section 9 of the Lunatic Asylum Lands, original grantee D. W. Hullum, Abstract Number 86, City of Breckenridge, County of Stephens State of Texas, said tract being part of Block 62 of the Original Town Plat of Breckenridge, according to plat of the same dated 28 May 1878, and recorded in volume C page 34 of the Deed Records of said Stephens County, and now located in Slide 91B of the Plat Records of said Stephens County, said tract being all of a tract as described in deed to Juan Carlos Valdez et ux, Amelia D. Valdez, filed 03 May 2000, and recorded in volume 1480 page 42 of the Official Public Records of said Stephens County, and being more particularly described as follows;

**BEGINNING** for the southwest corner of the tract being described herein at a set 1/2 inch rebar, said rebar being the southwest corner of said Block 62, said rebar being at the intersection of the east line of North Live Oak Avenue, and the north line of West Lindsey Street, and from said rebar a found 3/8 inch iron rod being the southwest corner of Block 65 of said addition bears North 89 degrees 57 minutes 31 seconds West, a distance of 380.00 feet;

**THENCE:** North 00 degrees 05 minutes 01 seconds East, with the west line of said Block 62 and with the east line of said Live Oak Avenue, and passing at 187.80 feet a set 1/2 inch rebar on the south side of West Jeanette Street as being used by the public, and continuing on said course a total distance of 217.80 feet to a set "X" in concrete in said Jeanette Street for the northwest corner of said Block 62, said "X" being on the north line of said Section 9, same being the south line of Section 4 of said Lunatic Asylum Lands, original grantee and patentee J. A. Morris, Abstract Number 119, patent filed 27 December 1877, and recorded in volume B page 549 of said deed records, said "X" also being on the south line of College Heights Addition, according to plat of the same filed 30 April 1920, and recorded in volume 105 page 41 of said deed records, and now located in slide 5A of said Plat Cabinet;

**THENCE:** South 89 degrees 57 minutes 31 seconds East, with the north line of said Block 62 and with the north line of said Section 9 and with said road, a distance of 75.00 feet to a set MAG Nail for the northeast corner of said Valdez tract, same being the northwest corner of a tract as described in deed to Breckenridge Independent School District, filed 30 December 2015, and recorded in volume 2099 page 430 of said official public records;

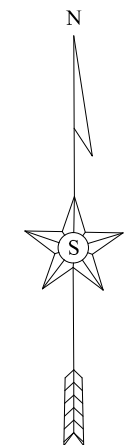
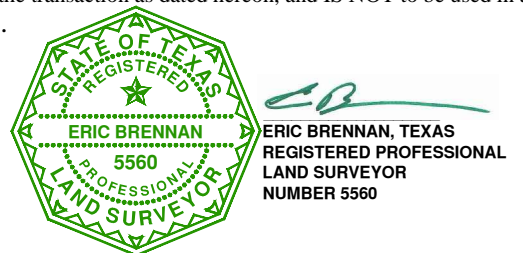
**THENCE:** South 00 degrees 05 minutes 01 seconds West, with the east line of said Valdez tract, and passing at 30.00 feet a set 1/2 inch rebar on the south side of said Jeanette Street, and continuing on said course a total distance of 217.80 feet to a set 1/2 inch rebar on the south line of said Block 62 for the southeast corner of said Valdez tract, said rebar being on the north line of said West Lindsey Street;

**THENCE:** North 89 degrees 57 minutes 31 seconds West, with the south line of said Block 62 and the north line of said West Lindsey Street, a distance of 75.00 feet to the **POINT OF BEGINNING** and containing 0.37 of an acre of land.

NAD83 NCTZ Grid Bearings.

The undersigned does hereby State to Jaun Carlos Valdez et ux, Amelia D. Valdez that the map or plat is based upon an on the ground survey, performed on 28 November 2021 under my direct supervision, this survey was prepared to show the boundary lines of the parcel cited in request for survey, and does not show all improvements to the property, this property has access to a roadway unless otherwise noted.

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 .



Basis of Bearings  
NAD83 Grid Bearings  
Distances reflect surface measurements

Closing Survey on 612 West Lindsey Street, being a 0.37 acre tract out of Block 62 of The Original Town of Breckenridge, City of Breckenridge, 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" = 40'	Date: 11 January 2022	Print Number B - 416B
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