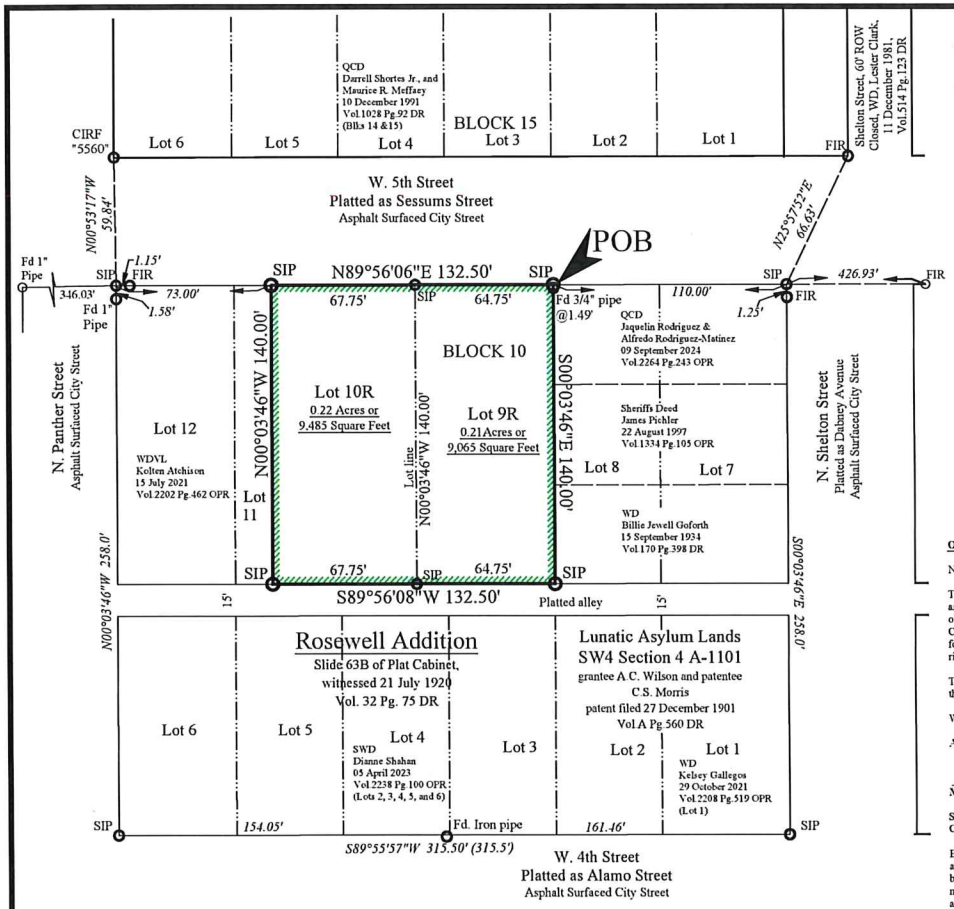
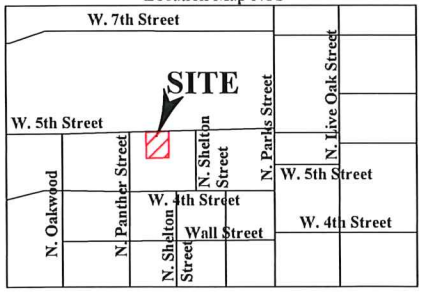



Location Map NTS




Original Plat of Rosewell Addition does not city any controlling monumentation.

**APPROVALS:**
Recommended for Final Approval

Cynthia Northrop, City Manager — Date

Mayor of the City of Breckenridge — Date

State of Texas
County of Stephens

**ATTEST:**

I hereby certify that the foregoing plat was approved by the City Council of the City of Breckenridge on the _____, day of _____, 2025.

This approval shall be invalid, unless the approved plat of said subdivision is recorded in the office of County Clerk of Stephens County, Texas within thirty (30) days from the date of final approval. The said subdivision shall be subject to all requirements of the Platting Ordinance of the City of Breckenridge.

Witness my hand this _____, day of _____, 2025.

City Secretary

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Daniel Trejo** does hereby adopt this plat designating the herein described property as Lot 9R and Lot 10R, of Block 10, being a **Replat** of Lots 9, 10, and the East 32.5 feet of Lot 11 of Block 10 of the Rosewell Addition, an addition to the City of Breckenridge, County of Stephens, State of Texas, and do hereby adopt this plat dedication to the public for public use forever the streets, alleys, parks, water courses, drains, easements, rights-of-way, and other public places shown on the attached plat.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Breckenridge, Stephens County, Texas.

WITNESS, my hand, this the _____day of _____ 2025.

Authorized Signature of Owner:

_____
**Daniel Trejo**

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____ 2025.

_____
Notary Public, State of Texas

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Marco Trejo** does hereby adopt this plat designating the herein described property as Lot 9R and Lot 10R, of Block 10, being a **Replat** of Lots 9, 10, and the East 32.5 feet of Lot 11 of Block 10 of the Rosewell Addition, an addition to the City of Breckenridge, County of Stephens, State of Texas, and do hereby adopt this plat dedication to the public for public use forever the streets, alleys, parks, water courses, drains, easements, rights-of-way, and other public places shown on the attached plat.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Breckenridge, Stephens County, Texas.

WITNESS, my hand, this the _____day of _____ 2025.

Authorized Signature of Owner:

_____
**Marco Trejo**

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____ 2025.

_____
Notary Public, State of Texas

This Plat subject to any subdivision regulations that may exist and apply to this subdivision.

Intention of Plat

By this plat, it is the intention to make Lots 9, 10, and East 32.5' of Lot 11 into two lots.

**METES AND BOUNDS DESCRIPTION**
**0.43 Acre Tract**

All that certain 0.43 acre tract or parcel of land situated in the City of Breckenridge in the southwest quarter of Section 4 of the Lunatic Asylum Lands, original grantee A. C. Wilson and patentee C. S. Morris, Abstract Number 1101, patent filed 27 December 1901, and recorded in volume A page 560 of the Deed Records of the County of Stephens State of Texas, and said tract being all of Lots 9 and 10 and the east 32.5 feet of Lot 11 of Block 10 of the Rosewell Addition, an addition to the City of Breckenridge, according to plat of the same witnessed 21 July 1920, and recorded in volume 32 page 75 of said deed records, said plat now located in the Plat Cabinet in Slide 63B of the Plat Records of said Stephens County, said tract being all of a tract as described in deed to Daniel Trejo and Marco Trejo, filed 24 February 2025, and recorded in volume 2272 page 103 of the Official Public Records of said Stephens County, and being more particularly described as follows;

**BEGINNING** for the northeast corner of the tract being described herein at a set 1/2 inch rebar on the north line of said Block 10, same being the south line of W. 5th Street, said rebar being the northeast corner of said Lot 9, same being the northwest corner of Lot 8 of said Block 10, from said rebar, a set 1/2 inch rebar being the northeast corner of said Block 10 bears North 89 degrees 56 minutes 06 seconds East, a distance of 110.00 feet, from which a found iron rod on the north line of said 5th street and in the center of Shelton Street, now closed per deed to Lester Clark, filed 11 December 1981, and recorded in volume 514 page 123 of said deed records bears North 25 degrees 57 minutes 52 seconds East, a distance of 66.63 feet;

**THENCE:** South 00 degrees 03 minutes 46 seconds East, with east line of said Lot 9, and the west line of said Lot 8, and passing at 1.49 feet a found 3/4 inch pipe and continuing on said course, a total distance of 140.00 feet to a set 1/2 inch rebar on the north line of a platted alley for the southeast corner of said Lot 9, same being the southwest corner of said Lot 8;

**THENCE:** South 89 degrees 56 minutes 08 seconds West, with the north line of said alley, and passing at 64.75 feet a set 1/2 inch rebar and continuing on said course, a total distance of 132.50 feet to a set 1\2 inch rebar for the southwest corner of this tract;

**THENCE:** North 00 degrees 03 minutes 46 seconds West, a distance of 140.00 feet to a set 1/2 inch rebar on the north line of said Block 10, same being the south line of said W. 5th Street for the northwest corner of this tract, from said rebar, a set 1/2 inch rebar being the northwest corner of said Block 10 bears South 89 degrees 56 minutes 06 seconds West, a distance of 73.00 feet, from which a found iron rod with plastic cap marked "5560" being the southwest corner of Block 15 of said subdivision bears North 00 degrees 53 minutes 17 seconds West, a distance of 59.84 feet;

**THENCE:** North 89 degrees 56 minutes 06 seconds East, with the north line of said Block 10 and the south line of said W. 5th Street, and passing at 67.75 feet a set 1\2 inch rebar, and continuing on said course a total distance of 132.50 feet to the **POINT OF BEGINNING** and containing 0.43 of an acre of land.

NAD83 SPC NCTZ (4202) Grid North Bearings

State of Texas
County of Stephens

I hereby certify that the foregoing plat was filed for record in my office at

_____ o'clock, __.m. this ____day of _____, 2025 in Cabinet _____,

Slide _____, of the Plat Records of Stephens County, Texas.

_____
Stephens County Clerk

SURVEY NOTES:
1. Basis of Bearings are NAD83 TXNC Zone (4202) Grid North Bearings.
2. Monumentation and occupation within Block 10 is 0.8' East of its respective position with the surrounding Blocks in this addition.
3. This plat has offsite controlling monuments.

**SURVEYORS CERTIFICATION:**
To the best of my knowledge and belief, this map or plat is a true representation of an actual upon the ground survey made under my direct supervision.
All monuments have been found or set as shown hereon.

STATE OF TEXAS REGISTERED ERIC BRENNAN 5560 PROFESSIONAL LAND SURVEYOR

ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

**Property Owner:**
Marco Trejo
1217 W. Jeanette St.
Breckenridge, TX 76424

Daniel Trejo
804 N. Harvey St
Breckenridge, TX 76464

**Deed Reference:**
WD
Daniel Trejo and
Marco Trejo
24 February 2025
Vol.2272 Pg.103 OPR

N

0 20 40 80
SCALE 1" = 40'

**Legend**
SIP= Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560
CIRF= Capped iron rod found
FIR= Found iron rod

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.

Owen Surveying Co., Copyrights Reserved 2025

# REPLAT
Lots 9R and 10R
being a Replat of Lots 9, 10, and part of Lot 11 of
Block 10 of the Rosewell Addition, an addition to the
City of Breckenridge,
County of Stephens, State of Texas

OWEN SURVEYING CO.
FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

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

| Scale: | Date: | Print Number |
|---|---|---|
| 1" = 40' | 30 October 2025 | B - 566RP |