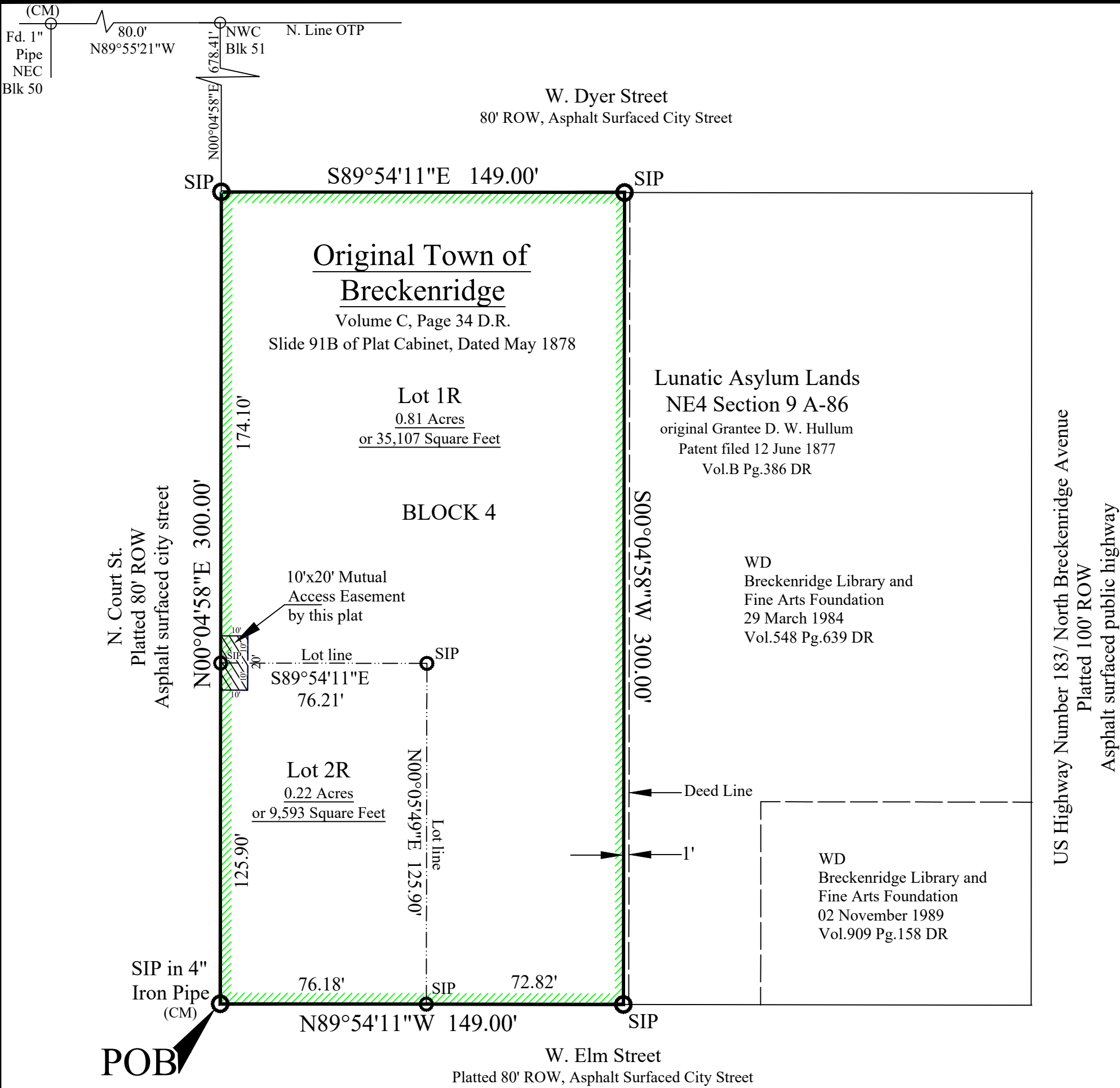


(CM)
Fd. 1"
Pipe
NEC
Blk 50



US Highway Number 183/ North Breckenridge Avenue
Platted 100' ROW
Asphalt surfaced public highway

POB
SIP in 4" Iron Pipe (CM)
W. Elm Street
Platted 80' ROW, Asphalt Surfaced City Street

APPROVALS:
Recommended for Final Approval

Cynthia Northrop, City Manager Date

Mayor of the City of Breckenridge Date

State of Texas
County of Stephens

ATTEST:

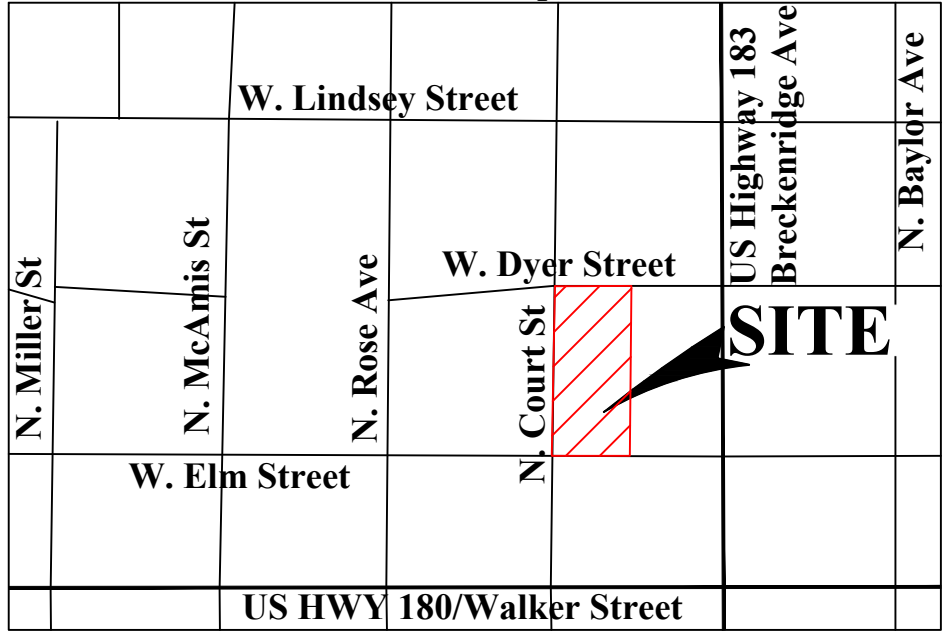
I hereby certify that the foregoing plat was approved by the City Council of the City of Breckenridge on the _____, day of _____, 2025.

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

Location Map NTS



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.

Legend
SIP= Set 1/2 inch Rebar with plastic cap marked
OWEN SURV 5560
CIRF= Capped iron rod found
(CM) = Controlling Monument

METES AND BOUNDS DESCRIPTION
1.03 ACRE TRACT

All that certain 1.03 acre tract or parcel of land situated in the City of Breckenridge, Texas in the northeast quarter of the Lunatic Asylum Lands Section Number 9, original grantee D. W. Hullum, Abstract Number 86, patent filed 12 June 1877, and recorded in volume B page 386 of the Deed Records of the County of Stephens, State of Texas, and said tract being part of a tract as described in Deed to The City of Breckenridge, filed 23 September 1922, and recorded in volume 166 page 203 of the Deed Records of said Stephens County, and part of a tract as described in deed to The City of Breckenridge, filed 26 April 1977, and recorded in volume 438 page 390 of said deed records, and said tract being part of Block 4 of the Original Town of Breckenridge, according to plat of the same dated May 1878, and recorded in volume C pages 34 of said deed records, said plat now located in the Plat Cabinet in Slide 91B of the Plat 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 in a found 4 inch iron pipe at the intersection of the north line of W. Elm Street and the east line of N. Court Street, said rebar being the southwest corner of said Block 4;

THENCE: North 00 degrees 04 minutes 58 seconds East, with the west line of said Block 4 and with the east line of said N. Court Street, a distance of 300.0 feet to a set 1/2 inch rebar at the intersection of the east line of said N. Court Street and the south line of W. Dyer Street for the northwest corner of said Block 4,

THENCE: South 89 degrees 54 minutes 11 seconds East, with the north line of said Block 4, and the south line of said W. Dyer Street, a distance of 149.00 feet to a set 1/2 inch rebar for the northeast corner of this tract;

THENCE: South 00 degrees 04 minutes 58 seconds West, a distance of 300.00 feet to a set 1/2 inch rebar on the south line of said Block 4 for the southeast corner of this tract, said rebar being on the north line of said West Elm Street;

THENCE: North 89 degrees 54 minutes 11 seconds West, with the south line of said Block 4 and with the north line of said W. Elm Street, a distance of 149.00 feet to the **POINT OF BEGINNING** and containing 1.03 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **The City of Breckenridge** does hereby adopt this plat designating the herein described property as Lot 1R and Lot 2R, of Block 4, being a **Replat** of part of Block 4 of the Original Town 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:

Cynthia Northrop, City Manager

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

Intention of Plat

By this plat, it is the intention to make two lots.

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.



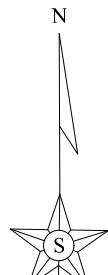
Property Owner:
The City of Breckenridge
105 N. Rose
Breckenridge, TX 76424

Deed References:
WD
City of Breckenridge
23 September 1922
Vol.166 Pg.203 DR

Deed
City of Breckenridge
26 April 1977
Vol.438 Pg.390 DR

SURVEY NOTES:

- Basis of Bearings are NAD83 TXNC Zone (4202) Grid North Bearings.
- There are no monuments cited on the Breckenridge Original Town Plat of record. Monuments found within the original town plat to control basis of alignment of the west line of Block 4 are noted with (CM).



0 20 40 80
SCALE: 1" = 40'
Owen Surveying Co., Copyrights Reserved 2025

REPLAT

Lots 1R and 2R being a Replat of part of Block 4 of the Original Town 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:
1" = 40'

Date:
06 October 2025

Print Number
B - 562RP