

METES AND BOUNDS DESCRIPTION
0.99 ACRE TRACT

All that certain 0.99 acre tract or parcel of land situated in the City of Breckenridge, Texas in the northwest quarter of the Lunatic Asylum Lands Section Number 10, 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 a tract as described in Gift Deed described in Resolution No. 90-29 to The City of Breckenridge, filed 08 November 1990, and recorded in volume 965 page 23 of said deed records, and said tract being all of Lots 2, 3, 4, 5, and part of an alley running east and west through Block 12 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 northwest corner of the tract being described herein at a found 5/8 inch iron rod at the intersection of the south line of East Elm Street, and the east line of North Merrill Street, said rod being the monumented northwest corner of said Block 12;

THENCE: South 89 degrees 58 minutes 03 seconds East, with the north line of said Block 12, and the south line of said E. Elm Street, a distance of 200.00 feet to a set 1/2 inch rebar for the northeast corner of this tract, same being the northeast corner of said Lot 2, same being the northwest corner of said Lot 1;

THENCE: South 00 degrees 07 minutes 09 seconds West, a distance of 216.10 feet to a set 1/2 inch rebar on the south line of said Block 12 for the southeast corner of this tract, same being the southeast corner of said Lot 5, same being the southwest corner of said Lot 6, and said rebar being on the north line of East Walker Street, also known as US Highway Number 180;

THENCE: North 89 degrees 58 minutes 03 seconds West, with the south line of said Block 12 and with the north line of said E. Walker Street, a distance of 200.02 feet to a set 1/2 inch rebar at the intersection of the north line of said E. Walker Street and the east line of said N. Merrill Street for the southwest corner of of said Block 12;

THENCE: North 00 degrees 07 minutes 29 seconds East, with the west line of said Block 12 and with the east line of said N. Merrill Street, a distance of 216.10 feet to the **POINT OF BEGINNING** and containing 0.99 of an acre 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 2R and Lot 3R, of Block 12, being a **Replat** of Lots 2, 3, 4 and 5 and part of the alley in Block 12 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

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:
- Basis of Bearings are NAD83 TXNC Zone (4202) Grid North Bearings.
 - There are no monuments cited on the Breckenridge Original Town Plat of record. South edge of the south wall of the buildings on the south line of Block 11 and on the north side of West Walker Street were used to control basis of alignment of the south line of Block 12.

REPLAT

Lots 2R and 3R
being a Replat of Lots 2, 3, 4, and 5 and
part of the alley of Block 12 of
the Original Town of Breckenridge,
County of Stephens, State of Texas

OWEN SURVEYING CO.

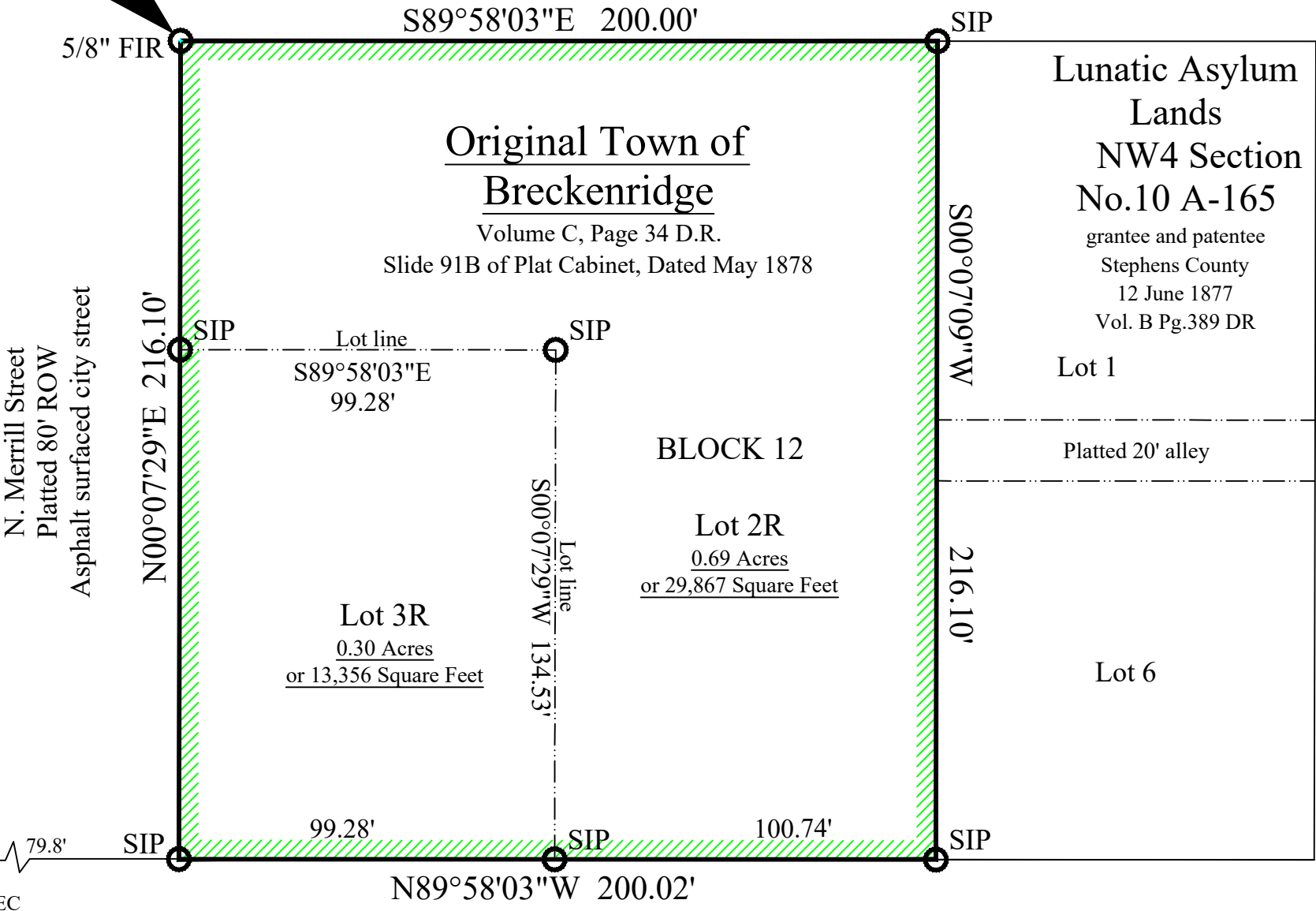
FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

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

Scale: 1" = 40' Date: 06 October 2025 Print Number B - 563RP

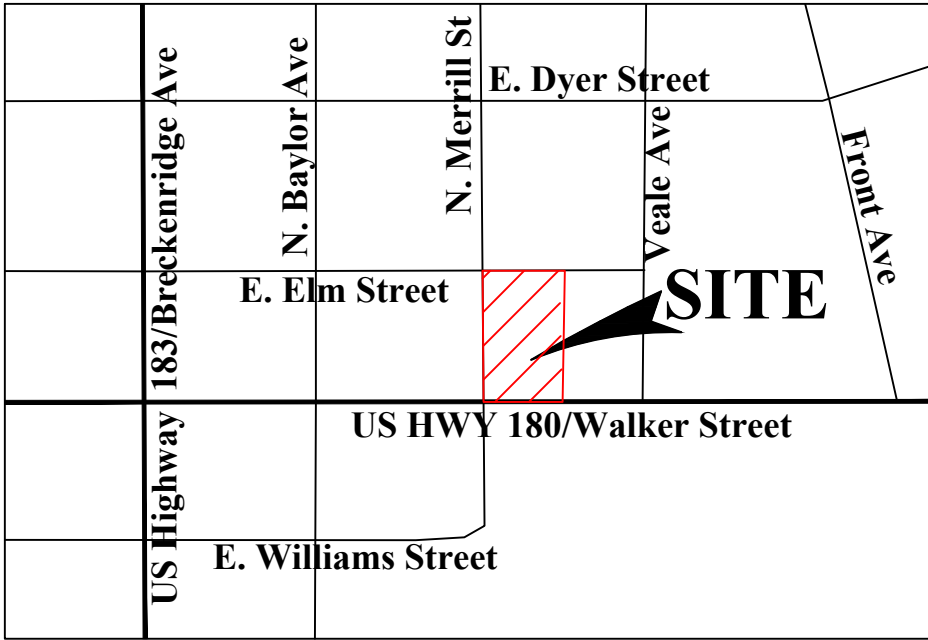
E. Elm Street
Platted 80' ROW, Asphalt Surfaced City Street

POB



US Highway Number 180/East Walker Street
100' ROW, Asphalt surfaced public highway

Location Map NTS



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

Intention of Plat

By this plat, it is the intention to Lots 2, 3, 4, and 5 into two lots.

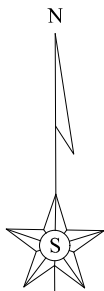
SURVEYORS CERTIFICATION:
To the best of my knowledge and belief, this map or plat is a true representation of an actual upon the ground survey made under my direct supervision.
All monuments have been found or set as shown hereon.



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

Deed Reference:

Resolution #90-29
Gift Deed
City of Breckenridge
08 November 1990
Vol.965 Pg.23-27 DR



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

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