

OWEN SURVEYING CO.
 FIRM #10069000 W.W.OWENSURVEYING.COM
 110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
 PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127
 ZONING EXHIBIT PLAT: STEPHENS COUNTY
 DRAWN BY: CH CHECKED BY: EB
 Date: 18 March 2024
 Scale: 1" = 100'
 Print Number B - 491B

METES AND BOUNDS DESCRIPTION

All that certain 0.04 acre tract or parcel of land situated 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 16 December 1901, and recorded in volume B page 386 of the Deed Records of the County of Stephens State of Texas, said tract being part of West 6th Street, platted as McDonald Street as shown on plat of the Rosewell Addition, an addition to the City Breckenridge, witnessed 21 July 1920, recorded in volume 32 page 75 of Deed Records of Stephens County, and said plat now located in the Plat Cabinet in Slide 63B of the Plat Records of said Stephens County, and being more particularly described as follows:

Tract One, 0.04 Acre Tract

Tract One for the southwest corner of the tract being described herein at a point being the northeast corner of Block 14 of said Rosewell Addition, said point being at the intersection of the south line of said 6th Street and the west line of Panther Street, platted as Panther Avenue;

THENCE: North 00 degrees 01 minutes 02 seconds West, a distance of 30.00 feet to a point in the center of said 6th Street for the northwest corner of this tract;

THENCE: North 89 degrees 58 minutes 58 seconds East, with the centerline of said 6th Street, a distance of 60.00 feet to a point for the northeast corner of this tract;

THENCE: South 00 degrees 01 minutes 02 seconds East, a distance of 30.00 feet to a point being the northwest corner of Block 15 of said Rosewell Addition for the southeast corner of this tract, same being the intersection of the south line of said 6th Street and the east line of said Panther Street;

THENCE: South 89 degrees 54 minutes 58 seconds West, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 0.04 of an acre of land.

Tract Two, 0.02 Acre Tract

Tract Two for the southwest corner of the tract being described herein at a point being the northeast corner of Block 15 of said Rosewell Addition, said point being at the intersection of the south line of said 6th Street and the west line of Shelton Street, platted as Dabney Avenue;

THENCE: North 00 degrees 01 minutes 02 seconds West, a distance of 30.00 feet to a point in the center of said 6th Street for the northwest corner of this tract;

THENCE: North 89 degrees 54 minutes 58 seconds East, with the centerline of said 6th Street, a distance of 60.00 feet to a point for the northeast corner of this tract;

THENCE: South 00 degrees 01 minutes 02 seconds East, a distance of 30.00 feet to a point being the northwest corner of Block 15 of said Rosewell Addition, said point being at the intersection of the south line of said 6th Street and the west line of Shelton Street, platted as Dabney Avenue;

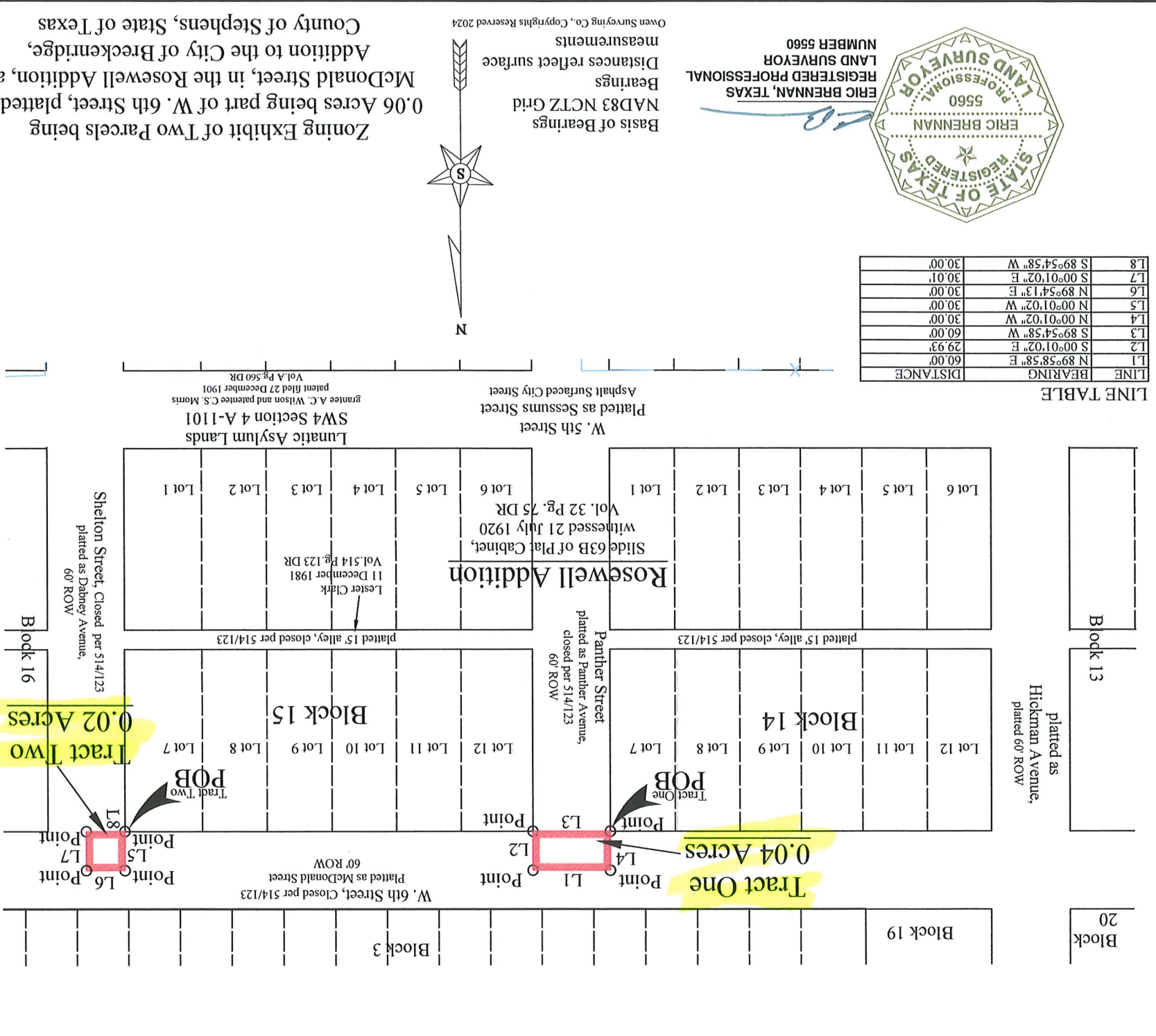
THENCE: North 00 degrees 01 minutes 02 seconds West, a distance of 30.00 feet to a point in the center of said 6th Street for the northwest corner of this tract;

THENCE: North 89 degrees 54 minutes 13 seconds East, a distance of 30.00 feet with the centerline of said 6th Street to a point for the northeast corner of this tract;

THENCE: South 00 degrees 01 minutes 02 seconds East, a distance of 30.01 feet with the centerline of said Shelton Street to a point for the southeast corner of this tract;

THENCE: South 89 degrees 54 minutes 58 seconds West, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.02 of an acre of land.

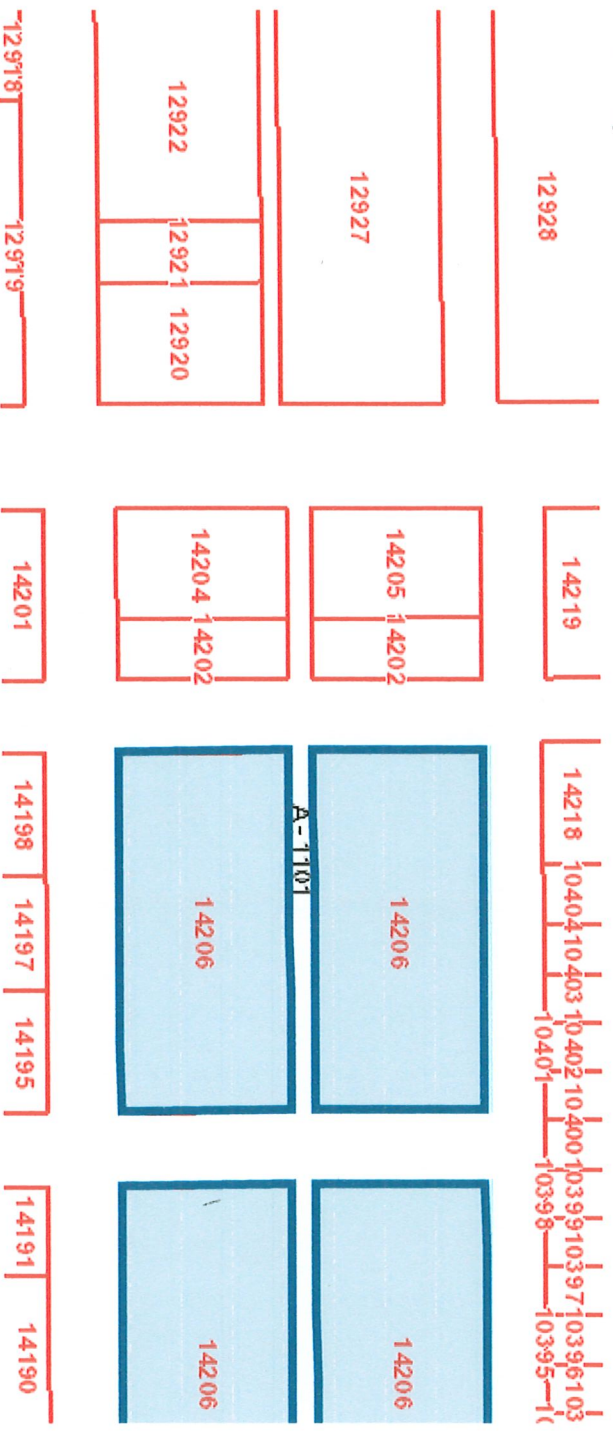
NAD83 NCTZ Grid Bearings.



Stephens CAD Property Search

Property ID: R000014206 For Year 2023

 Map



Property Details

Account	
Property ID:	R000014206
Geographic ID:	11866.015.000.00
Type:	Real
Zoning:	
Property Use:	Condo:
Location	
Situs Address:	SIXTH
Map ID:	Mapsc0:
Legal Description: Acres 5.240, Lot ALL, ROSENQUEST LOTS, Bk 14-15, Subd ROSEWELL	
Abstract/Subdivision: ROSEWELL	
Neighborhood: R14206	
Owner	
Owner ID:	GMNI20140310105532327
Name:	SHORTES DARRELL &
Agent:	

ASSESSOR'S BLOCK BOOK

Subdivision or Addition

15

ROSEWELL

