

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF STEPHENS §

Date: May __, 2024

Grantor: City of Breckenridge, a Texas home rule municipality

Grantor's Mailing Address: 105 N. Rose Avenue, Breckenridge, TX 76424

Grantee: Darrell Shortes, an individual

Grantee's Mailing Address: 382 FM 1032, Cisco, TX 76437

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration.

Property (including any improvements):

Tract One: 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 of Breckenridge, witnessed 21 July 1920, recorded in volume 32 page 75 of Deed Records of Stephens County, and said plat now being located in the Plat Cabinet in Slide 63B of the Plat Records of said Stephens County; and

Tract Two: All that certain 0.02 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 of Breckenridge, witnessed 21 July 1920, recorded in volume 32 page 75 of Deed Records of Stephens County, and said plat now being located in the Plat Cabinet in Slide 63B of the Plat Records of said Stephens County.

Both tracts being identified and more particularly described in the attached **Exhibit "A"**.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral leases, and water or wind interests outstanding in persons other than Grantor, and other instruments, other than conveyance of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any state of facts that an accurate survey of the Property would show; and taxes for the year 2024 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold the Property, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

It is specially agreed that Grantee has inspected the Property and is aware of its condition and accepts the same "AS IS". Grantor makes no representations or warranties whatsoever.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this _____ day of May, 2024.

CITY OF BRECKENRIDGE

Cynthia Northrop, City Manager

STATE OF TEXAS §
COUNTY OF STEPHENS §

This instrument was acknowledged before me on this the _____ day of May, 2024 by Cynthia Northrop, City Manager for the City of Breckenridge and on behalf of said City.

Notary Public, State of Texas

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

Tract One, 0.04 Acre Tract
 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 the 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 615 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 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.
 NAD83 NCTZ Grid Bearings.

Tract Two, 0.02 Acre Tract

All that certain 0.02 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 the 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 615 of the Plat Records of said Stephens County, and being more particularly described as follows:

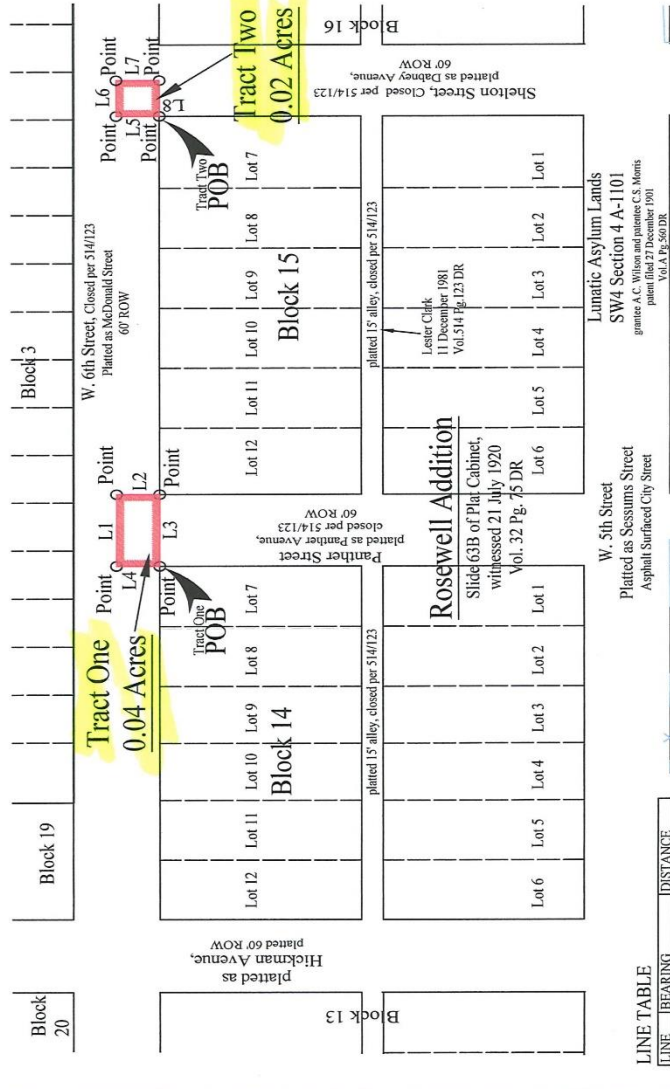
BEGINNING for the southwest corner of the tract being described herein at a point being the northeast corner of Block 15 of said Rosewell Addition, said point being at the intersection of the south line of said 6th Street and the west line of Shelton Street, platted as Dabney Avenue;

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, 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.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°58'58" E	60.00'
L2	S 00°01'02" E	29.93'
L3	S 89°54'58" W	60.00'
L4	N 00°01'02" W	30.00'
L5	N 00°01'02" W	30.00'
L6	N 89°54'13" E	30.01'
L7	S 00°01'02" E	30.01'
L8	S 89°54'58" W	30.00'



ERIC BRENNAN, TEXAS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 NUMBER 5560

Zoning Exhibit of Two Parcels being
 0.06 Acres being part of W. 6th Street, platted as
 McDonald Street, in the Rosewell Addition, an
 Addition to the City of Breckenridge,
 County of Stephens, State of Texas

Basis of Bearings
 NAD83 NCTZ Grid
 Bearings
 Distances reflect surface
 measurements

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OWEN SURVEYING CO.

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 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

Scale: 1" = 100'	Date: 18 March 2024
Print Number B-491B	