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grantee and patentee James F. Brown
patent filed 18 February 1907
Vol.A Pg.563 Patent Records

J. M. Mercer etux,
Wilma Tyshann Mercer
15 July 2016
Vol. 2110 Pg.33 OPR
(108.16 Acres)

14 August 2008
Slide 112B

WDVL
Cody D. Wimberley et ux,
Michelle D. Wimberly
27 July 2016
Vol. 2110 Pg.401 OPR
(Lot 1)

Re-Plat of Block 5 and 6 and
the North 1/2 of Block 4,
Westridge Addition
08 July 1975
Slide 41B

Westridge Addition
28 January 1957
Lot 3 Slide 56A
Block 6 i

1. This survey is made subject to any rights that may exist in adjoining land owners to any portion of the subject property that may constitute accretion, the length of time any fence has been located on the subject property or adjoining property, conflicts in interest, any enforceable rights of adjoining owners and any claims of adverse possession. Please seek legal counsel in these regards.
2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels. This plat represents a survey of the boundaries and improvements of the parcels cited in request for survey. This plat does not represent a complete survey of adjoining lands.
3. The surveyor has made no investigation or independent search for lease lines, easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.
4. This plat or map represents a survey of the surface of the tract of land as cited in request survey and was performed from an actual survey made upon the surface of the earth. A survey or investigation for sub-surface features was not performed. The surveyor does not state that there is or is not any underground or subsurface structure's features or other objects manmade or natural below the surface of the tract as shown hereon.
5. Coordinates shown hereon are for general locative purposes only and are not the controlling feature for the position shown hereon.

PP= Power Pole
SIP= Set 1½ inch Rebar with
plastic cap marked
OWEN SURV 5560
-X-=Fence
-EC-= Electric, and Cable line
WM= Water Meter
GM= Gas Meter
FIR= Fd iron rod
(CM) = Controlling Monumen
(RD) = Record Dignity

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

This parcel has offsite
controlling monuments.

NOTE: For Metes and Bounds
See Accompanying Document

Basis of Bearings
NAD83 NCTZ (4202) Grid North Bearings
Distances reflect surface measurements
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The undersigned does hereby State to City of Breckenridge, that the map or plat is based upon an on the ground survey, made on 22 September 2025 under my direct supervision, and reflects the boundaries or the parcel as cited in request for survey, this property adjoins a public roadway as shown.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.



ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

Boundary survey on 0.37 Acres being part of a
platted 60' Right of Way of Block 1 of the
Baxley Addition, an addition to
the City of Breckenridge,
County of Stephens, State of Texas

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

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

Scale:
1" = 40'

Date: 22 December 2025

Print Number	B - 570B
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