

OWEN SURVEYING CO.

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METES AND BOUNDS DESCRIPTION

0.37 Acre Tract

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All that certain 0.37 acre tract or parcel of land in the City of Breckenridge situated in the southeast quarter of Section 5 of the Lunatic Asylum Lands, Abstract Number 1285, original grantee and patentee James F. Brown, filed 18 February 1907, and recorded in volume A page 563 of the Patent Records of the County of Stephens, State of Texas, said tract being part of Westwood Road, a platted right of way of the Re-Plat of Block 5 and 6 and the North 1/2 of Block 4 of Westridge Addition, an addition to said City of Breckenridge according to plat of the same filed 08 July 1975, and located in the plat cabinet in slide 41B of the Plat Records of said Stephens County, and said right of way called to be a 60 foot Right of way as depicted in the Baxley Addition, an addition to said City of Breckenridge according to plat of the same filed 14 August 2008, and located in the plat cabinet in slide 112B of said plat records, and being more particularly described as follows;

BEGINNING for the northwest corner of the tract being described herein at a set 1/2 inch rebar on the east line of a called 108.16 acre tract as described in deed to J.M. Mercer et ux, Wilma Tyshann Mercer, filed 15 July 2016, and recorded in volume 2110 page 33 of the Official Public Records of said Stephens County, said rebar being the northwest corner of said Re-Plat, from said rebar, a pipe fence corner post bears North 10 degrees 37 minutes East, a distance of 5.0 feet, and from said rebar, the northeast corner of said Mercer tract bears North 00 degrees 16 minutes 09 seconds West, a distance of 1449.35 feet, said rebar also having a NAD 83 NCTZ (4202) State Plane Coordinates of N:6960545.20 E:1838506.69;

THENCE: South 89 degrees 58 minutes 31 seconds East, a distance of 51.97 feet to a set 1/2 inch rebar for the northeast corner of this tract, said rebar being the northwest corner of Lot 1, of Block 1 of said Baxley Addition, same being northwest corner of a tract of land described in deed to Cody D. Wimberley et ux, Michelle D. Wimberley, filed 27 July 2016, and recorded in volume 2110 page 401 of said official public records, from said rebar, a found 1 inch pipe bears North 24 degrees 14 minutes 34 seconds West, a distance of 5.47 feet, and from said rebar, a found 5/8 inch iron rod being the northeast corner of said Lot 1, Block 1 of said Baxley Addition bears South 89 degrees 58 minutes 31 seconds East, a distance of 367.21 feet, and from said rebar, a found nail with washer bears South 25 degrees 53 minutes 28 seconds East, 2.87 feet;

0.37 Acre Tract
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THENCE: South 00 degrees 10 minutes 07 seconds East, with the apparent east line of said Westwood Road, and the west line of said Lot 1, a distance of 312.74 feet to a set 1/2 inch rebar for the southeast corner of this tract, same being the southwest corner of said Lot 1, same being the southwest corner of said Wimberley tract, and said rebar being on the north line of Westwood Road as shown on plat of Westridge Addition, an addition to said City of Breckenridge according to plat of the same filed 28 January 1957, and located in the plat cabinet in slide 56A of said plat records, from said rebar, a found 3/8 inch iron rod bears North 32 degrees 50 minutes 58 seconds East, a distance of 12.86 feet, and from said rebar, a found 60d nail bears North 76 degrees 32 minutes 56 seconds West, a distance of 11.55 feet;

THENCE: With a curve turning to the right, having an central angle of 15 degrees 16 minutes 24 seconds, and having a radius of 112.95 feet, and having a chord bearing of North 88 degrees 55 minutes 43 seconds West, and a chord length of 30.02 feet, an arc length of 30.11 feet to a set 1/2 inch rebar for the end of said curve;

THENCE: North 81 degrees 17 minutes 31 seconds West, and passing at 21.46 feet a found 3/8 inch rod, and continuing on said course a total distance of 21.67 feet to a set 1/2 inch rebar on the east line of said Mercer tract for the southwest corner of this tract;

THENCE: North 00 degrees 16 minutes 09 seconds West, with the east line of said Mercer tract, a distance of 308.92 feet to the **POINT OF BEGINNING** and containing 0.37 of an acre of land.



A handwritten signature in green ink, appearing to read "Eric Brennan", written over a horizontal line.

Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 22 December 2025