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METES AND BOUNDS DESCRIPTION

Parcel One - 1.44 Acre Tract

City of Breckenridge to Chad Townson

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All that certain 1.44 acre tract or parcel of land in the City of Breckenridge, situated in the southwest quarter of Section 10 of the Lunatic Asylum Lands, original grantee W. C. Pulley, Abstract Number 1348, patentee J. M. Garner, patent filed 30 July 1886, and recorded in volume A page 137 of the Patent Records of the County of Stephens, State of Texas, said tract being part of Russell Street, and part of Dunnigan Avenue, and part of O'Connor Avenue and part of an alley in Block 33 and part of an alley in Block 34 of Hi-Mount Addition, an unrecorded addition to the City of Breckenridge, and evidenced by affidavit to the Public filed 15 June 1948, and recorded in volume 222 page 458 of said deed records and by plat of the City of Breckenridge located in the Plat Cabinet in Slide 24A of the Plat Records of said Stephens County, and being more particularly described as follows;

COMMENCING at a pipe fence corner post, said post being the southwest corner of the occupied and bounded tract on the ground of a called 24.5 acre tract as described in deed to Wm. Pardue, Jr., filed 01 July 1942, and recorded in volume 190 page 24 of the Deed Records of said Stephens County, same being the southeast corner of Tract Two, a called 9.24 acre tract as described in deed to Darrell E. Shortes and Susan D. Shortes, Trustee, filed 12 September 2014, and recorded in volume 2075 page 487 of the Official Public Records of said Stephens County, said post being the southeast corner of said A-1348, same being the southwest corner of the southeast quarter of Section 10 of said Lunatic Asylum Lands, original grantee and patentee W. Brown, Abstract Number 955, patent filed 09 December 1881, and recorded in volume D page 581 of said patent records, and said post being the northwest corner of the northeast quarter of Section 13 of the Lunatic Asylum Lands, original grantee J. R. Blessing, patentee J. A. Stewart, Abstract Number 1074, patent filed 02 July 1886, and recorded in volume A page 130 of said patent records, same being the northeast corner of the southwest quarter of Section 13 of the Lunatic Asylum Lands, original grantee J. R. Blessing, patentee Sarah Brown, Abstract Number 33, patent filed 02 July 1886, and recorded in volume A page 130 of said patent records, from said post, a point being the southwest corner of said A-1348 bears South 89 degrees 41 minutes 41 seconds West, a distance of 2624.22 feet, said post also having NAD83 SPC NCTZ (4202) grid coordinates of N:6954050.21, E:1847377.57;

THENCE: North 00 degrees 36 minutes 11 seconds East, with the west line of said Pardue 24.5 acre tract, and with a barbed wire fence and passing at 105.5 feet a set 1/2 inch rebar by a pipe fence corner post, and continuing on said course, another 347.95 feet to a point being an extension of the north line of said Chesley Street;

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THENCE: North 82 degrees 32 minutes 09 seconds West, with the north line of said Chesley Street, a distance of 367.18 feet to a set 1½ inch rebar at the intersection of the north line of said Chesley Street and the west line of Stocker Avenue being the southeast corner of Block 33 of said Addition;

THENCE: North 07 degrees 31 minutes 05 seconds East, with the west line of said Stocker Avenue and with the east line of said Block 33, a distance of 300.05 feet to a set 1½ inch rebar at the intersection of the west line of said Stocker Avenue and the south line of said Russell Street for the northeast corner of said Block 33;

THENCE: North 82 degrees 32 minutes 09 seconds West, with the south line of said Russell Street and the north line of said Block 33, a distance of 1.60 feet to a set 1½ inch rebar at the intersection of the south line of said Russell Street and east line of the City Limits of Breckenridge, as established by Ordinance Annexing Territory passed & approved 21 July 1920, and in Book 1 page 3, certified copy dated 24 March 1928 by E. D. Baccus, City Secretary, Book 1 page 246 in the records of the City of Breckenridge for the **POINT OF BEGINNING** and the easternmost southeast corner of the tract being described herein;

THENCE: North 82 degrees 32 minutes 09 seconds West, with the south line of said Russell Street, a distance of 148.42 feet to a set 1½ inch rebar at the intersection of the south line of said Russell Street and the east line of said alley in said Block 33;

THENCE: South 07 degrees 31 minutes 05 seconds West, with the east line of said alley, a distance of 162.41 feet to a set 1/2 inch rebar on the south line of said city limits for a southeast corner of this tract;

THENCE: South 89 degrees 41 minutes 41 seconds West, with the south line of said city limits, a distance of 20.19 feet to a set 1/2 inch rebar on the west line of said alley for easternmost southwest corner of this tract;

THENCE: North 07 degrees 31 minutes 05 seconds West, with the west line of said alley, a distance of 165.14 feet to a set 1/2 inch rebar on the south line of said Russell Street for a corner of this tract;

THENCE: North 82 degrees 32 minutes 09 seconds West, with the south line of said Russell Street, a distance of 150.03 feet to a set 1½ inch rebar at the intersection of the south line of said Russell Street and the east line of said O'Connor Avenue;

THENCE: South 07 degrees 31 minutes 05 seconds West, with the east line of said O'Connor Avenue, a distance of 185.62 feet to a set 1/2 inch rebar on the south line of said city limits for a southeast corner of this tract;

THENCE: South 89 degrees 41 minutes 41 seconds West, with the south line of said city limits, a distance of 60.57 feet to a set 1/2 inch rebar on the west line of said O'Connor Avenue for a southwest corner of this tract;

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THENCE: North 07 degrees 31 minutes 05 seconds West, with the west line of said O'Connor Avenue, a distance of 193.80 feet to a set 1/2 inch rebar on the south line of said Russell Street for a corner of this tract;

THENCE: North 82 degrees 32 minutes 09 seconds West, with the south line of said Russell Street, a distance of 150.03 feet to a set 1 1/2 inch rebar at the intersection of the south line of said Russell Street and the east line of said alley in said Block 34;

THENCE: South 07 degrees 31 minutes 05 seconds West, with the east line of said alley, a distance of 214.28 feet to a set 1/2 inch rebar on the south line of said city limits for a southeast corner of this tract;

THENCE: South 89 degrees 41 minutes 41 seconds West, with the south line of said city limits, a distance of 20.19 feet to a set 1/2 inch rebar on the west line of said alley for a southwest corner of this tract;

THENCE: North 07 degrees 31 minutes 05 seconds West, with the west line of said alley, a distance of 217.01 feet to a set 1/2 inch rebar on the south line of said Russell Street for a corner of this tract;

THENCE: North 82 degrees 32 minutes 09 seconds West, with the south line of said Russell Street, a distance of 150.03 feet to a set 1 1/2 inch rebar at the intersection of the south line of said Russell Street and the east line of said Dunnigan Avenue;

THENCE: South 07 degrees 31 minutes 05 seconds West, with the east line of said Dunnigan Avenue, a distance of 160.74 feet to a set 1/2 inch rebar in a barbed wire fence on the northeast line of said Shortes Tract Two for the westernmost southeast corner of this tract;

THENCE: North 28 degrees 30 minutes 07 seconds West, with the northeast line of said Shortes Tract Two and with said fence, a distance of 102.05 feet to a set 1/2 inch rebar on the west line of said Dunnigan Avenue for a southwest corner of this tract;

THENCE: North 07 degrees 31 minutes 05 seconds West, with the west line of said Dunnigan Avenue, a distance of 78.14 feet to a set 1/2 inch rebar on the south line of said Russell Street for a corner of this tract;

THENCE: North 82 degrees 32 minutes 09 seconds West, with the south line of said Russell Street, a distance of 56.78 feet to a set 1 1/2 inch rebar in a barbed wire fence at the intersection of the south line of said Russell Street and the northeast line of said Shortes Tract Two;

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THENCE: North 28 degrees 30 minutes 07 seconds West, with the northeast line of said Shortes Tract Two and with said fence, a distance of 41.07 feet to a set 1/2 inch rebar on the east line of the Wichita Falls, Ranger & Fort Worth Railroad Company right of way being a called 9.24 acre tract on Map No.17, Parcel 3 as described in deed to the same filed 12 September 1925 and recorded in volume 133 page 201 of said deed records for the start of a curve to the right having a central angle of 01 degrees 21 minutes 37 seconds, and a radius of 905.37 feet, and a chord bearing of North 14 degrees 55 minutes 56 seconds West, and a chord distance of 21.50 feet;

THENCE: With the east line of said railroad right of way and said curve to the right an arc length of 21.50 feet to a set 1/2 inch rebar in an existing barbed wire fence for the northwest corner of this tract;

THENCE: With said existing barbed wire fence the following seven (7) calls:

1. South 77 degrees 15 minutes 08 seconds East, a distance of 46.90 feet to a pipe fence post,
2. South 80 degrees 25 minutes 33 seconds East, a distance of 117.62 feet to a pipe fence post,
3. South 82 degrees 21 minutes 49 seconds East, a distance of 103.43 feet to a pipe fence post,
4. South 81 degrees 58 minutes 26 seconds East, a distance of 115.86 feet to a pipe fence post,
5. South 82 degrees 38 minutes 37 seconds East, a distance of 143.30 feet to a pipe fence post,
6. South 82 degrees 30 minutes 51 seconds East, a distance of 106.38 feet to a pipe fence post,
7. South 82 degrees 22 minutes 14 seconds East, a distance of 209.29 feet to a set 1/2 inch rebar on the east line of said city limits for the northeast corner of this tract

THENCE: South 00 degrees 36 minutes 11 seconds West, with the east line of said city limits and passing at 12.73 feet the center of said Russell Street, and continuing on said course a total distance of 42.95 feet to the **POINT OF BEGINNING** and containing 1.44 acres of land.

NAD83 SPC NCTZ (4202) Grid Bearings and distances reflect surface measurements



Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 29 July 2026