

**METES AND BOUNDS DESCRIPTION
Parcel One - 0.43 Acre Tract**

All that certain 0.43 acre tract or parcel of land situated in the City of Breckenridge in the northwest quarter of Section 9, of the Lunatic Asylum Lands, original grantee L. C. Smith and patentee C. Veale, patent filed 05 April 1919, and recorded in volume B page 559 of the Patent Records of the County of Stephens State of Texas, and said tract being part of Lot 7 and all of Lots 8 and 9 and part of an unimproved road between Block 44 and Block 45 of the Lake View Addition, an addition to the City of Breckenridge, according to plat of the same, dedication deed filed 29 October 1919, and recorded in volume 75 pages 291 and 292 of the Deed Records of Stephens County, and plat now located in the Plat Cabinet in Slide 94B of the Plat Records of said Stephens County, said tract being all of the First Tract, Second Tract and Third Tract, as described in deed to Dovie E. Bussell Crowley, filed 14 October 1963, and recorded in volume 325 page 388 of said deed records, and said tract being all of a tract as described in quit claim deed to Dovie E. Crowley, filed 27 October 1971, and recorded in volume 377 page 631 of said deed records, and said tract being all of a tract as described in quit claim deed to Dovie E. Crowley, filed 17 March 1972, and recorded in volume 379 page 591 of said deed records, and said tract being part of Road Closure by City Ordinance Number 339, filed 05 October 1978, and recorded in volume 458 page 551 of said deed records and being more particularly described as follows:

COMMENCING at a set 1/2 inch rebar at the intersection of the north line of West Elm Street and the west line of North Shelton Street, said rebar being the southeast corner of said Block 44;

THENCE: North 89 degrees 57 minutes 41 seconds West, with the south line of said Block 44 and with the north line of said Elm Street and passing at 300.00 feet a set 1/2 inch rebar, and continuing on said course passing at 316.74 feet a set 1/2 inch rebar being the southwest corner of a tract as described in deed to John A. Crow, filed 09 August 1993, and recorded in volume 539 page 851 of said deed records, and continuing on said course, a total distance of 336.74 feet to a set 1/2 inch rebar for the **POINT OF BEGINNING** and the southeast corner of the tract described herein, said rebar being the southeast corner of said Crowley Third Tract, same being the southwest corner of a tract as described in deed to Gaylard Crowley, filed 25 September 1963, and recorded in volume 326 page 603 of said deed records;

THENCE: North 89 degrees 57 minutes 41 seconds West, with the south line of said Block 44, and with the north line of said Elm Street, and passing at 10.00 feet a point being the southwest corner of said Lot 7, same being the southeast corner of said Lot 8 from which a chain link fence corner post bears South 68 degrees 10 minutes East, a distance of 1.7 feet, and continuing on said course with the south line of said Lot 8, and passing at 95.00 feet a point being the southwest corner of said Lot 8 and Block 44, same being the southeast corner of said Crowley Tract (377/631) same being the southeast corner of said Crowley Tract (379/631), and continuing on said course and passing at 106 feet a point being the southwest corner of said Crowley Tract (377/631), same being the southwest corner of said Crowley Tract (379/631), and continuing on said course, a total distance of 125.00 feet to a set 1/2 inch rebar in the centerline of a platted 60 foot right of way closed by City Ordinance Number 339, filed 458 page 551 of said deed records for the southwest corner of this tract, from said rebar a capped iron rod being the southwest corner of Lot 1 Block 45 of said subdivision bears North 89 degrees 57 minutes 14 seconds West, a distance of 81.24 feet;

THENCE: North 00 degrees 03 minutes 57 seconds East, with the centerline of said closed right of way, a distance of 151.54 feet to a set 1/2 inch rebar for the northwest corner of this tract, from said rebar a round capped iron rod with a plastic cap marked 4015 on the north line of Lot 3 of said Block 45 is being the northwest corner of a tract as described in deed to John C. Diaz, filed 13 May 1972, and recorded in volume 380 page 650 of said deed records bears North 89 degrees 58 minutes 38 seconds West, a distance of 160.70 feet, and from said rebar a chain link fence corner post bears South 55 degrees 01 minutes West, a distance of 1.8 feet;

THENCE: North 89 degrees 58 minutes 38 seconds East, and passing at 19.00 feet a set 1/2 inch rebar being the believed northeast corner of said Ordinance Number 339, and continuing on said course, and passing at 30.00 feet a set 1/2 inch rebar being the northwest corner of said Lot 9, Block 44, and continuing on said course with the north line of said Lot 9, a total distance of 125.00 feet to a set 1/2 inch rebar for the northeast corner of Lot 9, same being the northeast corner of said Lot 7, same being the northwest corner of said Gaylard Crowley tract (356/363), from said rebar a chain link fence corner post bears South 80 degrees 43 minutes West, a distance of 1.2 feet, and from said rebar set 1/2 inch rebar being the northwest corner of said Crow tract bears South 89 degrees 58 minutes 38 seconds East, a distance of 15.00 feet;

THENCE: South 00 degrees 03 minutes 57 seconds West, with the east line of said Lot 9 and the west line of said Lot 7, same being the west line of said Gaylard Crowley tract (356/363), a distance of 49.58 feet to a set 1/2 inch rebar for the most easterly southeast corner of this tract, same being the southeast corner of said Lot 9, same being an ell corner of said Gaylard Crowley tract (356/363);

THENCE: North 89 degrees 57 minutes 41 seconds West, with the south line of said Lot 9, and the north line of said Lot 7, a distance of 5.00 feet to a set 1/2 inch rebar for an inner ell corner of this tract, same being the westernmost northwest corner of said Gaylard Crowley tract (356/363);

THENCE: South 00 degrees 03 minutes 57 seconds West, with the west line of said Gaylard Crowley tract (356/363), a distance of 102.00 feet to the **POINT OF BEGINNING** and containing 0.43 of an acre of land.
NAD83 NCTZ Grid Bearings.

**METES AND BOUNDS DESCRIPTION
Parcel Two - 0.06 Acre Tract**

All that certain 0.06 acre tract or parcel of land situated in the City of Breckenridge in the northwest quarter of Section 9, of the Lunatic Asylum Lands, original grantee L. C. Smith and patentee C. Veale, patent filed 05 April 1919, and recorded in volume B page 559 of the Patent Records of the County of Stephens State of Texas, and said tract being part of Lot 7, Block 45 of the Lake View Addition, an addition to the City of Breckenridge, according to plat of the same, dedication deed filed 29 October 1919, and recorded in volume 75 pages 291 and 292 of the Deed Records of Stephens County, and plat now located in the Plat Cabinet in Slide 94B of the Plat Records of said Stephens County, and said tract being the remainder of the tract as described in deed to Gaylard Crowley and Dovie E. Crowley, filed 04 January 1968, and recorded in volume 356 page 363 of said deed records, and being more particularly described as follows:

COMMENCING at a set 1/2 inch rebar at the intersection of the north line of West Elm Street and the west line of North Shelton Street, said rebar being the southeast corner of said Block 44;

THENCE: North 89 degrees 57 minutes 41 seconds West, with the south line of said Block 44 and with the north line of said Elm Street and passing at 300.00 feet a set 1/2 inch rebar, and continuing on said course a total distance of 316.74 feet to a set 1/2 inch rebar for the **POINT OF BEGINNING** and the southeast corner of the tract being described herein, said rebar being the remainder southeast corner of said Gaylard Crowley tract, and said rebar being the southwest corner of a tract as described in deed to John A. Crow, filed 09 August 1993, and recorded in volume 539 page 851 of said deed records;

THENCE: North 89 degrees 57 minutes 41 seconds West, with the south line of said Lot 7, and with the north line of said Elm Street, a distance of 20.00 feet to a set 1/2 inch rebar for the southwest corner of this tract, same being the southwest corner of said Gaylard Crowley tract;

THENCE: North 00 degrees 03 minutes 57 seconds East, with the west line of said Gaylard Crowley tract, a distance of 102.00 feet to a set 1/2 inch rebar on the north line of said Lot 7, same being the north line of Lot 9 of said Block 44 for the most westerly northwest corner of said Gaylard Crowley tract;

THENCE: South 89 degrees 57 minutes 41 seconds East, with the south line of said Lot 7, and with the south line of said Lot 9, a distance of 5.00 feet to a set 1/2 inch rebar for an inner ell corner of this tract, same being an inner ell corner of said Lot 7, same being the southeast corner of said Lot 9;

THENCE: North 00 degrees 03 minutes 57 seconds East, with the west line of said Lot 7, and with the east line of said Lot 9, a distance of 49.58 feet to a set 1/2 inch rebar on the north line of said Block 44 for the most northerly northwest corner of said Lot 7, same being the northeast corner of said Lot 9;

THENCE: South 89 degrees 58 minutes 38 seconds East, with the north line of said Lot 7, a distance of 15.00 feet to a set 1/2 inch rebar for the northeast corner of this tract, same being the northeast corner of said Crow tract;

THENCE: South 00 degrees 03 minutes 57 seconds West, with the remainder east line of said Gaylard Crowley tract, and with the west line of said Crow tract, a distance of 151.54 feet to a **POINT OF BEGINNING** and containing 0.06 of an acre of land.
NAD83 NCTZ Grid Bearings.

**METES AND BOUNDS DESCRIPTION
Parcel Three - 0.06 Acre Tract**

All that certain 0.06 acre tract or parcel of land situated in the City of Breckenridge in the northwest quarter of Section 9, of the Lunatic Asylum Lands, original grantee L. C. Smith and patentee C. Veale, patent filed 05 April 1919, and recorded in volume B page 559 of the Patent Records of the County of Stephens State of Texas, and said tract being part of Lot 7, Block 45 of the Lake View Addition, an addition to the City of Breckenridge, according to plat of the same, dedication deed filed 29 October 1919, and recorded in volume 75 pages 291 and 292 of the Deed Records of Stephens County, and plat now located in the Plat Cabinet in Slide 94B of the Plat Records of said Stephens County, and said tract being part of a tract as described in deed to John A. Crow, filed 09 August 1993, and recorded in volume 539 page 851 of the Official Public Records of said Stephens County, and being more particularly described as follows:

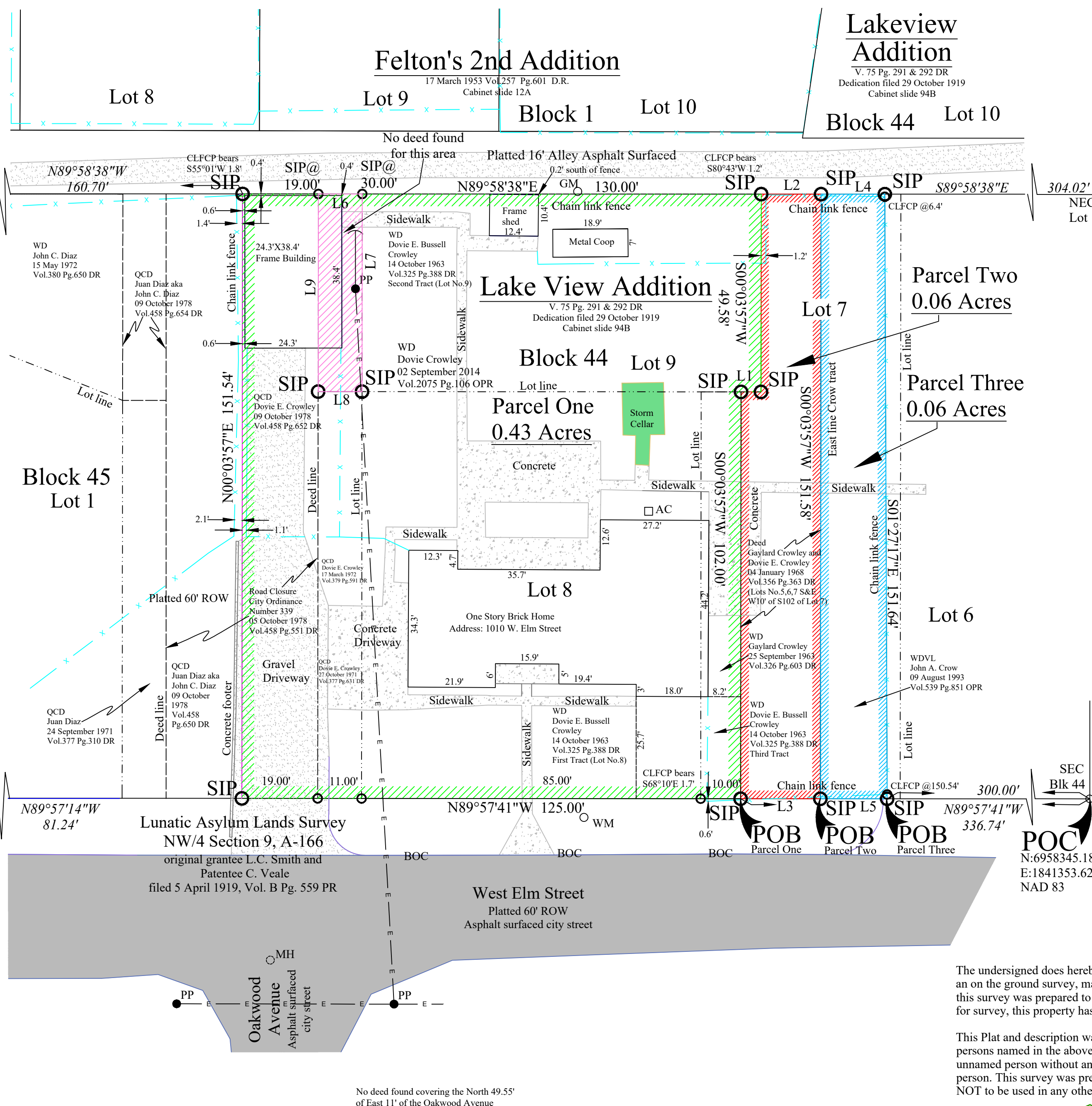
COMMENCING at a set 1/2 inch rebar at the intersection of the north line of West Elm Street and the west line of North Shelton Street, said rebar being the southeast corner of said Block 44;

THENCE: North 89 degrees 57 minutes 41 seconds West, with the south line of said Block 44 and with the north line of said Elm Street a distance of 300.00 feet to a set 1/2 inch rebar for the **POINT OF BEGINNING** and the southeast corner of the tract being described herein;

THENCE: North 89 degrees 57 minutes 41 seconds West, with the south line of said Lot 7, and with the north line of said Elm Street, a distance of 16.74 feet to a set 1/2 inch rebar for the southwest corner of said Crow tract, same being the remainder southeast corner of a tract as described in deed to Gaylard Crowley, filed 25 September 1963, and recorded in volume 326 page 603 of said deed records;

THENCE: North 00 degrees 03 minutes 57 seconds East, with the west line of said Crow tract, a distance of 151.58 feet to a set 1/2 inch rebar on the north line of said Lot 7 for the northwest corner of said Crow tract, same being the northeast remainder corner of said Crowley tract;

THENCE: South 89 degrees 58 minutes 38 seconds East, with the north line of said Lot 7, a distance of 15.98 feet to a set 1/2 inch rebar for the northeast corner of this tract:
THENCE: South 01 degrees 27 minutes 17 seconds East, and passing at 6.4 feet a chain link fence corner post, and continuing on said course with said fence, and passing at 150.54 feet a chain link fence corner post, and continuing on said course leaving said fence, a total distance of 151.64 feet to a **POINT OF BEGINNING** and containing 0.06 of an acre of land.
NAD83 NCTZ Grid Bearings.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°57'41"W	5.00'
L2	S89°58'38"E	15.00'
L3	N89°57'41"W	20.00'
L4	S89°58'38"E	15.98'
L5	N89°57'41"W	16.74'
L6	S89°58'38"E	11.00'
L7	S00°03'57"W	49.55'
L8	N89°57'41"W	11.00'
L9	N00°03'57"E	49.55'



Basis of Bearings
NAD83 Grid Bearings
Distances reflect surface
measurements

Boundary survey on Three Parcels being 0.55 Acres of land, being part of Lot 7, all of Lots 8 and 9 and part of a now closed right of way of Block 44 of Lake View 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" = 20'
Date: 07 June 2023
Print Number: B - 461B

Legend
PP= Power Pole
CIRF= Capped iron rod found
SIP= Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560
-E- Electric
-X- Fence
-E- Electric Line
FIR= Fd iron rod
PFCP= Pipe fence corner post
GM= Gas Meter
WM= Water Meter
BOC= Back of Curb

NOTE:
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.

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.

Proprietary Assets Notice:
This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek independent legal redress and demand damages for any individual or company making any unauthorized alterations or changes to the original document or any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware or has knowledge of any unauthorized use or alteration of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.

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The undersigned does hereby Chester Bussell that the map or plat is based upon an on the ground survey, made on 23 January 2023 under my direct supervision, this survey was prepared to show the boundaries of the parcel as cited in request for survey, this property has access to 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.