

METES AND BOUNDS DESCRIPTION
0.69 ACRE TRACT

All that certain 0.69 acre tract or parcel of land situated in the City of Breckenridge, Texas in the northeast quarter of the Lunatic Asylum Lands Section Number 9, grantee D.W. Hullum, Abstract Number 86, patent filed 12 June 1877, and recorded in volume B page 386 of the Deed Records of the County of Stephens, State of Texas, and said tract being part of Tract No. 3 as described in Deed to Steven Wayne Whitmire, filed 28 August 2024, and recorded in volume 2263 page 492 of the Official Public Records of said Stephens County, and being all of a tract as described in deed to City of Breckenridge, Texas, filed 15 May 1998, and recorded in volume 1374 page 119 of said official public records, and said tract being all of a tract as described in deed to City of Breckenridge, Texas, filed 04 January 2001, and recorded in volume 1568 page 277 of said official public records, and said tract being all of Lots 1, 2, 3, 4, 5, and 6 of Block 7 of the Original Town of Breckenridge, dated May 1878, and recorded in volume C page 34 of the deed records, said plat now located in Slide 91B, and being more particularly described as follows;

BEGINNING for the northwest corner of the tract being described herein at a found iron rod with plastic cap marked "5560", same being the northwest corner of said Block 7, said rod being at the intersection of the south line of West Elm Street, and the east line of North McAmis Street, and said rod also having a North Central Texas State Plane Coordinate of N:6958273.07 E:1843634.60;

THENCE: South 89 degrees 52 minutes 57 seconds East, with the north line of said Block 7, and with the south line of said Elm Street, and passing at 60.22 feet a set 1/2 inch rebar and continuing on said course, and passing at 125.22 feet a found iron rod with plastic cap marked "4015" and continuing on said course a total distance of 300.00 to a found iron rod with brass cap for the northeast corner of this tract, same being the northeast corner of said Block 7, said rod being on the west line of South Rose Avenue;

THENCE: South 00 degrees 01 minutes 09 seconds West, with the east line of said block 7, and the west line of said Rose Avenue, a distance of 100.00 feet to a set 1/2 inch rebar for the southeast corner of this tract, said rebar being on the north line of a platted 15 foot wide alley;

THENCE: North 89 degrees 54 minutes 34 seconds West, with the north line of said alley, and passing at 175.00 feet a found iron rod with plastic cap marked "4015" and continuing on said course, a total distance of 300.00 feet to a found iron rod with plastic cap marked "5560" for the southwest corner of this tract, said rod being on the west line of said Block 7, said rod being on the east line of said McAmis Avenue, from said rod a found MAG nail being the northwest corner of Lot 7 of said Block 7 bears South 00 degrees 01 minutes 08 seconds West, a distance 16.29 feet;

THENCE: North 00 degrees 01 minutes 09 seconds East, with the west line of said Block 7, and the east line of said McAmis Street, a distance of 100.14 feet to the **POINT OF BEGINNING** and containing 0.69 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Steven Wayne Whitmire** does hereby adopt this plat designating the herein described property as Lots 1R and 2R, Block 7, being a **Replat** of all of Lots 1, 2, 3, 4, 5, and 6, of Block 7 of the Original Town of Breckenridge, County of Stephens, State of Texas, and do hereby adopt this plat dedication to the public for public use forever the streets, alleys, parks, water courses, drains, easements, rights-of-way, and other public places shown on the attached plat.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Breckenridge, Stephens County, Texas.

WITNESS, my hand, this _____ day of _____ 2025.

Authorized Signature of Owners

Printed Name

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____ 2025.

Notary Public,
State of Texas

Commission Expires: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **The City of Breckenridge** does hereby adopt this plat designating the herein described property as Lots 1R and 2R, Block 7, being a **Replat** of all of Lots 1, 2, 3, 4, 5, and 6, of Block 7 of the Original Town of Breckenridge, County of Stephens, State of Texas, and do hereby adopt this plat dedication to the public for public use forever the streets, alleys, parks, water courses, drains, easements, rights-of-way, and other public places shown on the attached plat.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Breckenridge, Stephens County, Texas.

WITNESS, my hand, this _____ day of _____ 2025.

Authorized Signature of Owner

Printed Name

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____ 2025.

Notary Public,
State of Texas

Commission Expires: _____

APPROVALS:

Recommended for Final Approval

City Manager _____ Date _____

Mayor of the City of Breckenridge _____ Date _____

State of Texas
County of Stephens

ATTEST:

I hereby certify that the foregoing plat was approved by the City Council of the City of Breckenridge on the _____, day of _____, 2025.

This approval shall be invalid, unless the approved plat of said subdivision is recorded in the office of County Clerk of Stephens County, Texas within thirty (30) days from the date of final approval. The said subdivision shall be subject to all requirements of the Platting Ordinance of the City of Breckenridge.

Witness my hand this _____, day of _____, 2025.

City Secretary

State of Texas
County of Stephens

I hereby certify that the foregoing plat was filed for record in my office at _____

_____ o'clock, ____m. this _____ day of _____, 2025 in
Cabinet _____,

Slide _____, of the Plat Records of Stephens County,
Texas.

Stephens County Clerk

SURVEYORS CERTIFICATION:

To the best of my knowledge and belief, this map or plat is a true representation of an actual upon the ground survey made under my direct supervision.
All monuments have been found or set as shown hereon.



Eric Brennan, RPLS
Texas Registered Professional
Land Surveyor No. 5560
for and on behalf of Owen
Surveying Company

REPLAT

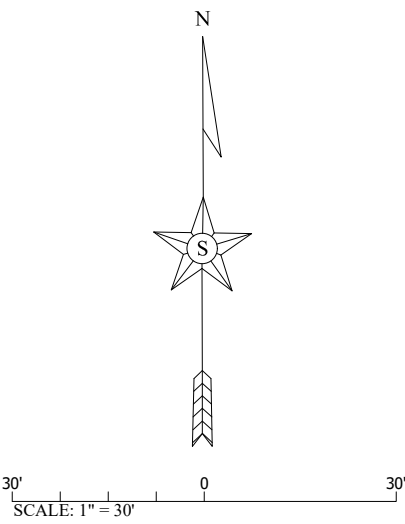
For Lot 1R and 2R being a **Replat** of
Lots 1, 2, 3, 4, 5 and 6 of Block 7 of the
Original Town of Breckenridge,
County of Stephens, State of Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

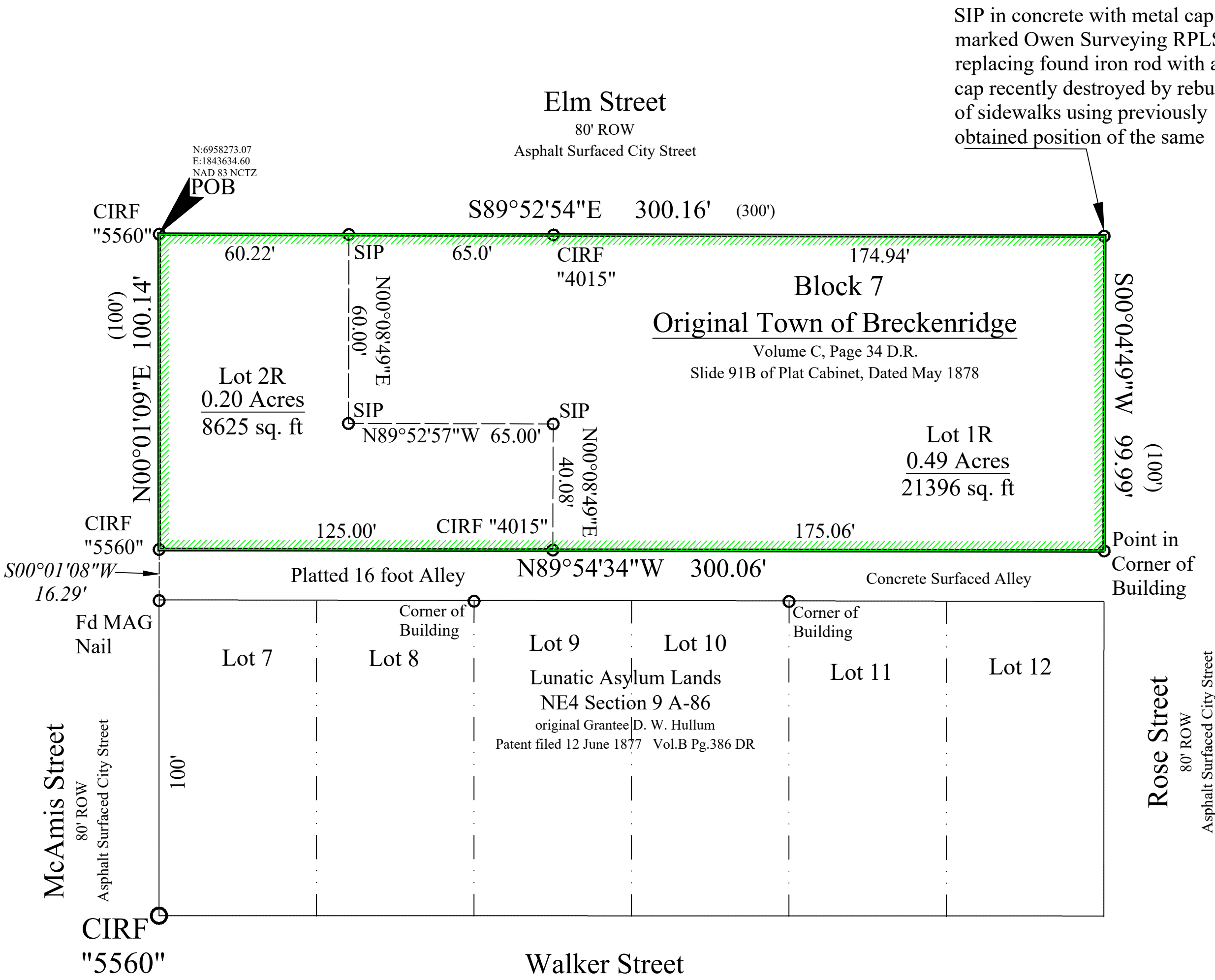
SUBDIVISION PLAT: STEPHENS COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale: 1" = 30' Date: 31 January 2025 Print Number B - 526RP



Owen Surveying Co., Copyrights Reserved 2025

SIP in concrete with metal cap
marked Owen Surveying RPLS 5560
replacing found iron rod with a brass
cap recently destroyed by rebuilding
of sidewalks using previously
obtained position of the same



BASIS OF BEARING:
NAD 83 Texas North Central Zone
Grid Bearings

SURVEY NOTES:

- 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.
- 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.
- 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.
- Coordinates shown hereon are for general locative purposes only and are not the controlling feature for the position shown hereon.

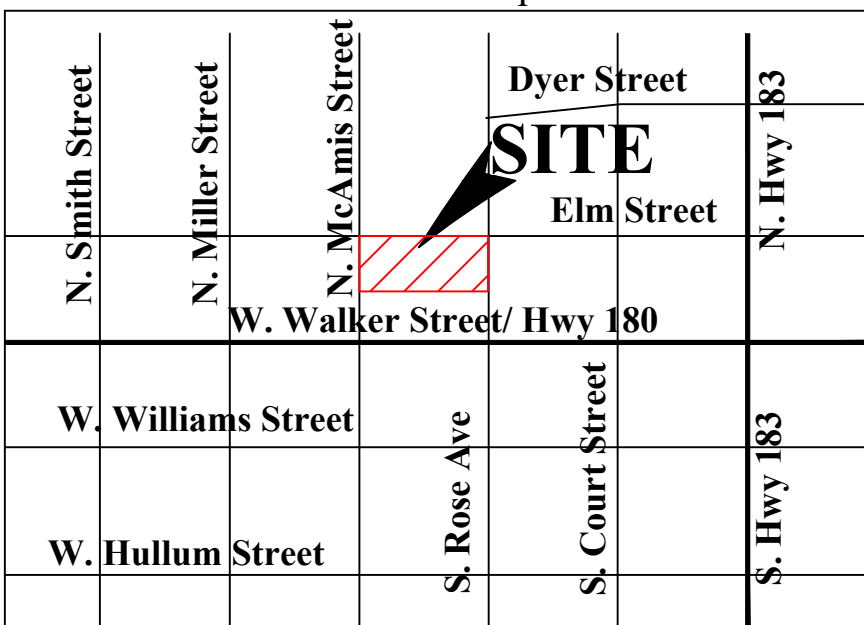
Proprietary Assets Notice:

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.

Legend
SIP = Set 1/2 inch Rebar
with plastic cap
marked 5560
FIR= Found iron rod

Intention of Plat
It is the intention of this plat and desirous of the owners of the lands shown hereon, by this plat do establish a new line between the parties of the City of Breckenridge and Steven Wayne Whitmire. By this plat both the aforementioned parties agree that the line between Lot 1R and 2R shall be the common boundary between the aforementioned said parties, with the City of Breckenridge to be the owner of Lot 1R and Steven Wayne Whitmire to be the owner of Lot 2R.

Location Map NTS



Property Owners:
City of Breckenridge
105 N. Rose Ave
Breckenridge, TX 76424

Steven Wayne Whitmire
2452 US HWY 183 South
Breckenridge, TX 76424

Deed References:

SWDVL
Steven Wayne Whitmire
20 August 2024
Vol.2263 Pg.492 OPR
Tract No.3
(Lots 5 & 6 and W/2 Lot 4)

GWD
City of Breckenridge
15 May 1998
Vol. 1374 Pg. 119 DR
(Lots 1 & 2 and E/2 Lot 3)

WD
City of Breckenridge
04 January 2001
Vol. 1568 Pg. 277 DR
(Lots E/2 Lot 4 and W/2 3)