

East Breckenridge Addition

filed 07 March 1921 Vol.197 Pg.654 DR

Located in Plat Cabinet Slide 9A

Lunatic Asylum Lands

NE/4 Section 10, A-2096

grantee J.G. Grogah and patentee L.E. Hudson
filed 16 July 1906 Vol.B Pg.117 DR

Lot 12

Lot 11

Lot 10

Lot 9

Lot 8

Platted 20' Alley

N89°57'49"E 150.0' (150')

54.51'
N66°54'17"E

CIRF
"4015"

Lot 1R

0.34 Acres
or 15,000 Square Feet

SIP N89°57'49"W 82.0'

Lot Line

SIP S00°05'18"E 150.0' (150')

58.53'

Block 20
Lot 4

Lot 2R

0.17 Acres or
7,500 Square Feet

SIP S00°05'10"E 91.47'

Lot Line

SIP S00°05'18"E 150.0' (150')

91.47'

Lot 5

SIP N89°57'49"W 150.0' (150')

SIP

82.0'

S89°57'49"E 899.07'

East Dyer Street

80' ROW

Asphalt Surfaced City Street

North Butte Street

Platted 75' ROW

Asphalt Surfaced City Street

FIR S89°57'49"W 175.17'
SWC
Lot 5
Block 23
Controlling
Monument

FIR SEC
Block 14
Controlling
Monument

METES AND BOUNDS DESCRIPTION 0.52 ACRE TRACT

All that certain 0.52 acre tract or parcel of land situated in the City of Breckenridge, Texas in the northeast quarter of the Lunatic Asylum Lands Section Number 10, grantee J.G. Grogah and patentee L. E. Hudson, Abstract Number 2096, patent filed 16 July 1906, and recorded in volume B page 117 of the Deed Records of the County of Stephens, State of Texas, and said tract being part of a tract as described in Deed to Ethan Cupit, filed 28 August 2023, and recorded in volume 2241 page 442 of the Official Public Records of said Stephens County, and said tract being all of Lots 1, 2, and 3 of Block 20 of the East Breckenridge Addition, and addition to the City of Breckenridge according to plat of the same filed 07 March 1921, and recorded in volume 197 page 654 of said deed records, said plat now located in Slide 9A 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 at the intersection of the east line of North Butte Street and the south line of a platted 20 foot alley running east and west through said Block 20, said rebar being the northwest corner of said Lot 1, said rod also having North Central Texas State Plane Grid Coordinates of N:6958743.55 E:1847466.51;

THENCE: North 89 degrees 57 minutes 49 seconds East, with the north line of said Lots 1, 2 and 3 and with the south line of said alley, a distance of 150.0 feet to a set 1/2 inch rebar for the northeast corner of this tract, said rebar being the northeast corner of said Lot 3, same being the northwest corner of Lot 4 of said Block 20, from said rebar a found iron rod with a plastic cap marked "4015" on the north side of said alley bears North 66 degrees 54 minutes 17 seconds East, a distance of 54.51 feet;

THENCE: South 00 degrees 05 minutes 18 seconds East, with the east line of said Lot 3, and the west line of said Lot 4, a distance of 150.0 feet to a set 1/2 inch rebar on the south line of said Block 20, same being the north line of East Dyer Street for the southeast corner of this tract, said rebar being the southeast corner of said Lot 3, same being the southwest corner of said Lot 4, from said rebar a found iron rod being the southeast corner fo Block 14 of said addition bears South 89 degrees 57 minutes 49 seconds East, a distance of 899.07 feet;

THENCE: North 89 degrees 57 minutes 49 seconds West, with the south line of said Block 20 and with the north line of said East Dyer Street, a distance of 150.0 feet to a set 1/2 inch rebar at the intersection of the north line of said East Dyer Street and the east line of said North Butte Street for the southwest corner of said Block 20, same being the southwest corner of said Lot 1, from said rebar a found iron rod being the southwest corner of Lot 5 of Block 23 of said addition bears North 89 degrees 57 minutes 49 seconds West, a distance of 175.17 feet;

THENCE: North 00 degrees 05 minutes 18 seconds West, with the west line of said Block 20 and with the east line of said North Butte Street, a distance of 150.0 feet to the **POINT OF BEGINNING** and containing 0.52 of an acre of land.

NAD83 Grid Bearings and Distances reflect surface measurements

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Ethan Cupit** does hereby adopt this plat designating the herein described property as Lots 1R and 2R, Block 20, being a **Replat** of all of Lots 1, 2, and 3 of Block 20 of the East Breckenridge Addition, an addition to the City 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 the _____ day of _____, 202__.

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 _____, 202__.

Notary Public,
State of Texas

Commission Expires: _____

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 fence 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.

BASIS OF BEARING:

NAD 83 Texas North Central Zone

Grid Bearings

Distances reflect Surface

Measurements

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 _____, 20__.

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 _____, 20__.

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 _____, 20__ 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 and 3,
Block 20 of the East Breckenridge Addition,
City 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

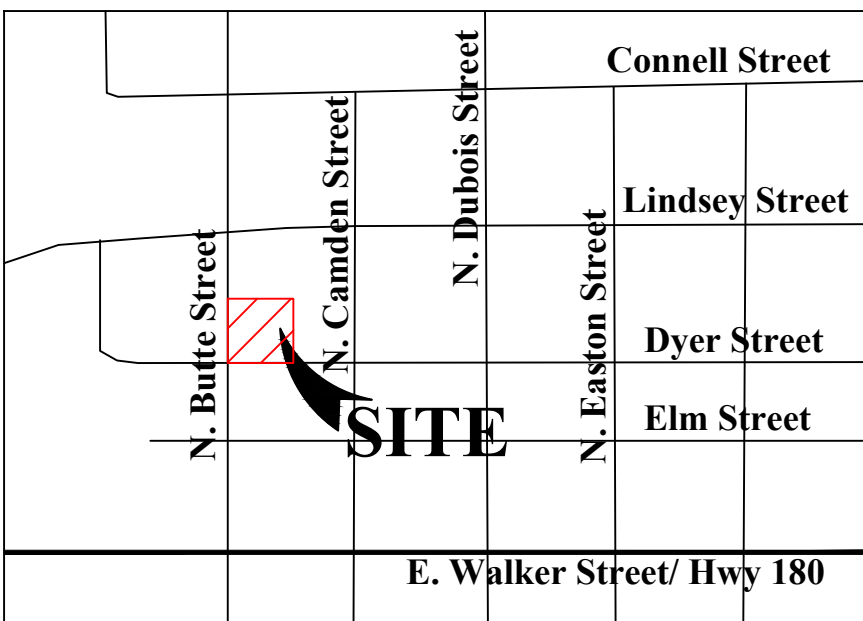
Scale:

Date:

Print Number

1" = 20' 30 January 2025 B - 529RP

Location Map NTS



Property Owner:
Ethan Cupit
201 N. Hartford Street
Breckenridge, TX 76424

Deed References:
WD
Ethan Cupit
28 August 2023
Vol.2241 Pg.442 OPR

Proprietary Assets Notice:

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