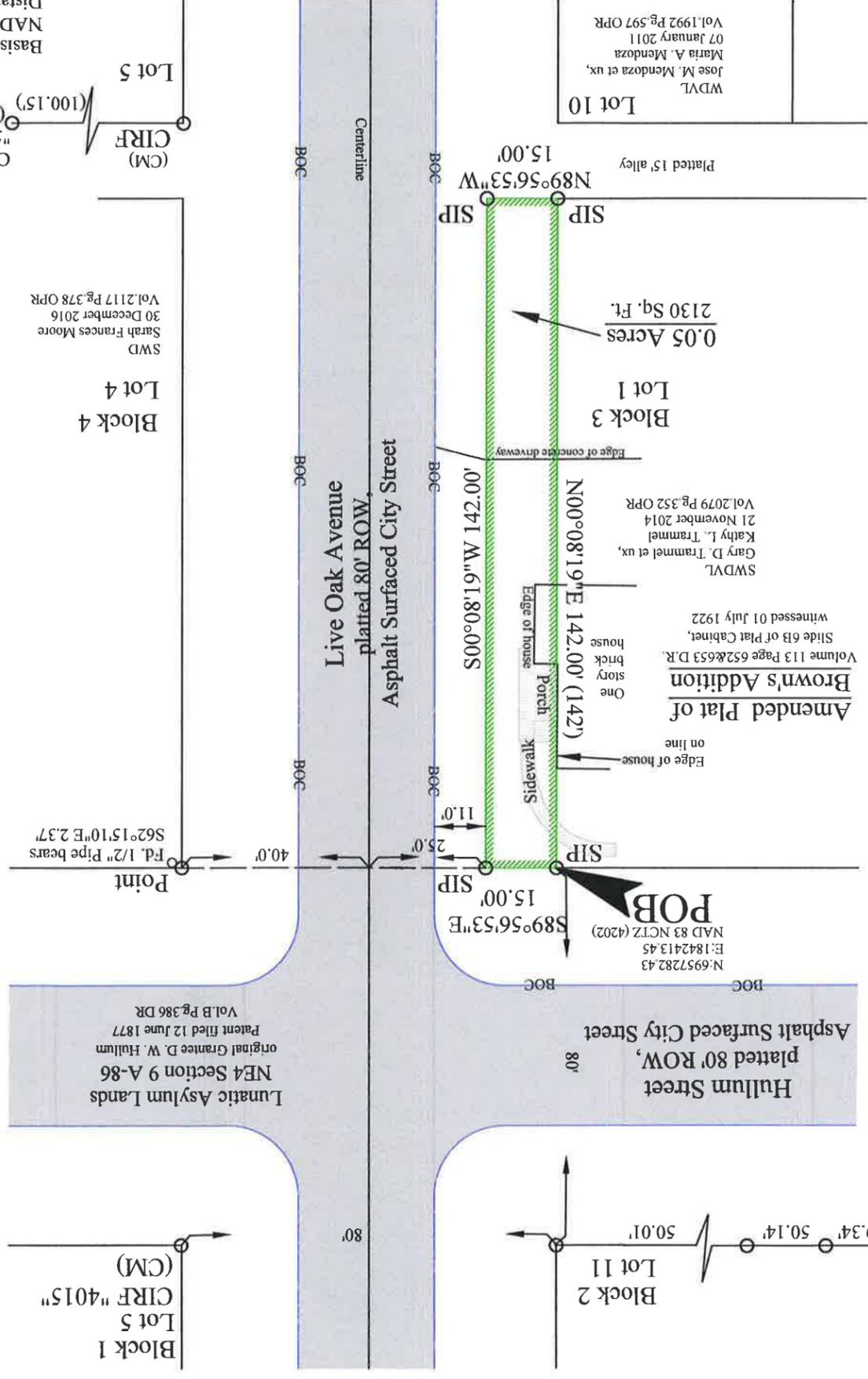


Legend

PP= Power Pole
 SIP= Set 1/2 inch Rebar with plastic cap marked
 OWEN SURV 5560
 -X= Fence
 -EC= Electric, and Cable line
 WM= Water Meter
 GM= Gas Meter
 FIR= Fd Iron rod
 (CM) = Controlling Monument
 (RD) = Record Dignity

Proprietary Assets Notice:
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- SURVEY NOTES:**
1. 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 adjoining property, conflicts in interest, any enforceable rights of adjoining owners and any claims of adverse possession. Please seek legal counsel in these regards.
 2. 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.
 3. 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.
 4. Pipe Lines Shown are general alignments only. Most are poly lines meandering across the surfaced of the parcel and are subject to slight changes. There may be more existing wells and pipe lines other than show that may not be exposed above ground and are not visible. There may be more existing above ground pipeline that are not shown. The surveyor does not state that all lines have been located.
 5. This plat or map represents a survey of the surface of the tract of land as cited in request survey and was performed from an actual survey made upon the surface of the earth. A survey or investigation for sub-surface features was not performed. The surveyor does not state that there is or is not any underground or subsurface structures or features or other objects manmade or natural below the surface of the tract as shown hereon.



METES AND BOUNDS DESCRIPTION
 0.05 Acre Tract

All that certain 0.05 acre tract or parcel of land in the City of Breckenridge situated in the northeast quarter of Section 9 of the Lunatic Asylum Lands, Abstract Number 86, original grantee and patentee D. W. Hullum, filed 12 June 1877, and recorded in volume B page 386 of the Deed Records of the County of Stephens, State of Texas, said tract being part of Live Oak Street of the Amended Plat of Browns Addition, witnessed 01 July 1922, and recorded in volume 113 page 652 of said deed records, said plat now located in plat cabinet Slide 6B of the plat records of said Stephens County, 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 west line of Live Oak Avenue and the south line of Hullum Street, said rebar being the northeast corner of Block 3 of said Browns Addition, said rebar also having a NAD 83 NCTZ (4202) State Plane Coordinates of N:6957282.43 E:1842413.45;

THENCE: South 89 degrees 56 minutes 53 seconds East, with the south line of said Hullum Street, a distance of 15.00 feet to a set 1/2 inch rebar for the northeast corner of this tract;

THENCE: South 00 degrees 08 minutes 19 seconds West, 15 feet east of and parallel to the east line of said Block 3, a distance of 142.00 feet to a set 1/2 inch rebar for the southeast corner of this tract;

THENCE: North 89 degrees 56 minutes 53 seconds West, a distance of 15.00 feet to set 1/2 inch rebar at the intersection of the west line of said Live Oak Avenue and a platted 15 foot alley running east and west through said Block 3 for the southwest corner of this tract, said rebar being the southeast corner of Lot 1 of said Block 3;

THENCE: North 00 degrees 08 minutes 19 seconds East, with the east line of said Block 3, and the west line of said Live Oak Avenue, a distance of 142.00 feet to the **POINT OF BEGINNING** and containing 0.05 of an acre of land.

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.



ERIC BRENNAN, TEXAS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 NUMBER 5560

Boundary survey on 0.05 Acres being part of Live Oak Street of the Amended Plat of Browns Addition, an addition to the 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

BOUNDARY PLAT: STEPHENS COUNTY
 DRAWN BY: CH CHECKED BY: EB
 Date: 23 December 2025
 Scale: 1" = 30'

NOTE:
 This parcel has offsite controlling monuments. Browns Addition plat does not cite monuments. This Plat subject to any subdivision regulations that may exist and apply to this subdivision.

Basis of Bearings
 NAD83 NCTZ (4202) Grid North Bearings
 Distances reflect surface measurements

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