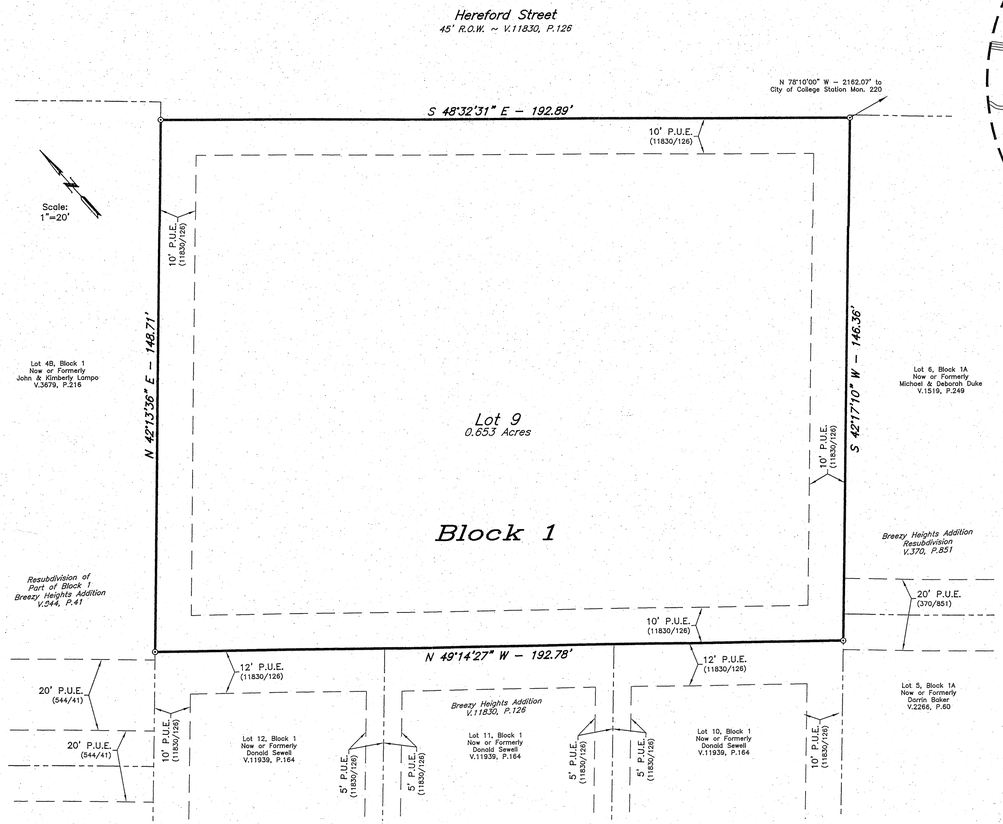
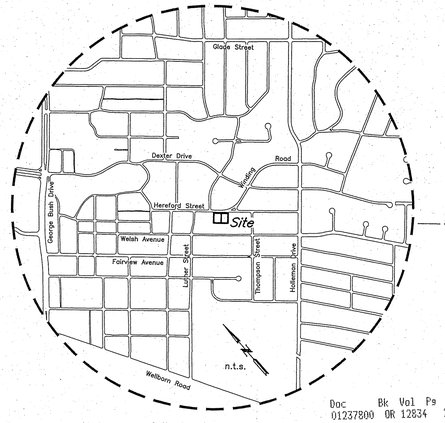


ORIGINAL PLAT

LOTS 9–12, BLOCK 1, BREEZY HEIGHTS ADDITION
AS RECORDED IN VOLUME 11830, PAGE 126



Vicinity Map

Doc	Bk	Vol	Pg
01237800	OR	12834	248

Filed for Record in:
BRAZOS COUNTY

On: Jul 24,2015 at 03:11P

As a
Plats

Document Number: 01237800

Amount 67.00

Receipt Number - 551098
By
Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

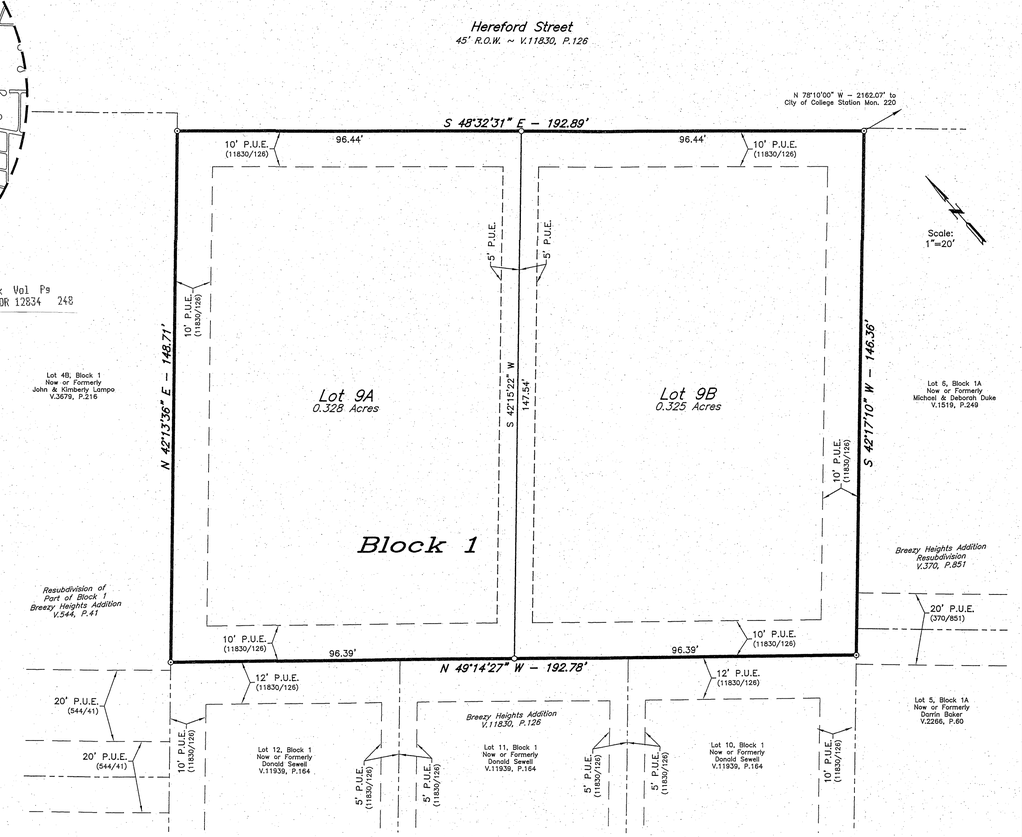
BRAZOS COUNTY

as stamped hereon by me.

Jul 24,2015

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

LEGEND
⊙ – 1/2" Iron Rod Found
O – 1/2" Iron Rod Set
P.U.E. – Public Utility Easement



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Richard Lemons, owner and developer of the land shown on this plat, and designated herein as the Lots 9A and 9B, Block 1, BREEZY HEIGHTS ADDITION Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Richard Lemons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 24th day of May, 2015

Sheri L. Barnett
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Dell Seiter, owner and developer of the land shown on this plat, and designated herein as the Lots 9A and 9B, Block 1, BREEZY HEIGHTS ADDITION Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dell Seiter, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 24th day of May, 2015

Sheri L. Barnett
Notary Public, Brazos County, Texas

CERTIFICATE OF CITY PLANNER

I, JASON SCHUBERT, City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Planner
City of College Station

CERTIFICATE OF CITY ENGINEER

I, ALAN GIBBS, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 24 day of July 2015 in the Official Records of Brazos County, Texas in Volume 12834, Page 248.

Witness my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS

COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5650

STATE OF TEXAS REGISTERED KEVIN R. McCLURE 5650 PROFESSIONAL LAND SURVEYOR

TREES REQUIRED

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 11830, Page 126, Official Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0305F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. The building setback requirements are established by the City of College Station Unified Development Ordinance.
4. Each lot will be required to provide a minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper per Ordinance No. 3222
5. Owners:

Richard Lemons	Dell Seiter
301 Sophia	P.O. Box 11486
C.S. TX 77845	C.S. TX 77842

FINAL PLAT

LOTS 9A AND 9B, BLOCK 1
BREEZY HEIGHTS ADDITION
BEING A REPLAT OF LOT 9, BLOCK 1
BREEZY HEIGHTS ADDITION RECORDED
IN VOLUME 11830, PAGE 126

0.653 ACRES

CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

APRIL, 2015
SCALE: 1" = 20'

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

10000288-rp.dwg