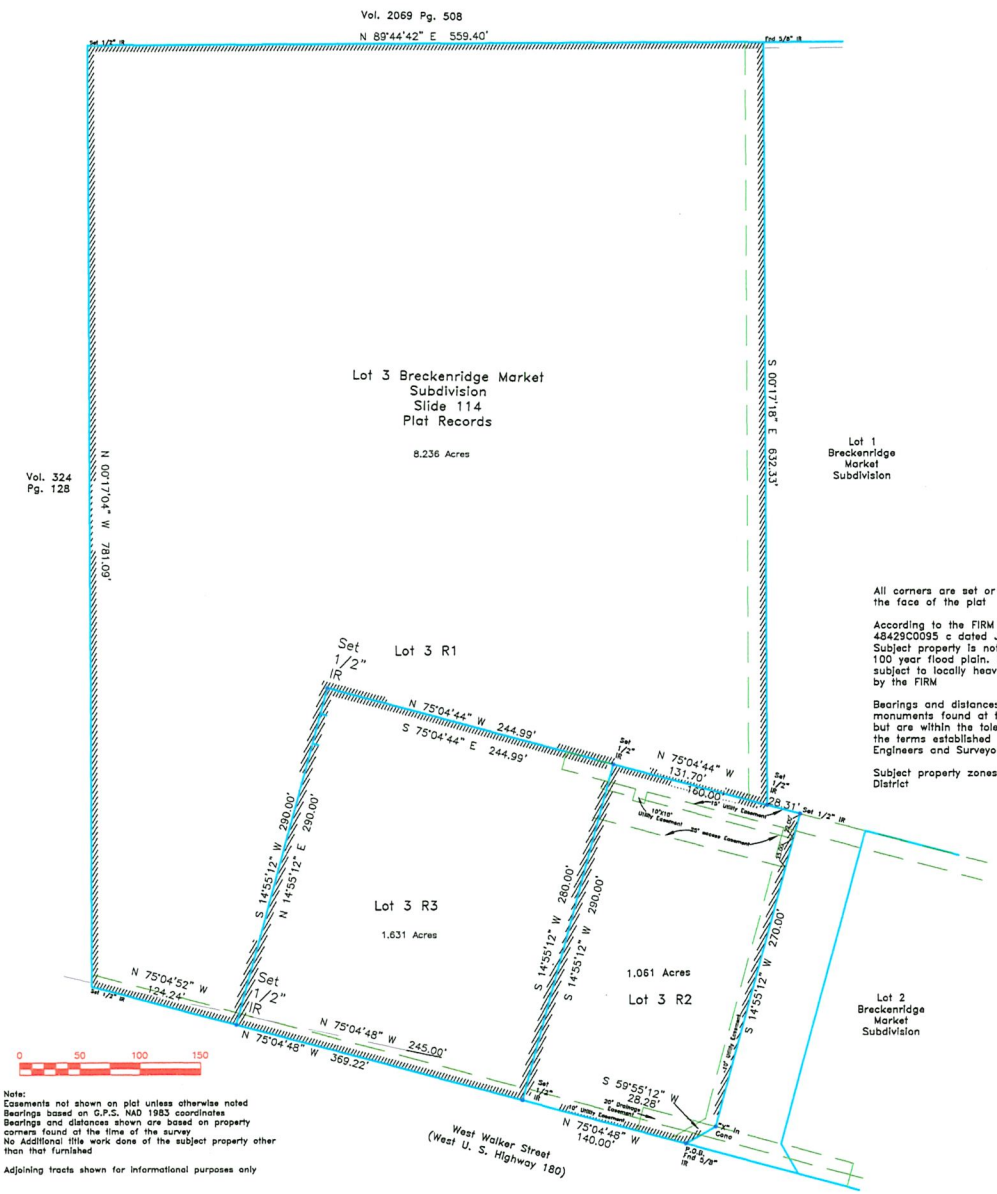


Note:
Easements not shown on plat unless otherwise noted
Bearings based on G.P.S. NAD 1983 coordinates
Bearings and distances shown are based on property corners found at the time of the survey
No Additional title work done of the subject property other than that furnished

Adjoining tracts shown for informational purposes only

SCALE: 1" = 50'
DATE: 07-21-2022
FILE: SECHREAST DONNIE SUB

All corners are set or found as shown on the face of the plat

According to the FIRM Map Number 48429C0095 c dated January 2, 1991 Subject property is not located within the 100 year flood plain. Improvements could be subject to locally heavy flooding not covered by the FIRM

Bearings and distances are based on the monuments found at the time of the survey but are within the tolerances as required by the terms established by the Texas Board of Engineers and Surveyors

Subject property zones C3 General Business District

APPROVALS:

I recommend final approval of the inscribed plat

_____
City Manager

_____
Mayor City of Breckenridge

ATTEST:

I do hereby certify that the forgoing plat was approved by the City Council of the City of Breckenridge on the _____ day of _____, 2022

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

Witness my hand this _____ day of _____, 2022

City Secretary of the City of Breckenridge Texas

I do hereby certify that the foregoing plat was filed or recorded in my office at

_____ o'clock ____ m. this _____ day of _____, 2022

In Slide_____Plat Records of the Stephens County Clerks records, Stephens County, Texas

Tract Description

10.927 acres of land being all of Lot 3 of the Breckenridge Market Place Subdivision, Stephens County, Texas, as shown on the plat recorded in Slide 114, Plat Records, Stephens County, Texas.
BEGINNING at a 5/8" iron pin found for the northeast corner of Lot 3 and the northwest corner of Lot 1 of the Breckenridge Market Place Subdivision for the northeast corner of this tract;
THENCE S 00°17'18" E a distance of 632.33' to a ½" iron pin capped #4015 set for an interior corner of Lot 3 and a corner of Lot 1;
THENCE S 75°04'44" E a distance of 28.31' to a ½" iron pin capped #4015 set for an interior corner of Lot 3 and a corner of Lot 1;
THENCE S 14°55'12" W a distance of 270.00' to an X marked in concrete for a corner of Lot 3 and a corner of Lot 1;
THENCE S 59°55'12" W a distance of 28.28' to a 5/8" iron pin found in the north line of U. S. Highway 180 also known as West Walker Street for the southwest corner of Lot 2 and the southeast corner of Lot 3 for the southeast corner of this tract;
THENCE N 75°04'48" W with the north line of the highway a distance of 509.22' to a ½" iron pin found for the southwest corner of Lot 3 and being the southwest corner of this tract;
THENCE N 00°17'04" W a distance of 781.09' to a ½" iron pin found for the northwest corner of Lot 3 and being the northwest corner of this tract;
THENCE N 89°44'42" E with the north line of Lot 3 a distance of 559.40' to the place of beginning and containing 10.927 acres of land.

Owners Dedication

State of Texas:
County of Stephens

Whereas LT Breckenridge, LLC owner of Lot 3 of the Breckenridge Market Subdivision as shown on the plat recorded in Slide 114, Plat Records, Stephens County, Texas, being 10.927 acres described above do hereby adopt this plat designating the herein above described property as Lots 3 R1, 3 R2, and 3 R3 of the Breckenridge Market Subdivision to the City of Breckenridge, Stephens County, Texas and do hereby dedicate in fee simple to the public use forever the street, alleys if any, and easements as shown or of record. This subdivision is subject to all ordinances, rules, regulations, and resolutions of the City of Breckenridge, Stephens County, Texas

_____
Authorized Signature

_____
Title

NOTARY PUBLIC:

State of Texas

County of _____

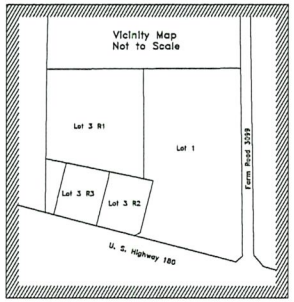
This is to certify that before me, a notary public, in and for the above county and state did appear who acknowledged that he signed the forgoing plat

In testimony whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____, 2022

_____
Notary Public
My commission expires:

FINAL PLAT

Replat of Lot 3 of the Breckenridge Market Addition now being known as Lots 3 R1, Lot 3 R2 and Lot 3 R3 of the Breckenridge Market Subdivision, Stephens County, Texas.



I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey. This plat substantially conforms to the rules and regulations governing subdivision in Stephens County, Texas.

William K. Heatley
Registered Professional Land Surveyor #4015
Firm #10079300

SURVEY PLAT IN STEPHENS COUNTY TEXAS
HEATLEY SURVEYING
P.O. BOX 1
BRECKENRIDGE, TX 76424
(254) 559-8914
Print Number: S-2324 D