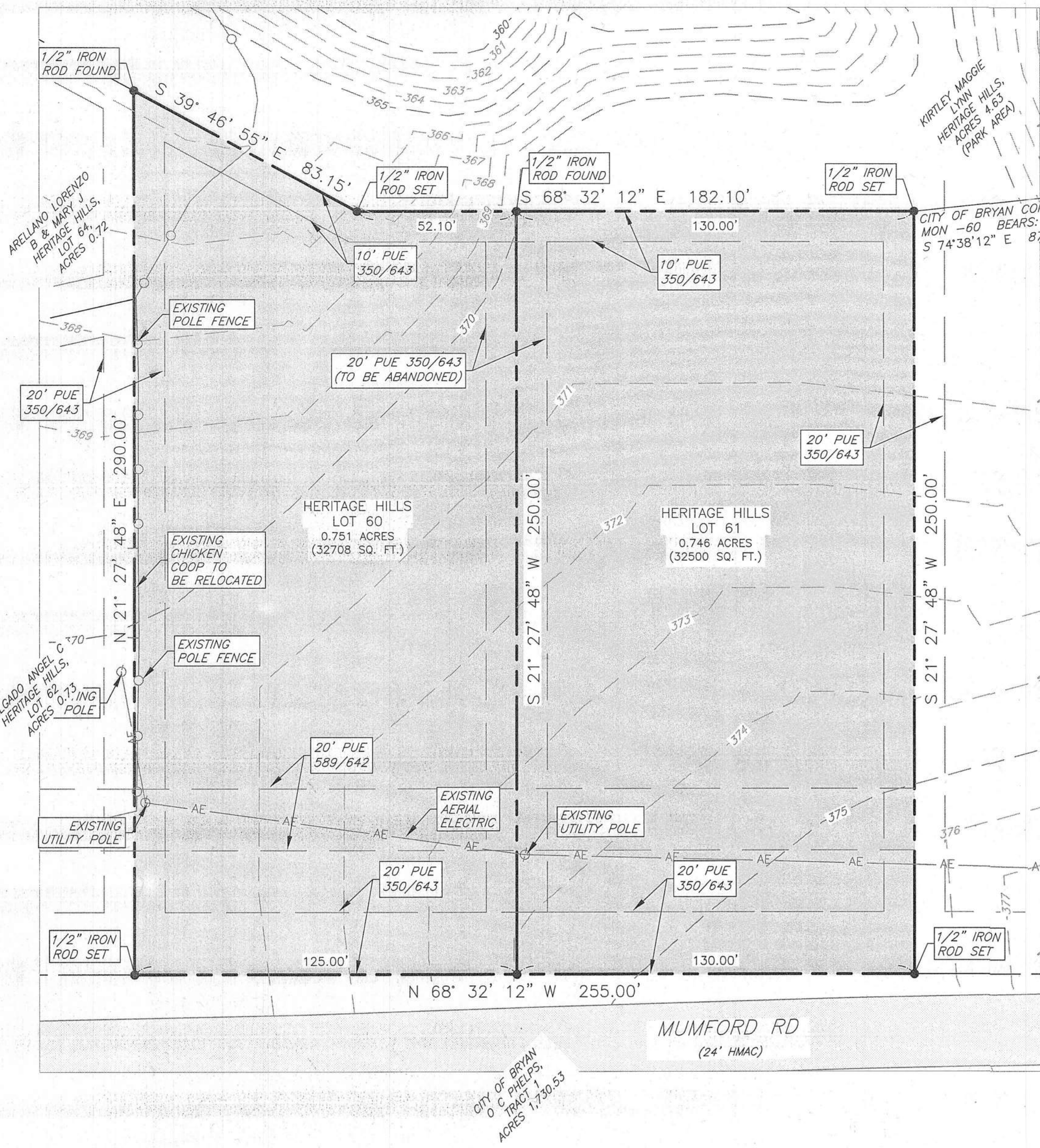
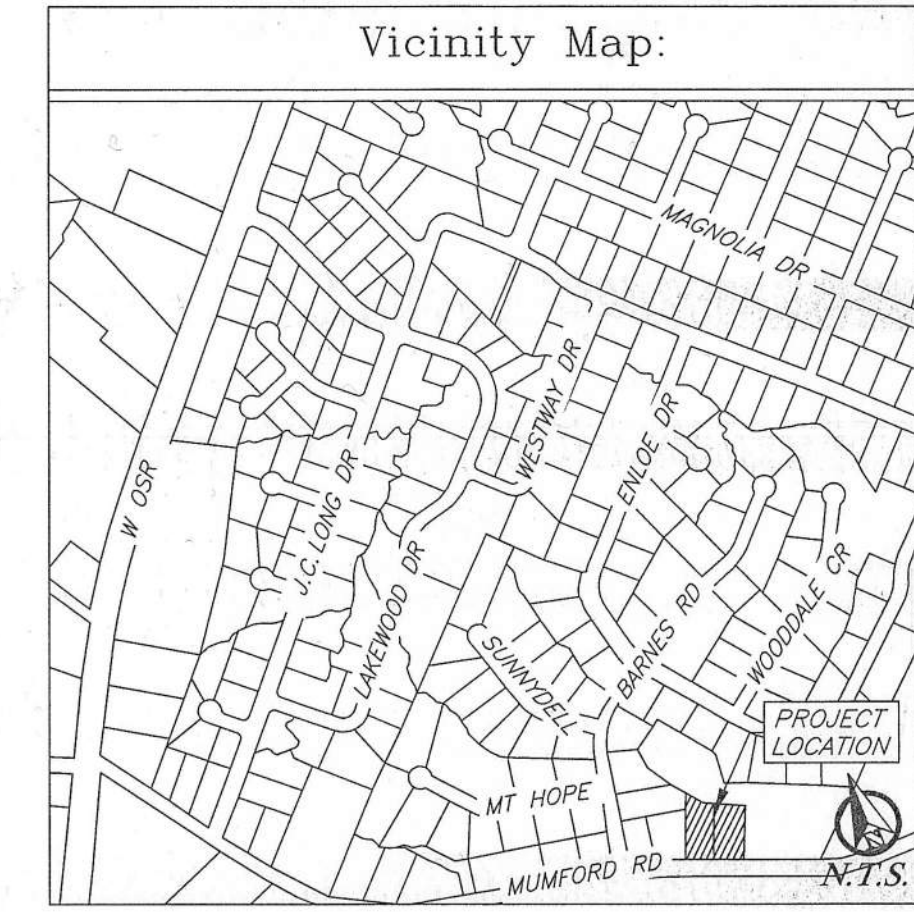
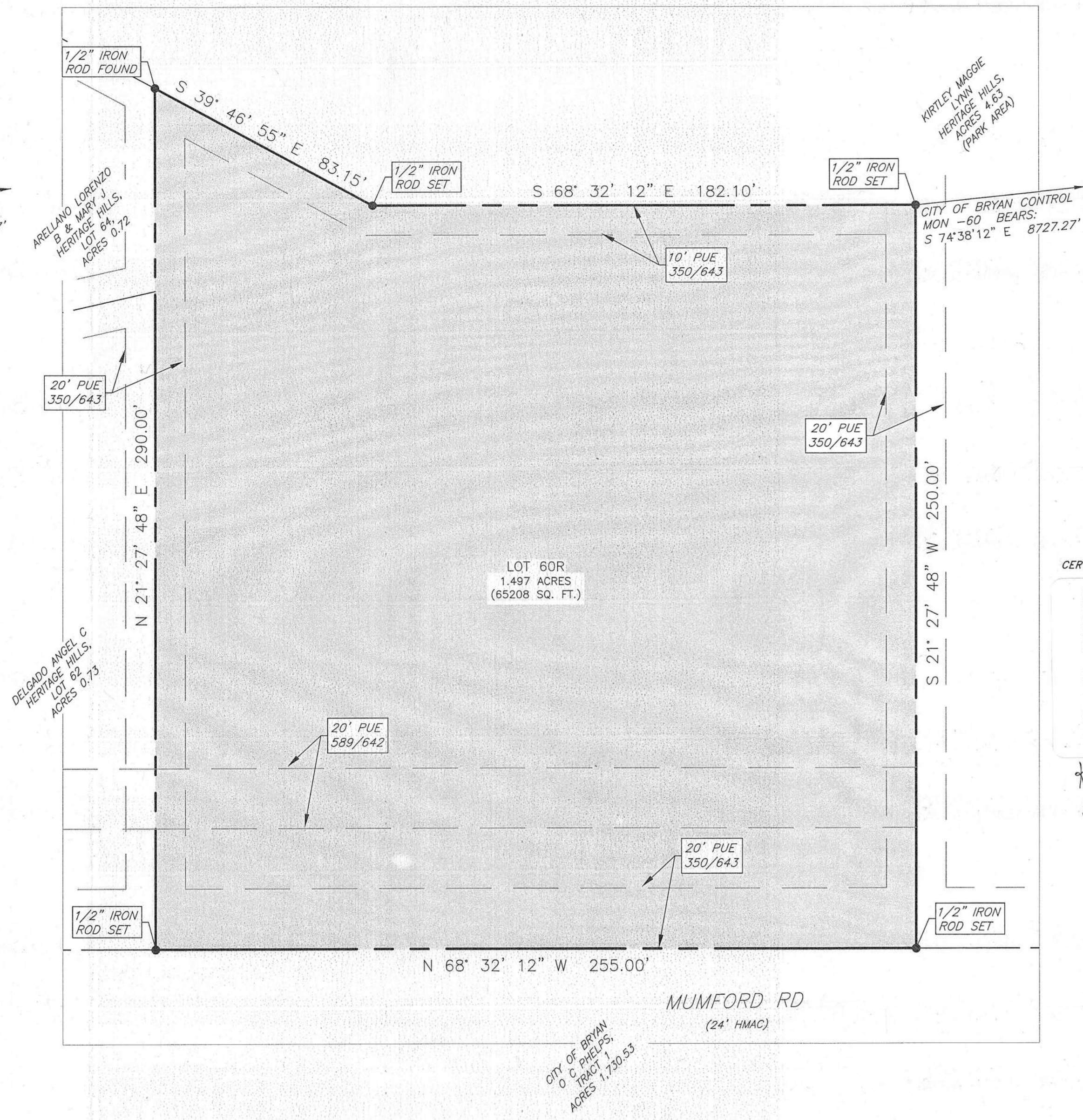


ORIGINAL PLAT



REPLAT



General Notes:

- 1. Coordinates and Bearing system shown hereon is based on the Texas State Plane Central Zone Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 multi-year Cors Solution 2 (MYCS2).

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/5/2022 1:00:27 PM
In the PLAT Records
Doc Number: 2022-1457733
Volume - Page: 17634 - 155
Number of Pages: 1
Amount: 73.00
Order#: 20220105000063
By: TC



I, Karen McQueen, County Clerk of Brazos County, Texas, do hereby certify that this plat was filed for record in my office on the 5th day of January, 2022.

Karen McQueen
By: T. Cao

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Megan Schoppe, owner of the 1.497 acre tract shown on this plat, being the same tract as conveyed in the Deeds Records of Brazos County in Volume 350, Page 643, and designated herein as Heritage Hills, Lot 60R, in Brazos County, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Megan Schoppe
Megan Schoppe
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Megan Schoppe, 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 stated.
Given under my hand and seal on this 14 day of Dec, 2021.

Charmaine E. McKeown
Notary Public, Brazos County, Texas
Charmaine E. McKeown
Notary Public, Brazos County, Texas
My Commission Expires May 24, 2025

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.



APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 14th day of December, 2021.

Martin Zimmerman
City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Sam Verban, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 14th day of December, 2021.

Sam Verban
City Engineer
Bryan, Texas

CERTIFICATE OF COUNTY COMMISSIONERS' COURT

I, Duane Peters, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 23 day of November, 2021.

Duane Peters
County Judge, Brazos County, Texas

FIELD NOTES DESCRIPTION
OF A
1.497 ACRE TRACT
OSWIN WILCOX 1/3 LEAGUE, ABSTRACT 234
BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.497 ACRES IN THE OSWIN WILCOX 1/3 LEAGUE, ABSTRACT 234, IN BRAZOS COUNTY, TEXAS, BEING ALL OF THE CALLED LOTS 60 AND 61, HERITAGE HILLS, AS DEPICTED ON A PLAT RECORDED IN VOLUME 350, PAGE 643 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), SAID LOTS 60 AND 61 CONVEYED TO MEGAN SCHOPPE IN VOLUME 15530, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 1.497 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN A SOUTHWEST LINE OF A CALLED PARK AREA (VOLUME 350, PAGE 643 DRBCT) MARKING THE NORTHWEST CORNER OF SAID LOT 61 AND THE EASTERNMOST CORNER OF LOT 64;

- THENCE, ALONG SAID SOUTHWEST AND WEST LINES OF PARK AREA AND THE NORTH AND EAST LINES OF LOTS 61 AND 60 FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1) S 39° 46' 55" E A DISTANCE OF 83.15 FEET (PLAT CALL S 37° 04' 00" E--83.15 FEET, VOLUME 350, PAGE 643 DRBCT) TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH YELLOW PLASTIC CAPS STAMPED "KERR 4502");
2) S 68° 32' 12" E A DISTANCE OF 182.10 FEET (TOTAL PLAT CALL S 69° 49' 17" E--182.10 FEET, VOLUME 350, PAGE 643 DRBCT) TO A 1/2 INCH IRON ROD SET, FROM WHICH THE CITY OF BRYAN GPS CONTROL MONUMENT "GPS-60" BEARS S 74° 38' 12" E A DISTANCE OF 8,727.27 FEET;
3) S 21° 27' 48" W A DISTANCE OF 250.00 FEET (PLAT CALL S 24° 10' 43" W--250.00 FEET, VOLUME 350, PAGE 643 DRBCT) TO A 1/2 INCH IRON ROD SET IN THE NORTH SIDE OF MUMFORD ROAD;

THENCE, ALONG THE SOUTH LINES OF SAID LOTS 60 AND 61 AND THE NORTH SIDE OF MUMFORD ROAD, BEING CALLED THE CENTERLINE OF MUMFORD ROAD (VOLUME 350, PAGE 643 DRBCT), N 68° 32' 12" W A DISTANCE OF 255.00 FEET (TOTAL PLAT CALL N 65° 49' 17" W--255.00 FEET, VOLUME 350, PAGE 643 DRBCT) TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID LOT 61 AND THE SOUTHEAST CORNER OF LOT 62;
THENCE, ALONG THE WEST LINE OF SAID LOT 61, BEING IN PART THE EAST LINE OF SAID LOT 62, AND IN PART THE EAST LINE OF SAID LOT 64, N 21° 27' 48" E A DISTANCE OF 290.00 FEET (PLAT CALL N 24° 10' 43" E--290.00 FEET, VOLUME 350, PAGE 643 DRBCT) TO THE POINT OF BEGINNING HEREOF AND CONTAINING 1.497 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND MARCH 2021 UNDER MY SUPERVISION. SEE PLAT PREPARED APRIL 2021 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001163 (CALCULATED USING GEOID12B). REFERENCE DRAWING: 21-250.

FINAL PLAT

Heritage Hills Lot 60R

Being a Replat of
Heritage Hills, Lot 60 & 61 - 1.497 Acres
Ozwin Wilcox 1/3 League, Abstract 24
Bryan, Brazos County, Texas
Oct 2021

Owner:
Megan Schoppe
2702 Silver Maple Dr.
Bryan, TX 77803

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLS 10018500
Proj # 21-250