

ORIGINAL PLAT

HOLLOW HEIGHTS
 LOTS 56, 57, 58 AND 59
 RECORDED IN VOLUME 302, PAGE 85

LINE	BEARING	DISTANCE	PLAT CALL
L1	S 38°22'41" W	32.64'	S 40°15'59" W
L2	S 38°22'41" W	27.87'	-
L3	N 17°31'08" W	26.01'	-
L4	N 40°55'29" W	71.61'	-
L5	S 38°22'41" W	35.31'	-

REPLAT

CERTIFICATE OF CITY PLANNER
 I, Walter Zimmerman, the undersigned, City Planner and/or 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 11 day of June, 2023.

CERTIFICATE OF CITY ENGINEER
 I, Walter Zimmerman, 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 11 day of June, 2023.

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 - According to the F.E.M.A. Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 48041C0210E, Map Revised May 16, 2012, this property is not located within a Special Flood Hazard Area.
 - The building setback requirements are per restrictions for Hollow Heights recorded in Volume 305, Page 870.
 - All lots served by an on-site sewage facility (OSSF) must comply with county and state minimum lot sizing requirements.
 - All OSSF construction requires an application form, fee and planning materials be submitted for review and approval by the BCHD and no OSSF construction may occur prior to the "authorization to construct" permit being issued by the BCHD. This permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code.
 - A site evaluation is required for each lot where an OSSF is proposed. The site evaluation must be performed by a state licensed site evaluator or professional engineer who visits the property and conducts the analysis required in section §285.30, and produces the site drawing required by §285.5(a).
 - No OSSF disposal field is to encroach on the 100- or 150-foot sanitary zone of private water wells or public water wells respectively. The required sanitary zone must be clearly delineated around all existing private or public wells located on the subdivision plot or wells located within 150 feet of a subdivision boundary on adjacent properties.
 - No OSSF tank or disposal field may encroach on the separation distance to surface waters including streams, ponds, lakes, rivers, creeks, or any other setback features indicated in 30 Texas Administrative Code Chapter §285.91. (10) Table X.
 - No OSSF treatment, distribution and collection lines, or disposal field may encroach into a Public Utility Easements (PUE). Encroachment into any underground or overhead pipeline or utility easement will not be allowed without the written permission of all easement holders. All underground and overhead easements must be clearly delineated on the subdivision plat.
 - Areas of ground with >30 percent slope are not suitable for installation of OSSF tanks or disposal fields (>15 percent slope for surface application). 30 Texas Administrative Code §285.4.(c) Review of subdivision plans specifies subdivision planning materials (1) must include information on (B) topography, (C) floodplain, and (G) surface drainage. Areas of unsuitable slope, areas within SFHA Zones A (floodplain) or complex drainage features and drainage easements should be indicated on the subdivision plat for any proposed lots where these conditions exist and may interfere with construction of an OSSF.
 - On-Site Sewage Facilities (O.S.S.F.) will meet all County Health Department requirements and will be licensed through the same agency and the license shall be kept current.
 - Public Water Services will be provided by Wickson Creek SLD.
 - Domestic Brazos Valley GCD Well (State Well #70-02-753) located at 6858 Hollow Heights Drive, Bryan, Texas. (Latitude: 30.7031382, Longitude: -96.29888562)
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property located in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 - Property is currently located in the Extraterritorial Jurisdiction (ETJ) and is not zoned.
 - Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
 - ⊙ - 1/2" Iron Rod Found (CM)
 - ⊙ - 1/2" Iron Rod Found for Reference (CM)
 - - 1/2" Iron Rod Set

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Richard Paul Schmitt known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.
 Given under my hand and seal on this 31 day of May, 2023.

Betty Heath
 Notary Public, Brazos County, Texas

APPROVAL BY THE COUNTY COMMISSIONER'S COURT
 I, Quinn Peters, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioner's Court on the 16 day of June, 2023.

Quinn Peters
 County Judge
 Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

We, Kathryn Ann Schmitt and Richard Paul Schmitt, owners of the land shown on this plat, and designated herein as the HOLLOW HEIGHTS, LOTS 56-R AND 58-R, Bryan, Brazos County, Texas, and whose names are 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.

Kathryn Ann Schmitt
 Kathryn Ann Schmitt, Owner

Richard Paul Schmitt
 Richard Paul Schmitt, Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kathryn Ann Schmitt and Richard Paul Schmitt known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.
 Given under my hand and seal on this 20 day of June, 2023.

Kathryn Ann Schmitt and Richard Paul Schmitt
 Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor, No. 6047, in the State of Texas, hereby certify that this plat is correct and was prepared from an actual survey of the land shown on this plat, and that the metes and bounds and area of said subdivision were determined by a closed geometric form.

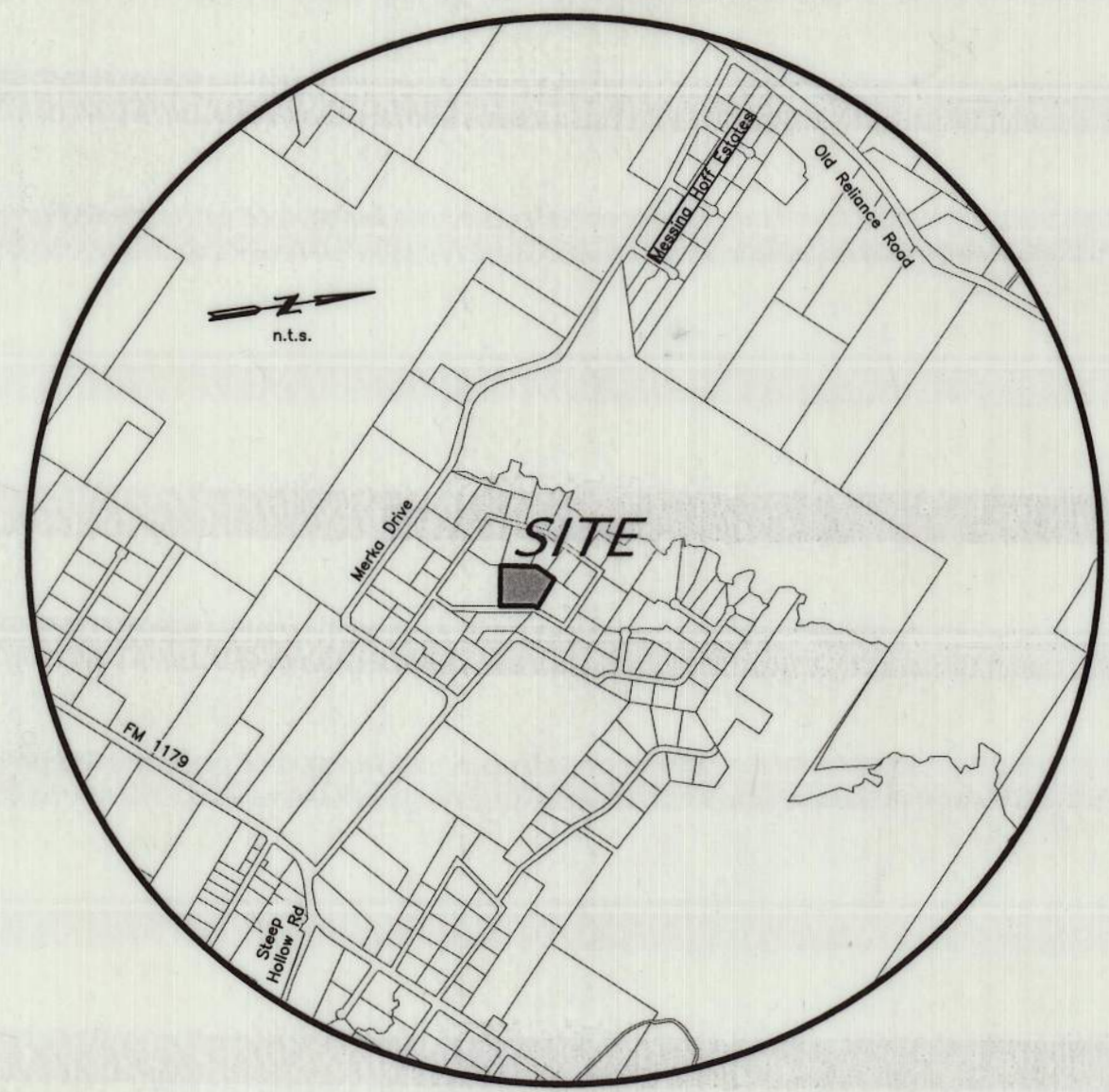
Gregory Hopcus
 Gregory Hopcus, R.P.L.S. No. 6047

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 8/8/2024 2:00:21 PM
 In the PLAT Records

Doc Number: 2024-1536034
 Volume - Page: 19372-100
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 Amount: 72.00
 Order#: 202408000098
 By: DB

Karen McQueen
 County Clerk
 Brazos County, Texas

By: Debbie Baker
 Vital Clerk



VICINITY MAP

FINAL PLAT

HOLLOW HEIGHTS
LOTS 56-R AND 58-R
 BEING A REPLAT OF HOLLOW HEIGHTS,
 LOTS 56, 57, 58 AND 59
 RECORDED IN VOLUME 302, PAGE 85

3.689 ACRES

THOMAS M. SPLANE SURVEY, A-53
 BRAZOS COUNTY, TEXAS

MARCH, 2023
 SCALE: 1"=50'

Owner:
 Kathryn Ann Schmitt &
 Richard Paul Schmitt
 7008 Hollow Heights Drive
 Bryan, Texas 77808

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