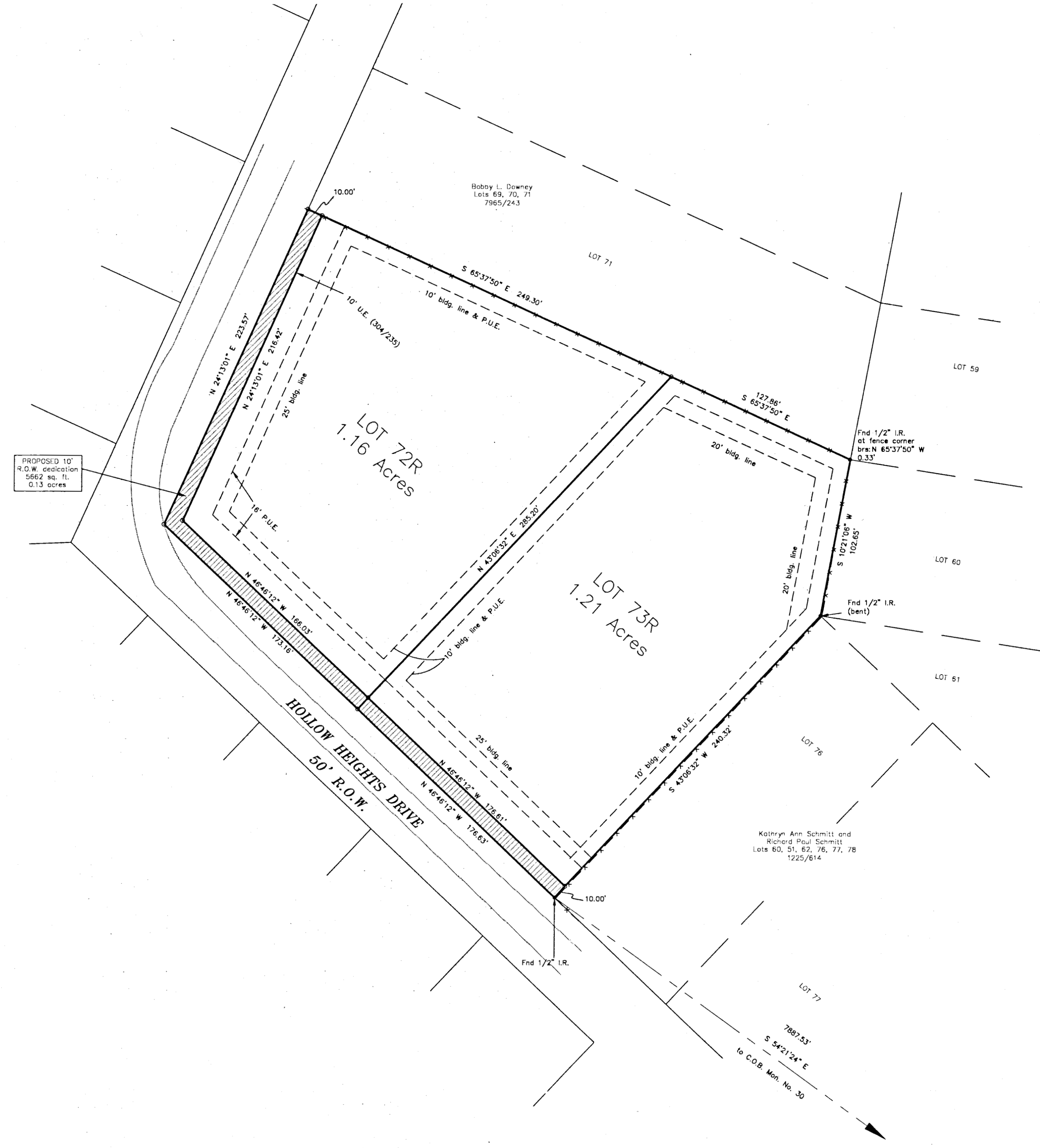
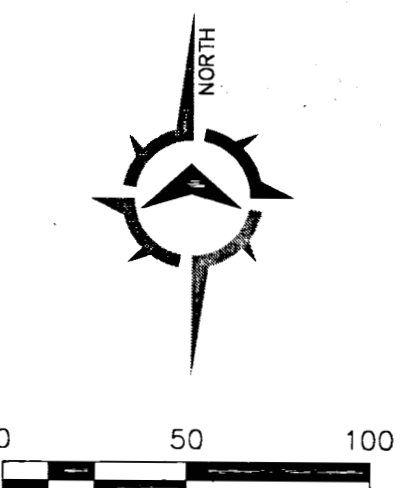
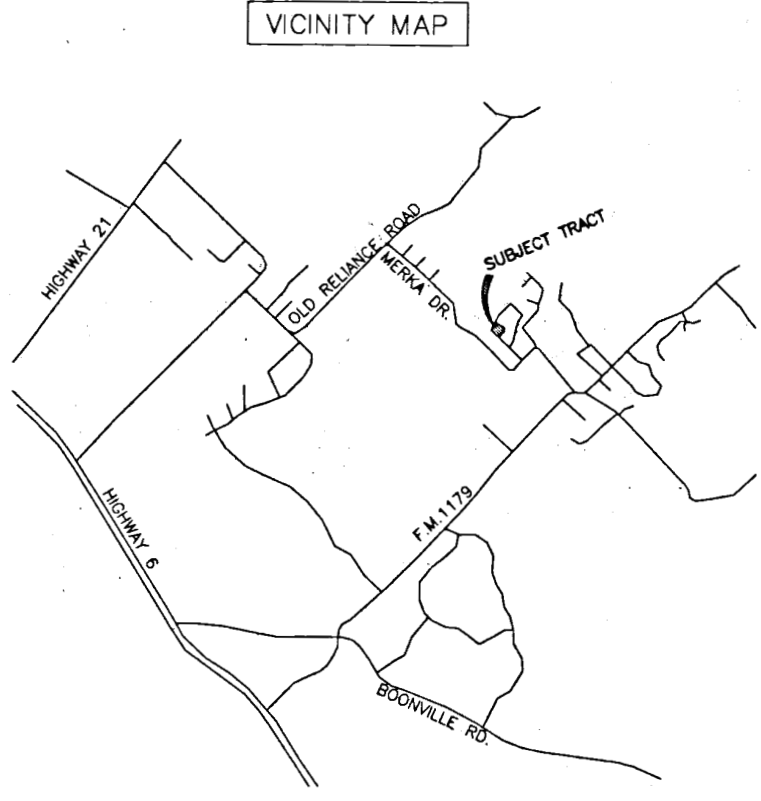


ORIGINAL PLAT

VOL. 302, PG. 85



REPLAT



HOLLOW HEIGHTS
LOT 72R - 1.16 ACRES
THOMAS M. SPLANE LEAGUE
ABSTRACT NO. 53
BRAZOS COUNTY, TEXAS
METES AND BOUNDS DESCRIPTION

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, Craig R. Biggs and Keeley R. Biggs, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in Vol. 17335, Page 225 of the Official Records of Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes specified.

Craig R. Biggs
Keeley R. Biggs

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority on this day personally appeared Craig R. Biggs and Keeley R. Biggs, 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 of office this 14th day of May, 2023.

Raige G. [Signature]
Notary Public, Brazos County, Texas

BRAZOS 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 2nd day of May, 2023.

Duane Peters
County Judge, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/23/2023 9:02:45 AM
In the PLAT Records

Doc Number: 2023-1502802
Volume - Page: 18640-234
Number of Pages: 1
Amount: 73.00
Order#: 20230523000011
By: MG

CERTIFICATION BY THE CITY ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, Count of record in my office 1 day of May, 2023.

Karen McQueen by Mary C. Brace
Karen McQueen, County Clerk
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER
I, [Signature], 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 15th day of May, 2023.

[Signature]
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
I, [Signature], 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 15th day of May, 2023.

[Signature]
City Planner, Bryan, Texas

CERTIFICATE OF THE SURVEYOR
I, Tyler Tumlinson, Registered Professional Land Surveyor, No. 6410, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Tyler Tumlinson, R.P.L.S. No. 6410

LEGEND
- - - - - These standard symbols will be found in the drawing.
● Found iron rod (size noted)
○ Set 1/2" iron rod w/ yellow cap
--- overhead electric line
--- overhead telephone line
--- buried water line
--- net wire fence
--- P.U.E. public utility easement

NOTES:
1) Bearings are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.
2) Current title appears vested as follows:
Craig R. Biggs and Keeley R. Biggs by virtue of deed recorded in Vol. 17335, Pg. 225 of the Official Records of Brazos County, Texas.
3) No portion of property described herein lies within the 100 year flood hazard area.
4) 1/2 inch iron rods with yellow plastic caps stamped "TLS-6410" are set at all corners unless otherwise noted.
5) Front, Rear and Side setbacks shall conform to the specifications of subdivision plats as established by the Commissioners' Court, Brazos County, Texas for subdivisions situated outside the boundaries of an incorporated Town of City in Brazos County, Texas, except where the plat or deed restriction imposed a greater setback requirement.
6) Notes from the Brazos County Health Department
- all lots served by an OSSF must comply with the County and State regulations. No OSSF may be installed on any lot with out the issuance of an "Authorization to Construct" issued by the Brazos County Health Department under the provisions of the private sewage facilities regulations adopted by the Commissioners' Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells. A sanitary zone must be clearly delineated around all existing public and private wells on the subdivision plot or within 150 feet of the subdivision boundary.
7) Water service for the Hollow Heights will be provided by Wiccan Special Utility District.

Being a 1.16 acre tract of land and being all of Lot 73 and a portion of Lot 72 and a portion of Lot 74 of Hollow Heights, a subdivision located in Brazos County, Texas, recorded in Volume 302, Page 85 of the Deed Records of Brazos County, Texas, and being described to Craig R. Biggs and Keeley R. Biggs, recorded in Volume 17335, Page 225 of the Official Records of Brazos County, Texas, and 1.16 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with yellow cap stamped "TLS 6410", located at the northwest corner of said Lot 72, being the southwest corner of Lot 71, and located at a corner on the east right of way of Hollow Heights Drive;

THENCE along the northeast line of said Lot 72, S 65°37'50" E a distance of 10.00 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410" set for the northeast corner of this;

THENCE along the common line of Lot 72 and Lot 71, S 65°37'50" E a distance of 249.30 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410" set for the northeast corner of this;

THENCE across Lot 72 and Lot 74, S 43°06'32" W a distance of 285.20 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410" set for the south corner of this;

THENCE across Lot 74 and Lot 73, N 45°46'12" W a distance of 176.61 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410" set for the southwest corner of this, and N 24°13'01" E a distance of 218.42 feet to the POINT OF BEGINNING.

THENCE across Lot 74 and Lot 72, N 45°46'12" W a distance of 176.61 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410" set for the southwest corner of this;

THENCE across Lot 75 and Lot 74, N 45°46'12" W a distance of 285.20 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410" set for the north line of Lot 72, being the south line of Lot 71, for the northeast corner of this;

THENCE along the north line of Lot 72, S 65°37'50" E passing 1/2 inch iron rod found at a fence corner at a distance of 127.53 feet and continuing a total distance of 127.86 feet to a point for the northeast corner of this, located at the southeast corner of Lot 71 and the northeast corner of Lot 63;

THENCE along the east line of Lot 72, with the west line of Lot 60, S 10°21'06" W a distance of 102.65 feet to a 1/2 inch iron rod (bent) found at the southeast corner of Lot 72, being the northeast corner of Lot 75, the southeast corner of Lot 60 and the north corner of Lot 76, for an angle point of this;

THENCE along the southeast line of Lot 72, with the west line of Lot 76, S 43°06'32" W a distance of 240.32 feet to the POINT OF BEGINNING.

HOLLOW HEIGHTS
LOT 72R - 1.21 ACRES
THOMAS M. SPLANE LEAGUE
ABSTRACT NO. 53
BRAZOS COUNTY, TEXAS
METES AND BOUNDS DESCRIPTION

TUMLINSON LAND SURVEYING
1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

FINAL PLAT
OF 2.50 ACRES, BEING A REPLAT OF LOTS 72-75 OF HOLLOW HEIGHTS, AN ADDITION IN THE T. S. SPLANE LEAGUE, ABSTRACT NO. 53, BRAZOS COUNTY, TEXAS.
Owner: Craig R. Biggs and Keeley R. Biggs
11349 N. Dowling Road
College Station, Texas 77846

PROJECT: 03137
DATE: 2-28-2023
SURVEYOR: T. TUMLINSON
DRAWN BY: T. TUMLINSON
FIELDBOOK: see file