

REPLAT 1/2" IRON ROD SET S 68° 32' 12" E 182.10' TY OF BRYAN CONTROL MON -60 BEARS: 5 7,4°38'12" E 8727.27' 10' PUE 350/643 20' PUE 350/643 LOT 60R 1.497 ACRES (65208 SQ. FT.) Amount: 73.00 By: TC 589/642 Karen Ne Queen 20' PUE 350/643 1/2" IRON ROD SET N 68° 32' 12" W 255.00'

(CALCULATED USING GEOID12B). REFERENCE DRAWING: 21-250.

Vicinity Map:

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 Order#: 20220105000063

d county, do hereby certify

was filed for record in my in the Deed Records of

12. No structure or land within this plat shall hereafter be located or altered without first obtaining a development permit from the Brazos County floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the base flood elevation ("BFE"), whichever is

General Notes:

multi-vear Cors Solution 2 (MYCS2).

The topography shown is from GIS Data.

of a private or public well respectively.

Using GEOID12B).

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

Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply

by a combined scale factor of 1.0001163 (Calculated

1/2" Iron rods with Yellow plastic cap stamped "KERR

4502" will be set at all corners unless otherwise noted

This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0200E, effective May 16, 2012.

All lots served by an individual on-site sewage facility (OSSF) must comply with all county and state (OSSF)

regulations. All OSSF construction must have an

Brazos County Health Department. 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

Authorization to Construct (ATC) permit issued by the

code. On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone

No on-site sewage facility (OSSF) Authorization to Construct permit for an individual lot will be issued

without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator.

on file with the Brazos county health department

9. All lots will be required to have a site/soil evaluation

before on-site sewage facilities may be constructed.

10. On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone

11. Wickson Creek SUD will provide water service for the

of a private or public well, respectively.

subdivision.

All utilities shown hereon are approximate locations.

13. Rural mailboxes shall be set five (5) feet from the edge of pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County.

14. It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The county assumes no responsibility for the accuracy of representation by the other parties in the plat. Floodplain data, in particular, may change.

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 included in the PUE, and the right of ingress and egress on the property adjacent to the PUE to access electric facilities.

16. The subject property is located within the City of Bryan ETJ at the time this plat was filed.

places hereon shown for the purposes identified.

STATE OF TEXAS

COUNTY OF BRAZOS

Before me the undersigned authority, on this day personally appeared. It is a subscribed to the foregoing instrument, and acknowledged to me that he executed



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

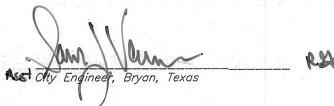
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

BRAD KERR 4502



APPROVAL OF THE CITY ENGINEER

Sam Version __, 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 day of _________, 2021.



CERTIFICATE OF COUNTY COMMISSIONERS' COURT

PUANE 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 2020.



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

A FIELD NOTES DESCRIPTION OF 1.497 ACRES IN THE OZWIN 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 (OPRBCT); 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

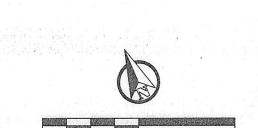
YELLOW PLASTIC CAPS STAMPED "KERR 4502); 2)S 68° 32' 12" E A DISTANCE OF 182.10 FEET (TOTAL PLAT CALL S 69° 49' 17" E--182.10 FEET, VOLUME 350, PAGE 643 DRBCT) TO A 1/2 INCH IRON ROD SET, FROM WHICH THE CITY OF BRYAN GPS CONTROL MONUMENT "GPS-60" BEARS S 74" 38' 12" E A DISTANCE OF 8,727.27 FEET;

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

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;

(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

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



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

Megan Schoppe 2702 Silver Maple Dr. Bryan, TX 77803

Engineer: PO Box 5192

Surveyor: Kerr Surveying, LLC Bryan, TX 77805 979-739-0567 TBPE F-9951

409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPLS 10018500 Proj # 21-109 2.50