



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

REPLAT

LINE TABLE			
LINE	BEARING	DISTANCE	PLAT CALL
L1	S 38°22'41" W	32.64'	S 40°15'59" W

CERTIFICATE OF CITY PLANNER

I, _____, City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Planner
 City of College Station

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
 City of College Station

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the Final Plat of such subdivision on _____ day of _____, 20____. Signed this the _____ day of _____, 20____.

County Judge
 Brazos County, Texas

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

Witness my hand and official Seal, at my office in Bryan, Texas.

County Clerk
 Brazos County, Texas

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 670.
- 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(c).
- 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 ground 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.
- Electric service and street lighting for this subdivision will be provided by Bryan Texas Utilities (BTU).
- 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

Abbreviations:

- P.O.B. - Point of Beginning
- U.E. - Utility Easement
- CM - Controlling Monument

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the THOMAS M. SPLANE SURVEY, Abstract No. 53, Brazos County, Texas and being all of the tract of land described in the deed from Thomas R. Barker and Deborah L. Barker to Kathryn Ann Schmitt and Richard Paul Schmitt recorded in Volume 7670, Page 239 of the Official Records of Brazos County, Texas (O.R.B.C.), said tract being all of Lots 56, 57, 58 and 59, HOLLOW HEIGHTS according to the Final Plat recorded in Volume 302, Page 85, of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common north corner of this herein described tract and said Lot 56, said iron rod also marking the west corner of Lot 55 of said HOLLOW HEIGHTS, the south corner of Lot 65 of said HOLLOW HEIGHTS and the east corner of Lot 66 of said HOLLOW HEIGHTS;

THENCE: S 51° 37' 19" E (PLAT CALL: S 49° 44' 01" E - 314.83) along the common line of this tract and said Lots 56 and 55 for a distance of 314.71 feet to a 1/2-inch iron rod set for the common east corner of this tract and said Lot 56, said iron rod also marking the south corner of said Lot 55 and being in the northwest right-of-way line of Hollow Heights Drive (based on a 50-foot width), from whence a found 1/2-inch iron rod marking the east corner of said Lot 55 bears N 38° 22' 41" E at a distance of 99.51 feet for reference;

THENCE: along the northwest right-of-way line of said Hollow Heights Drive for the following two (2) calls:

- S 38° 22' 41" W (PLAT CALL: S 40° 15' 59" W) for a distance of 32.64 feet to a 1/2-inch iron rod set for angle, and
- S 08° 31' 13" W (PLAT CALL: S 10° 24' 31" W) for a distance of 316.20 feet to a found 1/2-inch iron rod marking the common south corner of this herein described tract and said Lot 59, said iron rod also marking the east corner of Lot 60 of said HOLLOW HEIGHTS, from whence a found 1/2-inch iron rod marking the south corner of said Lot 60 bears S 08° 31' 13" W at a distance of 102.97 feet for reference;

THENCE: N 81° 28' 47" W (PLAT CALL: N 79° 35' 29" W) along the common line of this tract and said Lots 59 and 60 for a distance of 383.73 feet to a found 1/2-inch iron rod marking the common west corner of this tract and said Lot 59, said iron rod also marking the north corner of said Lot 60, the south corner of Lot 71 of said HOLLOW HEIGHTS and the east corner of Lot 72 of said HOLLOW HEIGHTS, from whence a found 1/2-inch iron rod marking the west corner of said Lot 60 and the south corner of said Lot 72 bears S 10° 20' 19" W at a distance of 103.02 feet for reference;

THENCE: along the common line of this tract, said Lots 56, 57, 58, 59, 71 and 66 and Lots 70, 69, 68 and 67 of said HOLLOW HEIGHTS for the following two (2) calls:

- N 10° 20' 19" E (PLAT CALL: N 12° 13' 37" E) for a distance of 338.64 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also marking the east corner of said Lot 68 and the south corner of said Lot 67, and
- N 44° 04' 32" E (PLAT CALL: N 45° 57' 50" E) for a distance of 200.00 feet to the POINT OF BEGINNING and containing 3.689 acres of land.



VICINITY MAP

REPLAT

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/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

