

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

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, said lots being described to Craig R. Biggs and Keely R. Biggs, recorded in Volume 17339, Page 225 of the Official Records of Brazos County, Texas, said 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 northwest corner and POINT OF BEGINNING 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 46°46'12" E a distance of 166.03 feet to a 1/2" iron rod with yellow cap stamped "TLS 6410" set for the southwest corner of this, and N 24°13'01" E a distance of 216.42 feet to the POINT OF BEGINNING.

HOLLOW HEIGHTS
LOT 73R - 1.21 ACRES
THOMAS M. SPLANE LEAGUE
ABSTRACT NO. 53
BRAZOS COUNTY, TEXAS
METES AND BOUNDS DESCRIPTION

Being a 1.21 acre tract of land and being a portion of Lot 72 and a portion of Lot 74 and all of Lot 75 of Hollow Heights, a subdivision located in Brazos County, Texas, recorded in Volume 302, Page 85 of the Deed Records of Brazos County, Texas, said lots being described to Craig R. Biggs and Keely R. Biggs, recorded in Volume 17339, Page 225 of the Official Records of Brazos County, Texas, said 1.21 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found as the south corner of said Lot 75, being the west corner of Lot 76, located on the north line of Hollow Heights Drive,
THENCE along the southeast line of Lot 75 N 43°06'32" E a distance of 10.00 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410" set for the south corner and POINT OF BEGINNING of this;
THENCE across Lot 75 and Lot 74 N 46°46'12" W a distance 176.61 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410" for the west corner of this;
THENCE across Lot 74 and Lot 72, N 43°06'32" E a distance of 285.20 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410" set on the north line of Lot 72, being the south line of Lot 71, for the northwest 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 northwest corner of Lot 60;
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 southwest 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Craig R. Biggs and Keely R. Biggs, the owners and develops of the land shown on this plat, being part of the tract of land as conveyed to us in Vol. 17339, Page 225 of the Official Records of Brazos County, Texas, and whose name is subscribed hereby, hereby dedicate to the use of public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Craig R. Biggs

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Craig R. Biggs and Keely 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 _____ day of _____, 2023.

Notary Public, Brazos County, Texas.

BRAZOS COUNTY COMMISSIONERS COURT

I, _____ County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the _____ day of _____, 2023.

County Judge, Brazos County, Texas

CERTIFICATION BY 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 with its certificates of authentication was file of record in my office the _____ day of _____, 2023, in the Official Records of Brazos County, Texas, in Volume _____ Page _____

Karen McQueen, County Clerk
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, 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 _____, 2023.

City Engineer, Bryan, Texas

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



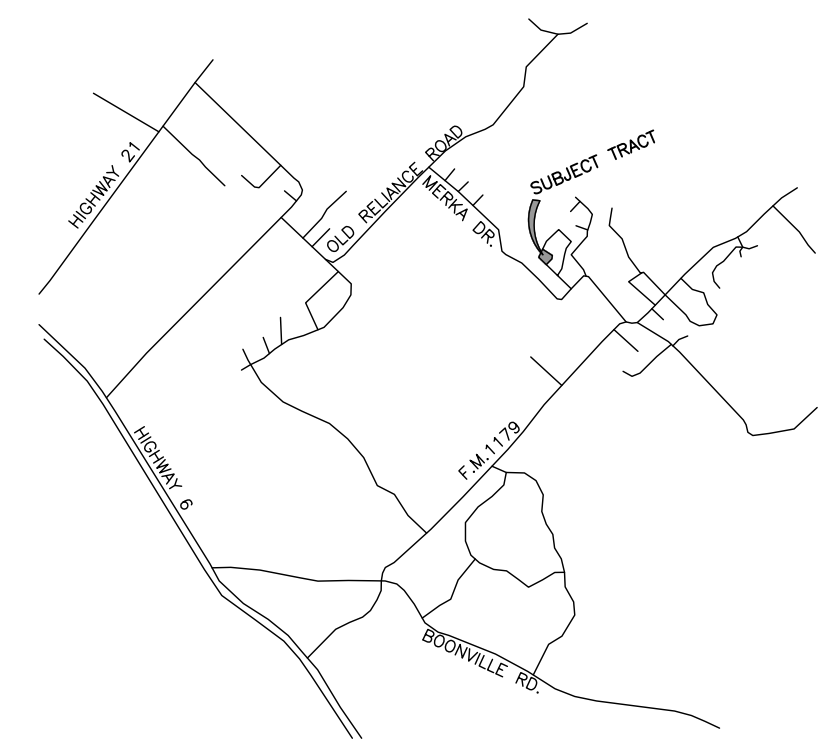
NOTES:

- 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 Keely R. Biggs by virtue of deed recorded in Vol. 17339, 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
-no onsite sewage facility (OSSF) authorization to construct for an individual lot will be issued first having a site evaluation report on file for that individual lot. The site evaluation must be conducted by a site evaluator licensed in the State of Texas.
-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 plat or within 150 feet of the subdivision boundary.
- 7) Water service for the Hollow Heights will be provided by Wickson Special Utility District.

LEGEND

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

VICINITY MAP



FINAL PLAT

OF 2.50 ACRES, BEING ALL 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

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

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