



ORIGINAL PLAT
LOTS 4R & 5R, BLOCK C

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, Mark Andrus Heslip & Kelly Heslip owners and developers of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 14713, Page 35 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Mark Andrus Heslip
Kelly Heslip

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Mark Andrus Heslip & Kelly Heslip, 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 on this day of 20 .

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

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 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 .

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 20 .

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
I, , the undersigned, City Planner and/or designated Secretary of the Planning & 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 day of 20 .

City Planner, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS SURVEY, Abstract No. 45, in Bryan, Brazos County, Texas and being all of Lots 4R and 5R, Block "C", WESTWOOD ESTATES according to the Amending Plat recorded in Volume 1231, Page 687 of the Official Records of Brazos County, Texas (O.R.B.C.), said Lots being further described in the deed from Eric Adam Heslip and spouse, Andrea Heslip to Mark Andrus Heslip and spouse, Kelly Heslip recorded in Volume 14731, Page 35 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:
BEGINNING: at a found 1/2-inch iron rod marking the common west corner of this herein described tract and said Lot 4R, said iron rod also marking the north corner of Lot 3, Block "C", WESTWOOD ESTATES according to the Final Plat recorded in Volume 342, Page 529 of the Brazos County Deed Records (B.C.D.R.) and being in the southeast right-of-way line of Hummingbird Circle (based on a 60-foot width);
THENCE: N 68° 48' 00" E along the southeast right-of-way line of said Hummingbird Circle for a distance of 200.00 feet to a found 1/2-inch iron rod marking the common north corner of this tract and said Lot 5R, said iron rod also marking the west corner of Lot 6, Block "C" of said WESTWOOD ESTATES (342/529);
THENCE: S 21° 12' 00" E along the common line of this tract, said Lot 6 and said Lot 5R for a distance of 171.00 feet to a found 1/2-inch iron rod marking the common east corner of this herein described tract and said Lot 5R, said iron rod also marking the south corner of said Lot 6 and being in the northwest line of Lot 41, Block "C" of said WESTWOOD ESTATES (342/529);
THENCE: S 68° 48' 00" W along the common line of this tract, said Lot 41 and Lots 42, 43 and 44, Block "C" of said WESTWOOD ESTATES (342/529) for a distance of 200.00 feet to a found 1/2-inch iron rod marking the common south corner of this tract and said Lot 4R, said iron rod also marking the east corner of said Lot 3;
THENCE: N 21° 12' 00" W along the common line of this tract, said Lot 3 and said Lot 4R for a distance of 171.00 feet to the POINT OF BEGINNING and containing 0.785 acres of land.

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Amending Plat recorded in Volume 1231, Page 687, Official Records of Brazos County, Texas.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 - 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 - Zone: Residential District-7000 (RD-7) per City of Bryan Planning and Zoning.
Front Setback - 25'
Side Setback - 5'
Rear Setback - 5'
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
⊙ - 1/2" Iron Rod Found (CM)
 - Abbreviations:
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
CM - Controlling Monument
②②② - Contour Elevations

FINAL PLAT

LOT 5R-1, BLOCK C
WESTWOOD ESTATES
BEING A REPLAT OF LOTS 4R AND 5R, BLOCK C,
RECORDED IN VOLUME 1231, PAGE 687
0.785 ACRES
ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 2023
SCALE: 1" = 20'

Owners:
Mark Andrus Heslip
and Kelly Heslip
3009 Hummingbird Circle
Bryan, TX 77807

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

Texas Firm Registration No. 10103300

MB