

LINE	BEARING	DISTANCE
L1	N 51°11'38" E	72.08'
L2	N 21°18'25" E	77.32'
L3	S 68°41'30" S	24.60'
L4	S 51°11'38" W	72.08'
L5	N 47°32'43" W	24.50'
L6	S 47°07'33" E	26.87'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	38.27'	25.00'	N 88°42'44" E	35.36'
C2	92°28'54"	570.00'	94.33'	47.27'	N 49°27'11" E	94.22'
C3	85°12'44"	430.00'	66.47'	33.30'	N 46°45'56" E	66.40'
C4	90°00'00"	75.00'	117.81'	75.00'	N 66°18'25" E	106.07'
C5	133°04'20"	60.00'	136.35'	136.35'	S 2°09'25" E	115.08'
C6	85°12'44"	500.00'	77.29'	36.72'	S 46°45'56" W	77.21'
C7	92°28'54"	500.00'	82.74'	41.47'	S 46°27'11" W	82.65'
C8	90°00'00"	25.00'	38.27'	25.00'	S 31°17'16" E	35.36'

BECKETT CT 6900-6972

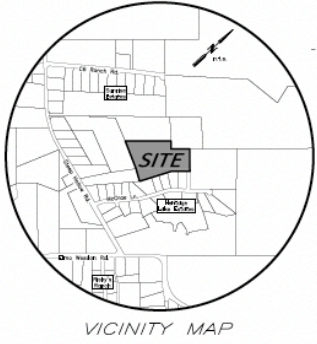
NOTICE
The following Lots received an exception from the Planning and Zoning Commission:
Lots 6, 7, 8, 9
Date of Approval: 01/30/2022
Case Number: Planning Exception PE22-02

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Gregory Hopson, Registered Professional Land Surveyor No. 5047, 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 names and bounds describing said subdivision will describe a closed geometric form.

Gregory Hopson, R.P.L.S. No. 5047

NOTICE

1. **BOUNDARY SURVEY SYSTEM:** Iron rod monuments found and the record bearing (N 42°27'17" E) along the northwest line of the 15.75 acre JACOBS Group tract recorded in Volume 17450, Page 22 of the Official Records of Brazos County, Texas (D.M.S.C.) was used as the BASIS OF RECORD shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100200E, effective 02/16/2015, no portion of the property is located in a Special Flood Hazard Area.
3. Land Use: 13 single family lots.
4. No construction or existing shall impede, restrict, or block the flow of water in any assessment or natural drainage courses.
5. Front, Rear and Side Setbacks shall conform to the Specifications of Subdivision Plans as established by the Commissioner's Court, Brazos County, Texas, for subdivisions situated outside the boundaries of any incorporated town or city in Brazos County, Texas.
6. 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 authorization to Construct (ATC) permit issued by the Brazos County Health Department. This permit requires compliance with the county order adopted by the Commissioners Court of Brazos County, Texas, pursuant to the provisions of section 21.084 of the Texas water code. On-site sewage facilities disposal areas shall not encroach the 100-foot or the 150-foot setback zone or a private or public well respectively.
7. 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 and include a soil survey.
8. The utility addresses indicated on this plat show utility values on an estimate.
9. The Detention Pond shown shall be owned and maintained by the Homeowners Association.
10. The subdivision hereon described will address the following:
 - a. 1/2" Iron Rod
 - b. 1/2" Iron Rod
 - c. 3/8" Iron Rod
 - d. 1/2" Iron Rod
 - e. 1/2" Iron Rod
 - f. 1/2" Iron Rod
 - g. 1/2" Iron Rod
 - h. 1/2" Iron Rod
 - i. 1/2" Iron Rod
 - j. 1/2" Iron Rod
 - k. 1/2" Iron Rod
 - l. 1/2" Iron Rod
 - m. 1/2" Iron Rod
 - n. 1/2" Iron Rod
 - o. 1/2" Iron Rod
 - p. 1/2" Iron Rod
 - q. 1/2" Iron Rod
 - r. 1/2" Iron Rod
 - s. 1/2" Iron Rod
 - t. 1/2" Iron Rod
 - u. 1/2" Iron Rod
 - v. 1/2" Iron Rod
 - w. 1/2" Iron Rod
 - x. 1/2" Iron Rod
 - y. 1/2" Iron Rod
 - z. 1/2" Iron Rod
11. Except where otherwise indicated, 1/2" inch iron rods are set at each lot corner.
12. Abbreviations:
 - AE - Access Easement
 - BE - Easement
 - EE - Easement
 - FE - Easement
 - GE - Easement
 - HE - Easement
 - IE - Easement
 - JE - Easement
 - KE - Easement
 - LE - Easement
 - ME - Easement
 - NE - Easement
 - OE - Easement
 - PE - Easement
 - QE - Easement
 - RE - Easement
 - SE - Easement
 - TE - Easement
 - UE - Easement
 - VE - Easement
 - WE - Easement
 - XE - Easement
 - YE - Easement
 - ZE - Easement
13. Where electric facilities are installed, B.T.U. has the right to install, operate, relocate, reconstruct, add to, maintain, inspect, protect, replace, repair, remove and replace with facilities above, under, and across the property indicated in the P.U.E. and the right of ingress and egress in property adjacent to the P.U.E. to access electric facilities.



CERTIFICATE OF OWNERSHIP AND CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, JACOB GROUP, LLC, owner and developer 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, Texas, Volume 17450, Page 22 and whose name is substituted herein, hereby declare to the use of the public, parks, playgrounds, streets, alleys, easements, and public places shown hereon for the purposes intended.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____ 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 purposes stated on this day of _____, 20____.

APPROVAL OF PLANNING AND ZONING COMMISSION
Zoning Commission of the City of Bryan, State of Texas, hereby certifies that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

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____.

APPROVAL OF THE CITY PLANNER
I, _____, 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 _____ day of _____, 20____.

APPROVAL BY THE COUNTY COMMISSIONER'S COURT
This subdivision plan was duly approved by the Commissioners Court of Brazos County, Texas, on the _____ day of _____, 20____.

CERTIFICATION BY THE COUNTY CLERK
(STATE OF TEXAS)
(COUNTY OF BRAZOS)
I, _____, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of subdivision was duly filed for record in my office on the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____ Page _____.

FINAL PLAT

HERITAGE LAKE MEADOWS

LOTS 1-13, BLOCK 1

15.757 ACRES

RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

FEBRUARY, 2022

SCALE 1" = 50'

OWNER:
JACOBS Group, LLC
547 William O. Fitch, Suite 111
College Station, Texas 77845

Submittal: Title No. 1002200
McLain & Brown Engineering/Surveying, Inc.
1500 Woodbrook Dr., Suite 103
College Station, Texas 77845
(979) 693-3436