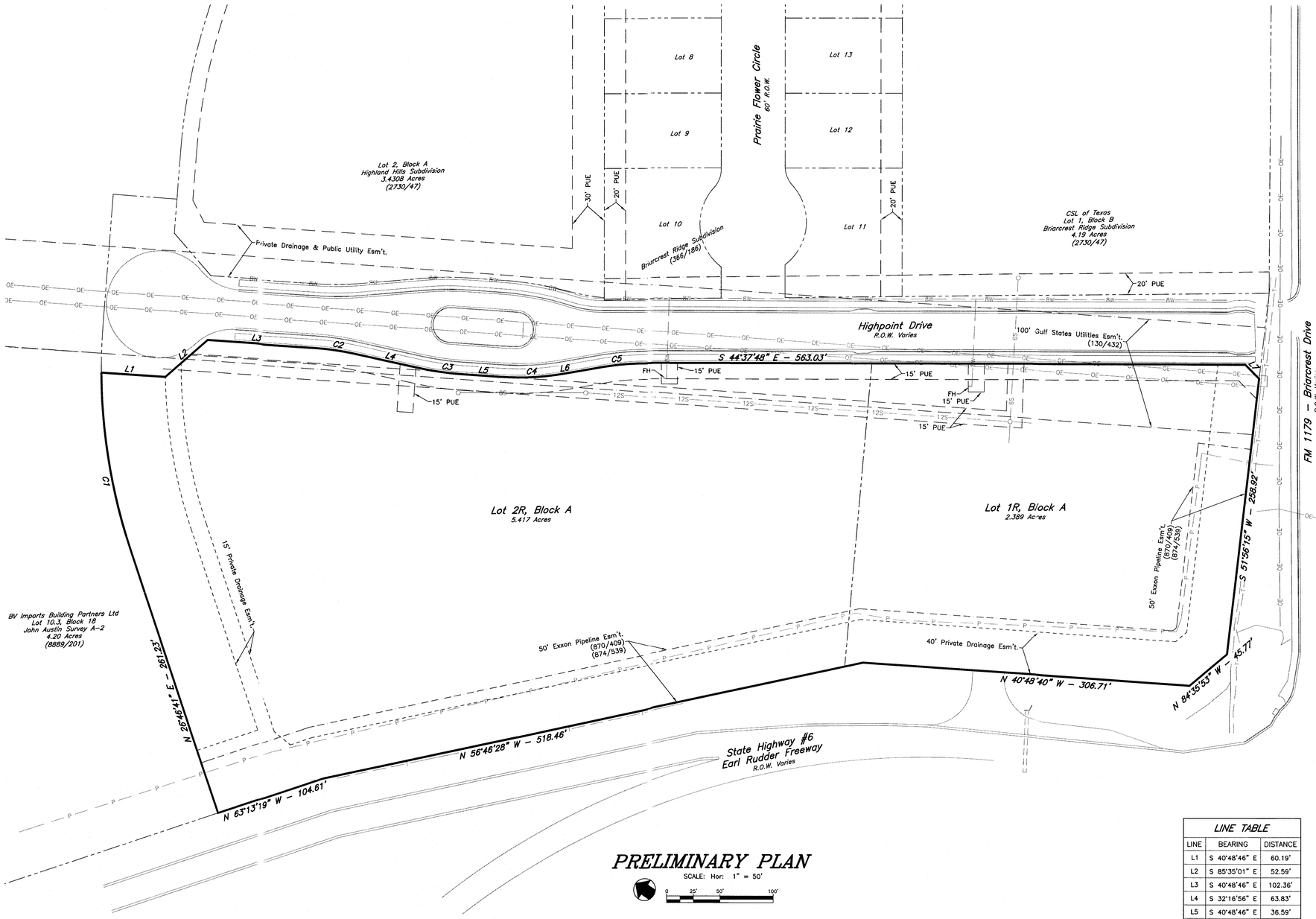
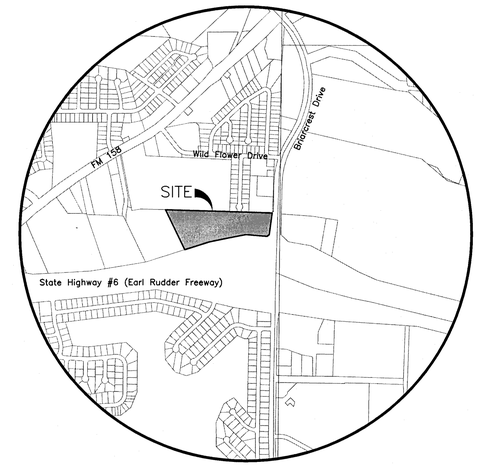


PRELIMINARY PLAN

SCALE: Hor: 1" = 50'

0 25' 50' 100'



VICINITY MAP

GENERAL NOTES:

1. This property is currently zoned PD.
1. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804120134 C effective July 2, 1992 no portion of this property is located in a 100-year flood hazard area.
2. ORIGIN OF BEARING SYSTEM: Found 1/2" iron rod monuments delineating the northeast line (deed call S 45°36'33" E - 1084.74') of the 16.39 acre tract described in Volume 3209, Page 126 Official Records of Brazos County, Texas were used as the Basis of Bearings for this survey.
3. Existing ground contours are based on City of Bryan Aerial Mapping Program (2005).
4. Abbreviations:
   - P.U.E. - Public Utility Esement
   - P.D.E. - Public Drainage Esement
   - H.O.A. - Homeowner's Association

Legend

- SD — Storm Drain System
- 8S — Sewer Line w/ size
- 8W — Water Line w/ size
- 8 S/A — Ex. Sewer Line w/ size
- 8 W/L — Ex. Water Line w/ size
- Ex. Storm Drain
- Property Line
- Zoning Boundary
- Existing Contour Line (2' Interval)
- Sewer Manhole
- Fire Hydrant
- Storm Drain Inlet

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°48'46" E	60.19'
L2	S 85°35'01" E	52.59'
L3	S 40°48'46" E	102.36'
L4	S 32°16'56" E	63.83'
L5	S 40°48'46" E	36.59'
L6	S 54°26'48" E	35.40'
L7	S 0°22'12" W	18.45'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	18°04'37"	530.01'	167.22'	84.31'	S 35°48'59" W	166.52'
C2	8°31'50"	239.20'	35.61'	17.84'	N 36°32'51" W	35.58'
C3	8°31'50"	260.98'	38.86'	19.46'	S 36°32'51" E	38.82'
C4	13°38'02"	261.00'	62.11'	31.20'	S 47°37'47" E	61.96'
C5	9°49'00"	237.02'	40.61'	20.35'	N 49°32'18" W	40.56'

PRELIMINARY PLAN

Lots 1R & 2R, Block A
Highland Hills Subdivision

(Vol 9955/Pg 37)

7.8064 Acres

BRYAN, BRAZOS COUNTY, TEXAS

JANUARY, 2012

SCALE: 1"=50'

Owner:
Park Rebecca Inc.
2721 Olser Blvd.
Bryan, TX 77802
(979)

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

10000216-PP