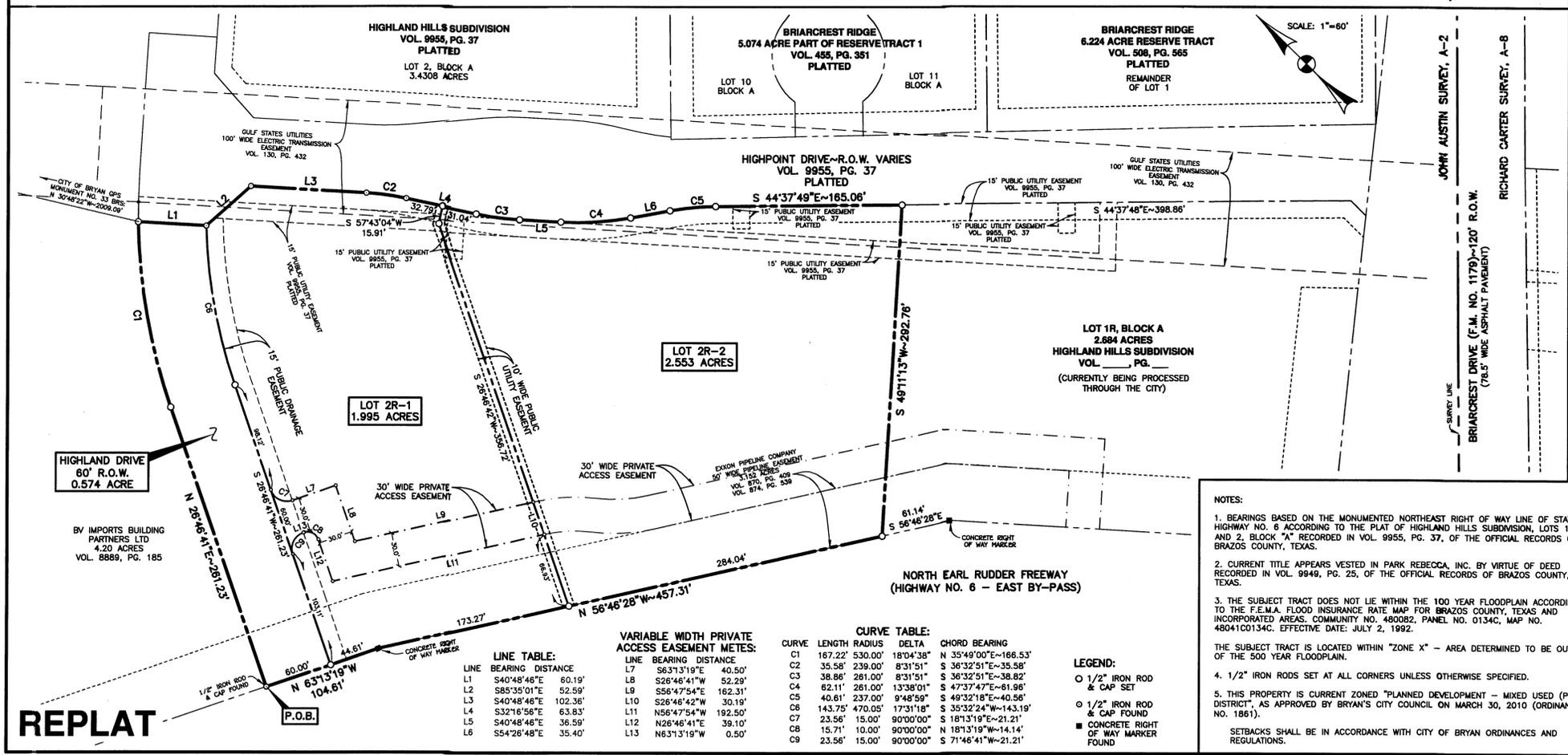


ORIGINAL PLAT
VOL. _____ PG. _____



REPLAT

LINE TABLE:		VARIABLE WIDTH PRIVATE ACCESS EASEMENT METES:		CURVE TABLE:	
LINE	BEARING DISTANCE	LINE BEARING	DISTANCE	CURVE	LENGTH RADIUS DELTA CHORD BEARING
L1	S40°48'48"E 60.19'	L7	S63°13'19"E 40.50'	C1	167.22' 530.00' 18°04'38" N 35°49'00"E-166.53'
L2	S85°35'01"E 52.59'	L8	S26°46'41"W 52.29'	C2	35.58' 239.00' 8°31'51" S 36°32'51"E-35.58'
L3	S40°48'48"E 102.36'	L9	S56°47'54"E 162.31'	C3	38.86' 281.00' 8°31'51" S 36°32'51"E-38.86'
L4	S32°16'56"E 63.83'	L10	S26°46'42"W 30.19'	C4	62.11' 261.00' 1°33'01" S 47°37'47"E-61.98'
L5	S40°48'48"E 36.59'	L11	S56°47'54"W 192.50'	C5	40.81' 237.00' 9°48'59" S 49°32'18"E-40.56'
L6	S54°26'48"E 35.40'	L12	N26°46'41"E 39.10'	C6	143.75' 470.05' 17°31'18" S 35°32'24"W-143.19'
		L13	N63°13'19"W 0.50'	C7	23.56' 15.00' 90°00'00" S 18°13'19"E-21.21'
				C8	15.71' 10.00' 90°00'00" N 18°13'19"W-14.14'
				C9	23.56' 15.00' 90°00'00" S 71°46'41"W-21.21'

LEGEND:
 ○ 1/2" IRON ROD & CAP SET
 ○ 1/2" IRON ROD
 ■ CONCRETE RIGHT OF WAY MARKER FOUND

NOTES:
 1. BEARINGS BASED ON THE MONUMENTED NORTHEAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 6 ACCORDING TO THE PLAT OF HIGHLAND HILLS SUBDIVISION, LOTS 1 AND 2, BLOCK "A" RECORDED IN VOL. 9955, PG. 37, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 2. CURRENT TITLE APPEARS VESTED IN PARK REBECCA, INC. BY VIRTUE OF DEED RECORDED IN VOL. 9949, PG. 25, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0134C, MAP NO. 48041C0134C, EFFECTIVE DATE: JULY 2, 1992.
 4. THE SUBJECT TRACT IS LOCATED WITHIN "ZONE X" - AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
 5. THIS PROPERTY IS CURRENT ZONED "PLANNED DEVELOPMENT - MIXED USED (PD-M) DISTRICT", AS APPROVED BY BRYAN'S CITY COUNCIL ON MARCH 30, 2010 (ORDINANCE NO. 1861).
 SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Park Rebecca, Inc., the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 9949, Page 25, 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.

Dr. Samuel H. Harrison, President
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Dr. Samuel H. Harrison, 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 _____, 2012.

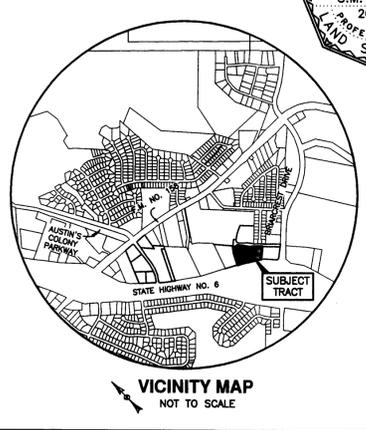
Notary Public, Brazos County, Texas
APPROVAL OF THE CITY ENGINEER
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2012.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2012 and same was duly approved on the _____ day of _____, 2012 by said Commission.

Chair, Planning & Zoning Commission
 City of Bryan, Texas
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 certificates of authentication was filed for record in my office the _____ day of _____, 2012, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk,
 Brazos County, Texas
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 _____, 2012.

City Planner, City of Bryan, Texas.
CERTIFICATION OF THE SURVEYOR
 I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.



REPLAT
 OF
LOT 2R, BLOCK A
HIGHLAND HILLS
SUBDIVISION
5.122 ACRE TRACT
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 OWNED AND DEVELOPED BY:
 PARK REBECCA, INC.
 2721 OSLER BOULEVARD
 BRYAN, TEXAS 77802
 (979) 224-2342
 PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

RECEIVED
 MAY 16 2012
 Development & Engineering Services

SCALE: 1"=60'
 MAY, 2012
 NOT TO SCALE

H:\Land Projects\B2\041\John Austin A-2\Boon\dwg\Highland Hills\Platting\Replat - Lot 2R Block A.dwg 5/15/2012 3:26:43 PM CDT