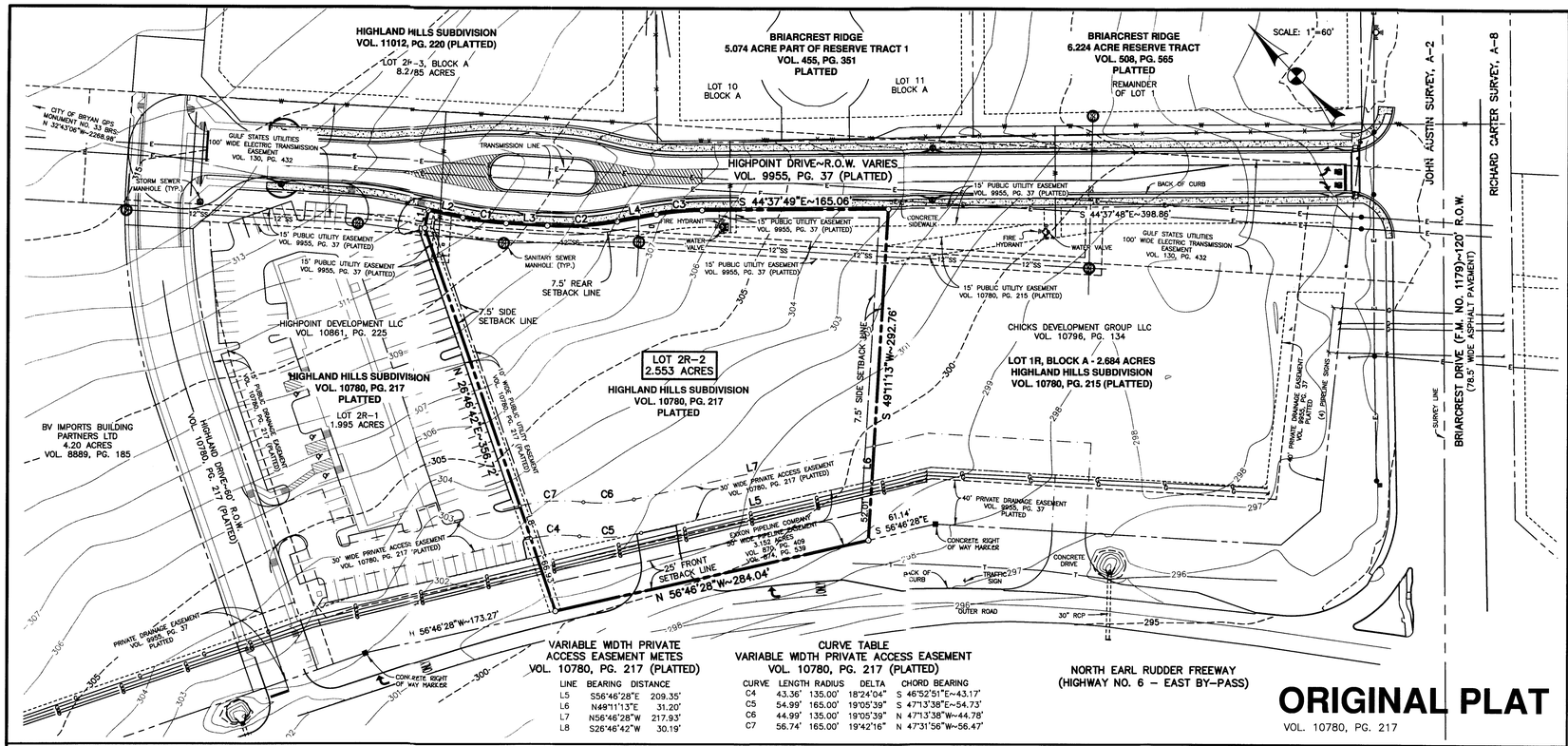


VARIABLE WIDTH PRIVATE ACCESS EASEMENT METES
VOL. 10780, PG. 217 (PLATTED)

LINE	BEARING	DISTANCE
L5	S56°46'28"E	209.35'
L6	N49°11'13"E	31.20'
L7	N56°46'28"W	217.93'
L8	S26°46'42"W	30.19'

CURVE TABLE
VARIABLE WIDTH PRIVATE ACCESS EASEMENT
VOL. 10780, PG. 217 (PLATTED)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	43.36'	135.00'	18°24'04"	S 46°52'51"E~43.17'
C5	54.99'	165.00'	19°05'39"	S 47°13'38"E~54.73'
C6	44.99'	135.00'	19°05'39"	N 47°13'38"W~44.78'
C7	56.74'	165.00'	19°42'16"	N 47°31'56"W~56.47'

ORIGINAL PLAT

VOL. 10780, PG. 217

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 _____, 2013.

_____
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 _____, 2013.

_____
City Engineer, Bryan, Texas

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 _____, 2013 and same was duly approved on the _____ day of _____, 2013 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 _____, 2013, 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 _____, 2013.

_____
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.

_____
S. M. Kling, R.P.L.S. No. 2003

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

2.553 Acres
Lot 2R-2, Block A
Highland Hills Subdivision
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 2.553 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being all of Lot 2R-2 - 2.553 Acres, according to the replat of Lot 2R, Block A, Highland Hills Subdivision, recorded in Volume 10780, Page 217, of the Official Records of Brazos County, Texas, and said 2.553 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod and cap found marking the common southwesterly corner between the beforementioned Lot 2R-2, Block A, and Lot 2R-1 - 1.995 Acres according to the beforementioned Lot 2R, Block A replat, said ½" iron rod and cap also lying in the northeast right-of-way of North Earl Rudder Freeway (Highway No. 6 - East Bypass);

THENCE along the common line between the beforementioned Lot 2R-2, Block A, and Lot 2R-1, Block A, as follows:

N 26° 46' 42" E for a distance of 356.72 feet to a ½" iron rod and cap found,

N 57° 43' 04" E for a distance of 15.91 feet to a ½" iron rod and cap found marking the northeasterly common corner between the said Lot 2R-2 and Lot 2R-1, and in the southwest right-of-way line of Highpoint Drive, as described in the plat recorded in Volume 9955, Page 37, of the Official Records of Brazos County, Texas;

THENCE along the southwest right-of-way line of the beforementioned Highpoint Drive, as follows:

S 32° 16 56" E for a distance of 31.04 feet to a ½" iron rod and cap found marking the beginning of a curve, concave to the northeast, having a radius of 261.00 feet,

Southeasterly along said curve, for an arc distance of 38.86 feet to a ½" iron rod and cap found at the end of this curve, the chord bears S 36° 32' 51" E - 38.82 feet,

S 40° 48' 46" E for a distance of 36.59 feet to a ½" iron rod and cap found at the beginning of a curve, concave to the northeast, having a radius of 261.00 feet,

Southeasterly along said curve, for an arc distance of 62.11 feet, to a ½" iron rod and cap found at the end of this curve, the chord bears S 47° 37' 48" E - 61.96 feet,

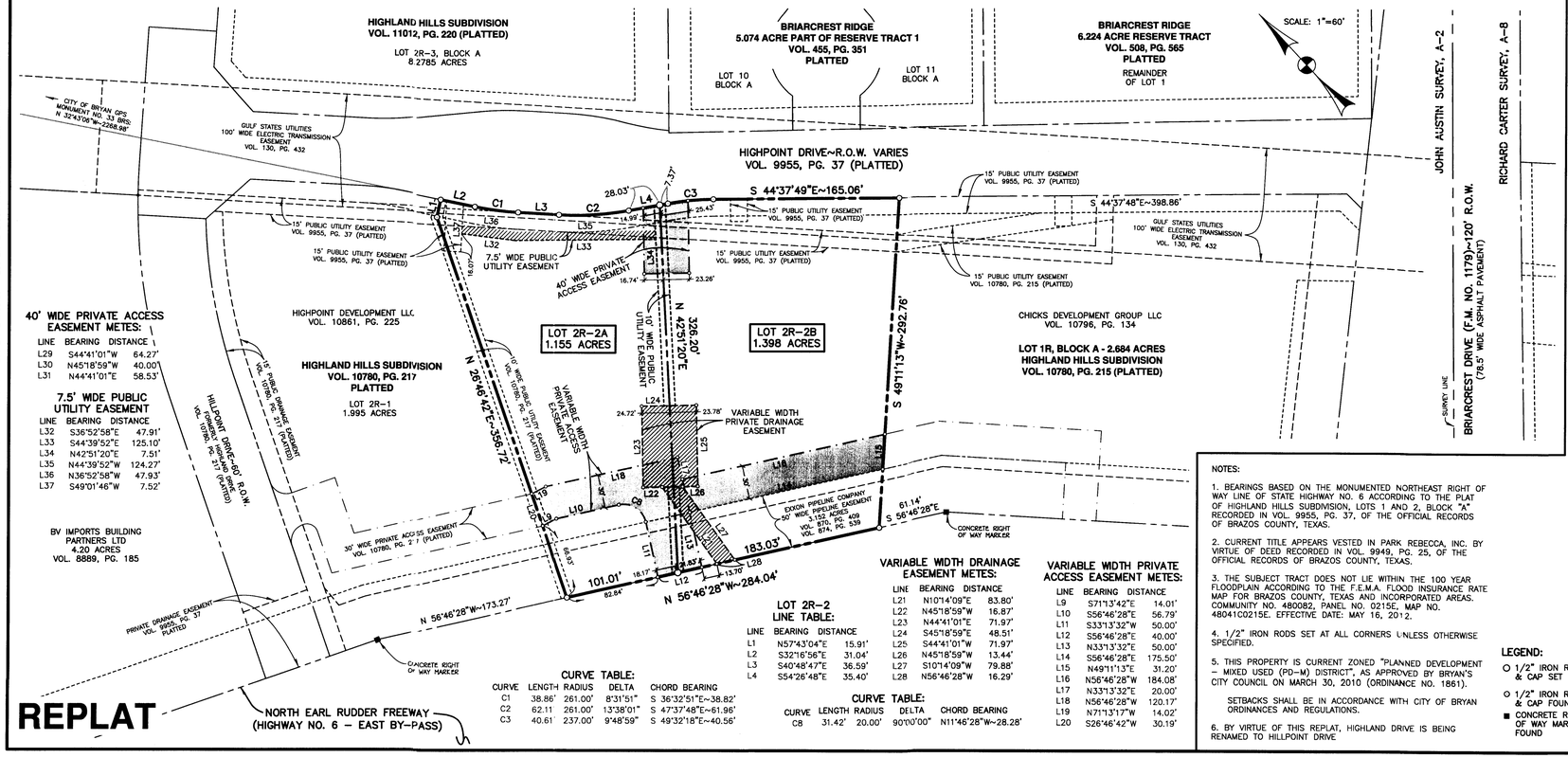
S 54° 26' 48" E for a distance of 35.40 feet to a ½" iron rod and cap found at the beginning of a curve, concave to the southwest, having a radius of 237.00 feet,

Southeasterly along said curve, for an arc distance of 40.60 feet to a ½" iron rod and cap found at the end of this curve, the chord bears S 49° 32' 18" E - 40.56 feet,

S 44° 37' 49" E for a distance of 165.06 feet to a ½" iron rod and cap found marking the common corner between the beforementioned Lot 2R-2 and Lot 1R - 2.684 Acres - Block A, Highland Hills Subdivision, according to the plat recorded in Volume 10780, Page 215, of the Official Records of Brazos County, Texas;

THENCE S 49° 11' 13" W along the common line between of the beforementioned Lot 2R-2 and Lot 1R, Block A, for a distance of 292.76 feet to a ½" iron rod and cap found marking the common southwesterly corner between the said Lot 2R-2 and Lot 1R, Block A, and in the northeast right-of-way line of the beforementioned North Earl Rudder Freeway, from which a concrete right-of-way marker found bears S 56° 46' 28" E - 61.14 feet;

THENCE N 56° 46' 28" W along the northeast right-of-way line of the beforementioned North Earl Rudder Freeway, for a distance of 284.04 feet to the **PLACE OF BEGINNING**, containing 2.553 acres of land, more or less.



REPLAT

40' WIDE PRIVATE ACCESS EASEMENT METES:

LINE	BEARING	DISTANCE
L29	S44°41'01"W	64.27'
L30	N45°18'59"W	40.00'
L31	N44°41'01"E	58.53'

7.5' WIDE PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
L32	S36°52'58"E	47.91'
L33	S44°39'52"E	125.10'
L34	N42°51'20"E	7.51'
L35	N44°39'52"W	124.27'
L36	N36°52'58"W	47.93'
L37	S49°01'46"W	7.52'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.86'	261.00'	8°31'51"	S 36°32'51"E~38.82'
C2	62.11	261.00'	13°38'01"	S 47°37'48"E~61.96'
C3	40.61'	237.00'	9°48'59"	S 49°32'18"E~40.56'

LOT 2R-2 LINE TABLE:

LINE	BEARING	DISTANCE
L1	N57°43'04"E	15.91'
L2	S32°16'56"E	31.04'
L3	S40°48'47"E	36.59'
L4	S54°26'48"E	35.40'

VARIABLE WIDTH DRAINAGE EASEMENT METES:

LINE	BEARING	DISTANCE
L21	N10°14'09"E	83.80'
L22	N45°18'59"W	16.87'
L23	N44°41'01"E	71.97'
L24	S45°18'59"E	48.51'
L25	S44°41'01"W	71.97'
L26	N45°18'59"W	13.44'
L27	S10°14'09"W	79.88'
L28	N56°46'28"W	16.29'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C8	31.42'	20.00'	90°00'00"	N11°46'28"W~28.28'

VARIABLE WIDTH PRIVATE ACCESS EASEMENT METES:

LINE	BEARING	DISTANCE
L9	S71°13'42"E	14.01'
L10	S56°46'28"E	56.79'
L11	S33°13'32"W	50.00'
L12	S56°46'28"E	40.00'
L13	N33°13'32"E	50.00'
L14	S56°46'28"E	175.50'
L15	N49°11'13"E	31.20'
L16	N56°46'28"W	184.08'
L17	N33°13'32"E	20.00'
L18	N56°46'28"W	120.17'
L19	N71°13'17"W	14.02'
L20	S26°46'42"W	30.19'

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. 0215E, MAP NO. 48041C0215E. EFFECTIVE DATE: MAY 16, 2012.

4. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

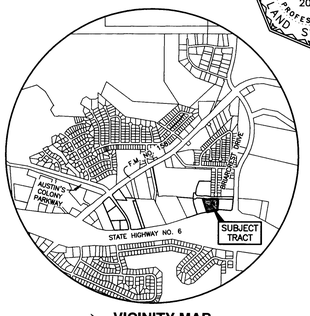
5. THIS PROPERTY IS CURRENT ZONED "PLANNED DEVELOPMENT – MIXED USED (PD–M) DISTRICT", AS APPROVED BY BRYAN'S CITY COUNCIL ON MARCH 30, 2010 (ORDINANCE NO. 1861).

SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.

6. BY VIRTUE OF THIS REPLAT, HIGHLAND DRIVE IS BEING RENAMED TO HILLPOINT DRIVE

LEGEND:

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



VICINITY MAP
NOT TO SCALE

REPLAT
OF
LOT 2R-2, BLOCK A
HIGHLAND HILLS SUBDIVISION

2.553 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

JUN 12 2013

SCALE: 1"=60' JUNE, 2013

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

H:\Land Projects R2\041\John Austin A-2\Highland Hills NAD83\dwg\Platting\Replat - Lot 2R-2\Replat - Lot 2R-2 Block A.dwg 6/11/2013 4:59:22 PM CDT