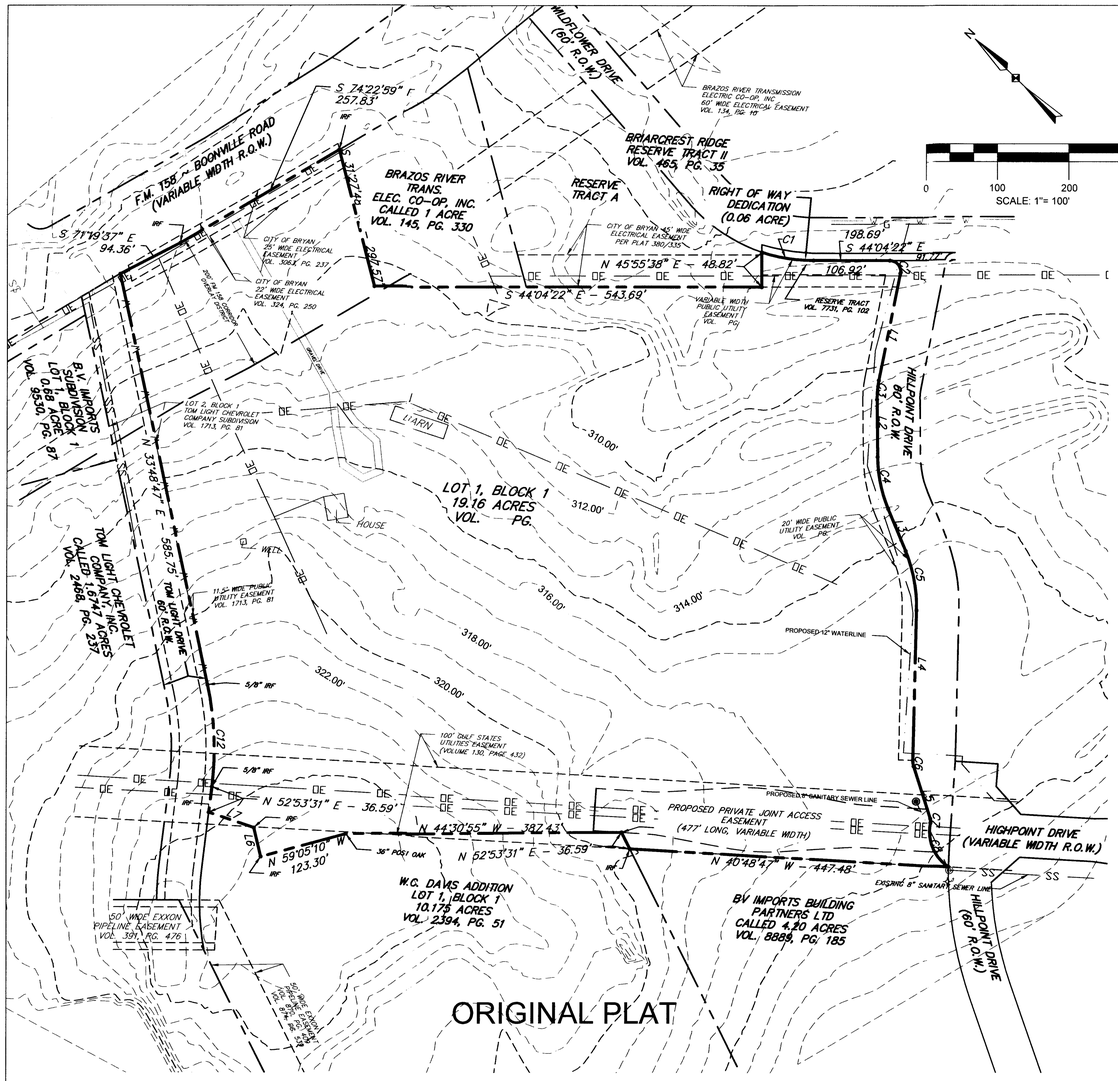
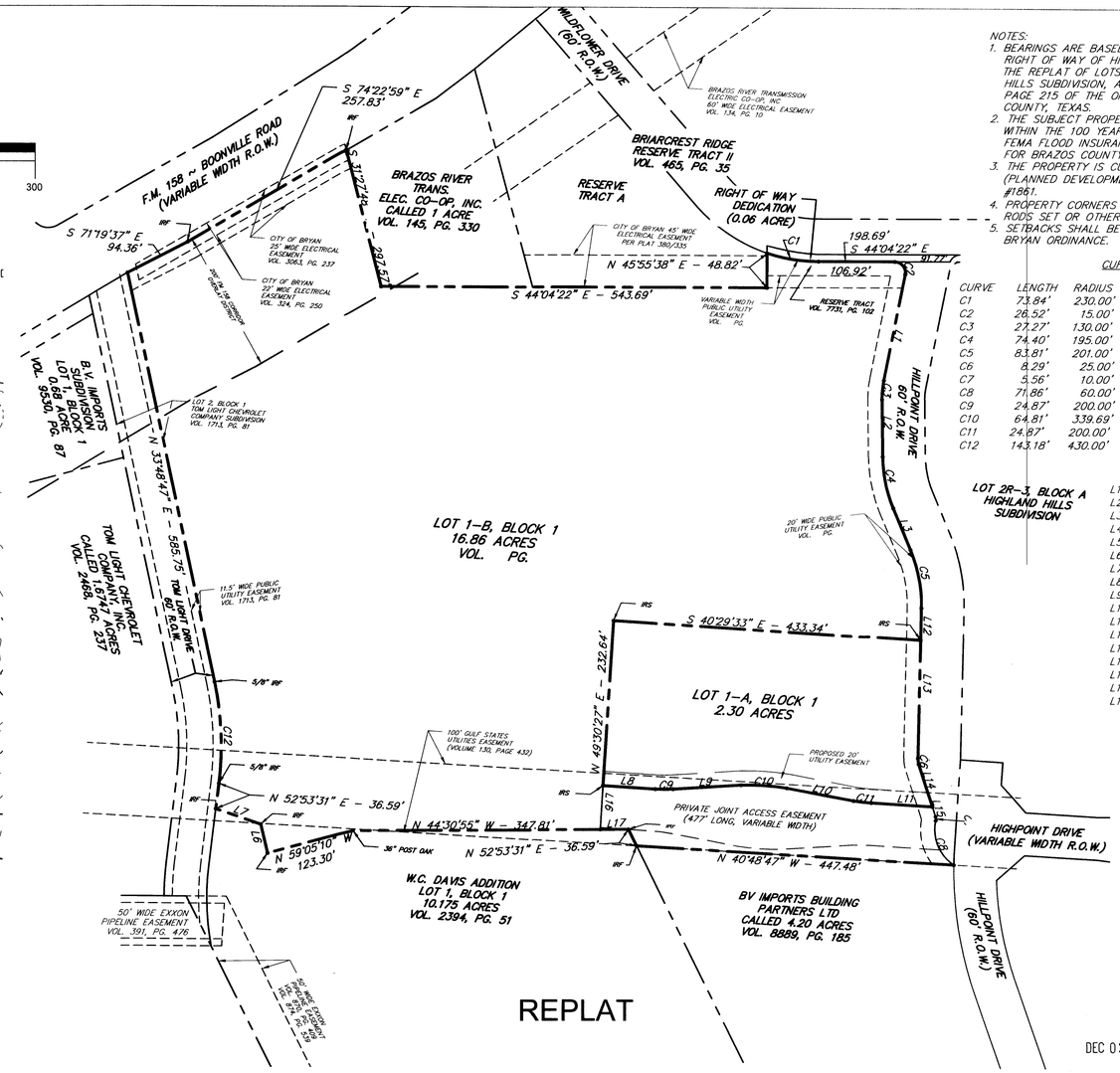




NOTES:
1. BEARINGS ARE BASED ON THE MONUMENTED NE RIGHT OF WAY OF HIGHPOINT DRIVE ACCORDING TO THE REPLAT OF LOTS 1R & 2R, BLOCK A, HIGHLAND HILLS SUBDIVISION, AS RECORDED IN VOLUME 10780, PAGE 215 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD LIMIT AS SHOWN IN THE FEMA FLOOD INSURANCE RATE MAP #48041C0215E FOR BRAZOS COUNTY, TEXAS. REVISED MAY 16, 2012.
3. THE PROPERTY IS CURRENTLY A ZONED PD-M (PLANNED DEVELOPMENT-MIXED USE) ORDINANCE #1861.
4. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET OR OTHERWISE NOTED.
5. SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	73.84'	230.00'	18°23'36"	S 34°52'34" E~73.52'
C2	26.52'	15.00'	101°17'04"	N 06°34'10" E~23.20'
C3	27.27'	130.00'	12°01'07"	N 51°12'08" E~27.22'
C4	74.40'	195.00'	21°51'41"	N 34°15'44" E~73.95'
C5	83.81'	201.00'	23°53'26"	N 35°16'37" E~83.20'
C6	8.29'	25.00'	18°59'55"	N 37°43'22" E~8.25'
C7	5.56'	10.00'	31°50'26"	N 44°08'38" E~5.49'
C8	71.86'	60.00'	68°37'22"	N 23°38'40" E~67.64'
C9	24.87'	200.00'	07°07'30"	S 44°03'18" E~24.85'
C10	64.81'	339.69'	10°55'53"	S 40°29'33" E~64.71'
C11	24.87'	200.00'	07°07'30"	S 36°55'48" E~24.85'
C12	143.18'	430.00'	19°04'42"	S 43°21'09" E~142.52'

LINE TABLE

L1	N 57°12'42" E 152.77'
L2	N 45°11'35" E 80.22'
L3	N 23°19'54" E 63.57'
L4	N 65°05'30" E 210.13'
L5	S 28°13'25" E 78.09'
L6	N 32°38'12" E 41.76'
L7	N 25°08'18" W 66.98'
L8	S 40°29'33" E 73.90'
L9	S 47°37'03" E 96.01'
L10	S 33°22'03" E 96.01'
L11	S 40°29'33" E 85.90'
L12	N 65°05'30" E 44.65'
L13	N 65°05'30" E 165.48'
L14	S 28°13'25" E 63.55'
L15	S 28°13'25" E 14.54'
L16	N 49°30'27" E 62.60'
L17	N 44°30'55" W 39.62'

LOT 2R-3, BLOCK A HIGHLAND HILLS SUBDIVISION

DEC 03 2013

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, HY-LAY JOINT VENTURE, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE XXXXXXXXX TO THE CITY OF XXXXX, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, GREENWAYS, INFRASTRUCTURE, EASEMENTS, AND PUBLIC PLACES THERON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL SUCH DEDICATION SHALL BE IN FEE SIMPLE UNLESS BEING EXPRESSLY PROVIDED OTHERWISE.

_____
DR. SAMUEL H. HARRISON, PRESIDENT

NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS AY 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20_.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF CITY ENGINEER

I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

_____
CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, LINDSEY GUINDI, 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
BRYAN, TEXAS

CERTIFICATE OF 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 _____, 20__, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

_____
COUNTY CLERK
BRAZOS COUNTY, TEXAS

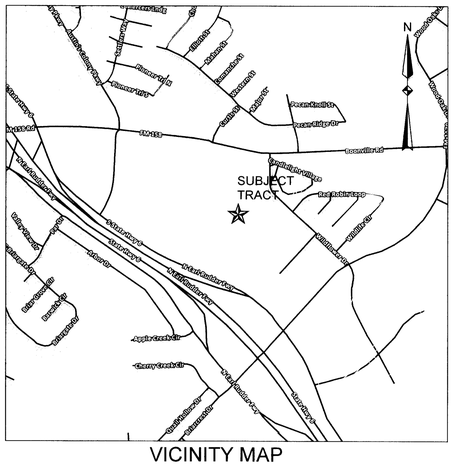
PRELIMINARY

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047, 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.

_____
GREGORY HOPCUS R.P.L.S. NO. 6047
DECEMBER 4, 2013

REPLAT
HIGHLAND HILLS SUBDIVISION PHASE 2
LOT 1, BLOCK 1
19.16 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

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College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
979.680.8841 (Fax)
www.gessnerengineering.com
Firm Registration Number: F-7451

JOB NO.	13-0498
DRAWN BY	JBT
CHECKED BY	GH

SHEET: 1 OF 1