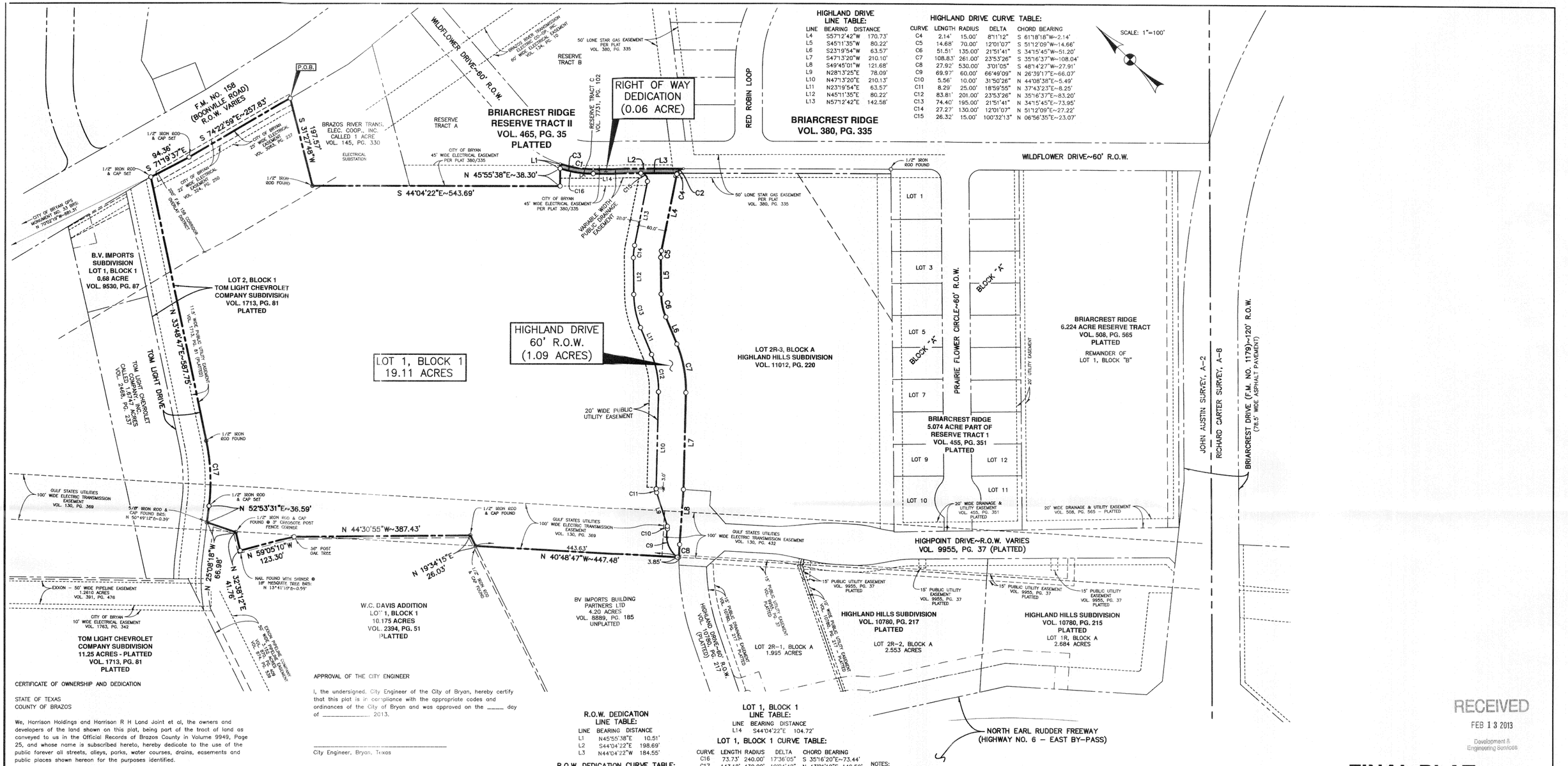


HIGHLAND DRIVE LINE TABLE:

LINE	BEARING	DISTANCE
L4	S57°12'42"W	170.73'
L5	S45°11'35"W	80.22'
L6	S23°19'54"W	63.57'
L7	S47°13'20"W	210.10'
L8	S49°45'01"W	121.68'
L9	N28°13'25"E	78.09'
L10	N47°13'20"E	210.13'
L11	N23°19'54"E	63.57'
L12	N45°11'35"E	80.22'
L13	N57°12'42"E	142.58'

HIGHLAND DRIVE CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	2.14'	15.00'	8°11'12"	S 61°18'18"W~2.14'
C5	14.68'	70.00'	12°01'07"	S 51°12'09"W~14.66'
C6	51.51'	135.00'	21°51'41"	S 34°15'45"W~51.20'
C7	108.83'	261.00'	23°53'26"	S 35°16'37"W~108.04'
C8	27.92'	530.00'	3°01'05"	S 48°14'27"W~27.91'
C9	69.97'	60.00'	66°49'09"	N 26°39'17"E~66.07'
C10	5.56'	10.00'	31°50'26"	N 44°08'38"E~5.49'
C11	8.29'	25.00'	18°59'55"	N 37°43'23"E~8.25'
C12	83.81'	201.00'	23°53'26"	N 35°16'37"E~83.20'
C13	74.40'	195.00'	21°51'41"	N 34°15'45"E~73.95'
C14	27.27'	130.00'	12°01'07"	N 51°12'09"E~27.22'
C15	26.32'	15.00'	100°32'13"	N 06°56'35"E~23.07'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Harrison Holdings and Harrison R H Land Joint et al, 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, Harrison Holdings

Dr. Samuel H. Harrison
President, Harrison R H Land
Joint et al

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

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

R.O.W. DEDICATION LINE TABLE:

LINE	BEARING	DISTANCE
L1	N45°55'38"E	10.51'
L2	S44°04'22"E	198.69'
L3	N44°04'22"W	184.55'

R.O.W. DEDICATION CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	73.84'	230.00'	18°23'36"	S 34°52'34"E~73.52'
C2	18.46'	15.00'	70°31'44"	N 79°20'14"W~17.32'
C3	73.73'	240.00'	17°36'05"	N 35°16'20"W~73.44'

LOT 1, BLOCK 1 LINE TABLE:

LINE	BEARING	DISTANCE
L14	S44°04'22"E	104.72'

LOT 1, BLOCK 1 CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C16	73.73'	240.00'	17°36'05"	S 35°16'20"E~73.44'
C17	143.18'	430.00'	19°04'42"	N 43°21'10"E~142.52'

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.

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

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

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 AS FOLLOWS:

- HARRISON R H LAND JOINT et al BY VIRTUE OF DEED RECORDED IN VOL. 2698, PG. 150,
- HARRISON HOLDINGS LIMITED PARTNERSHIP BY VIRTUE OF DEED RECORDED IN VOL. 7059, PG. 198,
- HARRISON HOLDINGS LIMITED PARTNERSHIP BY VIRTUE OF DEED RECORDED IN VOL. 7731, PG. 102,

ALL OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

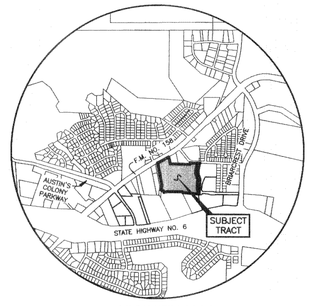
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0215E, MAP NO. 48041C0215E. EFFECTIVE DATE: MAY 16, 2012.

4. 1/2" IRON ROD & CAPS 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.

THIS LOT IS SUBJECT TO THE F.M. 158 CORRIDOR OVERLAY DISTRICT. SEE CITY OF BRYAN ZONING ORDINANCE SECTION 130-26 FOR SCREENING AND GENERAL APPEARANCE REQUIREMENTS.



VICINITY MAP
NOT TO SCALE

RECEIVED
FEB 13 2013
Development & Engineering Services

FINAL PLAT
OF
HIGHLAND HILLS SUBDIVISION PHASE 2

20.26 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

SCALE: 1"=100' FEBRUARY, 2013

PREPARED BY:

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

PP13-03

H:\Land Projects R2\041\John Austin A-2\Boon\dwg\Highland Hills\Platting\Phase 2\Preliminary & Final Plat.dwg 2/8/2013 11:35:06 AM CST