Lot 1, Block 1
19.11 Acres
Highland Hills Subdivision, Phase 2
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 19.11 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of the 27.61 acre tract described in the Quit Claim Deed from Texas A&M Foundation to Hy-Lay Joint Venture, recorded in Volume 10992, Page 214, of the Official Records of Brazos County, Texas, and part of Tract C - Briarcrest Ridge Reserve Tract 2 described in the deed from Larry Landry to Harrison Holdings, Ltd, Partnership, recorded in Volume 7731, Page 102, of the Official Records of Brazos County, Texas, and part of the 13.923 acre tract described in the deed from Samuel H. Harrison and Rebecca Anne Harrison Wood, to Park Rebecca, Inc., recorded in Volume 9949, Page 25, of the Official Records of Brazos County Texas, and said 19.11 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod and cap set at the intersection of the upper southeast line of the beforementioned 27.61 acre tract with the south right-of-way line of F.M. No. 158 - Boonville Road, same being in the northwest line of a 1 acre tract described in the deed to Brazos River Transmission Electric Cooperative, Inc., recorded in Volume 145, Page 330, of the Deed Records of Brazos County, Texas;

THENCE S 31° 27' 48" W along the common line between the beforementioned 27.61 acre tract and the 1 acre tract, for a distance of 197.57 feet to a ½" iron rod found marking the common corner between the said 27.61 acre tract and the 1 acre tract;

THENCE S 44° 04' 22" E along the common line between the beforementioned 27.61 acre tract and the following two tracts: the beforementioned Brazos River Transmission 1 acre tract and Tract A - 79,793 sq. ft, according to the plat of Briarcrest Ridge, Reserve Tract II, recorded in Volume 465, Page 35, of the Deed Records of Brazos County, Texas, for a distance of 543.69 feet to a ½" iron rod and cap set at the common corner between the beforementioned Tract A and Tract C - 10,863 sq. ft. same being the west corner of Tract C as described in Volume 7731, Page 102, of the Official Records of Brazos County, Texas;

THENCE N 45° 55' 38" E along the common line between the beforementioned Tract A and Tract C, for a distance of 48.81 feet to a ½" iron rod and cap set in the west right-of-way line of Wildflower Drive - 60' wide right-of-way, as shown on the beforementioned Briarcrest Ridge Reserve Tract II plat, same being in a curve, concave to the east, having a radius of 230.00 feet;

THENCE along the west and southwest right-of-way line of the beforementioned Wildflower Drive - 60' wide right-of-way, as follows:

Southerly along said curve, for an arc distance of 73.84 feet to a ½" iron rod and cap set at the end of this curve, the chord bears S 34° 52' 34" E - 73.52 feet,
S 44° 04' 22" W for a distance of 198.69 feet to a 5/8" iron rod found marking the beginning of a transition curve from Wildflower Drive to Highpoint Drive - 60' wide right-of-way, having a radius of 15.00 feet, same being the beginning of a transition curve as shown on a 10' Right-of-way Dedication - 0.1076 acre, according to the Replat of Highland Hills Subdivision, Lot 2R-3 - 8.27ac. acres, Block A, recorded in Volume 11012, Page 220, of the Official Records of Brazos County, Texas;

THENCE along the southeast right-of-way line of Highpoint Drive - 60' wide right-of-way, as shown on the beforementioned Replat of Highland Hills Subdivision, Lot 2R-3, Block A, as follows:

Southwesterly along said curve, for an arc distance of 20.61 feet to a 5/8" iron rod found marking the end of this curve, the chord bears N 83° 25' 50" W - 19.03 feet,
S 57° 12' 42" W for a distance of 170.73 feet to a 5/8" iron rod found marking the beginning of a curve, concave to the southeast, having a radius of 70.00 feet,
Southwesterly along said curve, for an arc distance of 14.68 feet to a 5/8" iron rod found marking the end of this curve, the chord bears S 51° 12' 09" W - 14.66 feet,
S 45° 11' 35" W for a distance of 80.22 feet to a 5/8" iron rod found marking the beginning of a curve, concave to the southeast, having a radius of 135.00 feet,
Southwesterly along said curve, for an arc distance of 51.51 feet to a 5/8" iron rod found marking the end of this curve, the chord bears S 34° 15' 45" W - 51.20 feet,
S 23° 19' 54" W for a distance of 63.57 feet to a 5/8" iron rod found marking the beginning of a curve, concave to the northwest, having a radius of 261.00 feet,
Southwesterly along said curve, for an arc distance of 108.83 feet to a 5/8" iron rod found marking the end of this curve, the chord bears S 35° 16' 37" W - 108.04 feet,
S 47° 13' 20" W for a distance of 210.10 feet to a 5/8" iron rod found marking the west corner of the beforementioned Lot 2R-3, Block A;

THENCE along the northwest line of Highpoint Drive - Hammerhead, as shown on the plat of Highland Hills Subdivision, Lots 1 and 2, Block A, recorded in Volume 9955, Page 37, of the Official Records of Brazos County, Texas, as follows:

S 49° 45' 01" W for a distance of 121.68 feet to a 5/8" iron rod found marking the beginning of a curve, concave to the southeast, having a radius of 530.00 feet,
Southwesterly along said curve, for an arc distance of 27.92 feet to a ½" iron rod and cap set at the east corner of a 4.20 acre tract described in the deed to B. V. Imports Building Partners, Ltd, recorded in Volume 8889, Page 185, of the Official Records of Brazos County, Texas, the chord bears S 48° 14' 27" W - 27.91 feet;

THENCE N 40° 48' 47" W along the northeast line of the beforementioned 4.20 acre tract for a distance of 447.48 feet to a ½" iron rod and cap found marking the north corner of the said 4.20 acre tract and in the southeast line of Lot 1, Block 1 - 10.175 acres - W. C. Davis Addition, according to the plat recorded in Volume 2394, Page 51, of the Official Records of Brazos County, Texas;

THENCE along the northeast line of the beforementioned Lot 1, Block 1 - 10.175 acre tract, as follows:

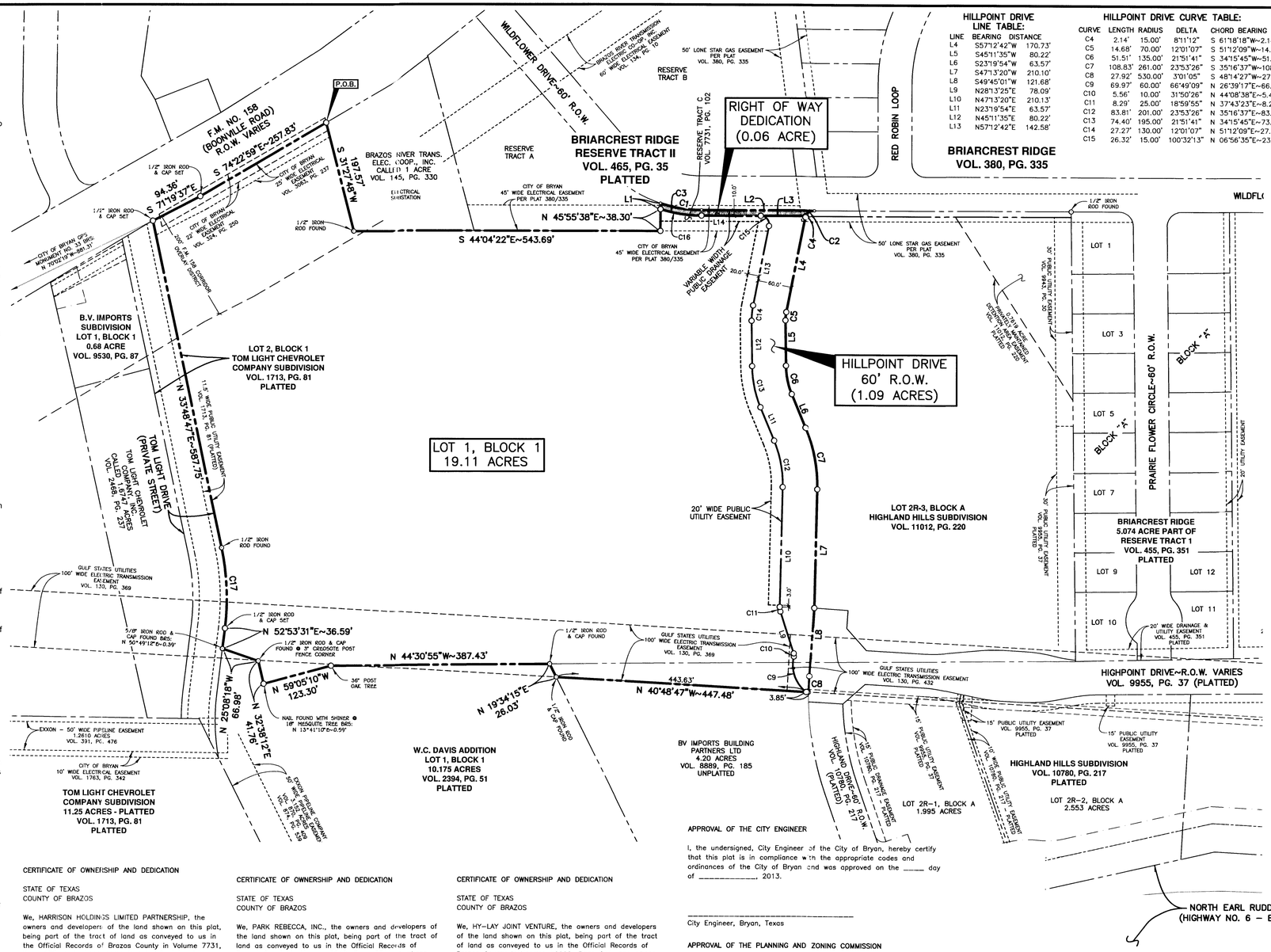
N 19° 34' 15" E for a distance of 26.03 feet to a ½" iron rod and cap found,
N 44° 30' 55" W for a distance of 387.43 feet to a 36" post oak tree,
N 59° 05' 10" W for a distance of 123.30 feet and corner, from which a nail found with shiner at an 18" mesquite tree, bears N 13° 41' E - 0.59 feet,
N 32° 38' 12" E for a distance of 41.76 feet to a ½" iron rod and cap found at a 3" creosote post fence corner,
N 23° 08' 18" W for a distance of 66.98 feet and corner in the southeast right-of-way line of Tom Light Drive - 60' wide Private Street, same being Lot 2, Block 1, Tom Light Chevrolet Company Subdivision, according to the plat recorded in Volume 1713, Page 81, of the Official Records of Brazos County, Texas, from which a 5/8" iron rod and cap found bears N 50° 49' E - 0.39 feet

THENCE along the southeast right-of-way line of the beforementioned Tom Light Drive - Private, same being Lot 2, Block 1, Tom Light Chevrolet Company Subdivision, as follows:

N 52° 53' 31" E for a distance of 36.59 feet to a ½" iron rod and cap set at the beginning of a curve, concave to the northwest, having a radius of 430.00 feet,
Northeasterly along said curve, for an arc distance of 143.18 feet to a ½" iron rod found marking the end of this curve, the chord bears N 43° 21' 10" E - 142.52 feet,
N 33° 48' 47" E for a distance of 587.75 feet to a ½" iron rod and cap set at the intersection of the common line between the beforementioned 27.61 acre tract and Lot 2, Block 1, Tom Light Chevrolet Company Subdivision, with the south right-of-way line of the beforementioned F.M. No. 158;

THENCE along the south right-of-way line of the beforementioned F.M. No. 158, as follows:

S 71° 19' 37" E for a distance of 94.36 feet to a ½" iron rod and cap set,
S 74° 22' 59" E for a distance of 257.83 feet to the **PLACE OF BEGINNING**, containing 19.11 acres of land, more or less.



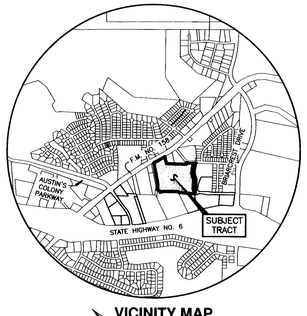
HILLPOINT DRIVE LINE TABLE:

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'

HILLPOINT 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'

BRIARCREST RIDGE VOL. 380, PG. 335



VICINITY MAP
NOT TO SCALE

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.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, HARRISON HOLDINGS LIMITED PARTNERSHIP, 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 7731, Page 102, 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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, HY–LAY JOINT VENTURE, 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 10992, Page 214, 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

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'

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:
HARRISON HOLDINGS LIMITED PARTNERSHIP,
PARK REBECCA, INC., &
HY–LAY JOINT VENTURE
2721 Osler Boulevard
Bryan, Texas 77802
(979) 224–2342

APR 03 2013

SCALE: 1"=100' APRIL, 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\Boon\dwg\Highland Hills\Platting\Phase 2\Preliminary & Final Plat.dwg 4/2/2013 5:02:58 PM CDT

LG