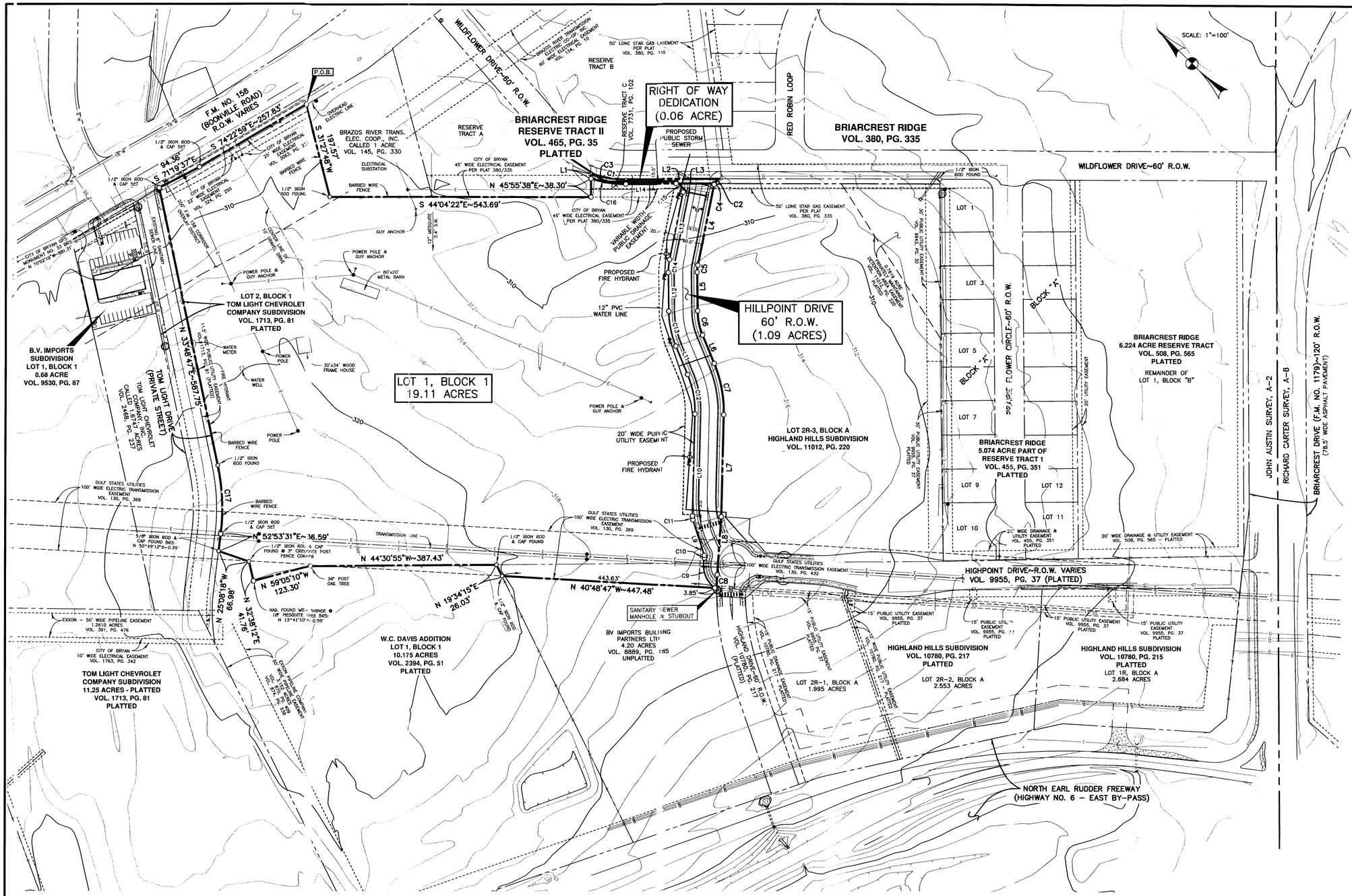

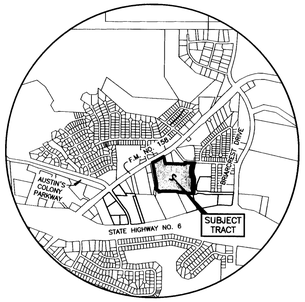

VICINITY MAP
NOT TO SCALE

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.

6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM CITY OF BRYAN ELECTRONIC DATA.

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- TELEVISION PEDESTAL
- TELEVISION CABLE
- WATER METER
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- OVERHEAD ELECT. LINE
- POWER POLE
- LIGHT POLE
- WOOD FENCE (& FENCE CORNER)
- CHAIN LINK FENCE
- BARBED WIRE FENCE

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'

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'

PRELIMINARY PLAN
NOT FOR RECORD

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

SCALE: 1"=100' APRIL, 2013

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846–6212

APR 03 2013

H:\Land Projects R2\041\John Austin A-2\Bcon\dwg\Highland Hills\Platting\Phase 2\Preliminary & Final Plat.dwg 4/2/2013 5:02:58 PM CDT

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