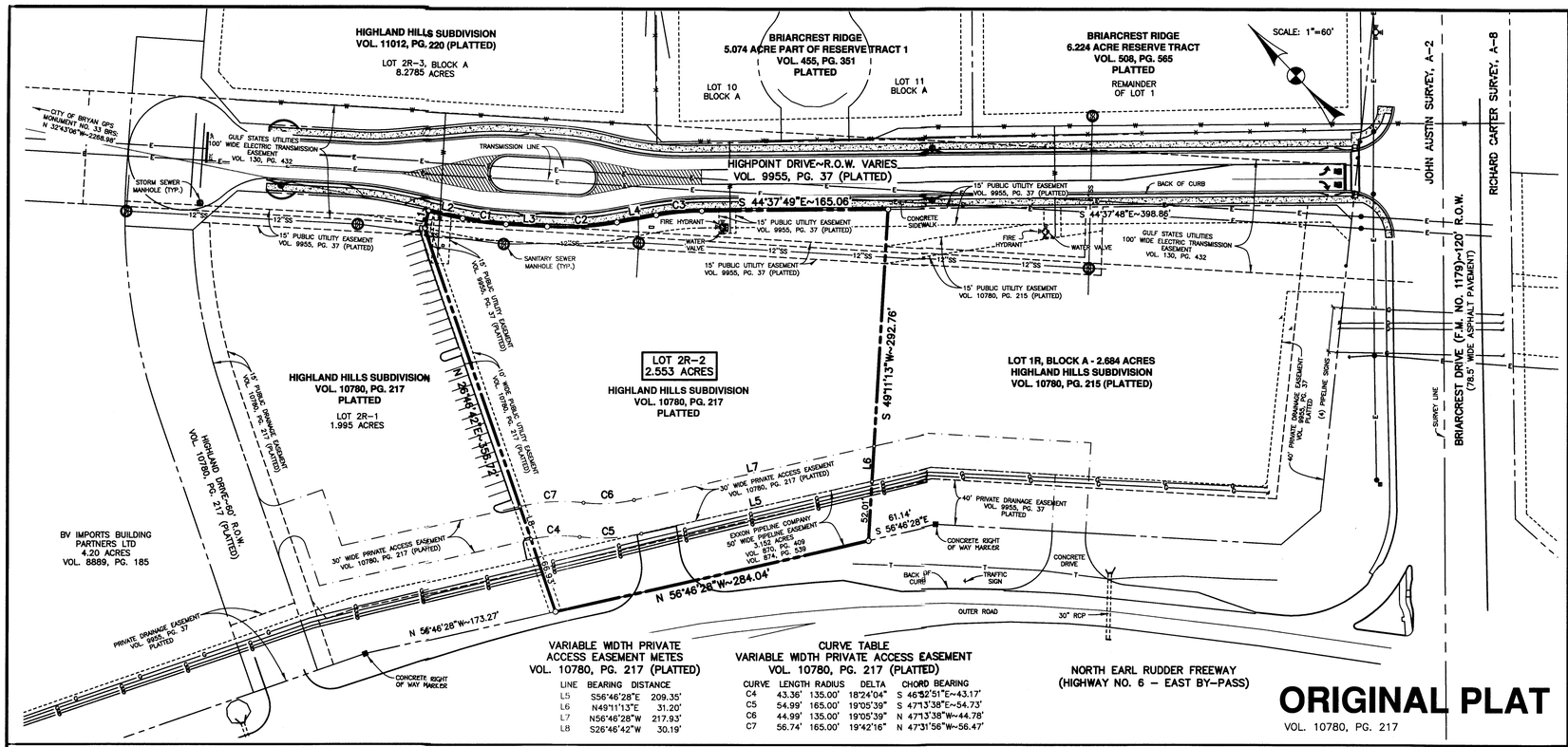


ORIGINAL PLAT

VOL. 10780, PG. 217

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°32'51"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'

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.

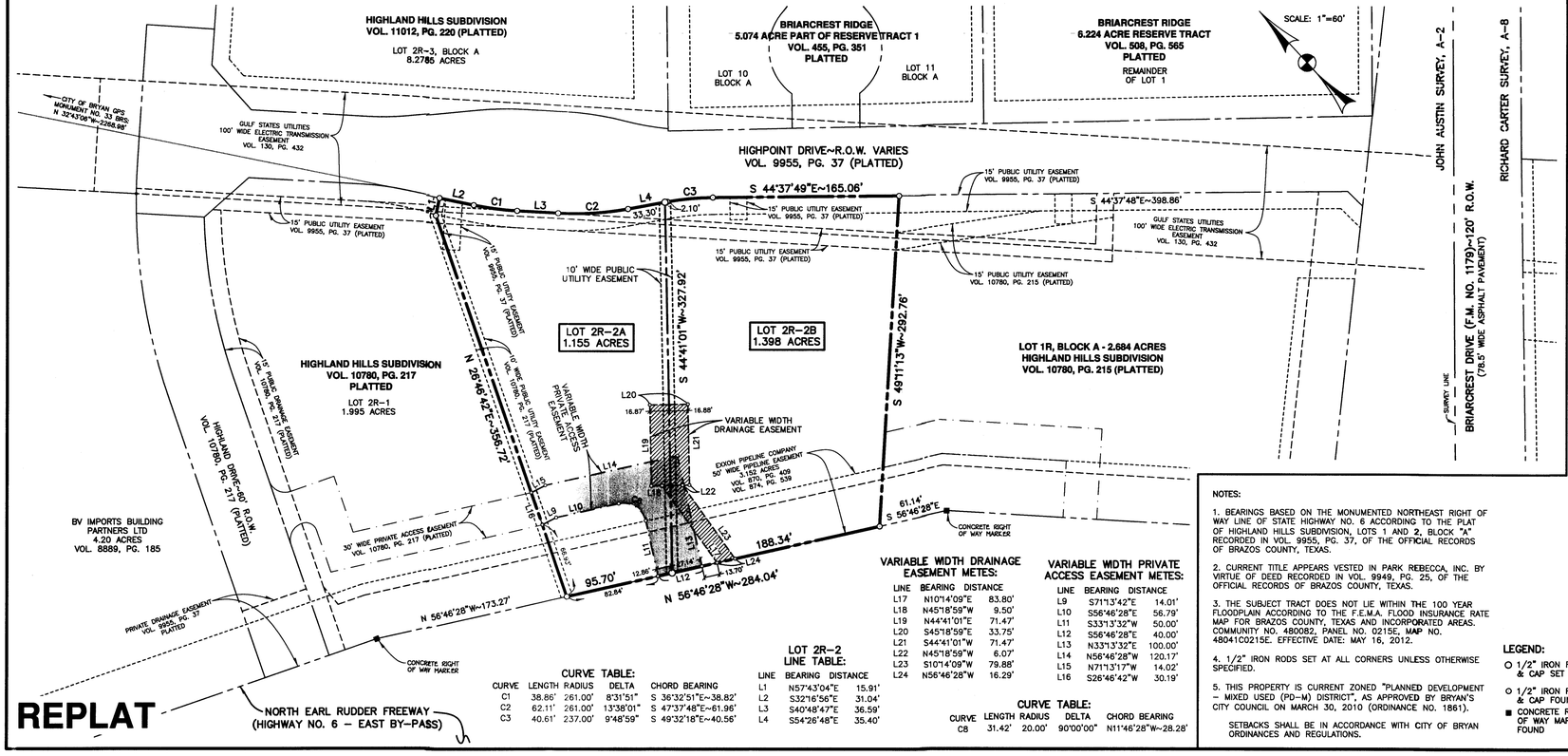
_____
City Planner, City of Bryan, Texas.

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



REPLAT

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
L17	N10°14'09"E	83.80'
L18	N45°18'59"W	9.50'
L19	N44°41'01"E	71.47'
L20	S45°18'59"E	33.75'
L21	S44°41'01"W	71.47'
L22	N45°18'59"W	6.07'
L23	S10°14'09"W	79.88'
L24	N56°46'28"W	16.29'

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	100.00'
L14	N56°46'28"W	120.17'
L15	N71°13'17"W	14.02'
L16	S26°46'42"W	30.19'

CURVE TABLE:

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

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.

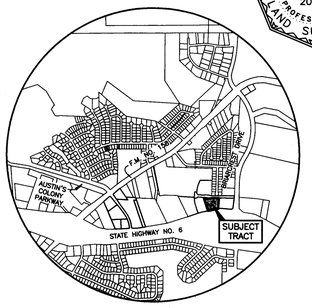
4. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

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.

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

SCALE: 1"=60' MAY, 2013

PREPARED BY:

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

MAY 22 2013
MAY 22

H:\Land Projects R2\041\John Austin A-2\Highland Hills NAD83\dwg\Plotting\Replat - Lot 2R-2\Replat - Lot 2R-2 Block A.dwg 5/22/2013 10:09:09 AM CDT