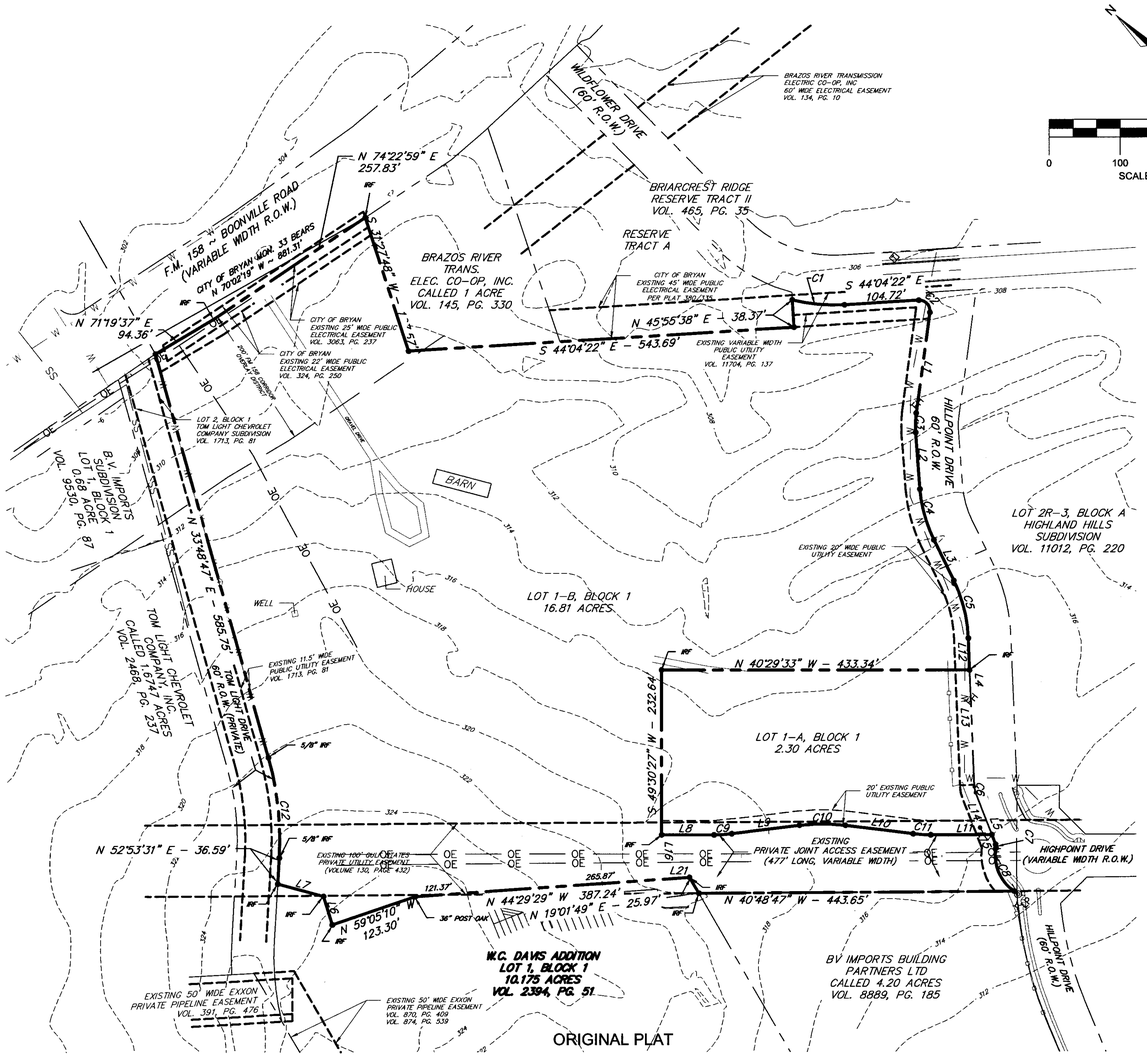
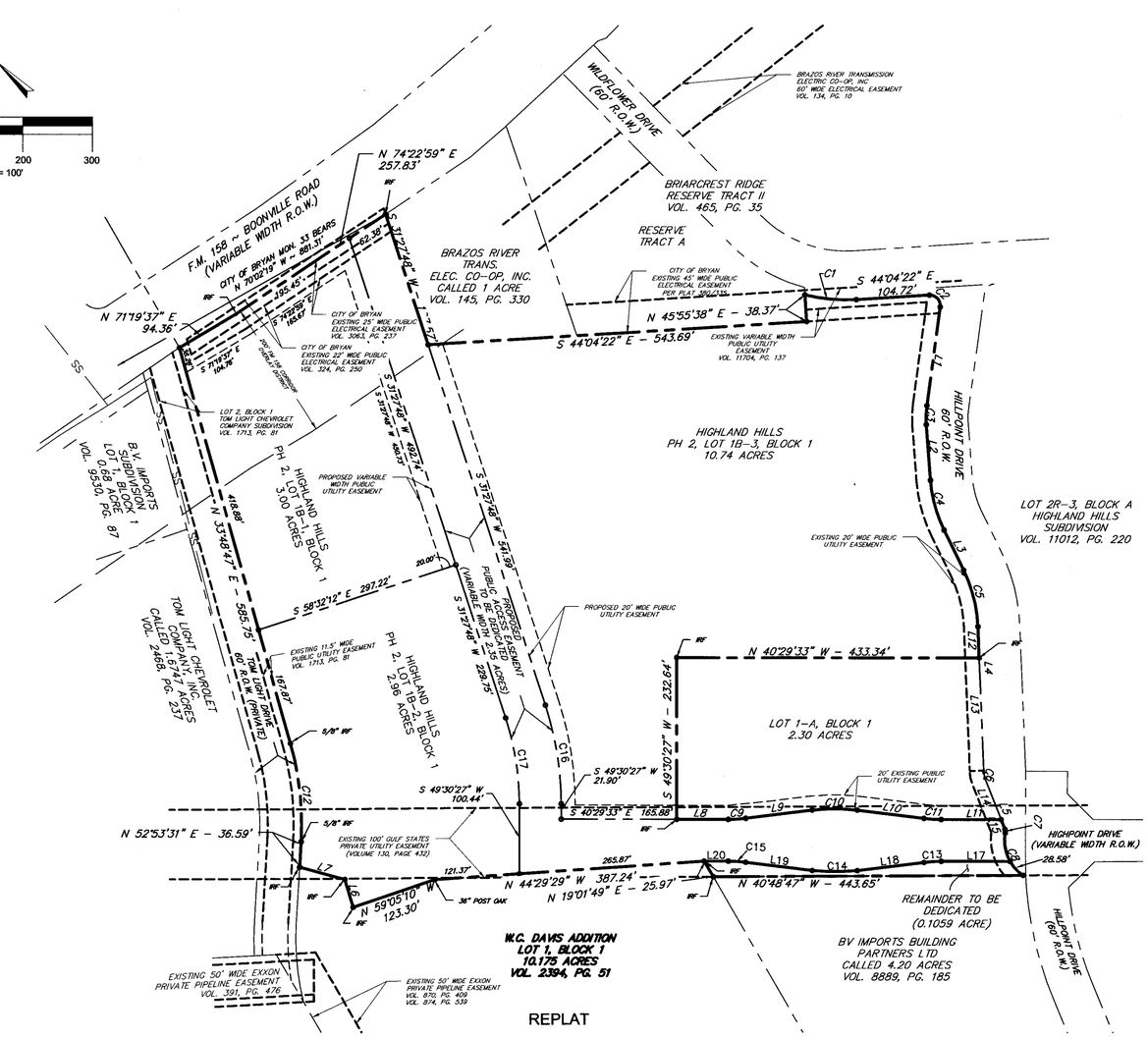




NOTES:
1. BEARINGS ARE BASED ON THE MONUMENTED NORTHEAST RIGHT OF WAY OF HIGHPOINT DRIVE ACCORDING TO THE REPLAT OF LOTS 1B & 2B, BLOCK A, HIGHLAND HILLS SUBDIVISION, AS RECORDED IN VOLUME 10780, PAGE 215 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE 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 ½" IRON RODS SET OR OTHERWISE NOTED.
5. SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.

LINE TABLE

L1	S 57°12'42" W 142.58'
L2	S 45°11'35" W 80.22'
L3	S 23°19'54" W 63.57'
L4	S 47°13'20" W 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	N 40°29'33" W 85.90'
L12	S 47°13'20" W 44.65'
L13	S 47°13'20" W 165.48'
L14	S 28°13'25" W 63.55'
L15	S 28°13'25" W 14.54'
L16	N 49°30'27" E 62.60'
L17	N 40°29'33" W 98.67'
L18	N 47°37'03" W 96.03'
L19	N 33°22'03" W 96.03'
L20	N 40°29'33" W 34.31'
L21	N 44°30'55" W 39.62'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	74.14'	240.00'	17°42'02"	S 35°16'20" E~73.85'
C2	26.32'	15.00'	100°32'13"	N 06°56'35" E~23.07'
C3	27.27'	130.00'	12°01'07"	S 51°12'08" W~27.22'
C4	74.40'	195.00'	21°51'41"	S 34°15'44" W~73.95'
C5	83.81'	201.00'	23°53'26"	S 35°16'37" W~83.20'
C6	8.29'	25.00'	18°59'55"	S 37°43'22" W~8.25'
C7	5.56'	10.00'	31°50'26"	S 44°08'38" W~5.49'
C8	71.86'	60.00'	68°37'22"	S 26°39'17" W~66.07'
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"	N 43°21'09" E~142.52'
C13	24.87'	200.00'	07°07'30"	N 44°03'18" W~24.85'
C14	64.81'	339.69'	10°55'53"	N 40°29'33" W~64.71'
C15	27.87'	200.00'	07°07'30"	S 36°55'49" E~24.85'
C16	144.87'	460.00'	18°02'39"	N 40°29'08" E~144.27'
C17	125.97'	400.00'	18°02'39"	N 40°29'08" E~125.45'

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, MARTIN ZIMMERMANN, 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 _____ 2014.

_____
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

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 OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, HY-LAY JOINT VENTURE, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 11704, PAGE 137, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

_____
DR. SAMUEL H. HARRISON, PRESIDENT

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
MARCH 12, 2014

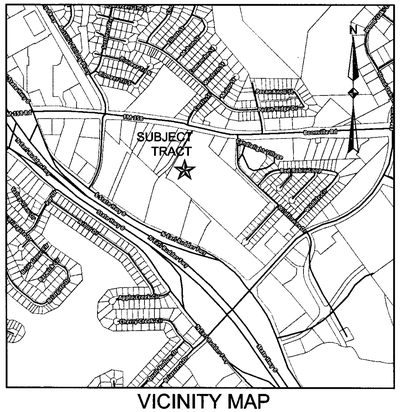
CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE ___ DAY OF _____, 2014.

_____
CHAIR, PLANNING AND ZONING COMMISSION
CITY OF BRYAN, TEXAS

PRELIMINARY
"This document shall not be recorded for any purpose and shall not be viewed as a final survey document"

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



VICINITY MAP
NOT TO SCALE

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www.gessnerengineering.com
Firm Registration Number:
TBPE F-7451
TBPLS F-10193910

JOB NO.	14-0293
DRAWN BY	MK
CHECKED BY	GH