

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

2.553 Acres
Lot 2R-2, Block A
Highland Hills Subdivision
John Austin Survey, A-2
Bryan, Brazos County, Texas

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.

Samuel H. Harrison
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 17th day of June, 2013.

Robin Cox
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 17th day of June, 2013.

Paul Hays
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 18th day of June, 2013, in the Official Records of Brazos County, Texas, in Volume 11471, Page 166.

Karen McQueen
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 18th day of June, 2013.

[Signature]
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 proper markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said tract will describe a closed geometric form.

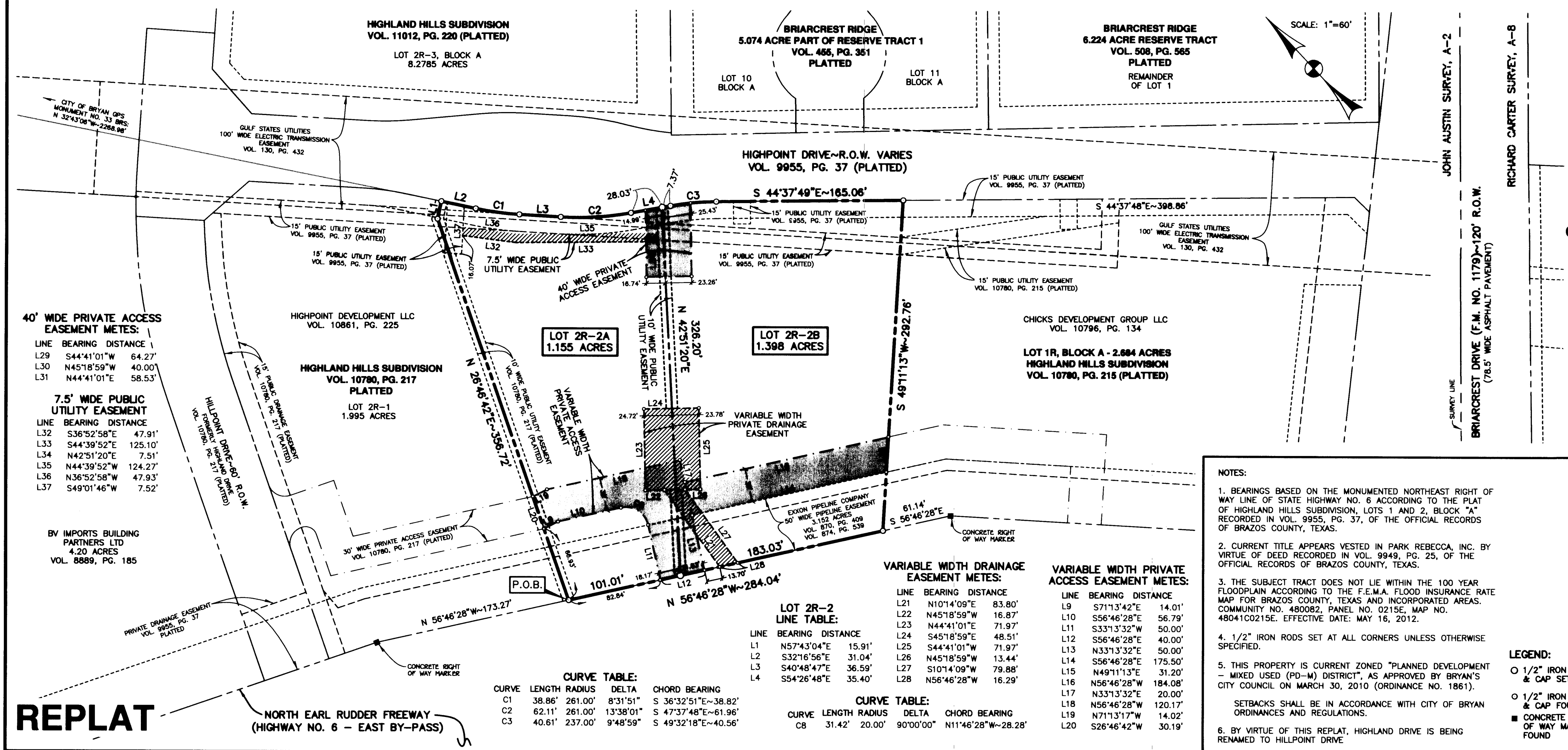
[Signature]
S. M. Kling, R.P.L.S. No. 2003

Doc: 01159903 Bk: 011417 Pg: 166

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' JUNE, 2013
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212



NOTES:

- 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.
- 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.
- 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.
- 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- THIS PROPERTY IS CURRENTLY ZONED "PLANNED DEVELOPMENT - MIXED USE (PD-M) DISTRICT", AS APPROVED BY BRYAN'S CITY COUNCIL ON MARCH 30, 2010 (ORDINANCE NO. 1861).
- BY VIRTUE OF THIS REPLAT, HIGHLAND DRIVE IS BEING RENAMED TO HILLPOINT DRIVE.

LEGEND:

- 1/2" IRON ROD & CAP SET
- 1/2" IRON ROD & CAP FOUND
- CONCRETE RIGHT OF WAY MARKER FOUND

VICINITY MAP
NOT TO SCALE

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

Filed for record in:
BRAZOS COUNTY
On: Jun 18, 2013 at 01:14:49
As a
PLAT
Document Number: 01159903
Amount: 62.00
Receipt Number: 474792
Kling, S.M.
STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stated above and was duly recorded in the volume and page of the Official Public Records of:
BRAZOS COUNTY
as shown hereon by me.
Jun 18, 2013
Karin McQueen, Brazos County Clerk
864745 COUNTY

H:\Land Projects\R2\041\John Austin A-2\Highland Hills MAD33\dwg\Platting\Replat - Lot 2R-2 (Replat) - Lot 2R-2 Block A.dwg 6/14/2013 3:02:33 PM CDT