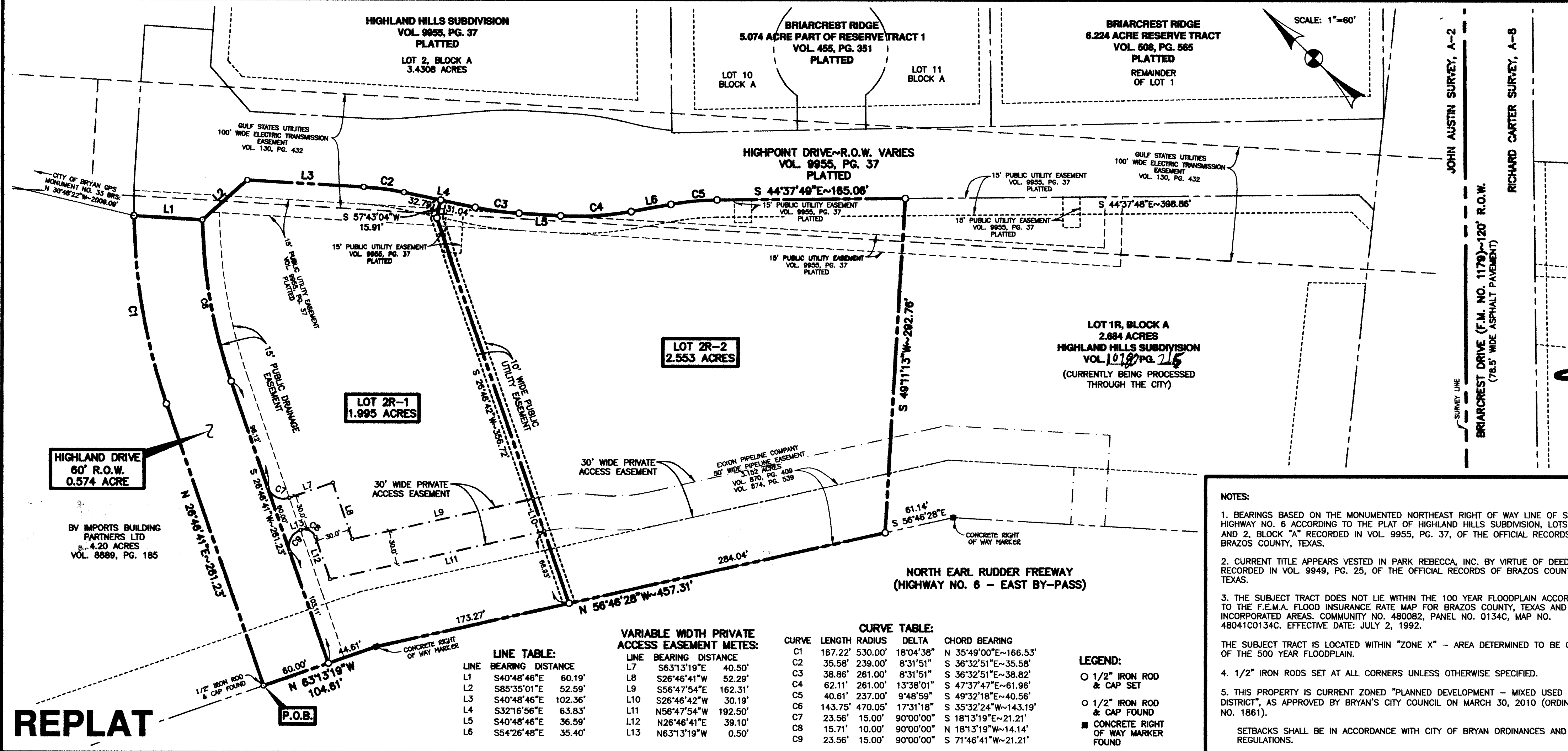


ORIGINAL PLAT



REPLAT

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 for all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes intended.

Dr. Samuel H. Harrison, President
Filed for Record in:
BRAZOS COUNTY
On: Jul 12, 2012 at 10:17A

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 6th day of July, 2012.
Robin Carr
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 12th day of July, 2012.

W. Paul King
City Engineer, Bryan, Texas
Document Number: 01125834
Amount: 63.00

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, the undersigned, 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 12th day of July, 2012 and same was duly approved on the 12th day of July, 2012 by said Commission. Receipt Number - 442575
By: *Betty Kins*

Chair, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

I, *Karen McQueen*, County Clerk in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 12th day of July, 2012, in the Official Records of Brazos County, Texas, in Volume 10738, Page 217.

Karen McQueen Co. CLK
County Clerk, *By Betty Kins*
Brazos County, Texas
July 12, 2012

APPROVAL OF THE CITY PLANNER

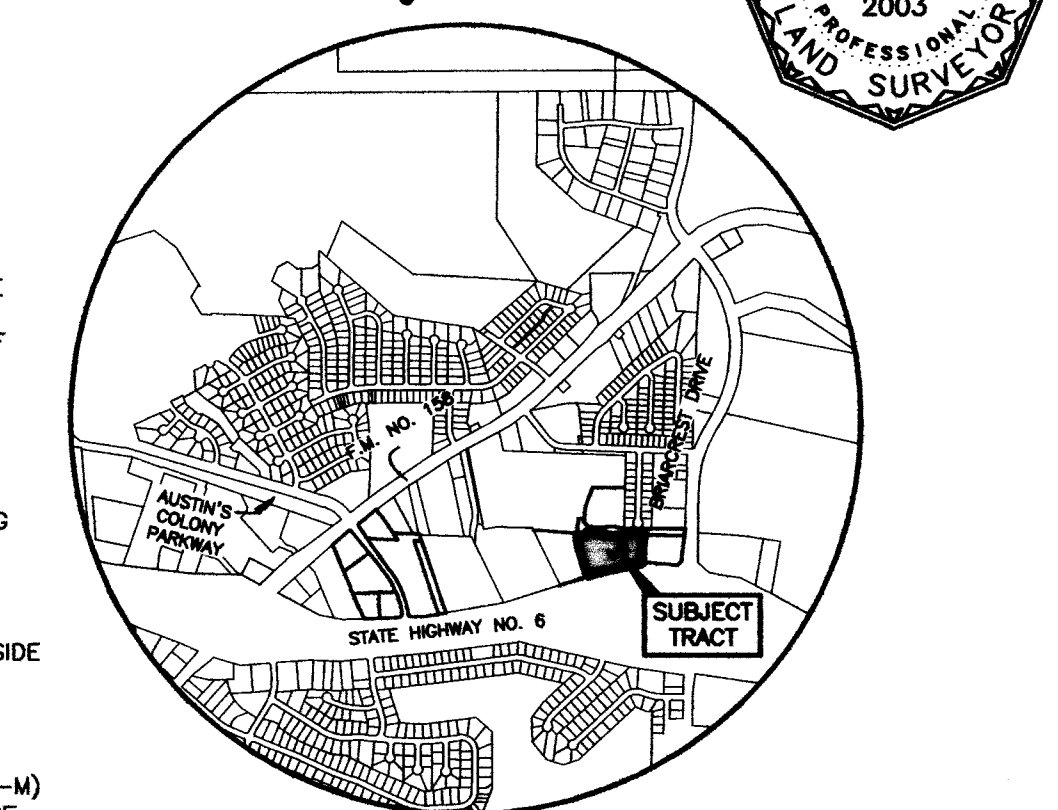
I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 12th day of July, 2012.

Karin Russell
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 do describe a closed geometric form.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003



VICINITY MAP
NOT TO SCALE

5.122 Acres
Part of Lot 1, Block A
Highland Hills Subdivision
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 5.122 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 Lot 1 - 7.8064 acres, Block A, Highland Hills Subdivision, according to the plat recorded in Volume 9955, Page 137, of the Official Records of Brazos County, Texas, and said 5.122 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod & cap found at the common corner between the aforementioned Lot 1, Block A, and the 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, said 1/2" iron rod also lying in the northeast right-of-way line of North Earl Rudder Freeway (Highway No. 6 - East Bypass);

THENCE along the common line between the aforementioned Lot 1, Block A, and the 4.20 acre tract, as follows:
N 26° 46' 41" E for a distance of 261.23 feet to a 1/2" iron rod & cap set at the beginning of a curve, concave to the southeast, having a radius of 530.00 feet.

Northeasterly along said curve, for an arc distance of 167.22 feet to a 1/2" iron rod & cap set in the southwest right-of-way line of Highpoint Drive, and at the north corner of Lot 1, Block A, the chord bears N 35° 49' 01" E - 166.53 feet;

THENCE along the southwest right-of-way line of the aforementioned Highpoint Drive, as follows:

S 40° 48' 46" E for a distance of 60.19 feet to a 1/2" iron rod & cap found,

S 85° 35' 01" E for a distance of 62.59 feet to a 1/2" iron rod & cap found,

S 40° 48' 46" E for a distance of 102.36 feet to a 1/2" iron rod & cap found at the beginning of a curve, concave to the southwest, having a radius of 239.00 feet.

Southeasterly along said curve, for an arc distance of 35.58 feet to a 1/2" iron rod & cap found at the end of this curve, the chord bears S 36° 32' 51" E - 35.55 feet.

S 32° 16' 56" E for a distance of 63.83 feet to a 1/2" iron rod & cap set at the beginning of a curve, concave to the northeast, having a radius of 261.00 feet.

Southeasterly along said curve, for an arc distance of 38.86 feet to a 1/2" iron rod & cap found at the end of this curve, the chord bears S 36° 32' 51" E - 38.82 feet.

S 40° 48' 46" E for a distance of 60.19 feet to a 1/2" iron rod & cap set at the beginning of a curve, concave to the northeast, having a radius of 261.00 feet.

Southeasterly along said curve, for an arc distance of 62.11 feet, to a 1/2" iron rod & cap set at the end of this curve, the chord bears S 47° 37' 48" E - 61.96 feet.

S 54° 26' 48" E for a distance of 35.40 feet to a 1/2" iron rod & cap set at the beginning of a curve, concave to the southwest, having a radius of 237.00 feet.

Southeasterly along said curve, for an arc distance of 40.60 feet to a 1/2" iron rod & cap set at the end of this curve, the chord bears S 49° 32' 18" E - 40.56 feet.

S 44° 37' 49" E for a distance of 165.06 feet to a 1/2" iron rod & cap set, at the north corner of a proposed Lot 1R, Block A - 2.684 acres, Highland Hills Subdivision, (plat currently being processed through the City of Bryan);

THENCE S 49° 11' 13" W along the northwest line of the aforementioned proposed Lot 1R, Block A, for a distance of 292.76 feet to a 1/2" iron rod & cap set at the west corner of the said proposed Lot 1R, Block A, and in the northeast right-of-way line of the aforementioned North Earl Rudder Freeway, from which a concrete right-of-way marker found bears S 59° 46' 28" E - 61.14 feet.

THENCE along the northeast right-of-way line of the aforementioned North Earl Rudder Freeway, as follows:

N 56° 46' 28" W for a distance of 457.31 feet to a concrete right-of-way marker found.

N 63° 13' 19" W for a distance of 104.61 feet to the PLACE OF BEGINNING, containing 5.122 acres of land, more or less.

REPLAT
OF
LOT 2R, BLOCK A
HIGHLAND HILLS
SUBDIVISION
5.122 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, 2012

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 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. 0134C, MAP NO. 48041C0134C. EFFECTIVE DATE: JULY 2, 1992.
- THE SUBJECT TRACT IS LOCATED WITHIN "ZONE X" - AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
- 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- THIS PROPERTY IS CURRENT ZONED "PLANNED DEVELOPMENT - MIXED USE (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.

CURVE TABLE:			
CURVE	LENGTH	RADIUS	DELTA
C1	167.22'	530.00'	18°04'38"
C2	35.58'	239.00'	8°31'51"
C3	38.86'	261.00'	8°31'51"
C4	62.11'	267.00'	13°38'01"
C5	40.61'	237.00'	9°48'59"
C6	143.75'	470.05'	17°31'18"
C7	23.56'	15.00'	90°00'00"
C8	15.71'	10.00'	90°00'00"
C9	23.56'	15.00'	90°00'00"

CHORD BEARING			
CURVE	BEARING	BEARING	BEARING
C1	N 35°49'00"E	-166.53'	
C2	S 36°32'51"E	-35.58'	
C3	S 36°32'51"E	-38.82'	
C4	S 47°37'47"E	-61.96'	
C5	S 49°32'18"E	-40.56'	
C6	S 35°32'24"W	-143.19'	
C7	S 18°13'19"E	-21.21'	
C8	N 18°13'19"W	-14.14'	
C9	S 71°46'41"W	-21.21'	

LEGEND:

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