

Scale: 1"=50'



VICINITY MAP

FM 1179 - Briarcrest Drive
R.O.W. Varies

Doc: 01125833
Bk: OR 10780
Vol: Pg 215

- GENERAL NOTES:**
- This property is currently zoned Planned Development - Mixed Use (PD-M) as approved by Bryan's City Council on March 30, 2010 (Ordinance No. 1861).
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 480410134 C effective July 2, 1992 no portion of this property is located in a 100-year flood hazard area.
 - ORIGIN OF BEARING SYSTEM: Found 1/2" iron rod monuments delineating the northeast line (dead call S 43°35'33" E - 1084.74') of the 16.39 acre tract described in Volume 3209, Page 126 Official Records of Brazos County, Texas were used as the Basis of Bearings for this survey.
 - Existing ground contours are based on City of Bryan Aerial Mapping Program (2005).
- Abbreviations:**
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association

Legend

- s-s --- Ex Sewer Line w/ size
- w-w --- Ex Water Line w/ size
- --- Ex Storm Drain
- ==== Property Line
- - - - - Existing Contour Line (2' Interval)

ORIGINAL CONFIGURATION

SCALE: Hor: 1" = 50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°48'46" E	60.17'
L2	S 85°35'01" E	52.59'
L3	S 40°48'46" E	102.36'
L4	S 32°16'56" E	63.83'
L5	S 40°48'46" E	36.59'
L6	S 54°26'48" E	35.40'
L7	S 0°22'12" W	18.45'
L8	N 49°11'20" E	50.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	18°04'37"	530.01'	167.22'	84.31'	S 35°48'59" W	166.52'
C2	8°31'50"	239.20'	35.61'	17.84'	N 36°32'51" W	35.58'
C3	8°31'50"	260.98'	38.86'	19.46'	S 36°32'51" E	38.82'
C4	13°38'02"	261.00'	62.11'	31.20'	S 47°37'47" E	61.96'
C5	9°49'00"	237.02'	40.61'	20.35'	N 49°32'18" W	40.56'

REPLAT PAGE 1 OF 2

**LOTS 1R & 2R, BLOCK A
HIGHLAND HILLS SUBDIVISION**

(VOLUME 9955, PAGE 37)

7.8064 ACRES

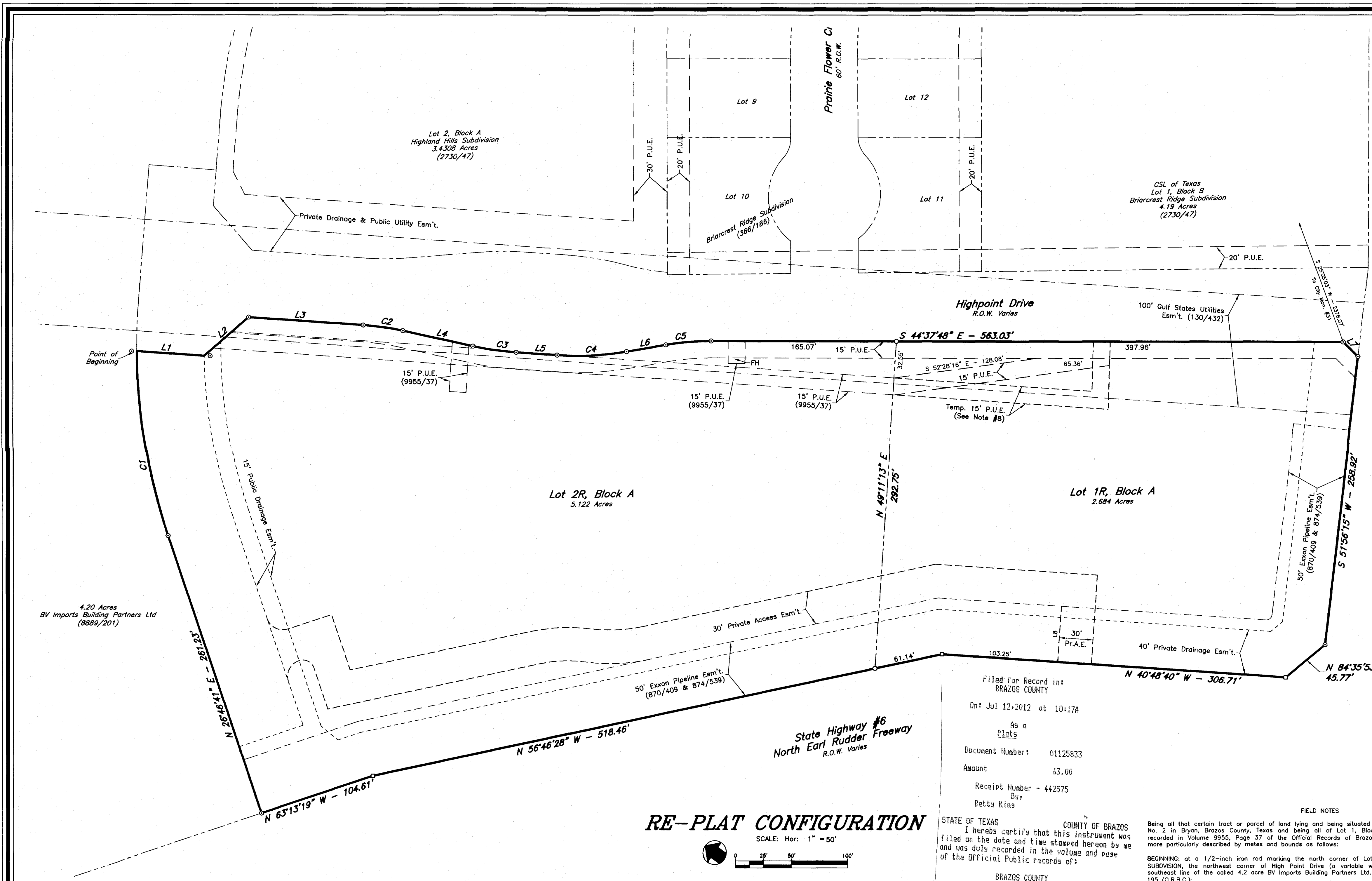
BRYAN, BRAZOS COUNTY, TEXAS

JANUARY, 2012

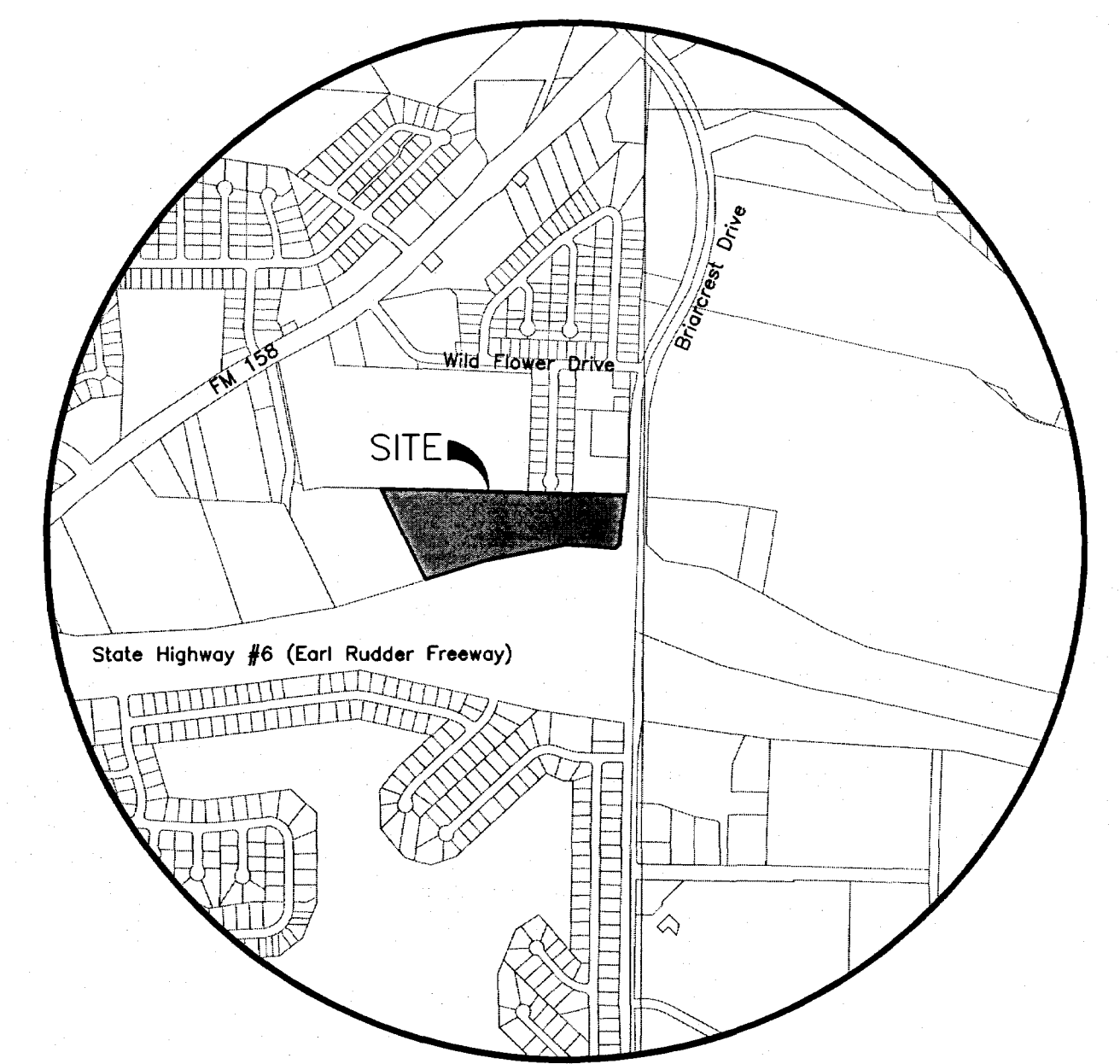
SCALE: 1"=50'

Owner:
 Park Rebecca Inc.
 2721 Oiler Blvd.
 Bryan, TX 77802
 (979) 833-3838

Engineer:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838
 Firm Reg. No. F-458



Scale: 1"=50'



VICINITY MAP

Doc Bk Vol P
01125823 OR 10780 216

- GENERAL NOTES: (Replotted Configuration)
- ORIGIN OF BEARING SYSTEM: Found 1/2" iron rod monuments delineating the northeast line (deed call S 45°36'33" E - 1084.74') of the 16.39 acre tract described in Volume 3209, Page 126 Official Records of Brazos County, Texas were used as the Basis of Bearings for this survey.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 40841C0134 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
- Building setback lines shall be in accordance with City of Bryan Standards.
- All property corners are monumented by capped 5/8" Iron Rods unless otherwise noted.
- All distances shown along curves are arc distances.
- The purpose of this report is to create an additional lot in Block A.
- The temporary easement on Lot 1R shall be abandoned once the existing sanitary sewer line is removed from the easement.

Abbreviations:
D.E. - Drainage Easement
P.A.E. - Private Access Easement
P.U.E. - Public Utility Easement

LEGEND
 ○ - 1/2" Iron Rod Found
 ○ - 1/2" Iron Rod Set
 □ - Concrete ROW Monument

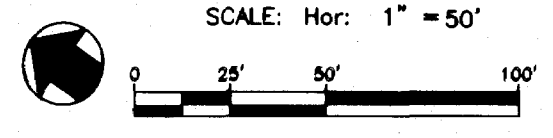
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RE-PLAT CONFIGURATION



Filed for Record in:
BRAZOS COUNTY
On: Jul 12, 2012 at 10:17A
As a
Plat
Document Number: 01125823
Amount: 63.00
Receipt Number - 442575
By:
Betty King

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY
as stamped hereon by me,
Jul 12, 2012

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Kevin Russell, Chairman 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 and Zoning Commission of the City of Bryan on the 12th day of July, 2012, and same was approved on the 20th day of July, 2012, by said Commission.

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.
Kevin R. McClure, R.P.L.S. No. 5650

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Sam Harrison, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5873, Page 052, 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.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared SAM 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 on this 12th day of July, 2012.

[Signature]
Notary Public, Brazos County, 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 12th day of July, 2012, in the Official Records of Brazos County, Texas in Volume 10780, Page 216.

[Signature]
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER
I, Kevin Russell, 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 20th day of July, 2012.

[Signature]
City Planner, Bryan, 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 20th day of July, 2012.

[Signature]
City Engineer, Bryan, Texas

REPLAT PAGE 2 OF 2
LOTS 1R & 2R, BLOCK A
HIGHLAND HILLS SUBDIVISION
(VOLUME 9955, PAGE 37)
7.8064 ACRES
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY, 2012
SCALE: 1"=50'

Owner:
Park Rebecca Inc.
2721 Oler Blvd.
Bryan, TX 77802
(979) 693-3838
(979)

Engineer:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458