

ORIGINAL PLAT

REPLAT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.86'	261.00'	6°31'51"	N 36°32'51" W	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"	N 49°32'18" W	40.56'

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, McDONALD'S REAL ESTATE COMPANY, DBA (DELAWARE) McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION, OWNERS AND DEVELOPERS OF LOT 2R-28 SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 11910, PAGE 111, 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.

S. Upadhyay, Sr. Counsel
NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 25th DAY OF FEBRUARY 2015, 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 25th DAY OF FEBRUARY 2015
[Signature]
NOTARY PUBLIC - STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, AG TACO HOLDINGS LLC, OWNERS AND DEVELOPERS OF LOT 2R-2A SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 11475, PAGE 114, 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.

[Signature]
NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 25th DAY OF FEBRUARY 2015, 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.

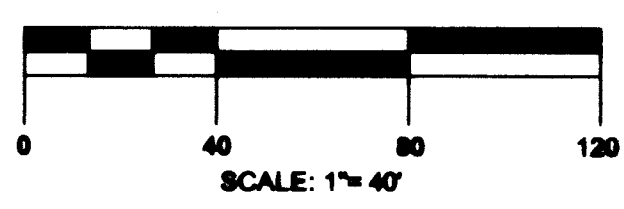
GIVEN UNDER MY HAND AND SEAL ON THIS 25th DAY OF FEBRUARY 2015
[Signature]
NOTARY PUBLIC - STATE OF TEXAS
COUNTY OF BRAZOS

OFFICIAL SEAL
KAREN M. BILLMAN
NOTARY PUBLIC - STATE OF TEXAS
MY COMMISSION EXPIRES 03/22/15

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 8047, 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 BOUNDINGS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

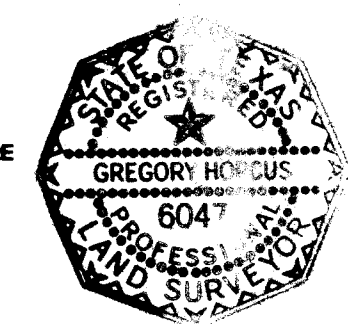
GIVEN UNDER MY HAND AND SEAL ON THIS 25th DAY OF FEBRUARY 2015
[Signature]
NOTARY PUBLIC - STATE OF TEXAS
COUNTY OF BRAZOS



Filed for Record in:
BRAZOS COUNTY
On: Feb 20, 2015 at 02:45:11
As a
Plat
Document Number: 01230920
Amount: \$7.00
Receipt Number: 544748
By:
Debbie Baker

STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public Records of:
BRAZOS COUNTY
as stated herein by me.
Feb 20, 2015

Karen McGovern, Brazos County Clerk
BRAZOS COUNTY



- NOTES:**
- BEARINGS BASED ON THE MONUMENTED RIGHT OF WAY LINE ON STATE HIGHWAY NO. 6 ACCORDING TO THE REPLAT OF HIGHLAND HILLS SUBDIVISION PHASE 2 IN VOL. 11417, PAGE 166, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - PROPERTY IS ZONED PD-M (PLANNED DEVELOPMENT-MIXED USE DISTRICT), AS APPROVED BY BRYAN'S CITY COUNCIL ON MARCH 30, 2010.
 - 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. 4804100215E, EFFECTIVE DATE: MAY 18, 2012.
 - SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.

REPLAT
OF
HIGHLAND HILLS SUBDIVISION
LOT 2R-2A (1.155 ACRES) &
LOT 2R-2B (1.398 ACRES), BLOCK A
2.553 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



Gessner Engineering

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979.680.8841 (Fax)
www.gessnerengineering.com
Firm Registration Number:
TBPE F-7451
TBPLS F-10193910

JOB NO.	12-0147
DRAWN BY	MK
CHECKED BY	GH