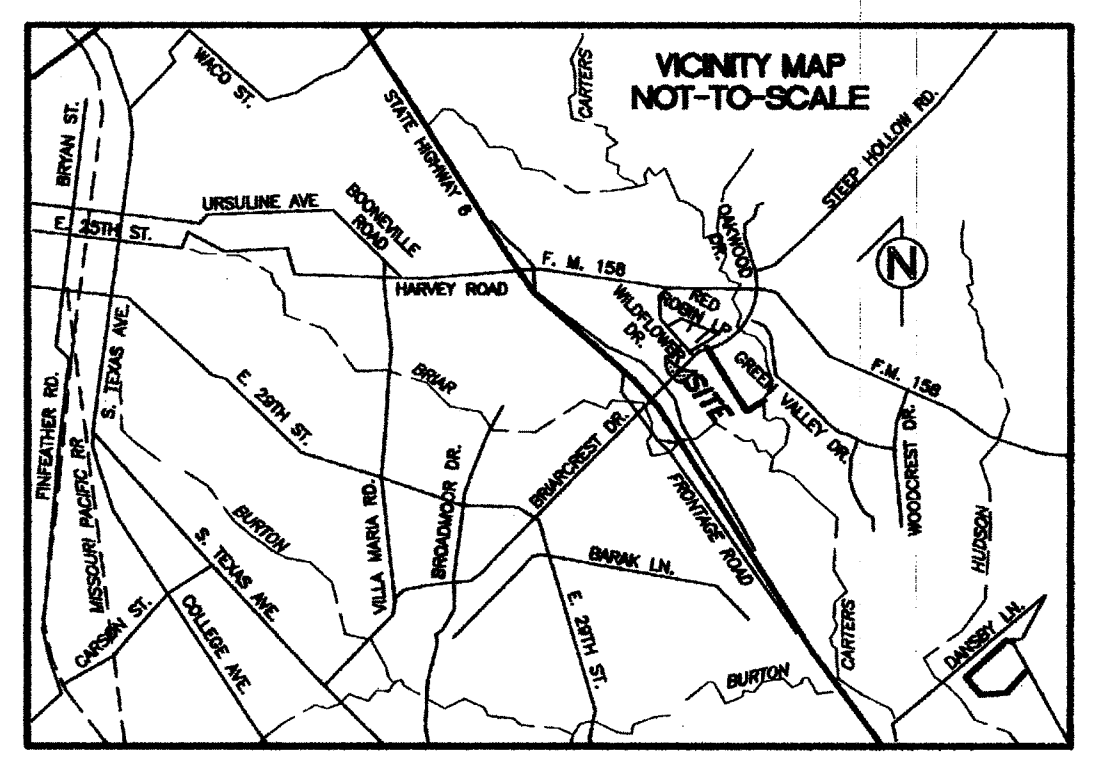


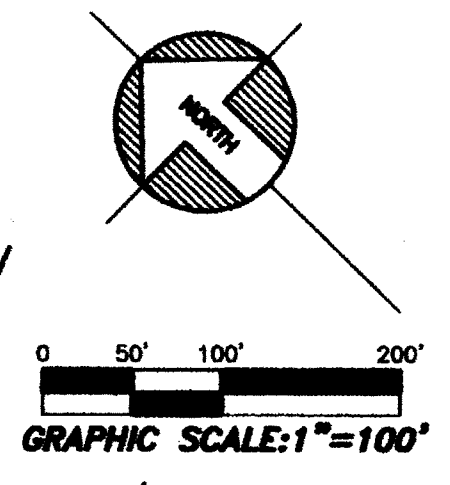
BOONVILLE ROAD
(F. M. NO. 158)

WILD FLOWER DRIVE

WILD FLOWER DRIVE



LEGEND
L.I.F. - HIGH ROAD FOUND
C.M. - CONTROLLING MONUMENT



~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 45°16'46" W	36.99'
L2	S 40°14'59" E	60.00'
L3	N 49°45'01" E	44.95'
L4	S 44°04'22" E	30.13'
L5	S 49°45'01" W	31.91'
L6	S 04°28'07" W	52.61'
L7	S 40°48'46" E	103.48'
L8	S 49°20'37" E	63.83'
L9	S 40°48'46" E	39.16'
L10	S 45°16'46" W	2.07'
L11	S 51°56'15" W	80.21'
L12	N 00°22'12" E	18.45'
L13	N 54°26'48" W	35.40'
L14	N 40°48'46" W	36.59'
L15	N 32°16'56" W	63.83'
L16	N 40°48'46" W	102.36'
L17	N 85°35'01" W	52.59'
L18	N 40°48'46" W	60.19'

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
L19	S 63°12'13" E	60.00'
L20	N 26°46'41" E	198.98'
L21	S 26°46'41" W	213.99'
L22	N 5°59'28" E	20.24'
L23	N 63°13'19" W	24.68'
L24	N 56°46'28" W	526.32'
L25	N 40°48'40" W	305.71'
L26	S 49°01'46" W	44.50'
L27	S 40°58'14" E	15.00'
L28	N 49°01'46" E	42.21'
L29	S 45°22'12" W	19.93'
L30	S 44°37'48" E	15.00'
L31	S 45°22'12" W	19.88'

~ EASEMENT LINE TABLE ~

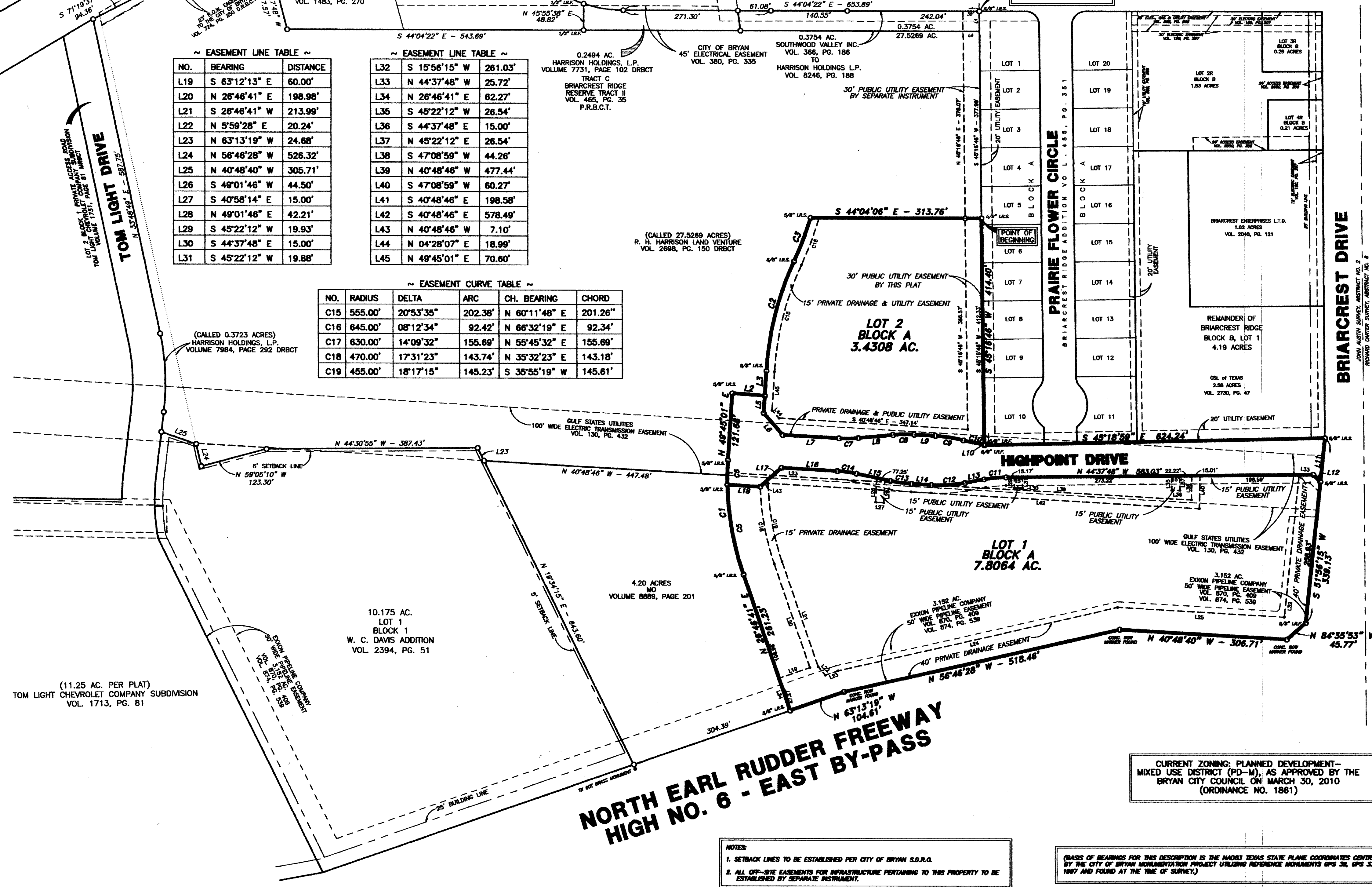
NO.	BEARING	DISTANCE
L32	S 15°56'15" W	281.03'
L33	N 44°37'48" W	25.72'
L34	N 26°46'41" E	62.27'
L35	S 45°22'12" W	26.54'
L36	S 44°37'48" E	15.00'
L37	N 45°22'12" E	26.54'
L38	S 47°08'59" W	44.26'
L39	N 40°48'46" W	477.44'
L40	S 47°08'59" W	60.27'
L41	S 40°48'46" E	198.58'
L42	S 40°48'46" E	578.49'
L43	N 40°48'46" W	7.10'
L44	N 04°28'07" E	18.99'
L45	N 49°45'01" E	70.60'

~ EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C15	555.00'	20°53'35"	202.38'	N 60°11'48" E	201.26'
C16	645.00'	08°12'34"	92.42'	N 66°32'19" E	92.34'
C17	630.00'	14°09'32"	155.69'	N 55°45'32" E	155.69'
C18	470.00'	17°31'23"	143.74'	N 35°32'23" E	143.18'
C19	455.00'	18°17'15"	145.23'	S 35°55'19" W	145.61'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	530.00'	22°58'19"	212.50'	N 38°15'51" E	211.08'
C2	570.00'	20°53'35"	207.85'	N 60°11'48" E	206.70'
C3	630.00'	07°48'18"	85.82'	N 66°44'27" E	85.75'
C4	630.00'	16°57'18"	186.43'	S 54°21'39" W	185.75'
C5	530.00'	18°04'38"	167.22'	N 35°49'00" E	166.53'
C6	530.00'	04°53'41"	45.28'	N 47°18'10" E	45.26'
C7	239.00'	08°31'51"	35.58'	S 45°04'42" E	35.55'
C8	261.00'	08°31'51"	38.86'	S 45°04'42" E	38.82'
C9	261.00'	11°25'34"	52.03'	S 35°09'56" E	51.96'
C10	239.00'	09°22'18"	39.09'	S 34°08'17" E	39.05'
C11	237.00'	09°48'59"	40.61'	N 49°32'18" W	40.56'
C12	261.00'	13°38'01"	62.11'	N 47°37'47" W	61.96'
C13	261.00'	08°31'51"	38.86'	N 36°32'51" W	38.82'
C14	239.00'	08°31'51"	35.58'	N 36°32'51" W	35.58'



(11.25 AC. PER PLAT)
TOM LIGHT CHEVROLET COMPANY SUBDIVISION
VOL. 1713, PG. 81

10.175 AC.
LOT 1
BLOCK 1
W. C. DAVIS ADDITION
VOL. 2394, PG. 51

4.20 ACRES
VOLUME 8689, PAGE 201

LOT 1
BLOCK A
7.8064 AC.

CURRENT ZONING: PLANNED DEVELOPMENT-
MIXED USE DISTRICT (PD-M), AS APPROVED BY THE
BRYAN CITY COUNCIL ON MARCH 30, 2010
(ORDINANCE NO. 1861)

NOTES:
1. SETBACK LINES TO BE ESTABLISHED PER CITY OF BRYAN S.D.R.O.
2. ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.

(BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83 TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE CITY OF BRYAN MONUMENTATION PROJECT UTILIZING REFERENCE MONUMENTS EPS 32, EPS 33 AND EPS 44 SET IN 1867 AND FOUND AT THE TIME OF SURVEY.)

Doc: 01079257 Bl: 09 Vol: 9955 Pg: 37

SURVEYOR
DAVID PETREE
R.P.L.S.
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4600
FAX: (214) 358-4600

OWNER
HARRISON HOLDINGS, LP
2721 OSLER ROAD
BRYAN, TEXAS 77802
PHONE: (979) 751-8880

FINAL PLAT
OF
HIGHLAND HILLS SUBDIVISION
LOTS 1 AND 2, BLOCK A
BEING 13.08 ACRES OF LAND IN THE
JOHN AUSTIN SURVEY, ABSTRACT NO. 2,
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER 10, 2010

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF BRAZOS:

WHEREAS, Harrison Holdings, LP, is the owner of the property described as being all that certain lot, tract or parcel of land situated in the City of Bryan, Brazos County, Texas, out of the John Austin League, Abstract No. 2, and being part of the called 27.5269 acre tract of land described in deed to R. H. Harrison Land Venture as recorded in Volume 2698 at Page 150 of the Deed Records of Brazos County, Texas and being a part of the called 13.923 acre tract of land described in deed to Harrison Holdings, L.P. as recorded in Volume 6542 at Page 183, Volume 6542 at Page 185 and Volume 6791 at Page 252 of the Deed Records of Brazos County, Texas and being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod set in the Southwest right-of-way line of Wild Flower Drive, same being at the northerly corner of Lot 1 in Block A of Briarcrest Ridge Reserve Tract 1 Addition, an addition to the City of Bryan, Texas, according to the plat thereof recorded in Volume 455 at Page 351 of the Plat Records of Brazos County, Texas;

THENCE South 45° 16' 46" West along the Northwesterly line of Block A of Briarcrest Ridge Reserve Tract 1 Addition, for a distance of 377.99 feet to a 5/8" iron rod set for the POINT OF BEGINNING;

THENCE South 45° 16' 46" West and continuing along the Northwesterly line of Block A of Briarcrest Ridge reserve tract 1 Addition, for a distance of 414.40 feet to a 5/8" iron rod found for corner, same being the Westerly corner of Lot 10 of Block A of said Briarcrest Ridge Reserve Tract 1 Addition, same being the Southwest corner of aforesaid 27.5269 acre tract conveyed to R. H. Harrison Land Venture;

THENCE South 45° 18' 59" East along the Southwest line of said Block A of Briarcrest Ridge Reserve Tract 1 Addition, passing at a distance of 280.02 feet the southerly corner of Lot 11 of Block A of said Briarcrest Ridge Reserve Tract 1 Addition and the westerly corner of Lot 1 of Block B of Briarcrest Ridge Addition, an addition to the City of Bryan, Texas, according to the plat thereof recorded in Volume 508 at Page 565 of the Plat Records of Brazos County, Texas and continuing on for a total distance of 624.24 feet to a 5/8" iron rod set for corner in the northwest right-of-way line of Briarcrest Drive (F. M. No. 1179);

THENCE South 51° 56' 15" West continuing along the said northwest right-of-way line of Briarcrest Drive (F. M. No. 1179), for a distance of 339.13 feet to a 5/8" iron rod found for corner;

THENCE North 84° 35' 53" West along a cut off line at the intersection of said Briarcrest Drive and North Earl Rudder Freeway-Highway No. 6 - East By-Pass, for a distance of 45.77 feet to a concrete right-of-way marker found for corner;

THENCE North 40° 48' 40" West along the North right-of-way line of said North Earl Rudder Freeway-Highway No. 6 - East By-Pass for a distance of 306.71 feet to a concrete right-of-way marker found for corner;

THENCE North 56° 46' 28" West and continuing along the North right-of-way line of said North Earl Rudder Freeway-Highway No. 6 - East By-Pass, for a distance of 518.46 feet to a concrete right-of-way marker found for corner;

THENCE North 63° 13' 19" West and continuing along the North right-of-way line of said North Earl Rudder Freeway-Highway No. 6 - East By-Pass for a distance of 104.61 feet to a 5/8" iron rod set for corner;

THENCE North 26° 46' 41" East and departing the north right-of-way line of said North Earl Rudder Freeway-Highway No. 6 - East By-Pass, and along the southeast line of a called 4.20 acre tract of land conveyed to MO by Deed recorded in Volume 8889, Page 201 of the Deed Records of Brazos County, Texas, for a distance of 261.23 feet to a 5/8" iron rod set for corner at the beginning of a curve to the right having a radius of 530.00 feet, a central angle of 22° 58' 19", a chord bearing of North 38° 15' 51" East at a distance of 211.08 feet;

THENCE Northeasterly along said curve to the right, for an arc distance of 212.50 feet to a 5/8" iron rod set for corner;

THENCE North 49° 45' 01" East for a distance of 121.68 feet to a 5/8" iron rod set for corner;

THENCE South 40° 14' 59" East for a distance of 60.00 feet to a 5/8" iron rod set for corner;

THENCE North 49° 45' 01" East for a distance of 44.95 feet to a 5/8" iron rod set for corner at the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 20° 53' 35", a chord bearing of North 60° 11' 48" East, at a distance of 206.70 feet;

THENCE Northeasterly along said curve to the right for an arc distance of 207.85 feet to a 5/8" iron rod set for corner at the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 07° 48' 18", a chord bearing of North 66° 44' 27" East at a distance of 85.75 feet;

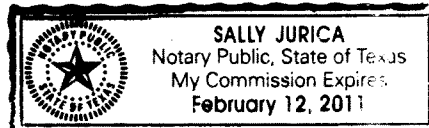
THENCE Northeasterly along said curve to the right for an arc distance of 85.82 feet to a 5/8" iron rod set for corner;

THENCE South 44° 04' 06" East for a distance of 313.76 feet to the POINT OF BEGINNING and CONTAINING 13.08 ACRES OF LAND, more or less.

STATE OF TEXAS
COUNTY OF BRAZOS
CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, Harrison Holdings, LP, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 2698, Page 150; Volume 6542, Pages 183 and 185, 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 herein shown for the purposes identified.

SAM H. HARRISON, M.D.
OWNER, HARRISON HOLDINGS, L.P.



STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SAM H. HARRISON, M.D., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

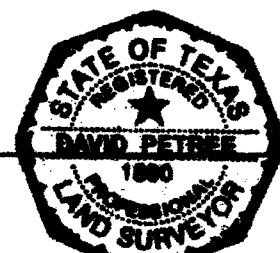
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF December, 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATION

I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890, 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 FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID DIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

DAVID PETREE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



STATE OF TEXAS
COUNTY OF BRAZOS

COUNTY CLERK'S CERTIFICATION:

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 20th day of December, 2010 in the Official Records of Brazos County in Volume 4455, Page 37, County Clerk Brazos County, Texas

Karen McQueen, Co. Clerk.
Karen McQueen
County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

I, Michael Beckendorf, 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 and Zoning Commission of the City of Bryan on the 15th day of April, 2010 and same was duly approved on the day of 2010 by said Commission.

Michael Beckendorf
Chair, Planning & Zoning Commission Bryan, 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 15th day of December, 2010.

Kevin Russell
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER:

I, Paul Kasper, 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 December, 2010.

Paul Kasper, P.E.
City Engineer, Bryan, Texas

GENERAL NOTES

- (1.) Bearings based on plat of Briarcrest Ridge - Phase 1, according to the plat recorded in Volume 380, Page 335, of the Deed Records of Brazos County, Texas.
(2.) The subject tract does not lie within the 100 year Floodplain according to the Federal Emergency Management Agency, 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.
(3.) Pipeline Easement - Humble Pipeline Co., Volume 49, Page 57, having no defined location nor width (blanket). This instrument contains no plottable data and this easement cannot be shown. It would appear that this easement has been replaced by the Exxon easement, Volume 870, Page 409 - and Volume 874, Page 539, - see "K" below.
(4.) 100' wide electrical transmission easement - Gulf States Utilities, Volume 130, Page 369, having a defined location. This easement affects subject tract and is shown hereon.
(5.) 100' wide electrical transmission easement - Gulf States Utilities, Volume 130, Page 432, having a defined location. This easement affects subject tract and is shown hereon.
(6.) 22' Wide electrical easement - City of Bryan, Volume 324, Page 250, having a poorly defined location. This easement affects subject tract and is shown hereon. This easement lies wholly within the 25' electrical easement - Volume 3063, Page 237 (see below)
(7.) 50' wide pipeline easement - Exxon Pipeline Co., Volume 391, Page 476, having a defined location. This easement lies to the West of subject tract. This easement does not affect subject tract and is not shown hereon.
(8.) 20' wide waterline easement - Wixon Water Supply Corp., Volume 440, Page 796, having no defined location. It is recommended that Wixon Water Supply Corp. be contacted to determine applicability and location of this easement.
(9.) 50' wide pipeline easement - Exxon Pipeline Company, Volume 870, Page 409, and Volume 874, Page 539, having a defined location. This easement affects subject tract and is shown hereon. This easement appears to cover the apparently re-routed Old Humble Pipeline across subject tract adjoining Briarcrest Drive and North Earl Rudder Freeway. This easement appears to supplant and replace Humble easement (Volume 49, Page 57, - see "C" above). It is unclear whether the original easement (49/57) has been released.
(10.) 20' wide sanitary sewer easement - City of Bryan, Volume 3063, Page 237, having a defined location. This easement does affect subject tract and is shown hereon.
(11.) 25' Wide Electrical Easement - City of Bryan, Volume 3063, Page 237, having a defined location. This easement does affect subject tract and is shown hereon.

EASEMENT LINE TABLE

Table with 3 columns: NO., BEARING, DISTANCE. Rows L19 to L31.

EASEMENT LINE TABLE

Table with 3 columns: NO., BEARING, DISTANCE. Rows L32 to L45.

EASEMENT CURVE TABLE

Table with 5 columns: NO., RADIUS, DELTA, ARC, CH. BEARING, CHORD. Rows C15 to C19.

BOUNDARY LINE TABLE

Table with 3 columns: NO., BEARING, DISTANCE. Rows L1 to L18.

BOUNDARY CURVE TABLE

Table with 5 columns: NO., RADIUS, DELTA, ARC, CH. BEARING, CHORD. Rows C1 to C14.

CURRENT ZONING: PLANNED DEVELOPMENT- MIXED USE DISTRICT (PD-M), AS APPROVED BY THE BRYAN CITY COUNCIL ON MARCH 30, 2010 (ORDINANCE NO. 1861)

NOTES: 1. SETBACK LINES TO BE ESTABLISHED PER CITY OF BRYAN S.D.R.G. 2. ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.

(BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83 TEXAS STATE PLANE COORDINATES CENTRAL ZONE ESTABLISHED BY THE CITY OF BRYAN MONUMENTATION PROJECT UTILIZING REFERENCE MONUMENTS GPS 35, GPS 33 AND GPS 44 SET IN 1987 AND FOUND AT THE TIME OF SURVEY.)

STATE OF TEXAS
COUNTY OF BRAZOS
HONORABLE TAREN ROBERTS, COUNTY CLERK

FINAL PLAT
OF
HIGHLAND HILLS SUBDIVISION
LOTS 1 AND 2, BLOCK A
BEING 13.08 ACRES OF LAND IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, CITY OF BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 10, 2010

Doc Bk Vol Pg
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