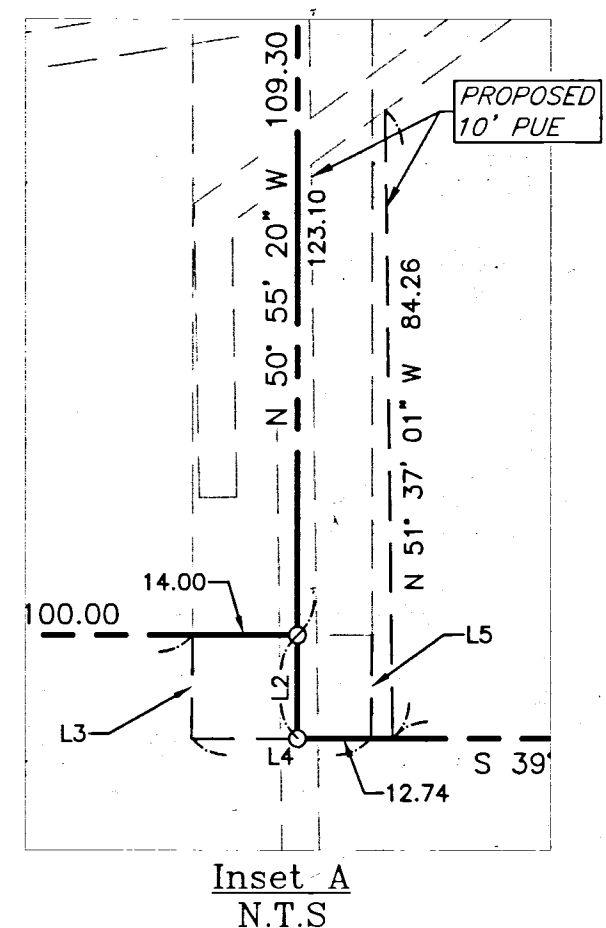
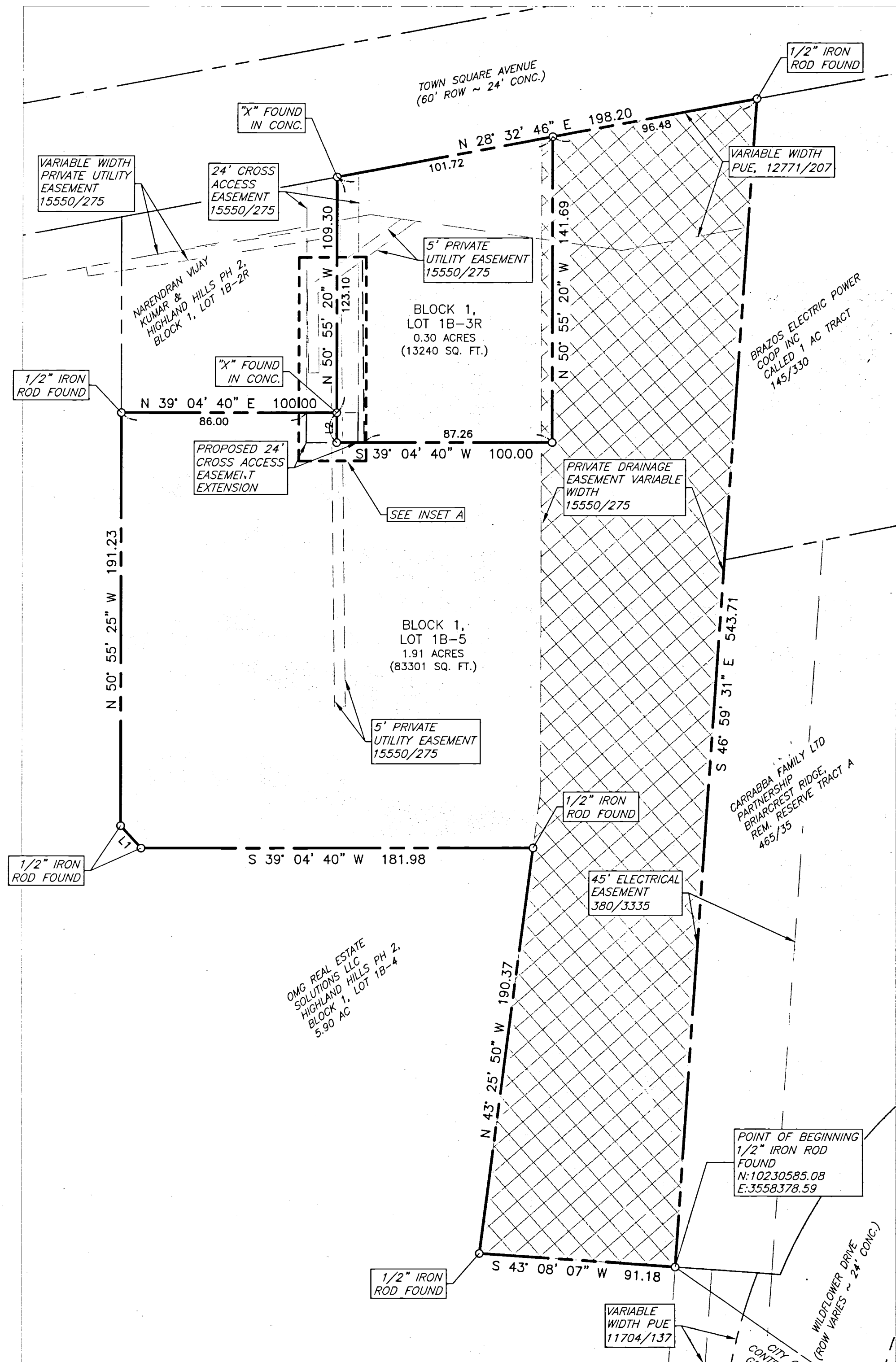
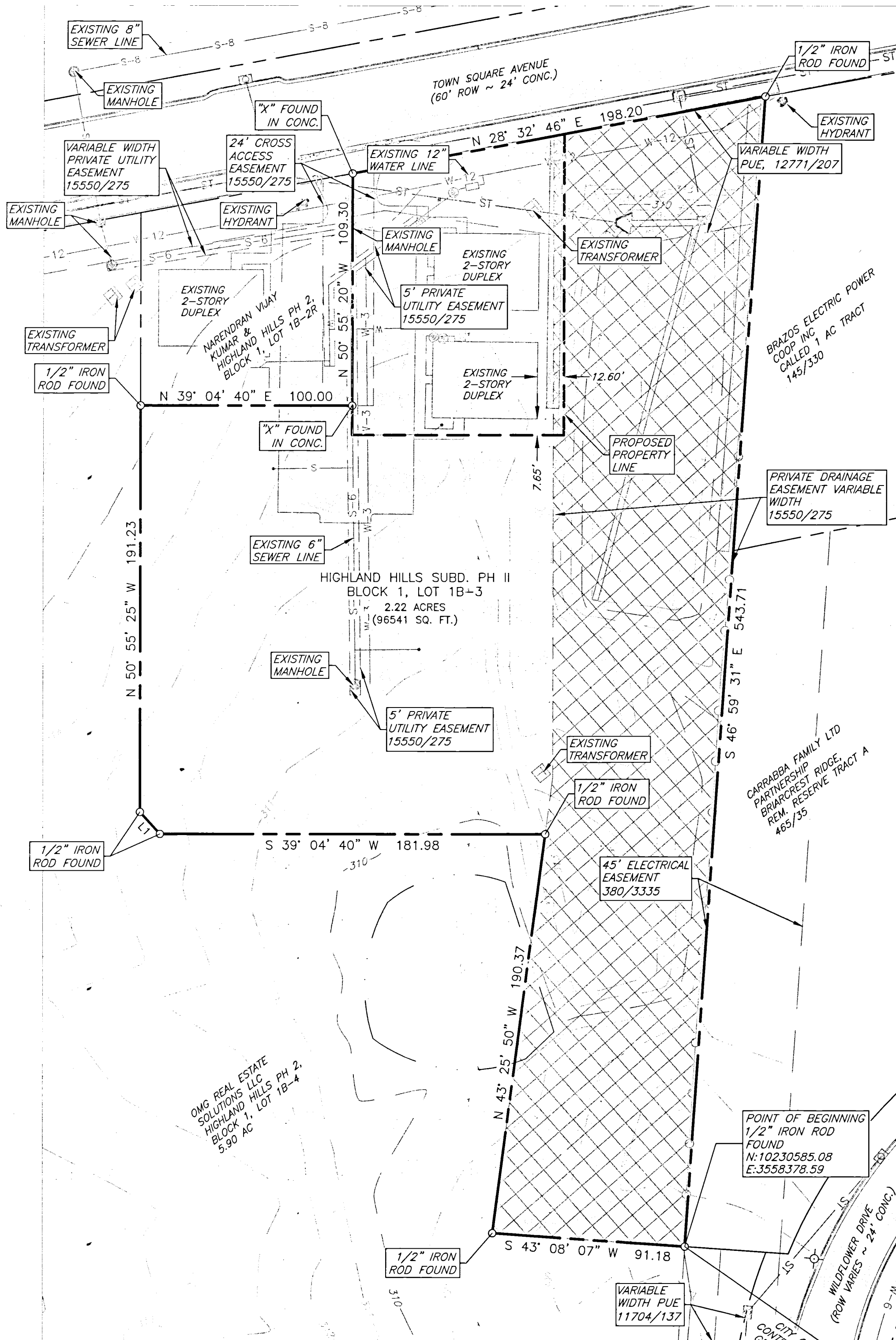


**ORIGINAL PLAT**  
(15550/275)

**REPLAT**



**METES AND BOUNDS DESCRIPTION**  
OF A  
2.22 ACRE TRACT  
LOT 1B-3, BLOCK 1  
HIGHLAND HILLS SUBDIVISION, PHASE II  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1B-3, BLOCK 1, HIGHLAND HILLS SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 15550, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1B-3 AND THE WEST CORNER OF A CALLED "1" ACRE TRACT AS DESCRIBED BY A DEED TO BRAZOS ELECTRIC POWER COOPERATIVE, INC. RECORDED IN VOLUME 145, PAGE 339 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 (N:10230582.08; E:3558378.59) AND AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000111480685 (CALCULATED USING GEOID 12A).

THENCE: S 46° 59' 31" E ALONG THE COMMON LINE OF SAID LOT 1B-3 AND SAID 1 ACRE TRACT FOR A DISTANCE OF 543.71 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 1B-4 (PLAT 15550/275) MARKING THE COMMON CORNER OF SAID LOT 1B-3 AND THE REMAINDER OF RESERVE TRACT A, BRIARCREST RIDGE, ACCORDING TO THE PLAT RECORDED IN VOLUME 465, PAGE 35 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOT 1B-3 AND SAID LOT 1B-4 FOR THE FOLLOWING CALLS:

S 43° 08' 07" W FOR A DISTANCE OF 91.18 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

N 43° 25' 50" W FOR A DISTANCE OF 190.37 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

S 39° 04' 40" W FOR A DISTANCE OF 181.98 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

S 86° 59' 20" W FOR A DISTANCE OF 14.13 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

N 50° 55' 25" W FOR A DISTANCE OF 191.23 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE WEST CORNER OF LOT 1B-2R (PLAT 15550/275);

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Raymond Klechka, Managing Partner of OMG Real Estate Solutions LLC, owner of the 8.343 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_, and designated herein as Highland Hills Subdivision, Phase II, Lot 1B-3R & Lot 1B-5 in the City of Bryan, Texas, and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains easements and public places hereon shown for the purposes identified.

Raymond Klechka, Managing Partner  
OMG Real Estate Solutions LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Raymond Klechka, known to me to be the persons whose names are 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 30th day of January, 2020.

Prige Jackson  
Notary Public, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 6410, 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 the 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.

Brad Kerr, R.P.L.S. No. 4502

**APPROVAL OF THE CITY PLANNER**

I, Keith Zimmerman, 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 3rd day of February, 2020.

Keith Zimmerman  
City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, W. Paul Kuyper, 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 4th day of February, 2020.

W. Paul Kuyper  
City Engineer, Bryan, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
n: 2/6/2020 9:04:04 AM  
the "LAT" Records

Doc Number: 2020-1384453  
Volume - Page: 15836-80  
Number of Pages: 1  
Att. #1: 73.00  
Ord. #1: 20200206000017  
By: PT

said county, do hereby certify that this plat together with my office the \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
Page \_\_\_\_\_

Karen McDermott by Pauline Taylor  
County Clerk, Brazos County, Texas

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.13'	S 86° 59' 20" W
L2	13.80'	S 50° 55' 20" E
L3	13.80'	S 50° 14' 13" E
L4	24.00'	N 39° 04' 40" E
L5	13.80'	N 50° 14' 13" W



**General Notes:**

- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone grid North) based on the published coordinates of the city of Bryan Control monument GPS-121 (N:10230582.08; E:3558378.59) and as established from gps observation.
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000111480685 (Calculated Using GEOID12A).
- 1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" will be set at all exterior corners unless otherwise noted.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 2, 2014.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- This property is Zoned (PD-M). Planned Development- Mixed-Use District per ordinance no. 2204.
- The private Drainage Easement shall be maintained by the lot owner of Lot 1B-5.
- No construction, landscaping, grading, or structures shall impeded, constricted, or block the flow of water in any Private Drainage Easement.
- The Cross Access Easement shall be maintained by each property owner.
- The topography shown is from GIS Data.



**FINAL PLAT**

**Highland Hills Subdivision Ph. II, Lot 1B-3R & 1B-5**

Being a Replat of  
Highland Hills Subdivision Ph. II  
Block 1, Lot 1B-3 - 2.22 Acres  
Bryan, Brazos County, Texas  
Jan 2020

**Owner/Developer:**  
OMG Real Estate Solutions LLC  
8299 County Road 324  
Caldwell, TX 77836

**Engineer:**  
I4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

**Surveyor:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195