



- NOTES:
1. BEARINGS ARE BASED ON THE MONUMENTED NE RIGHT OF WAY OF HIGHTPOINT DRIVE ACCORDING TO THE REPLAT OF LOTS 1R & 2R, BLOCK A, HIGHLAND HILLS SUBDIVISION, AS RECORDED IN VOLUME 10780, PAGE 215 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 2. THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD LIMIT AS SHOWN IN THE FEMA FLOOD INSURANCE RATE MAP #48041C0215E FOR BRAZOS COUNTY, TEXAS, REVISED MAY 16, 2012.
 3. THE PROPERTY IS ZONED CITY OF BRYAN (PLANNED DEVELOPMENT-MIXED USE) ORDINANCE #1861.
 4. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET OR OTHERWISE NOTED.
 5. SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	73.84'	230.00'	18°23'36"	S 34°52'34" E ~73.52'
C2	26.52'	150.00'	10°17'04"	N 06°34'10" E ~23.20'
C3	27.27'	130.00'	12°01'07"	N 51°2'08" E ~27.22'
C4	74.40'	195.00'	21°51'41"	N 34°15'44" E ~73.95'
C5	83.81'	201.00'	23°53'26"	N 35°16'37" E ~83.20'
C6	8.29'	25.00'	18°59'55"	N 37°43'22" E ~8.25'
C7	5.56'	10.00'	31°50'29"	N 44°08'38" E ~5.49'
C8	71.86'	60.00'	68°37'32"	N 23°38'40" E ~67.64'
C9	24.87'	200.00'	07°07'30"	N 44°03'18" W ~24.85'
C10	64.81'	339.69'	10°55'53"	N 40°29'33" W ~64.71'
C11	24.87'	200.00'	07°07'30"	S 36°55'48" E ~24.85'
C12	143.18'	430.00'	19°04'42"	S 43°21'09" E ~142.52'

LINE TABLE

LINE	LENGTH	BEARING
L1	N 57°12'42" E 152.77'	
L2	N 45°11'35" E 80.22'	
L3	N 23°19'54" E 63.57'	
L4	S 47°13'20" W 210.13'	
L5	S 28°13'25" E 78.09'	
L6	N 32°38'12" E 41.76'	
L7	N 25°08'18" W 66.98'	
L8	N 40°29'33" W 73.90'	
L9	N 47°37'03" W 96.01'	
L10	N 33°22'03" W 96.01'	
L11	N 40°29'33" W 85.90'	
L12	S 47°13'20" W 44.65'	
L13	S 28°13'25" W 165.48'	
L14	S 28°13'25" W 63.55'	
L15	S 28°13'25" E 14.54'	
L16	N 49°30'55" E 62.60'	
L17	N 44°30'55" W 39.62'	

ORIGINAL PLAT

PROPERTY DESCRIPTION OF 2.30 ACRES
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

FIELD NOTES FOR THAT CERTAIN TRACT OF LAND BEING 2.300 ACRES SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 1 OF HIGHLAND HILLS SUBDIVISION, PHASE 2 PLAT AS RECORDED IN VOLUME 11704, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF A CALLED 10.175 ACRE TRACT, LOT 1, BLOCK 1, W.C. DAVIS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2394, PAGE 51 (OPBRC), NORTH 16°03'22" EAST, 71.70 FEET, TO THE POINT OF BEGINNING.

THENCE ACROSS SAID 27.61 ACRE TRACT FOR THE FOLLOWING CALLS:

NORTH 49°30'27" EAST, 232.64 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047", SET FOR CORNER;

SOUTH 40°29'33" EAST, 433.34 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047", SET FOR CORNER IN THE PROPOSED RIGHT-OF-WAY OF HILLPOINT DRIVE (60' ROW), AND

THENCE WITH SAID PROPOSED RIGHT-OF-WAY FOR THE FOLLOWING CALLS:

SOUTH 47°13'20" WEST, 165.48 FEET, TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047", SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 8.29 FEET, A CENTRAL ANGLE OF 18°59'55" AND A CHORD BEARING AND DISTANCE OF SOUTH 37°43'22" WEST, 8.25 FEET TO A 1/2" IRON ROD CAPPED "RPLS 6047", SET FOR THE POINT OF TANGENCY;

SOUTH 28°13'25" WEST, 63.55 FEET, TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047", SET FOR CORNER;

NORTH 40°29'33" WEST, 85.90 FEET, TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047", SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 24.87 FEET, A CENTRAL ANGLE OF 07°07'30" AND A CHORD BEARING AND DISTANCE OF NORTH 36°55'48" WEST, 24.85 FEET TO A 1/2" IRON ROD CAPPED "RPLS 6047", SET FOR THE POINT OF TANGENCY;

NORTH 33°22'03" WEST, 96.01 FEET, TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047", SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 339.69 FEET, AN ARC LENGTH OF 64.81 FEET, A CENTRAL ANGLE OF 10°55'53" AND A CHORD BEARING AND DISTANCE OF NORTH 40°29'33" WEST, 64.71 FEET TO A 1/2" IRON ROD CAPPED "RPLS 6047", SET FOR THE POINT OF TANGENCY;

NORTH 47°37'03" WEST, 96.01 FEET, TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047", SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 24.87 FEET, A CENTRAL ANGLE OF 07°07'30" AND A CHORD BEARING AND DISTANCE OF NORTH 44°03'18" WEST, 24.85 FEET TO A 1/2" IRON ROD CAPPED "RPLS 6047", SET FOR THE POINT OF TANGENCY, AND

THENCE NORTH 40°29'33" WEST, 73.94 FEET TO THE POINT OF BEGINNING, CONTAINING 2.30 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF CITY ENGINEER

I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

Paul Kaspar
CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, MARTIN 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 19th DAY OF December, 2013.

Martin Zimmerman
CITY PLANNER
BRYAN, TEXAS

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, *Michael Beaudette*, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE 19th DAY OF December, 2013.

Michael Beaudette
CHAIR, PLANNING AND ZONING COMMISSION
CITY OF BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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, 2013, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 11704, PAGE 210.

Karen McQueen
COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, HY-LAY JOINT VENTURE, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 11704, PAGE 137, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC EVERYWHERE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

Samuel H. Harrison
DR. SAMUEL H. HARRISON, PRESIDENT

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 19th DAY OF December, 2013.

Rouss Carr
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047, 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.

Gregory Hopcus
GREGORY HOPCUS, R.P.L.S. NO. 6047
DECEMBER 4, 2013

REPLAT
HIGHLAND HILLS
SUBDIVISION PHASE 2
LOT 1, BLOCK 1
19.16 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

VICINITY MAP
NOT TO SCALE

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JOB NO.	13-0498
DRAWN BY	JBT
CHECKED BY	GH

SHEET: 1 OF 1