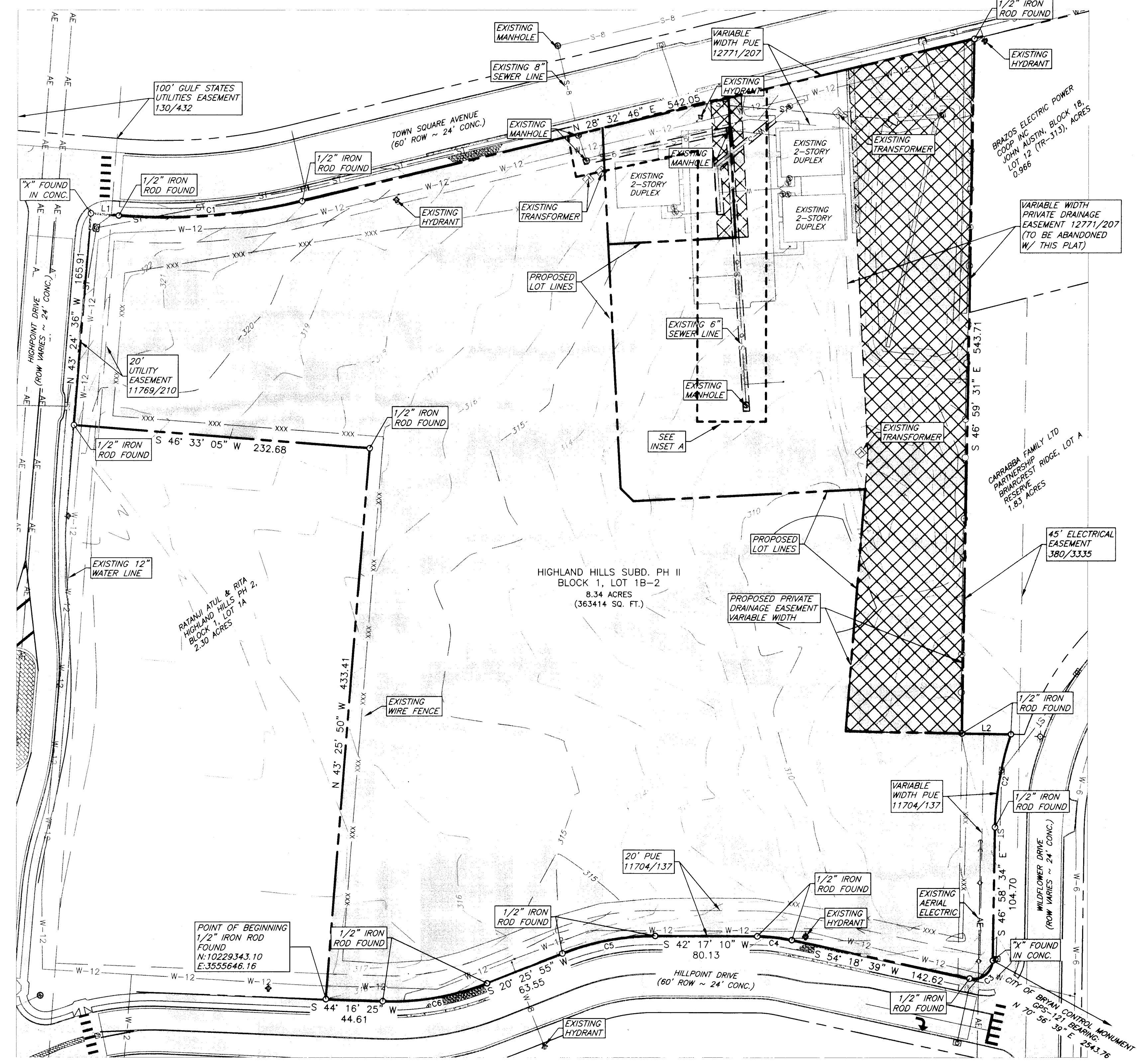


ORIGINAL PLAT

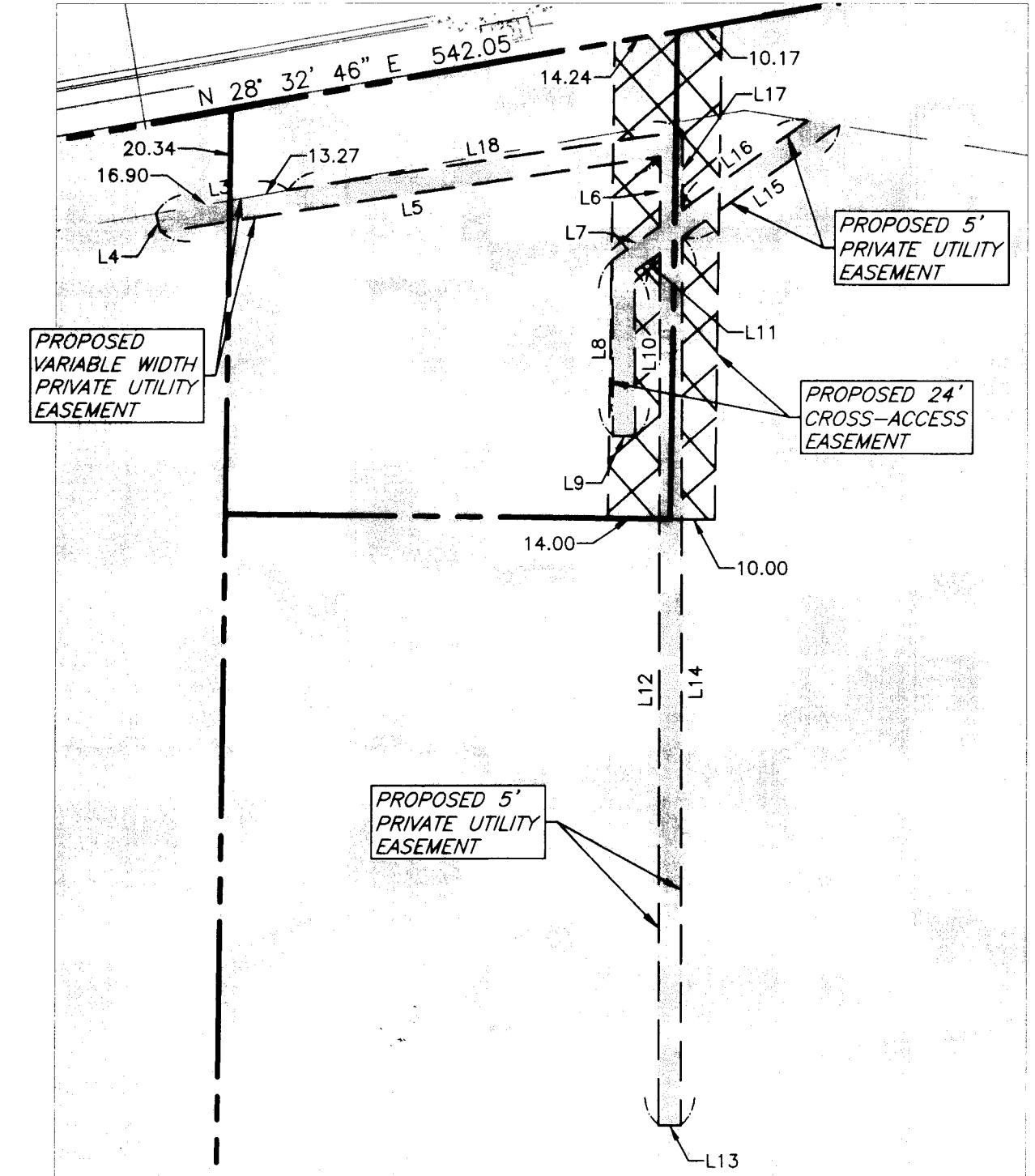


LINE #	LENGTH	DIRECTION
L1	21.90'	N 46° 35' 25" E
L2	38.42'	N 43° 08' 07" E
L3	30.16'	N 28° 32' 46" E
L4	4.27'	N 66° 04' 34" W
L5	113.52'	S 29° 58' 13" W
L6	15.41'	N 51° 37' 01" W
L7	13.17'	N 2° 53' 20" E

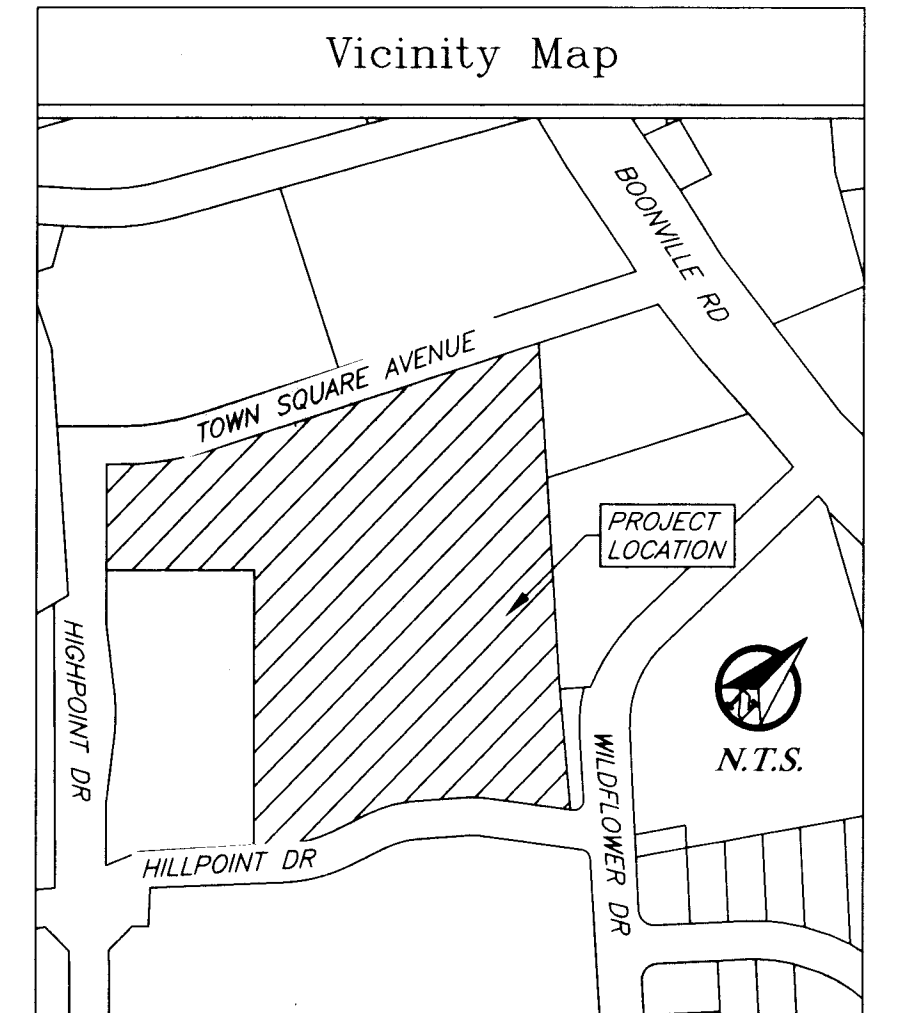
LINE #	LENGTH	DIRECTION
L8	39.49'	N 51° 58' 01" W
L9	5.00'	N 38° 01' 59" E
L10	36.89'	N 51° 58' 01" W
L11	7.01'	N 2° 53' 20" E
L12	195.62'	N 51° 37' 01" W
L13	5.00'	S 38° 22' 59" W
L14	199.19'	N 51° 37' 01" W

LINE #	LENGTH	DIRECTION
L15	43.27'	N 2° 53' 20" E
L16	34.59'	N 2° 53' 20" E
L17	17.63'	N 51° 37' 01" W
L18	89.61'	S 29° 58' 13" W

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	460.05'	18° 02' 39"	144.88'	N 37° 34' 06" E	144.29'
C2	240.00'	17° 42' 03"	74.15'	S 38° 09' 24" E	73.85'
C3	15.00'	100° 19' 13"	26.26'	S 3° 58' 42" W	23.04'
C4	130.00'	12° 00' 55"	27.26'	S 48° 19' 32" W	27.21'
C5	195.00'	21° 53' 23"	74.50'	S 31° 20' 52" W	74.05'
C6	201.00'	23° 52' 05"	83.73'	S 32° 23' 11" W	83.13'



Inset A  
N.T.S.



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.3556378.59) and as established from gps observation.
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- 1/2" Iron rods with Yellow plastic cap stamped "KERB 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 utilities shown hereon are approximate locations.
- This property is Zoned (PD-M), Planned Development- Mixed-Use District per ordinance no. 2204.
- The topography shown is from GIS Data.

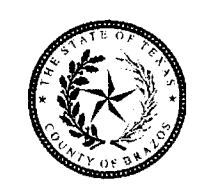


FINAL PLAT

Highland Hills  
Subdivision Ph. II, Lot  
1B-2R, 1B-3 & 1B-4

Being a Replat of  
Highland Hills Subdivision Ph. II  
Block 1, Lot 1B-2 - 8.343 Acres  
Bryan, Brazos County, Texas  
Aug 2019  
Page 1 of 2

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 8/30/2019 3:48:11 PM  
in the PLAT Records  
  
Doc Number: 2019-1371544  
Volume - Page: 15550 - 275  
Number of Pages: 2  
Amount: 73.00  
Order#: 2019083000107  
By: AM



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

Engineer:  
14 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

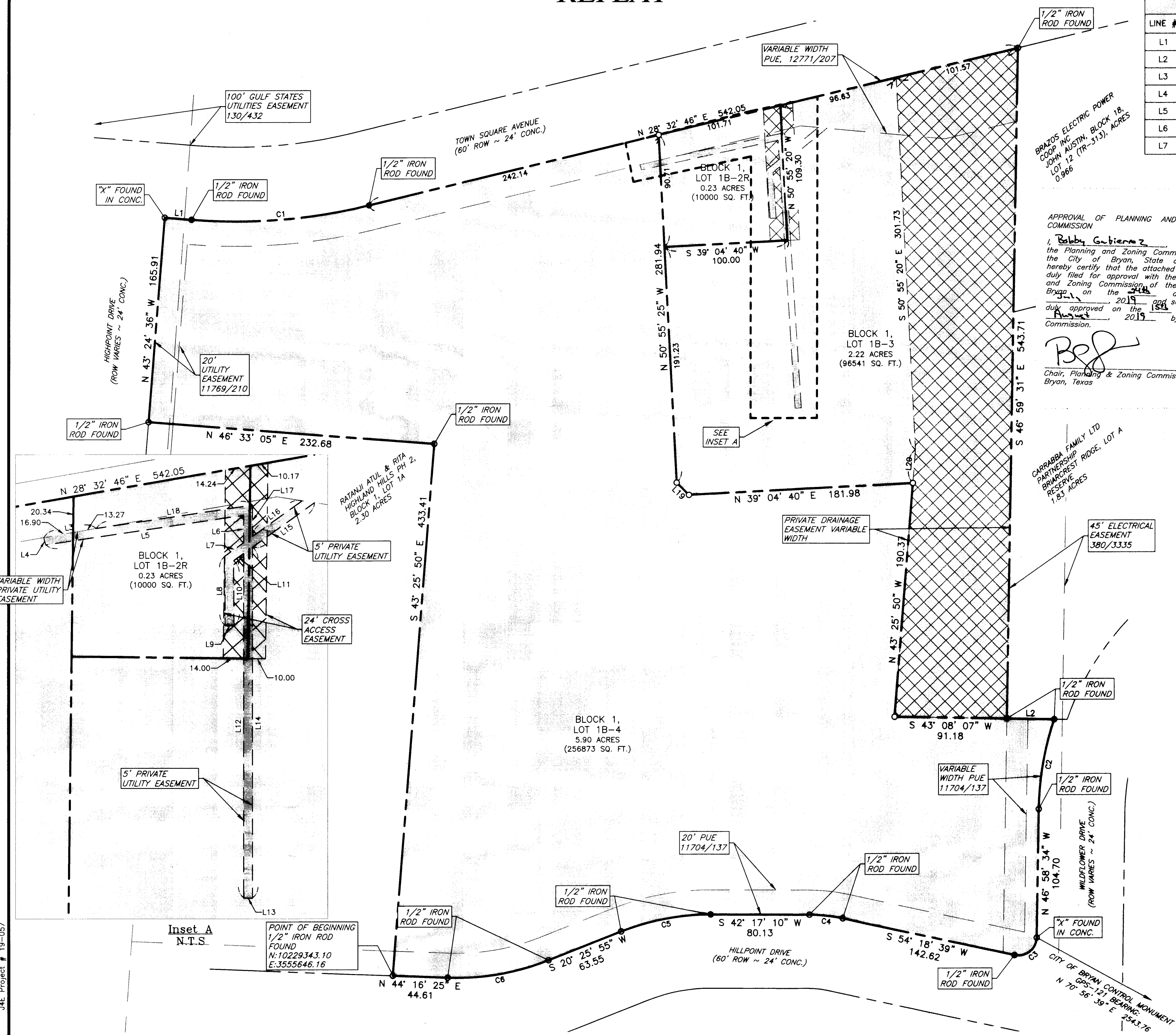
# REPLAT

LINE #	LENGTH	DIRECTION
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L18	89.61'	S 29° 58' 13" W
L19	14.13'	N 86° 59' 20" E
L20	27.18'	N 43° 25' 50" W

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
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C5	195.00'	21° 53' 23"	74.50'	S 31° 20' 52" W	74.05'
C6	201.00'	23° 52' 05"	83.73'	S 32° 23' 11" W	83.13'



### 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 13566, Page 119, and designated herein as Highland Hills Subdivision, Phase II, Lot 1B-2R, Lot 1B-3 & 1B-4 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*  
Raymond Klechka, Managing Partner  
OMG Real Estate Solutions LLC

### APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gubernaz, 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 20th day of August, 2019, and same was duly approved on the 20th day of August, 2019, by said Commission.

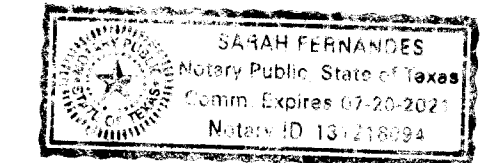
*Bobby Gubernaz*  
Chair, Planning & Zoning Commission,  
Bryan, Texas

### 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 20th day of August, 2019.

*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 at the grading and that the metes and bound describing said subdivision will describe a closed geometric form.

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



### 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 August, 2019.

*Kevin Russell*  
City Planner  
Bryan, Texas

### APPROVAL OF THE CITY ENGINEER

I, Sam Vernon, 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 August, 2019.

*Sam Vernon*  
City Engineer  
Bryan, Texas

### CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

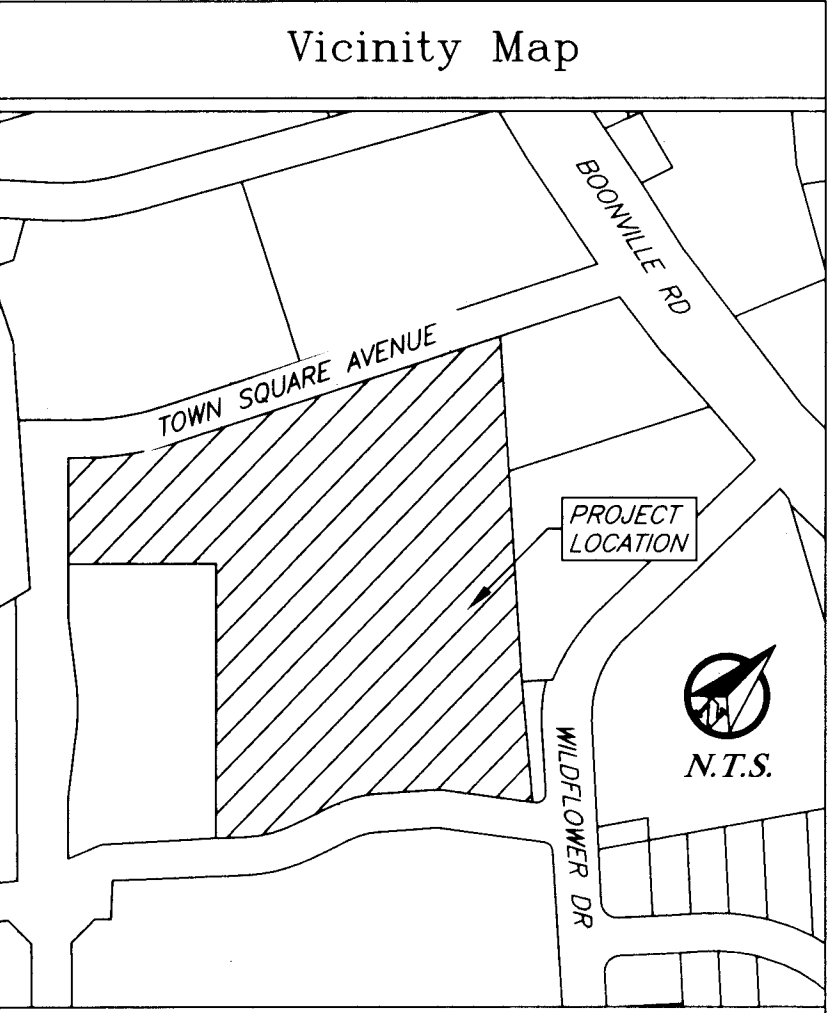
I, Karen McQueen, County Clerk, in authentication was filed for record in my office County in Volume \_\_\_\_\_ Page \_\_\_\_\_

*Karen McQueen*  
County Clerk, Brazos County, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
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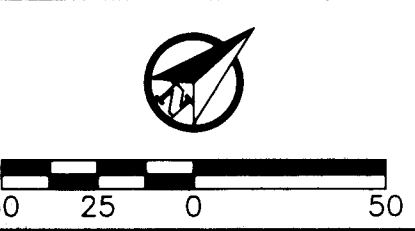


together with its certificates of  
its Official Records of Brazos



### General Notes:

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- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 2, 2014.
- All utilities shown hereon are approximate locations.
- This property is Zoned (PD-M), Planned Development- Mixed-Use District per ordinance no. 2204.
- The topography shown is from GIS Data.



## FINAL PLAT

### Highland Hills Subdivision Ph. II, Lot 1B-2R, 1B-3 & 1B-4

Being a Replat of  
Highland Hills Subdivision Ph. II  
Block 1, Lot 1B-2 ~8.343 Acres  
Bryan, Brazos County, Texas  
Aug 2019

Page 2 of 2

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

Engineer:  
I4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-1567  
TBPE F-9551

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

14 Engineering  
 8/20/2019  
 Highland Hills-Resubplatg  
 14E Project # 19-057

**METES AND BOUNDS DESCRIPTION OF AN 8.343 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1B-2, BLOCK 1, HIGHLAND HILLS SUBDIVISION PHASE 2 ACCORDING TO THE PLAT RECORDED IN VOLUME 12771, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID LOT 1B-2 BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO OMG REAL ESTATE SOLUTIONS LLC RECORDED IN VOLUME 13566, PAGE 119 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 INCH IRON ROD FOUND (N10229343.10, E3555646.16) ON THE NORTHWEST LINE OF HILLPOINT DRIVE (60' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 1B-2 AND THE EAST CORNER OF LOT 1-A OF SAID BLOCK 1, 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 BY GPS OBSERVATION:

THENCE: N 43° 25' 50" W ALONG THE COMMON LINE OF SAID LOTS 1B-2 AND 1-A FOR A DISTANCE OF 433.41 FEET (PLAT CALL: N 40° 29' 33" W - 433.34 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 1-A;

THENCE: S 46° 33' 05" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 232.66 FEET (PLAT CALL: S 49° 30' 27" W - 232.64 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF HILLPOINT DRIVE (R.O.W. VARIES) MARKING THE WEST CORNER OF SAID LOT 1-A;

THENCE: N 43° 24' 36" W ALONG THE NORTHEAST LINE OF HILLPOINT DRIVE FOR A DISTANCE OF 165.91 FEET (PLAT CALL: N 40° 29' 33" W - 165.88 FEET, 12771/207) TO AN "X" FOUND IN CONCRETE ON THE SOUTHWEST LINE OF TOWN SQUARE AVENUE (FORMERLY BUDDY'S AVENUE - 60' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1B-2;

THENCE: ALONG THE SOUTHWEST LINE OF TOWN SQUARE AVENUE FOR THE FOLLOWING CALLS:

N 46° 35' 25" E FOR A DISTANCE OF 21.90 FEET (PLAT CALL: N 46° 30' 27" E - 21.90 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 460.05 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 02' 39" FOR AN ARC DISTANCE OF 144.88 FEET (CHORD BEARS: N 37° 34' 06" E - 144.29 FEET) (PLAT CALL CHORD: N 40° 29' 08" E - 144.27 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 28° 32' 46" E FOR A DISTANCE OF 542.05 FEET (PLAT CALL: N 31° 27' 48" E - 541.99 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 1B-2 AND THE WEST CORNER OF A CALLED 1 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRAZOS RIVER TRANSMISSION ELECTRIC COOP., INC. RECORDED IN VOLUME 145, PAGE 330 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 46° 59' 31" E ALONG THE NORTHEAST LINE OF SAID LOT 1B-2 FOR A DISTANCE OF 543.71 FEET (PLAT CALL: S 44° 04' 22" E - 543.69 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF 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: N 43° 08' 07" E ALONG THE COMMON LINE OF SAID LOT 1B-2 AND RESERVE TRACT A FOR A DISTANCE OF 38.42 FEET (PLAT CALL: N 45° 55' 38" E - 38.37 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF WILDFLOWER DRIVE (R.O.W. VARIES) MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 240.00 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF WILDFLOWER DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 42' 03" FOR AN ARC DISTANCE OF 74.15 FEET (CHORD BEARS: S 38° 09' 24" E - 73.85 FEET) (PLAT CALL CHORD: S 35° 16' 20" E - 73.85 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 46° 58' 34" E FOR A DISTANCE OF 104.70 FEET (PLAT CALL: S 44° 04' 22" E - 104.72 FEET, 12771/207) TO AN "X" FOUND IN CONCRETE MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 15.00 FEET. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-121 BEARS: N 70° 56' 39" E FOR A DISTANCE OF 2543.76 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 19' 13" FOR AN ARC DISTANCE OF 26.26 FEET (CHORD BEARS: S 03° 58' 42" W - 23.04 FEET) (PLAT CALL CHORD: S 06° 56' 35" W - 23.07 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF HILLPOINT DRIVE MARKING THE END POINT OF SAID CURVE;

THENCE: ALONG THE NORTHWEST LINE OF HILLPOINT DRIVE FOR THE FOLLOWING CALLS:

S 54° 18' 39" W FOR A DISTANCE OF 142.62 FEET (PLAT CALL: S 57° 12' 42" W - 142.58 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 130.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 00' 55" FOR AN ARC DISTANCE OF 27.26 FEET (CHORD BEARS: S 48° 19' 32" W - 27.21 FEET) (PLAT CALL CHORD: S 51° 12' 08" W - 27.22 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 42° 17' 10" W FOR A DISTANCE OF 80.13 FEET (PLAT CALL: S 45° 11' 35" W - 80.22 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 195.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 53' 23" FOR AN ARC DISTANCE OF 74.50 FEET (CHORD BEARS: S 31° 20' 52" W - 74.05 FEET) (PLAT CALL CHORD: S 34° 15' 44" W - 73.95 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 20° 25' 55" W FOR A DISTANCE OF 63.55 FEET (PLAT CALL: S 23° 19' 54" W - 63.57 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 201.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 52' 05" FOR AN ARC DISTANCE OF 83.73 FEET (CHORD BEARS: S 32° 23' 11" W - 83.13 FEET) (PLAT CALL CHORD: S 35° 16' 37" W - 83.20 FEET, 12771/207) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 44° 16' 25" W FOR A DISTANCE OF 44.61 FEET (PLAT CALL: S 47° 13' 20" W - 44.65 FEET, 12771/207) TO THE POINT OF BEGINNING CONTAINING 8.343 ACRES OF LAND AS SURVEYED ON THE GROUND. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001114808685 (CALCULATED USING GEOID12A).