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By: Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument filed on the date and time stamped hereon by and was duly recorded in the volume and page of the Official Public Records of:
BRAZOS COUNTY
as stamped hereon by me.
Jun 24 2015
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

REPLAT HIGHLAND HILLS SUBDIVISION PHASE 2 LOT 1-B, BLOCK 1 16.81 ACRE TRACT JOHN AUSTIN SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 57°12'42" W	142.58'
L2	S 45°13'35" W	80.22'
L3	S 23°19'54" W	63.57'
L4	S 47°13'20" W	210.13'
L5	S 28°13'25" E	78.09'
L6	N 32°38'12" E	41.78'
L7	N 25°08'18" W	86.98'
L8	S 40°29'33" E	73.94'
L9	S 47°37'03" E	96.03'
L10	S 33°22'03" E	96.03'
L11	S 40°29'33" E	85.06'
L12	S 47°37'03" E	44.85'
L13	S 47°37'03" W	165.48'
L14	S 28°13'25" E	63.55'
L15	S 28°13'25" W	14.54'
L16	N 48°30'27" E	82.60'
L17	N 40°29'33" W	96.67'
L18	N 47°37'03" W	96.03'
L19	N 33°22'03" W	96.03'
L20	N 40°29'33" W	34.31'
L21	N 44°30'55" W	38.82'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	74.14'	240.00'	174°02'	S 35°16'20" E - 73.85'
C2	26.32'	15.00'	100°32'13"	S 06°56'35" W - 23.07'
C3	27.27'	150.00'	12°01'07"	S 51°12'08" W - 27.22'
C4	74.40'	185.00'	21°51'41"	S 34°15'44" W - 73.85'
C5	83.81'	201.00'	23°53'26"	S 35°16'37" W - 83.20'
C6	8.29'	25.00'	18°58'55"	S 37°43'22" W - 8.25'
C7	5.56'	10.00'	31°50'26"	S 44°08'38" W - 5.40'
C8	68.98'	80.00'	68°37'22"	S 26°39'01" W - 66.08'
C9	24.87'	200.00'	07°07'30"	S 44°03'18" E - 24.85'
C10	64.81'	338.89'	10°55'33"	S 40°29'33" E - 64.71'
C11	24.87'	200.00'	07°07'30"	S 38°55'48" E - 24.85'
C12	143.18'	430.00'	18°04'42"	N 43°21'09" E - 142.52'
C13	24.87'	200.00'	07°07'30"	N 44°03'18" E - 24.85'
C14	64.81'	338.89'	10°55'33"	S 40°29'33" E - 64.71'
C15	27.87'	200.00'	07°07'30"	S 38°55'48" E - 24.85'
C16	144.87'	460.00'	18°02'38"	N 40°29'08" E - 144.27'
C17	125.97'	400.00'	18°02'38"	N 40°29'08" E - 125.45'
C18	151.17'	480.00'	18°02'38"	N 40°29'08" E - 150.54'

FIELD NOTES

Field notes for that certain tract of land being 16.81 acres situated in Bryan, Brazos County, Texas, and being all of Lot 1-B, Block 1, of the Highland Hills Subdivision, Phase 2, as shown on the plat of said subdivision, recorded in Volume 11704, Page 137 of the Official Records of Brazos County, Texas.

The subject property does not appear to be affected by any existing easements shown on the plat of said subdivision, but it may be affected by easements shown on the plat of the W.C. Davis Addition, Lot 1, Block 1, 10.175 Acres, Volume 2394, Page 51 of the Official Records of Brazos County, Texas, as recorded in Volume 11071, Page 227 of the Official Records of Brazos County, Texas.

The subject property is shown on the plat of said subdivision, and is being replatted as shown on the attached plat. The replat shall be in accordance with the provisions of the Texas Subdivision Act, Chapter 207, of the Texas Civil Statutes, as amended.

PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS SET ON OVERHUNG CORNERS.

STREETS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCE.

EXISTING FLOOD HAZARD AREAS AS SHOWN ON THE FLOOD HAZARD MAP ARE HEREBY APPLICABLE TO THIS REPLAT.

THE OUTSIDE DISPLAY OF MOTOR VEHICLES ON THE STREET SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCE.

THE REPLAT SHALL BE IN ACCORDANCE WITH THE TEXAS SUBDIVISION ACT, CHAPTER 207, OF THE TEXAS CIVIL STATUTES, AS AMENDED.

EXISTING 50' WIDE EXKON PRIVATE PIPELINE EASEMENT VOL. 391, PG. 476.

EXISTING 50' WIDE EXKON PRIVATE PIPELINE EASEMENT VOL. 874, PG. 539.

EXISTING 11.5' WIDE PUBLIC UTILITY EASEMENT VOL. 1715, PG. 81.

EXISTING 20' WIDE PUBLIC UTILITY EASEMENT VOL. 11704, PG. 137.

EXISTING 100' GOLF STATES PRIVATE UTILITY EASEMENT (VOLUME 130, PAGE 432).

EXISTING 20' WIDE PUBLIC UTILITY EASEMENT VOL. 11704, PG. 137.

EXISTING 20' WIDE PUBLIC UTILITY EASEMENT VOL. 11704, PG. 137.

EXISTING 20' WIDE PUBLIC UTILITY EASEMENT VOL. 11704, PG. 137.

EXISTING 20' WIDE PUBLIC UTILITY EASEMENT VOL. 11704, PG. 137.

EXISTING 20' WIDE PUBLIC UTILITY EASEMENT VOL. 11704, PG. 137.

EXISTING 20' WIDE PUBLIC UTILITY EASEMENT VOL. 11704, PG. 137.

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 ZIMMERMANN, 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 23 DAY OF June, 2015.

Martin Zimmermann
CITY PLANNER
BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

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 24 DAY OF June, 2015 IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 11711, PAGE 421.

Karen McQueen
COUNTY CLERK
BRAZOS COUNTY, TEXAS

NOTARY PUBLIC CERTIFICATION

ROBIN COBB
Notary Public, State of Texas
My Commission Expires May 14, 2016

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 18 DAY of June, 2015, I observed the signatory and acknowledged to me that he executed the same FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 18 DAY of June, 2015

Robin Cobb
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

REPLAT VICINITY MAP NOT TO SCALE

Gessner Engineering

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TBPLS F-10193910

JOB NO.	14-0293
DRAWN BY	MK
CHECKED BY	GH