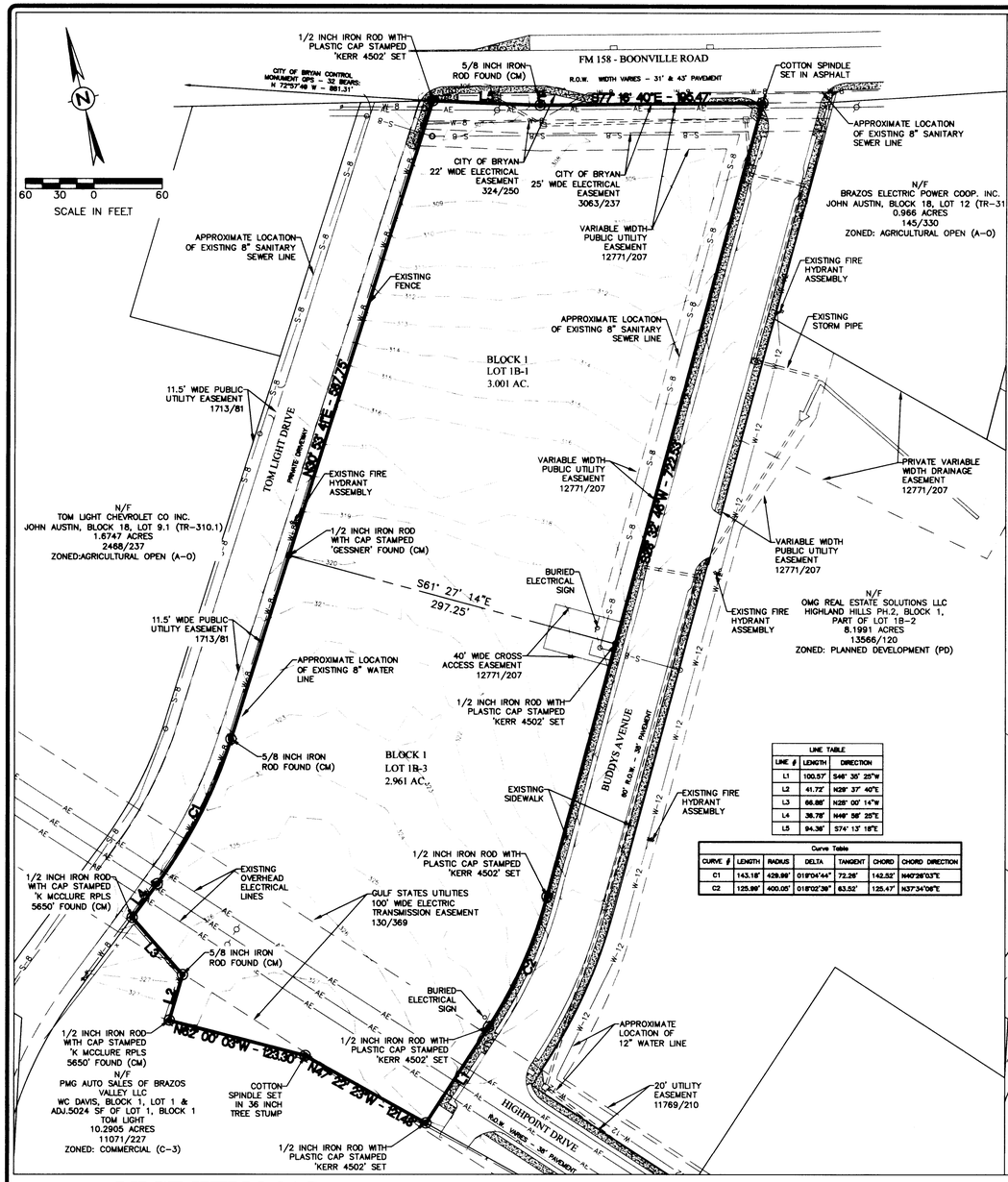
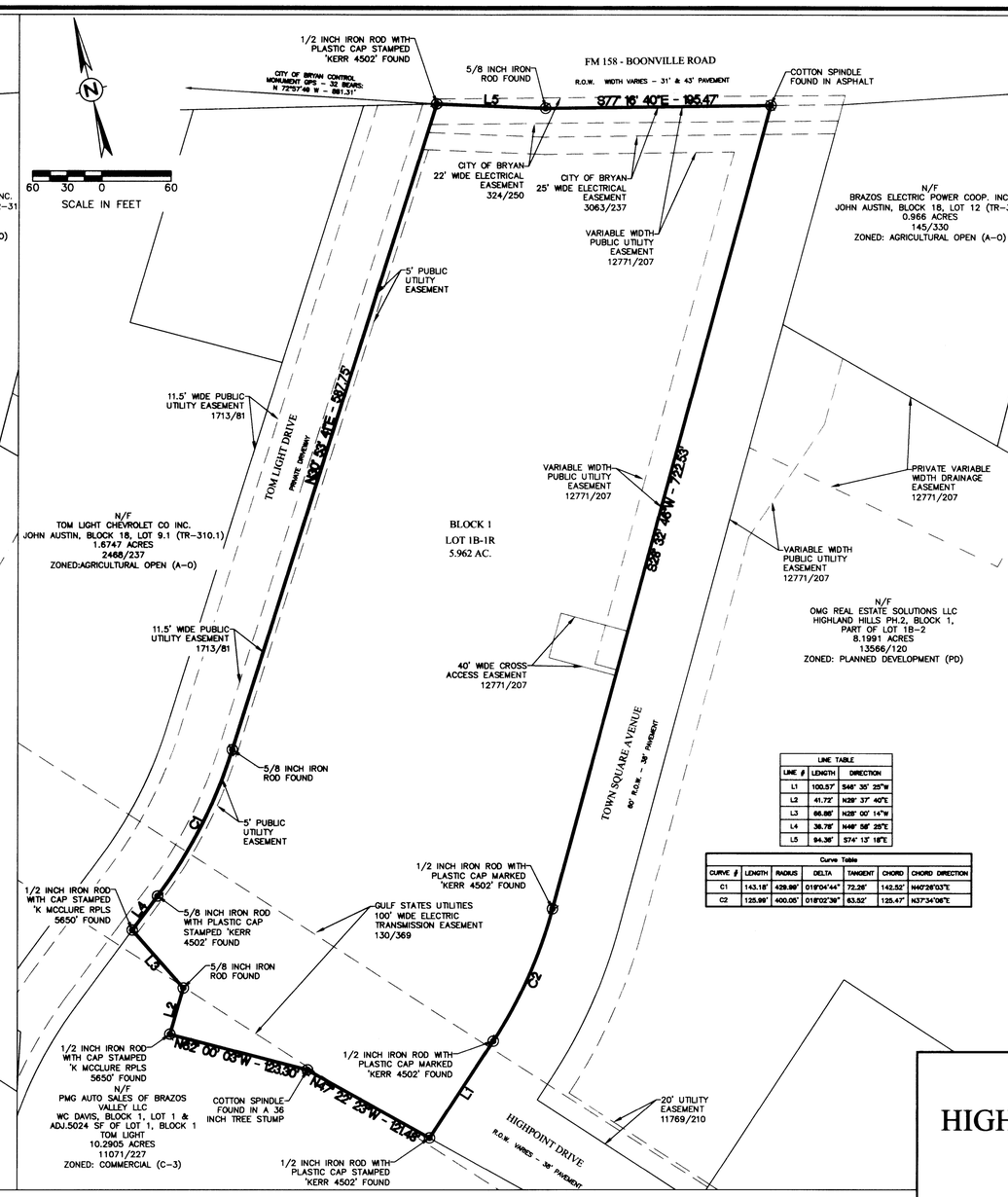


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	100.57'	S46° 35' 25"W
L2	41.72'	N29° 37' 40"E
L3	66.86'	N25° 00' 14"W
L4	36.78'	N46° 56' 25"E
L5	94.36'	S74° 13' 18"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	143.18'	429.99'	019°04'44"	72.26'	142.52'	N40°26'03"E
C2	125.99'	400.05'	018°02'39"	63.52'	125.47'	N37°34'06"E



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CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, ERIC LEMBCKE, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 14588, Page 95, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

ERIC LEMBCKE

LONE STAR C&L INVESTMENTS LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ERIC LEMBCKE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 11TH day of DECEMBER 2018

RICHARD CHRISTOPHER FLORES
Notary Public, State of Texas
Comm. Expires 03-29-2020
Notary ID 128935919

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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.

STATE OF TEXAS REGISTERED BRAD KERR 4502 PROFESSIONAL LAND SURVEYOR

R.P.L.S. No. 4502

CERTIFICATION OF THE CO

STATE OF TEXAS
COUNTY OF BRAZOS

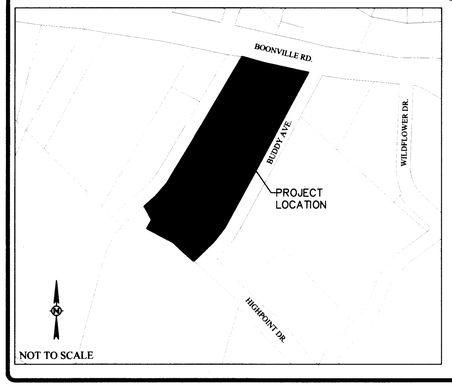
I, _____ that this plat together wi... my office the _____ day of Brazos County, Texas,

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/1/2019 1:52:37 PM
In the PLAT Records

Doc Number: 2019 – 1351636
Volume – Page: 15129 – 69
Number of Pages: 1
Amount: 73.00
Order#: 20190201000086
By: TD

Karen McQueen
County Clerk
Brazos County, Texas
By: [illegible]

VICINITY MAP



ORIGINAL PLAT

VOLUME 12771, PAGE 207

NOTES:

1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 (Y:10230582.08; X:3558637.59) AND AS ESTABLISHED FROM GPS OBSERVATION.
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011246198337 (CALCULATED USING GEOID12B).
3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0215F, EFFECTIVE DATE: APRIL 2, 2014.
4. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
6. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT CITY OF BRYAN ORDINANCE.
7. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
8. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNERS.
9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
10. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
11. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
12. THIS PROPERTY IS LOCATED ON THE FM 158 CORRIDOR OVERLAY DISTRICT AND SHALL FOLLOW ORDINANCE SECTION 130-26 AND 62 – DIVISION 2.

METES AND BOUNDS DESCRIPTION
OF A
5.962 ACRE TRACT
HIGHLAND HILLS SUBDIVISION, PHASE 2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1B–1 AND 1B–3, 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 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ⅝ INCH IRON ROD WITH CAP STAMPED "K MCCLURE RPLS 5650" FOUND ON THE SOUTHEAST LINE OF LOT 2, BLOCK 1, TOM LIGHT CHEVROLET COMPANY SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 1713, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID LOT 2 ALSO BEING COMMONLY KNOWN AS TOM LIGHT DRIVE, MARKING THE NORTH CORNER OF LOT 1, BLOCK 1, W. C. DAVIS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2394, PAGE 51 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING A WEST CORNER OF SAID LOT 1B–3. 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 (Y:10230582.08; X:3558378.58) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011246198337 (CALCULATED USING GEOID12B);

THENCE: ALONG THE COMMON LINE OF SAID LOTS 1B–3 AND 1B–1 AND SAID LOT 2 FOR THE FOLLOWING CALLS:

N 49° 56' 25" E FOR A DISTANCE OF 36.78 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 429.99 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 04' 44" FOR AN ARC DISTANCE OF 143.18 FEET (CHORD BEARS: N 40° 26' 03" E – 142.52 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 30° 53' 41" E FOR A DISTANCE OF 567.75 FEET TO A ⅝ INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE SOUTH LINE OF FM 158 (BOONEVILLE ROAD – VARIABLE WIDTH R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 1B–1;

THENCE: S 74° 13' 18" E ALONG THE SOUTH LINE OF FM 158 FOR A DISTANCE OF 94.36 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 77° 16' 40" E CONTINUING ALONG THE SOUTH LINE OF FM 158 FOR A DISTANCE OF 195.47 FEET TO A COTTON SPINDLE FOUND IN ASPHALT ON THE NORTHWEST LINE OF BUDDY'S AVENUE (60' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 1B–1;

THENCE: ALONG THE NORTHWEST LINE OF BUDDY'S AVENUE FOR THE FOLLOWING CALLS:

S 28° 32' 48" W FOR A DISTANCE OF 722.53 FEET TO A ⅝ INCH IRON ROD WITH CAP MARKED "KERR 4502" FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 400.05 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 02' 39" FOR AN ARC DISTANCE OF 125.99 FEET (CHORD BEARS: S 37° 34' 06" W – 125.47 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE END OF SAID CURVE;

S 46° 35' 25" W FOR A DISTANCE OF 100.57 FEET TO A ⅝ INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE NORTHEAST LINE OF SAID W. C. DAVIS ADDITION MARKING THE SOUTH CORNER OF SAID LOT 1B–3;

THENCE: ALONG THE COMMON LINE OF SAID LOT 1B–3 AND SAID W. C. DAVIS ADDITION, FOR THE FOLLOWING CALLS:

N 47° 22' 23" W FOR A DISTANCE OF 121.48 FEET TO A COTTON SPINDLE FOUND IN A 36 INCH TREE STUMP;

N 82° 00' 03" W FOR A DISTANCE OF 123.30 FEET TO A ⅝ INCH IRON ROD WITH CAP STAMPED "K MCCLURE RPLS 5650" FOUND;

N 29° 37' 40" E FOR A DISTANCE OF 41.72 FEET TO A 5/8 INCH IRON ROD FOUND;

N 28° 00' 14" W FOR A DISTANCE OF 66.86 FEET TO THE POINT OF BEGINNING CONTAINING 5.962 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST 2018.

REPLAT

CERTIFICATE OF THE 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 24th day of January 2019.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, William Kampen, 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 25th day of January 2019.

City Engineer, Bryan, Texas

FINAL PLAT
HIGHLAND HILLS SUBDIVISION
PHASE 2
5.962 ACRES

LOT 1B-1R, BLOCK 1

BEING A

REPLAT
HIGHLAND HILLS SUBDIVISION
PHASE 2

LOTS 1B-1 & 1B-3, BLOCK 1
VOL. 12771, PG.207
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 60'
DECEMBER, 2018

OWNER/DEVELOPER:
LONE STAR C&L INVESTMENTS LLC
PO BOX 2745
BRYAN, TX 77805
281-947-2155

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ
Engineering LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
***
(979) 764-3900

F:_ 18-49 Highland Hills (TOWN SQ. EXT) 18-49 PDV LS PLAT (Aug. Layout)