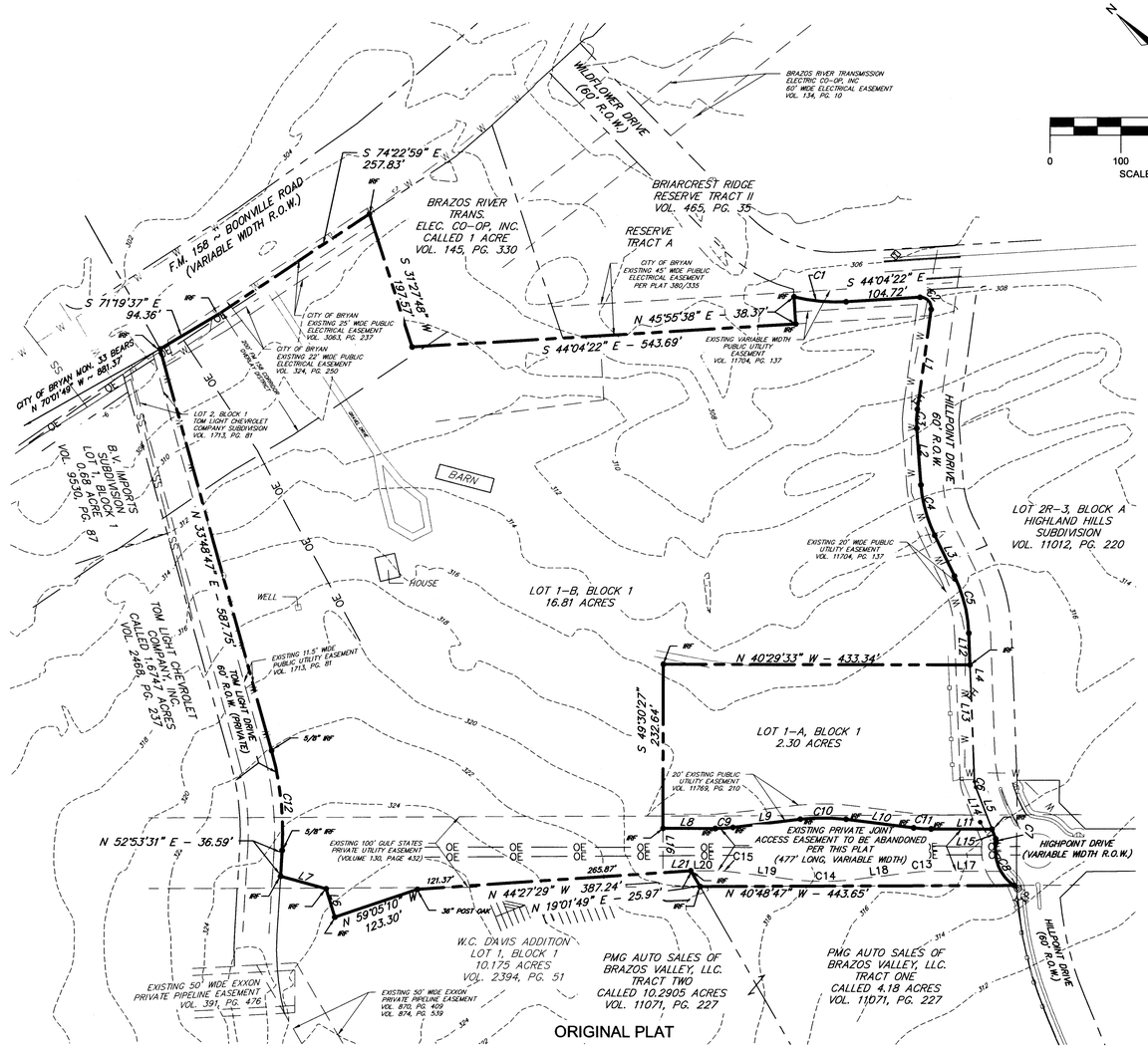
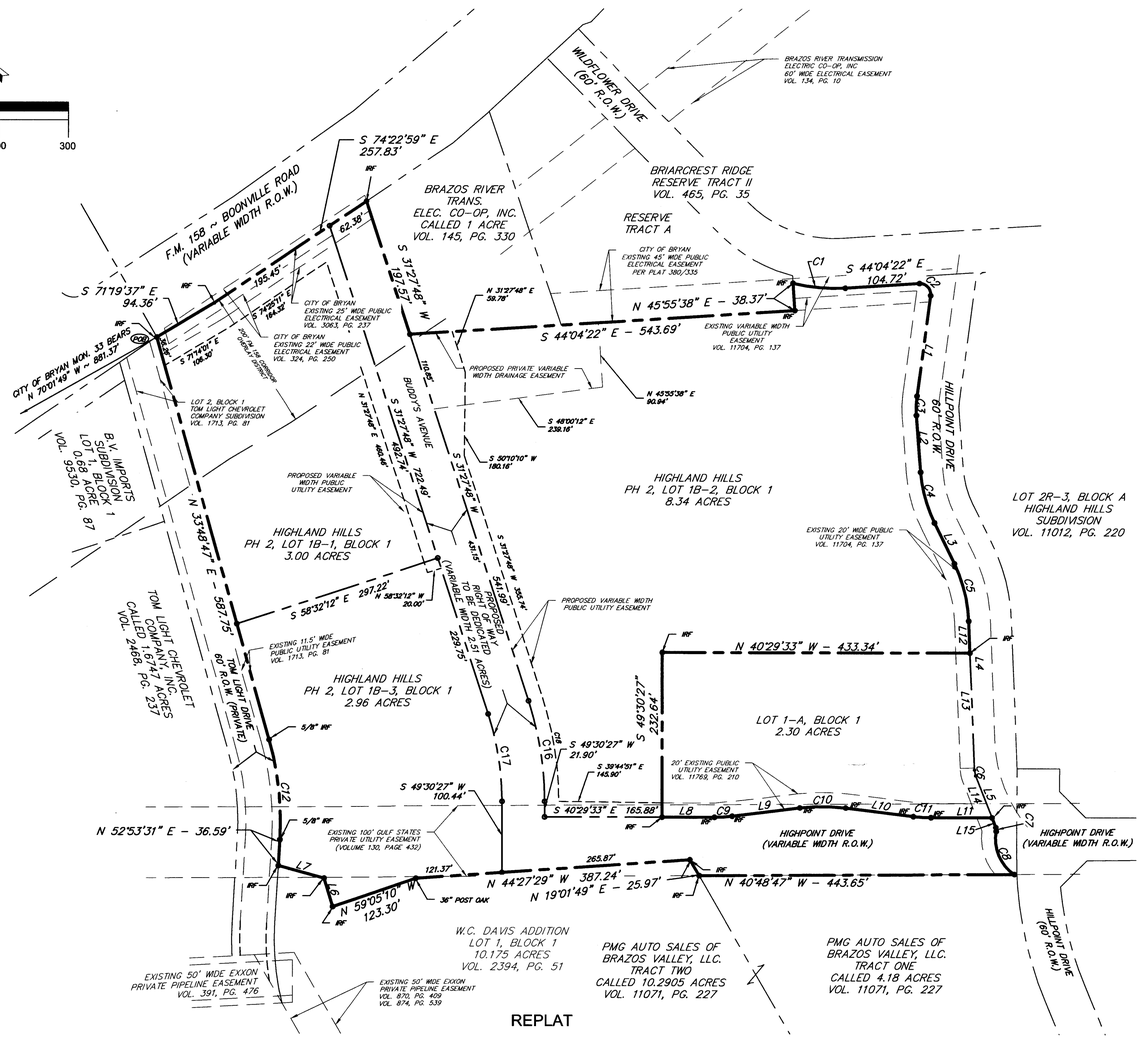


ORIGINAL PLAT



REPLAT

REPLAT

HIGHLAND HILLS SUBDIVISION PHASE 2

LOT 1-B, BLOCK 1

16.81 ACRE TRACT

JOHN AUSTIN SURVEY, A-2

BRYAN, BRAZOS COUNTY, TEXAS

NOTES:
1. BEARINGS ARE BASED ON THE MONUMENTED NORTHEAST RIGHT OF WAY OF HIGHPOINT 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 CURRENTLY A ZONED PD-M (PLANNED DEVELOPMENT-MIXED USE) ORDINANCE #1881.
4. PROPERTY CORNERS ARE MONUMENTED WITH ½" IRON RODS SET, OTHERWISE NOTED.
5. SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
6. DETENTION POND MAINTENANCE TO BE PROVIDED BY PROPERTY OWNER'S ASSOCIATION THAT IS TO BE ESTABLISHED.
7. THE OUTDOOR DISPLAY OF MOTOR VEHICLES ON LOTS 1B-1 AND 1B-3 HAS BEEN APPROVED BY THE SITE DEVELOPMENT REVIEW COMMITTEE, PROVIDED SUCH DISPLAY IS IN CONNECTION WITH THE AUTOMOBILE SALES USE ALLOWED BY CONDITIONAL USE PERMIT, CASE NO. C014-13 OR A SUBSEQUENT CONDITIONAL USE PERMIT AUTHORIZING AUTOMOBILE SALES.

LINE TABLE

L1	S 57°12'42" W	142.58'
L2	S 45°11'35" 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	41.76'
L7	N 25°08'18" W	66.98'
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	85.86'
L12	S 47°13'20" W	44.65'
L13	S 47°13'20" W	165.48'
L14	S 28°13'25" W	63.55'
L15	S 28°13'25" W	14.54'
L16	N 49°30'27" E	62.60'
L17	N 40°29'33" W	98.67'
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	39.62'

CURVE TABLE

	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	74.14'	240.00'	17°42'02"	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'	130.00'	12°01'07"	S 51°12'08" W--27.22'
C4	74.40'	195.00'	21°51'41"	S 34°15'44" W--73.95'
C5	83.81'	201.00'	23°53'26"	S 35°16'37" W--83.20'
C6	8.29'	25.00'	18°59'55"	S 37°43'22" W--8.25'
C7	5.56'	10.00'	31°50'26"	S 44°08'38" W--5.49'
C8	69.98'	60.00'	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'	339.69'	10°55'53"	S 40°29'33" E--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"	N 43°21'09" E--142.52'
C13	24.87'	200.00'	07°07'30"	N 44°03'18" W--24.85'
C14	64.81'	339.69'	10°55'53"	N 40°29'33" W--64.71'
C15	21.87'	200.00'	07°07'30"	S 36°55'48" E--24.85'
C16	144.87'	460.00'	18°02'39"	N 40°29'08" E--144.27'
C17	125.97'	400.00'	18°02'39"	N 40°29'08" E--125.45'
C18	151.17'	480.00'	18°02'39"	N 40°29'08" E--150.54'

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, Highland Hills Subdivision Phase 2, according to the Amending Plat recorded in Volume 13999, Page 235, Official Records of Brazos County, Texas, (ORBCT). Said tract being a portion of a 27.61 acre tract, described in a Quitclaim Deed dated October 22, 2012, from Samuel H. Harrison, M.D. to Hy-Lay Joint Venture, as recorded in Volume 11209, Page 109, (ORBCT). Said tract described as follows, to wit:

BEGINNING at a 1/2-inch iron rod found set, in the south right-of-way line of F.M. 158 (Boonville Road – variable width right-of-way) for the most easterly north corner of Tom Light Drive (60 foot Private Access Road to F.M. 158), and also being Lot 2, Block 1, of Tom Light Chevrolet Company Subdivision, according to the plat recorded in Volume 1713, Page 81 Official Records of Brazos County, Texas (ORBCT), and the north corner of the herein described tract;

THENCE, with said south right-of-way of F.M. 158 for the following calls:

South 71°19'37" East 94.36 feet, to a 5/8 inch iron rod found, and

South 74°22'59" East 257.83 feet, to a 5/8 inch iron rod found for the north corner of a called 1 acre tract of land, as described in a deed to Brazos River Transmission Electric Cooperative, Inc., recorded in Volume 145, Page 330 Deed Records of Brazos County, Texas, (DRBCT) same being the northeast corner of the herein described tract;

THENCE, leaving said south Right-Of-Way of F.M. 158, South 31°27'48" West 197.57 feet, with the common northwest line of said 1 acre tract, to a 1/2-inch iron rod found for corner;

THENCE, South 44°04'22" East 543.69 feet, with the common southwest line of said 1 acre tract and a called 76.793 square foot tract of land, described as Tract A, according to the plat of Briarcrest Ridge, Reserve Tract II, as recorded in Volume 465, Page 35 (DRBCT) to a 1/2-inch iron rod found for corner;

FIELD NOTES

THENCE, North 45°55'38" East 38.37 feet, with said common southeast line of Tract A, to a 1/2-inch iron rod set in the south west right-of-way of Wildflower Drive (70 foot right-of-way) and the beginning of a curve to the left;

THENCE, with said right-of-way of Wildflower Drive for the following calls:

With said curve to the left, having a radius of 240.00 feet, an arc length of 74.14 feet, and a chord bearing and distance of South 35°16'20" East, 73.85 feet to a 1/2-inch iron rod set for the point of tangency, and South 44°04'22" East 104.72 feet, to a 1/2-inch iron rod set for the beginning of a curve to the right; and

With said curve to the right, having a radius of 15.00 feet, an arc length of 26.32 feet, and a chord bearing and distance of South 06°56'35" West, 23.07 feet to a 1/2-inch iron rod set in the south right-of-way of Hillpoint Drive (60 foot right-of-way);

THENCE, with said right-of-way of Hillpoint Drive for the following calls:

South 57°12'42" West 142.58 feet, to a 1/2-inch iron rod set for the beginning of a curve to the left;

With said curve to the left, having a radius of 130.00 feet, an arc length of 27.27 feet, and a chord bearing and distance of South 51°12'08" West, 27.22 feet to a 1/2-inch iron rod set for the point of tangency,

South 45°11'35" West 80.22 feet, to a 1/2-inch iron rod set for the beginning of a curve to the left;

With said curve to the left, having a radius of 195.00 feet, an arc length of 74.40 feet, and a chord bearing and distance of South 34°15'44" West, 73.95 feet to a 1/2-inch iron rod set for the point of tangency,

South 23°19'54" West 63.57 feet, to a 1/2-inch iron rod set for the beginning of a curve to the left;

With said curve to the left, having a radius of 201.00 feet, an arc length of 83.81 feet, chord bearing and distance of South 35°16'37" West, 83.20 feet to a 1/2-inch iron rod set for the point of tangency, and

South 47°13'20" West 44.65 feet, to a 1/2-inch iron rod found for the east corner, a called 2.30 acre tract of land, same being Lot 1-A, Block 1, Highland Hills Phase 2;

THENCE, with the common line of said Lot 1-A, Block 1, for the following calls:

North 49°30'27" West 433.34 feet, to a 1/2-inch iron rod found for the north corner of said 2.30 acre tract;

South 49°30'27" West 232.64 feet, to a 1/2-inch iron rod found for the west corner of said 2.30 acre tract;

South 40°29'33" East 73.94 feet, to a 1/2-inch iron rod found for the beginning of a curve to the left;

With said curve to the left, having a radius of 200.00 feet, an arc length of 24.87 feet, and a chord bearing and distance of South 44°03'18" East, 24.85 feet to a 1/2-inch iron rod found for the point of tangency;

South 47°37'03" East 96.03 feet, to a 1/2-inch iron rod found for the beginning of a curve to the right;

With said curve to the right, having a radius of 339.69 feet, an arc length of 64.81 feet, and a chord bearing and distance of South 42°29'33" East, 64.71 feet to a 1/2-inch iron rod set for the point of tangency;

South 37°22'03" East 96.03 feet, to a 1/2-inch iron rod found for the beginning of a curve to the left;

With said curve to the left, having a radius of 200.00 feet, an arc length of 24.87 feet and a chord bearing and distance of South 36°55'48" East, 24.85 feet to a 1/2-inch iron rod found for the point of tangency, and

South 40°29'33" East 85.86 feet, to a 1/2-inch iron rod found in the northwestern right-of-way of the aforementioned Hillpoint Drive;

THENCE, with said Right-Of-Way of Hillpoint Drive for the following calls:

South 28°13'27" West 14.54 feet, to a 1/2-inch iron rod found for the beginning of a curve to the right;

With said curve to the right, having a radius of 430.00 feet, an arc length of 5.56 feet and a chord bearing and distance of South 44°38'38" West, 5.49 feet to a 1/2-inch iron rod set for the beginning of a curve to the left; and

With said curve to the left, having a radius of 60.00 feet, an arc length of 69.98 feet and a chord bearing and distance of South 26°39'01" West, 66.08 feet, to a 1/2-inch iron rod found for the point of tangency and the east corner of a called 4.18 acre tract of land, referenced to as Tract One, as deed to PMG Auto Sales of Brazos Valley, LLC., recorded in Volume 11071, Page 227 (ORBCT), and being the south corner of the herein described tract;

THENCE, leaving said Right-Of-Way of Hillpoint Drive and with southwest lines of this tract for the following calls:

North 40°48'47" West 443.65 feet, to a 1/2-inch iron rod found for the north corner of said 4.18 acre tract and in the southeast line of Lot 2, Block 1, of Davis Addition, a called 10

.175 acre tract of land, according to the plat recorded in Volume 2394, Page 51 (ORBCT), same being Tract 2 of said deed recorded in Volume 11071, Page 227, (ORBCT);

North 19°01'49" East 25.97 feet, with the common line of said 10.175 acre tract, to a 1/2-inch iron rod found for the easternmost corner of said 10.175 acre tract;

North 44°27'29" West, 387.24 feet, to a 36" post oak for an angle point of said 10.175 acre tract

North 59°05'10" West 123.30 feet, to a 1/2-inch iron rod found for corner,

North 32°38'12" East 41.76 feet, to a 5/8-inch iron rod found for corner,

North 25°08'18" West 66.98 feet, to a 5/8-inch iron rod found in the east right-of-way of the aforementioned Tom Light Drive;

THENCE, with said right-of-way of Tom Light Drive and the northwest lines of this tract for the following calls:

North 52°53'31" East 36.59 feet, to a 5/8-inch iron rod found and the beginning of a curve to the left, and

With said curve to the left, having a radius of 430.00 feet, an arc length of 143.18 feet and a chord bearing and distance of North 43°21'09" East, 142.52 feet, to a 1/2-inch iron rod set for the point of tangency, and

North 33°48'47" East 587.75 feet to the POINT OF BEGINNING, containing 16.81 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.

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 ___ DAY OF _____, 2015.

CITY PLANNER
BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 ____ DAY OF _____, 20__, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

COUNTY CLERK
BRAZOS COUNTY, TEXAS

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS AY 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 _____ DAY OF _____, 20__.

NOTARY PUBLIC, 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 11209, PAGE 137, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

DR. SAMUEL H. HARRISON, PRESIDENT

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 R.P.L.S. NO. 6047
FEBRUARY, 2015

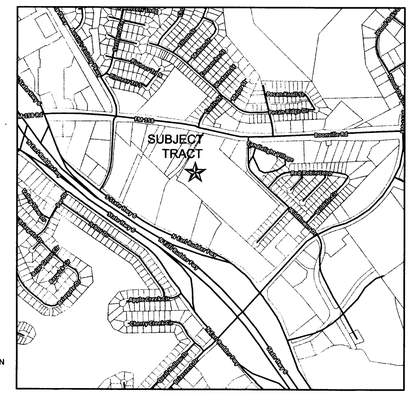
STATE OF TEXAS REGISTERED GREGORY HOPCUS 6047 PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, 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 ___ DAY OF _____, 2015.

CHAIR, PLANNING AND ZONING COMMISSION
CITY OF BRYAN, TEXAS

MAY 13 2015



VICINITY MAP

NOT TO SCALE

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Firm Registration Number:
TBPE F-7451
TBPLS F-10193910

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