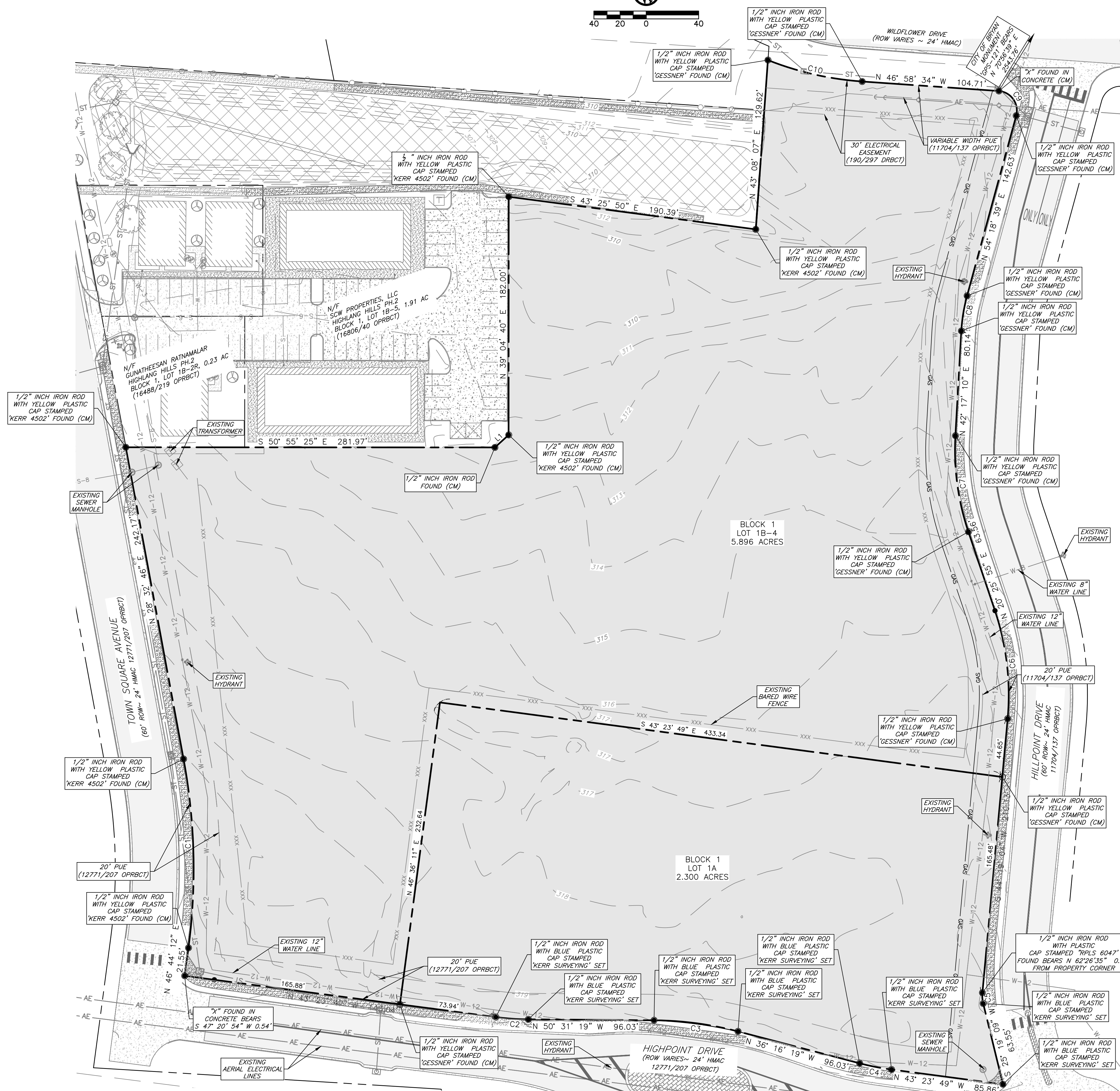
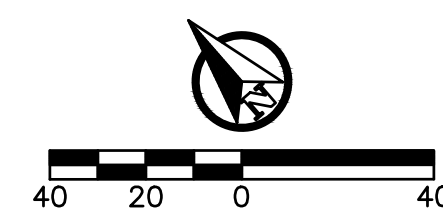


ORIGINAL PLAT

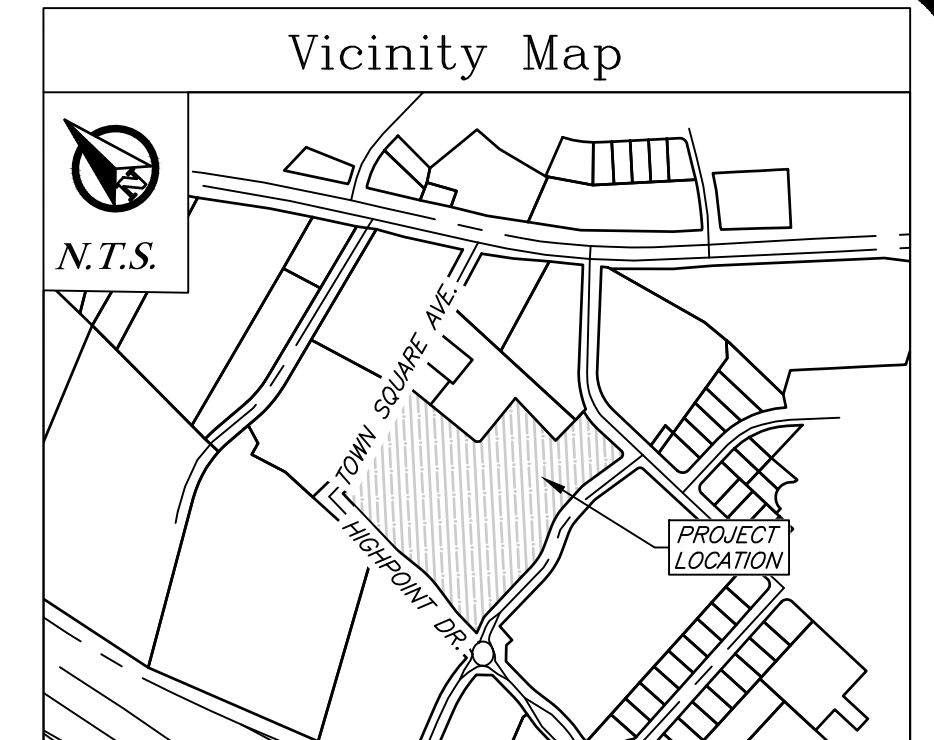


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	144.90'	460.10'	18° 02' 39"	N 37° 34' 06" E	144.30'	73.05'
C2	24.87'	200.00'	7° 07' 30"	N 46° 57' 34" W	24.85'	12.45'
C3	64.88'	260.85'	14° 15' 00"	N 43° 23' 49" W	64.71'	32.61'
C4	24.87'	200.00'	7° 07' 30"	N 39° 50' 04" W	24.85'	12.45'
C5	8.29'	25.00'	18° 59' 55"	S 34° 49' 06" W	8.25'	4.18'
C6	83.71'	201.82'	23° 45' 54"	N 32° 21' 31" E	83.11'	42.47'
C7	74.51'	195.02'	21° 53' 23"	S 31° 20' 52" W	74.06'	37.71'
C8	27.26'	130.01'	12° 00' 55"	S 48° 19' 32" W	27.22'	13.68'
C9	26.27'	15.00'	100° 19' 13"	N 3° 58' 42" E	23.04'	17.98'
C10	74.15'	240.03'	17° 42' 03"	S 38° 09' 24" E	73.86'	37.37'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	14.13'	S 86° 59' 20" W



- General Notes:
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
 - Distances shown hereon are surface distances in US survey feet and decimals (ex. 060.00') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011080782 (calculated using GEOID12B).
 - This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
 - 1/2" Iron rods with yellow plastic cap stamped 'KERR 4502' will be set at all angle points and lot corners unless otherwise stated.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - All utilities shown are approximate location.
 - The topography shown is from survey data.
 - This property is zoned Planned Development-Housing District (PD-H), Ordinance No. 2873.
 - No proposed lot will take access from Hillpoint Drive, Hillpoint Drive, Wildflower Drive, or Town Square Avenue.
 - The solid arrows that appear on some lots designate rear-entry townhomes, with the arrow pointing to the ROW they will front. Lots without arrows are designated as front-entry townhomes.
 - A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 - This survey plat was prepared to reflect the title commitment prepared by university title company of no. F211325, effective date: February 2nd, 2022. Items listed on Schedule B, Item #10 are addressed as follows:
 - 10d: Easements shown on plat (15550/275 OPRBCT) do not cross this tract as shown hereon. Setback lines are not defined by this plat.
 - 10e: Temporary construction easement described in restrictions (12788/140 OPRBCT) does not apply to this tract.
 - 10f: Electrical easement to City of Bryan in (14328/36 OPRBCT) does cross this tract. This easement calls to be 15' wide and centered on buried electrical cable as installed (exact location of easement not defined).
 - 10g: Easement to Gulf States Utilities Co. (130/369 DRBCT) does cross this tract as shown hereon.
 - 10h: Easement to Gulf States Utilities Co. (130/432 DRBCT) does not cross this tract.
 - 10i: Easement to the City of Bryan (190/297 DRBCT) does cross this tract as shown hereon.
 - 10j: Easement to one Star Gas co. (287/526 DRBCT) no longer applies to this tract as partially released (83/820, release records of Brazos County, Texas). Easement defined and partial release does not apply to this tract.
 - All other items are not survey items and/or are not addressed by this plat.

REPLAT

Highland Hills Phase 1
 Block 1, Lot 1A-R1, Lots 2-12,
 Lot 1B-4, Block 2, Lots 1-19,
 Block 3, Lots 1-25, Common Areas,
 and ROW - 8.196 Acres

Being a replat of Lots 1B-4 and 1A in Block 1 of the Highland Hills subdivision Volume 15550, Page 275 and Volume 1199, Page 235 OPRBCT John Austin League Survey, A-2 - 8.196 AC

Bryan, Brazos County, Texas
 Dec. 2024
 Page 2 of 2

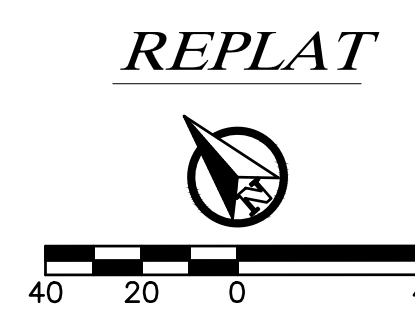
Owner:
 Snoopalake Holdings, LLC
 4100 Rocky Briar Ct.
 College Station, TX 77845

Engineer:
 J4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0267
 TBPELS #10018500
 Proj # 24-940

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

Annotations:
 ROW- Right-of-Way
 HMAc- Hot mix Asphaltic concrete
 DRBCT- Deed Records Of Brazos County, Texas
 ORBCT- Official Records Of Brazos County, Texas
 OPRBCT- Official Public Records Of Brazos County, Texas
 (-) - Record information
 (CM) - Controlling Monument used to establish property boundaries
 PUE - Public Utility Easement
 TYP - Typical
 N/F - Now or Formerly

PARCEL INFORMATION FOR BLOCK 1, 2, 3 and COMMON AREAS. Tables listing Lot, Area (SF), and Area (Acres) for individual lots and common areas.

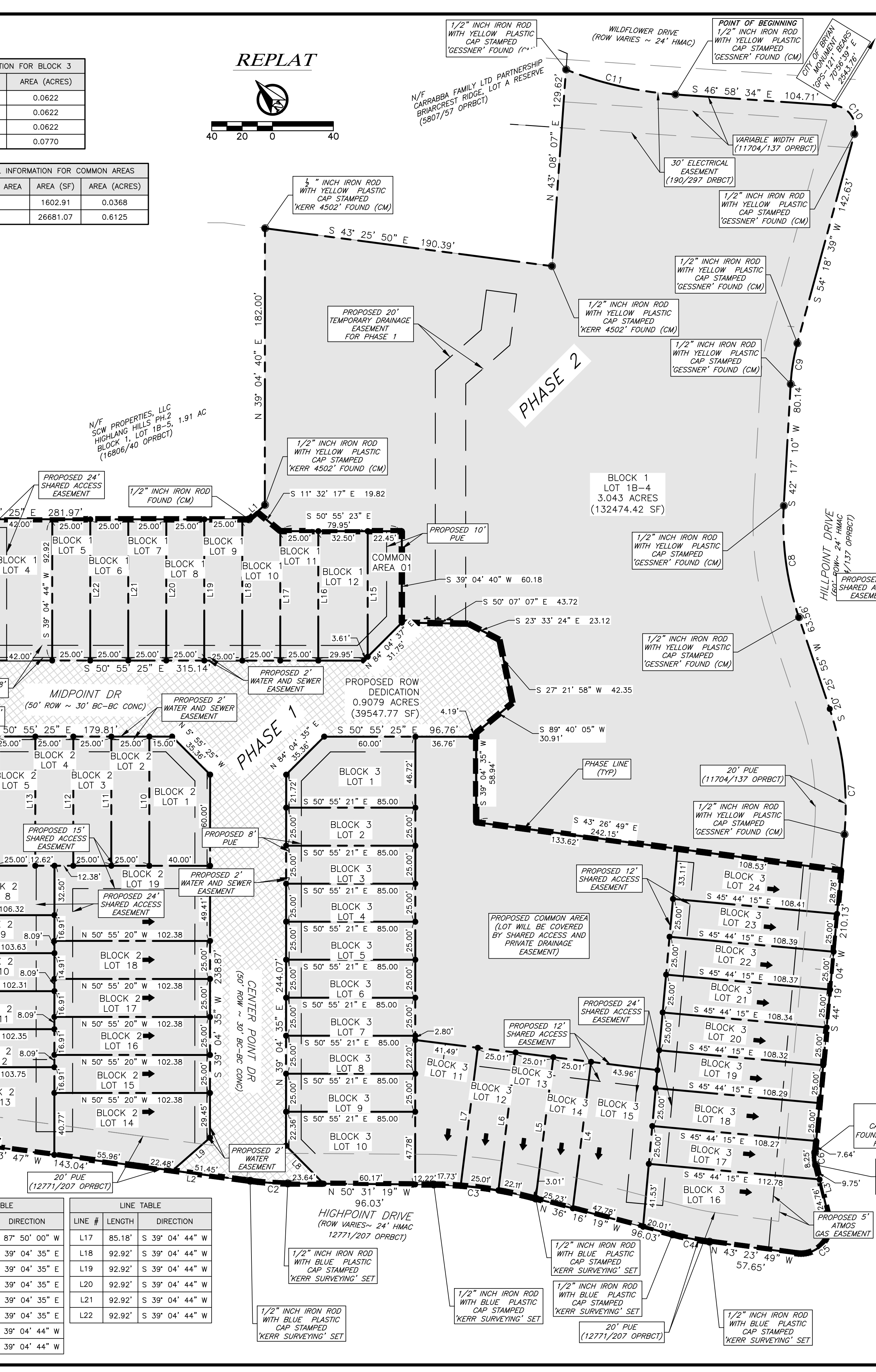


FIELD NOTES DESCRIPTION OF 8.196 ACRES JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 8.196 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 18-4, BLOCK 1 OF THE REPLAT OF HIGHLAND HILLS SUBDIVISION, PHASE 1, FILED IN VOLUME 15550, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (OPRBC), AND ALL OF LOT 1-A, BLOCK 1 OF THE AMENDING PLAT OF HIGHLAND HILLS SUBDIVISION, PHASE 2, FILED IN VOLUME 11999, PAGE 235 (OPRBC); SAID 8.196 ACRES BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

1) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 240.03 FEET, AN ARC LENGTH OF 74.15 FEET, A DELTA ANGLE OF 1742.03', AND A CHORD WHICH BEARS S 38° 09' 16" E, A DISTANCE OF 73.86 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND;

CURVE TABLE and LINE TABLE. Tables providing curve data (Curve #, Length, Radius, Delta, Chord Direction, Chord Length, Tangent) and line data (Line #, Length, Direction).



CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS

I, _____, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 81, Page 466, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, watercourses, drains, easements and public uses shown for the purposes identified.

CERTIFICATE OF THE SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

CERTIFICATE OF THE CITY ENGINEER STATE OF TEXAS COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, 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 _____, 20____.

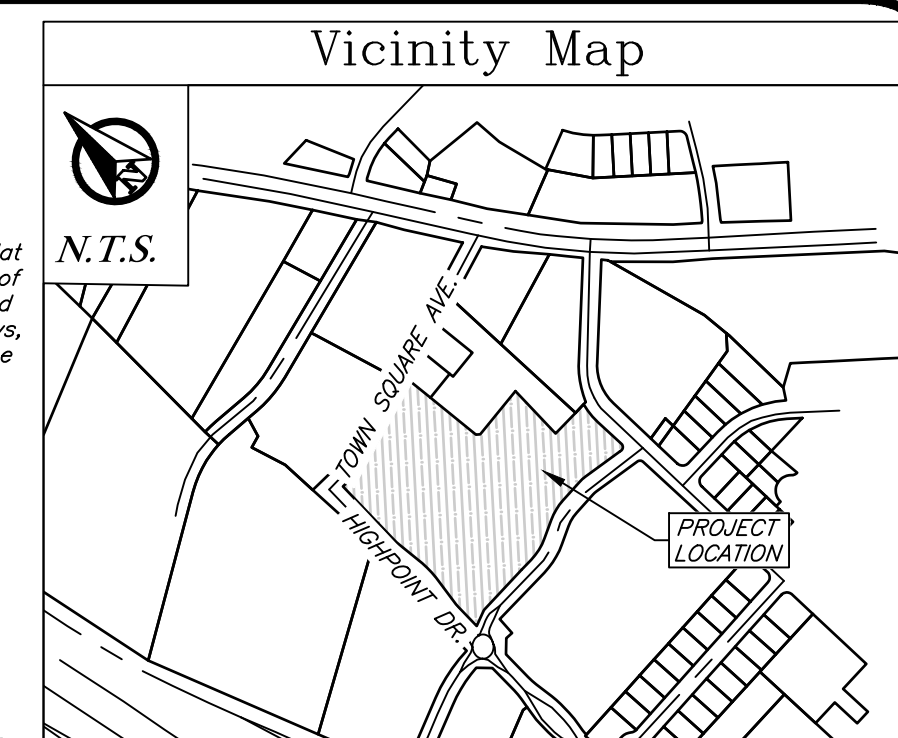
CERTIFICATE OF THE CITY PLANNER STATE OF TEXAS COUNTY OF BRAZOS

I, _____, 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 _____, 20____.

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 Official Records of Brazos County in Volume _____ Page _____.

APPROVAL OF THE CITY ENGINEER, APPROVAL OF THE CITY PLANNER, and APPROVAL OF PLANNING AND ZONING COMMISSION.



General Notes:

- 1. Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica SmartNet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MTC52).
- 2. Distances shown hereon are surface distances in US survey feet and decimals (ex. 363.90') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001080782 (calculated using GEOID12B).
- 3. This tract does not lie within a designated 100-YR floodplain according to the FEMA Maps, Panel No. 48041C0215F revised date: April 2, 2014.
- 4. 1/2" Iron rods with yellow plastic cap stamped 'KERR 4502' will be set at all angle points and lot corners unless otherwise stated.
- 5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 6. This property is zoned Planned Development-Housing District (PD-H). Ordinance No. 2673.
- 7. No proposed lot will take access from Hillpoint Drive, Hillpoint Drive, Wildflower Drive, or Town Square Avenue.
- 8. The solid arrows that appear on some lots designate rear-entry townhomes, with the arrow pointing to the ROW they will front. Lots without arrows are designated as front-entry townhomes.
- 9. A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
- 10. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- 11. This survey plat was prepared to reflect the title commitment prepared by university title company # no. P21358, effective date: February 2nd, 2024. Issues listed on Schedule B, item #10 are addressed as follows:

- 10d: Easements shown on plat (15550/275 OPRBC) do not cross this tract as shown hereon. Setback lines are not defined by this plat.
- 10e: Temporary construction easement described in restrictions (12788/140 OPRBC) does not apply to this tract.
- 10f: Electrical easement to City of Bryan in (4328/38 OPRBC) does cross this tract. This easement calls to be 15' wide and centered on buried electrical cable as installed (exact location of easement not defined).
- 10g: Easement to Gulf States Utilities Co. (130/389 DBRCT) does cross this tract as shown hereon.
- 10i: Easement to Gulf States Utilities Co. (130/432 DBRCT) does not cross this tract.
- 10j: Easement to the City of Bryan (180/297 DBRCT) does cross this tract as shown hereon.
- 10k: Easement to one Star Gas Co. (287/528 DBRCT) no longer applies to this tract as partially released (83/820, release records of Brazos County, Texas). Easement defined and partial release does not apply to this tract.
- All other items are not survey items and/or are not addressed by this plat.

REPLAT Highland Hills Phase 1 Block 1, Lot 1A-R1, Lots 2-12, Lot 1B-4, Block 2, Lots 1-19, Block 3, Lots 1-25, Common Areas, and ROW-8.196 Acres. Being a replat of Lots 18-4 and 1A in Block 1 of the Highland Hills subdivision Volume 15550, Page 275 and Volume 1199, Page 235 OPRBC John Austin League Survey, A-2 - 8.196 AC

Bryan, Brazos County, Texas Dec. 2024 Page 2 of 2

Owner: Snyopaluke Holdings, LLC 4100 Rocky Briar Ct. College Station, TX 77845

Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0367 TBPE F-9951

Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPE LS #10018500 Proj # 24-940

Legend: Proposed Lot, Proposed ROW

Annotations: ROW - Right-of-Way, HMA-C - Hot mix Asphaltic concrete, DRBCT - Deed Records of Brazos County, Texas, OPRBC - Official Public Records of Brazos County, Texas, (-) - Record information, (CM) - Controlling Monument used to establish property boundaries, PUE - Public Utility Easement, TYP - Typical, N/F - Now or Formerly