

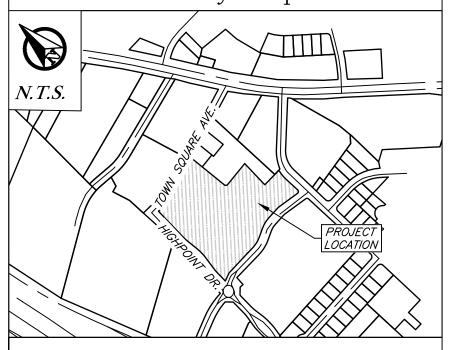
CURVE	#
C1	
C2	
С3	
C4	
C5	
C6	
C7	
C8	
C9	

C10

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

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

Vicinity Map



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 (MYCS2).
- 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 1.00011080782 (calculated using GEOID12B).
- 3. This tract does not lie within a designated 100-YR floodplain according to the FIRM 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. All utilities shown are approximate location.
- 7. The topography shown is from survey data.
- 8. This property is zoned Planned Development-Housing District (PD-H). Ordinance No. 2673.
- 9. No proposed lot will take access from Highpoint Drive, Hillpoint Drive, Wildflower Drive, or Town Square Avenue.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. This survey plat was prepared to reflect the title commitment prepared by university title company gf 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 heron. 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 heron.
- 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 no apply to this tract.
 All other items are not survey items and/or are not



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

<u>Owner:</u> Snoopaluke Holdings, LLC 4100 Rocky Briar Ct. College Station, TX 77845 <u>Surveyor:</u> Kerr Surveying, LLC

addressed by this plat.

Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS #10018500

Proj # 24-940



TBPE F-9951

Annotations:

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

0.0488	2	2125.00	0.0488
0.0488	3	2124.98	0.0488
0.0488	4	2125.00	0.0488
0.0488	5	2125.00	0.0488
0.0488	6	2125.00	0.0488
0.1042	7	2125.00	0.0488
0.0812	8	2125.00	0.0488
0.0602	9	2125.00	0.0488
0.0590	10	3727.88	0.0856
0.0587	11	3312.10	0.0760

		PARCEL INFORMATION FOR BLOCK 3						
LOT AREA (SF) AREA (ACRES)				AREA (ACRES)				
		21	2708.86	0.0622				
22 2		22	2709.47	0.0622				
		23	2710.07	0.0622				
		24	3355.32	0.0770				
1								

PARCEL INFORM	MATION FOR C	оммол
COMMON AREA	AREA (SF)	AREA
01	1602.91	0
02	26681.07	0

	16	2559.49				
	17	2559.48				
	18	2559.47				
	19	5058.68				
FIELD NOTES I	DESCRI	PTION				
OF						

14

PARCEL INFORMATION FOR BLOCK 2

AREA (ACRES)

0.0709

0.0591

0.1179

0.1047

0.0588

0.0588

0.0588

0.0588

0.1161

AREA (SF)

3087.51

2125.00

2125.00

2125.00

2125.00

2125.00

4540.13

3539.17

2621.53

2571.39

2555.39

2573.39

5133.79

4560.34

2559.50

OF								
8.196 ACRES								
JOHN AUSTIN	LEAGUE	SURVEY,	ABSTRACT	2				

BRYAN, BRAZOS COUNTY, TEXAS

PARCEL INFORMATION FOR BLOCK 1

AREA (ACRES

0.0741

0.0590

0.0774

0.0896

0.0533

0.0533

0.0533

0.0533

0.0533

0.0531

0.0489

0.0635

AREA (SF)

3227.08

2568.59

3370.46

3902.76

2323.08

2323.08

2323.08

2323.09

2323.09

2313.67

2129.46

2765.04

LOT

1A-R1

4

5

10

11

12

A FIELD NOTES DESCRIPTION OF 8.196 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRAZOS COUNTY, TEXAS, BEING

ALL OF LOT 1B-4, BLOCK 1 OF THE REPLAT OF HIGHLAND HILLS SUBDIVISION, PHASE II, FILED IN VOLUME 15550, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND ALL OF LOT 1-A, BLOCK 1 OF THE AMENDING PLAT OF HIGHLAND HILLS SUBDIVISION, PHASE 2, FILED IN VOLUME 11999, PAGE 235 (OPRBCT); SAID 8.196 ACRES BEING MORE

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF WILDFLOWER DRIVE (VARIABLE WIDTH RIGHT-OF-WAY, 465/35 DRBCT AND 11704/137 OPRBCT), BEING A NORTH CORNER OF SAID LOT 1B-4, SAME BEING IN THE SOUTHEAST LINE OF THE REMAINDER OF 'RESERVE TRACT A' OF BRIARCREST RIDGE (465/35 DRBCT);

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID WILDFLOWER DRIVE, SAME BEING THE NORTHEAST LINES OF SAID LOT 1B-4 FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

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 17'42'03", AND A CHORD WHICH BEARS S 38' 09' 16" E, A DISTANCE OF 73.86 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND; 2) S 46' 58' 27" E, A DISTANCE OF 104.71 FEET TO AN 'X' FOUND IN CONCRETE;

3) WITH A CURVE TO THE RIGHT. HAVING A RADIUS OF 15.00 FEET. AN ARC LENGTH OF 26.27 FEET. A DELTA ANGLE OF 100'19'13", AND A CHORD WHICH BEARS S 03' 58' 49" W, A DISTANCE OF 23.04 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND IN THE WEST INTERSECTION OF SAID WILDFLOWER DRIVE AND HILLPOINT DRIVE (CALLED 60' WIDE RIGHT-OF-WAY, 11704/137 OPRBCT), SAME BEING A SOUTHEAST LINE OF SAID LOT 1B-4;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID HILLPOINT DRIVE, SAME BEING THE SOUTHEAST LINES OF SAID LOT 1B-4 AND SAID LOT 1-A FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES: 1) S 54' 18' 47" W, A DISTANCE OF 142.64 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER'

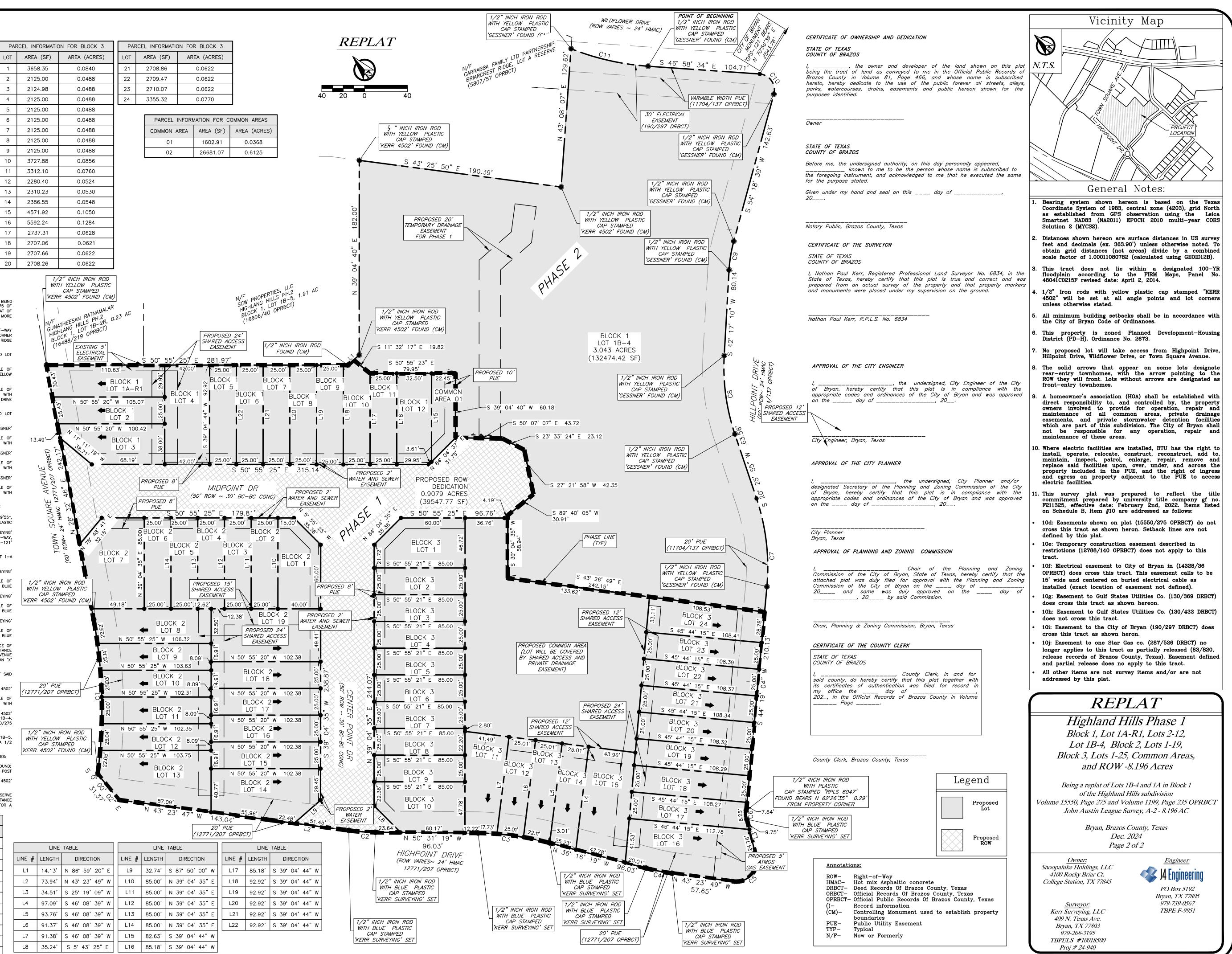
- 2) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 130.01 FEET, AN ARC LENGTH OF 27.26 FEET, A DELTA ANGLE OF 12'00'55", AND A CHORD WHICH BEARS S 48' 19' 39" W, A DISTANCE OF 27.22 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND: 3) S 42' 17' 18" W, A DISTANCE OF 80.14 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER'
- 4) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 195.02 FEET, AN ARC LENGTH OF 74.51 FEET, A DELTA ANGLE OF 21'53'23", AND A CHORD WHICH BEARS S 31' 20' 59" W, A DISTANCE OF 74.06 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND:
- 5) S 20° 26' 02" W. A DISTANCE OF 63.56 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER 6) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 201.82 FEET, AN ARC LENGTH OF 83.71 FEET, A DELTA ANGLE OF 23'45'54", AND A CHORD WHICH BEARS S 32' 21' 39" W, A DISTANCE OF 83.11 FEET TO A 1/2 INCH IRON ROD WITH
- YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND: S 44' 19' 11" W. PASSING A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND DISTANCE (44.65 FEET, BEING THE EAST COMMON CORNER OF SAID LOTS 1B-4 AND LOT 1-A, CONTINUING ON FOR A TOTAL DISTANCE OF 210.13 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'RPLS 6047' FOUND:
- 8) WITH A CURVE TO THE LEFT. HAVING A RADIUS OF 25.00 FEET. AN ARC LENGTH OF 8.29 FEET. A DELTA ANGLE OF 18'59'55 AND A CHORD WHICH BEARS S 34" 49' 14" W, A DISTANCE OF 8.25 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND; 9) S 25 19' 16" W, A DISTANCE OF 63.55 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING'
- FOUND IN THE NORTH INTERSECTION OF SAID HILLPOINT DRIVE AND HIGHPOINT DRIVE (VARIABLE WIDTH RIGHT-OF-WAY, 12771/207 OPRBCT), SAME BEING THE SOUTH CORNER OF SAID LOT 1-A, FROM WHICH CITY OF BRYAN MONUMENT 'GPS-121' BEARS N 63' 43' 46" E. A DISTANCE OF 3.212.02 FEET: THENCE. WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID HIGHPOINT DRIVE, SAME BEING THE SOUTHWEST LINES OF SAID LOT 1-A
- AND SAID LOT 1B-4 FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) N 43" 23' 42" W, A DISTANCE OF 85.86 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING'
- 2) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 24.87 FEET, A DELTA ANGLE OF 7'07'30", AND A CHORD WHICH BEARS N 39' 49' 57" W, A DISTANCE OF 24.85 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND:
- 3) N 36' 16' 12" W, A DISTANCE OF 96.03 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING 4) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 260.86 FEET, AN ARC LENGTH OF 64.88 FEET, A DELTA ANGLE OF
- 14'15'00", AND A CHORD WHICH BEARS N 43' 23' 42" W, A DISTANCE OF 64.71 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND: 5) N 50° 31' 12" W, A DISTANCE OF 96.03 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING'
- 6) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 24.87 FEET, A DELTA ANGLE OF 7'07'30", AND A CHORD WHICH BEARS N 46" 57' 27" W, A DISTANCE OF 24.85 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND: 7) N 43' 23' 42" W, PASSING A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND AT A DISTANCE OF
- 73.94 FEET, BEING THE WEST COMMON CORNER OF SAID LOTS 1B-4 AND LOT 1-A, CONTINUING ON FOR A TOTAL DISTANCE OF 239.82 FEET TO A POINT FOR CORNER IN THE EAST INTERSECTION OF SAID HIGHPOINT DRIVE AND TOWN SQUARE AVENUE (CALLED 60' WIDE RIGHT-OF-WAY, 12771/207 OPRBCT), BEING THE WEST CORNER OF SAID LOT 1B-4, FROM WHICH AN 'X' FOUND IN CONCRETE BEARS S 27' 47' 08" W, A DISTANCE OF 0.42 FEET;
- THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID TOWN SQUARE AVENUE, SAME BEING THE NORTHWEST LINES OF SAID LOT 1B-4 FOR THE FOLLOWING THEE (3) COURSES AND DISTANCES:
- 1) N 46" 44' 19" E, A DISTANCE OF 21.55 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' 2) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 460.10 FEET, AN ARC LENGTH OF 144.90 FEET, A DELTA ANGLE OF 18'02'39", AND A CHORD WHICH BEARS N 37' 34' 14" E, A DISTANCE OF 144.30 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND:
- 3) N 28 32' 54" E. A DISTANCE OF 242.17 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID TOWN SQUARE DRIVE, BEING A NORTH CORNER OF SAID LOT 1B-4, SAME BEING THE WEST CORNER OF LOT 1B-2R, BLOCK 1 OF THE REPLAT OF HIGHLAND HILLS SUBDIVISION (15550/275 OPRBCT):

THENCE, WITH A NORTHEAST LINE OF SAID LOT 1B-4, SAME BEING THE SOUTHWEST LINES OF SAID LOT 1B-2R, AND LOT 1B-5, BLOCK 1 OF THE REPLAT FILED IN VOLUME 15836, PAGE 80 (OPRBCT), S 50° 55' 18" E, A DISTANCE OF 281.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID LOT 1B-4, SAME BEING A SOUTH CORNER OF SAID LOT 1B-5; THENCE, WITH THE COMMON LINES OF SAID LOT 1B-4 AND SAID 1B-5 FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1) N 86 59' 27" E, A DISTANCE OF 14.13 FEET TO A POINT FOR CORNER FALLING WITHIN A 4" X 4" WOOD FENCE POST FOUND; 2) N 39 04 47" E, A DISTANCE OF 182.00 FEET TO A POINT FOR CORNER FALLING WITHIN A 4" X 4" WOOD FENCE POST 3) S 43° 25' 43" E, A DISTANCE OF 190.39 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR AN INTERIOR CORNER OF SAID LOT 18-4 SAME BEING A SOUTH CORNER OF SAID LOT 18-5

FOUND FOR AN INTERIOR CONNERT OF CAME LOT TO 1, CAME BEING A SCOTT CONNERT OF CAME LOT TO C,
THENCE, WITH A NORTHWEST LINE OF SAID LOT 1B-4, SAME BEING THE SOUTHEAST LINE OF SAID LOT 1B-5 AND SAID 'RESERVE
TRACT A', N 43" 08' 14" E, PASSING A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND AT A DISTANCE
OF 91.18 FEET, BEING THE SOUTH COMMON CORNER OF SAID LOT 1B-5 AND SAID 'RESERVE TRACT A', CONTINUING ON FOR A
TOTAL DISTANCE OF 129.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.196 ACRES OF LAND, MORE OR LESS.

	CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT		
C1	144.90'	460.10'	18°02'39"	S 37° 34' 06" W	144.30'	73.05'		
C2	24.87'	200.00'	7°07'30"	S 46° 57' 34" E	24.85'	12.45'		
C3	64.88'	260.85'	14° 15' 00"	S 43° 23' 49" E	64.71'	32.61'		
C4	24.87'	200.00'	7°07'30"	S 39° 50' 04" E	24.85'	12.45'		
C5	38.61'	19.02'	116°17'12"	N 79°44'47"E	32.32'	30.62'		
C6	8.29'	25.00'	18°59'55"	N 34° 49' 06" E	8.25'	4.18'		
C7	83.71'	201.82'	23° 45' 54"	N 32°21'31"E	83.11'	42.47'		
C8	74.51'	195.02'	21° 53' 23"	N 31°20'52"E	74.06'	37.71'		
C9	27.26'	130.01'	12°00'55"	N 48° 19' 32" E	27.22'	13.68'		
C10	26.27'	15.00'	100°19'13"	N 3° 58' 42" E	23.04'	17.98'		
C11	74.15'	240.03'	17 42 03"	N 38°09'24"W	73.86'	37.37'		



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		LINE TABLE			LINE TABLE			
LINE # L		ΓΙΟΝ	DIRECT	LENGTH	LINE #	DIRECTION	LENGTH	LINE #
L17	·	00" W	S 87° 50'	32.74'	L9	N 86° 59' 20" E	14.13'	L1
L18		'35"E	N 39° 04'	85.00'	L10	N 43° 23' 49" W	73.94'	L2
L19		'35"E	N 39° 04'	85.00'	L11	S 25 19'09"W	34.51'	L3
L20		'35"E	N 39° 04'	85.00'	L12	S 46 08 39 W	97.09'	L4
L21		'35"E	N 39° 04'	85.00'	L13	S 46 08 39 W	93.76'	L5
L22		'35"E	N 39° 04'	85.00'	L14	S 46 08 39 W	91.37'	L6
	·]	44" W	S 39° 04'	82.63'	L15	S 46 08 39" W	91.38'	L7
	'	44" W	S 39° 04'	85.18'	L16	S 5° 43' 25" E	35.24'	L8