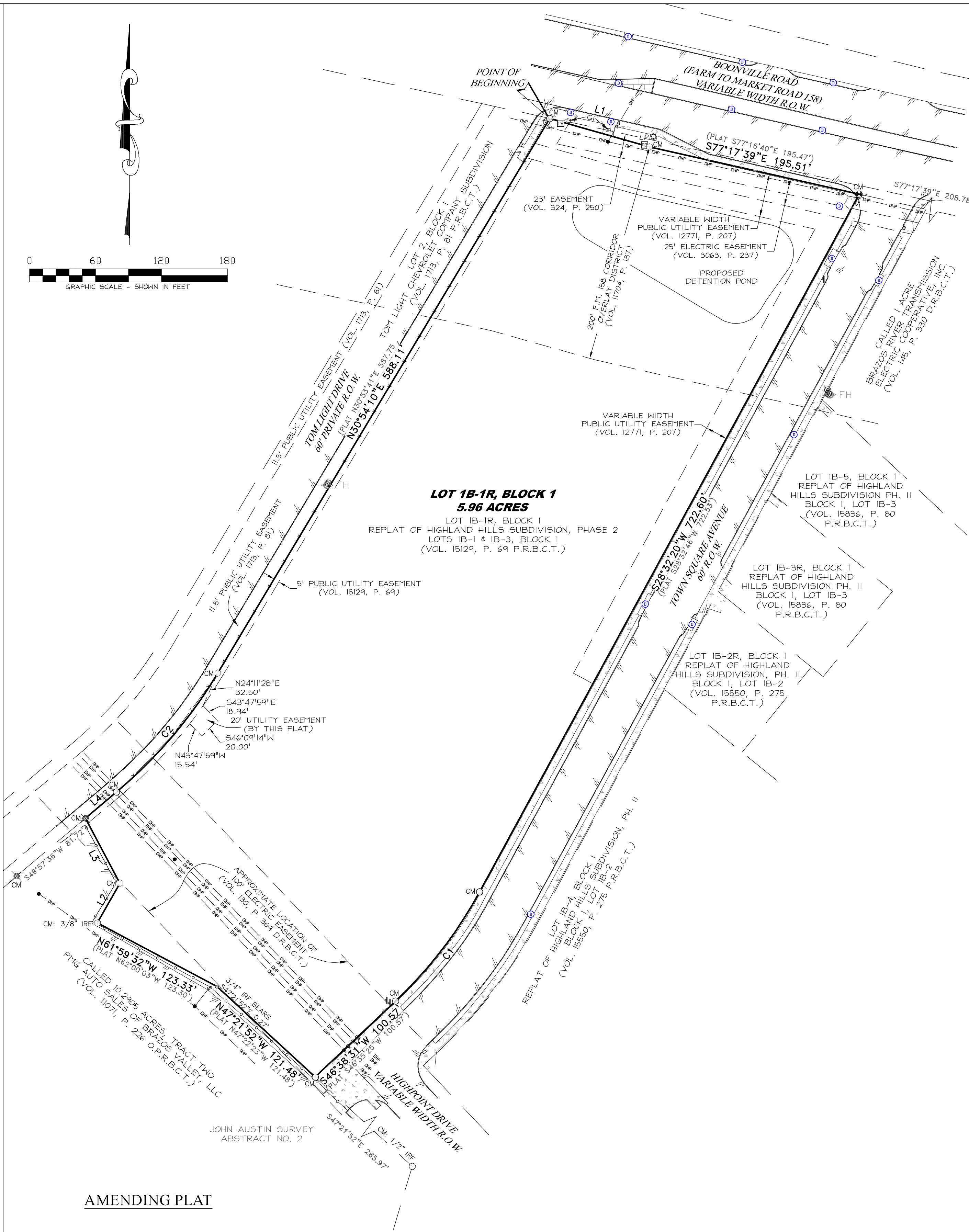


ORIGINAL PLAT  
VOLUME 15129, PAGE 69



AMENDING PLAT

LEGAL DESCRIPTION

Being a 5.96 acre tract or parcel of land situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being all of Lot 1B-1R, Block 1, Replat of Highland Hills Subdivision, Phase 2, Lots 1B-1 & 1B-3, Block 1, as recorded in Volume 15129, Page 69, Plat Records, Brazos County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (Kerr 4502) at the North corner of said Lot 1B-1R, at the most Northerly East corner of Lot 2, Block 1, Tom Light Chevrolet Company Subdivision, as recorded in Volume 1713, Page 81, Plat Records, Brazos County, Texas, also known as Tom Light Drive, a 60' private right-of-way, and in the Southwest line of Booneville Road, also known as Farm to Market Road 158, a variable width right-of-way;

THENCE with the Northeast line of said Lot 1B-1R and with the Southwest line of Booneville Road, the following courses and distances: South 74 degrees 04 minutes 41 seconds East, a distance of 94.31 feet to a 5/8" iron rod found; South 77 degrees 17 minutes 34 seconds East, a distance of 195.51 feet to a cotton spindle found at the East corner of said Lot 1B-1R and at the North corner of Town Square Avenue, a 60' right-of-way, from which a 5/8" iron rod found bears South 77 degrees 17 minutes 34 seconds East, a distance of 208.78 feet;

THENCE with the Southeast line of said Lot 1B-1R and with the Northwest line of Town Square Avenue, the following courses and distances: South 28 degrees 32 minutes 20 seconds West, a distance of 722.60 feet to a 1/2" iron rod found capped (Kerr 4502) at the beginning of a curve to the right, with a radius of 400.05 feet, a delta angle of 18 degrees 02 minutes 23 seconds, the chord of which bears South 37 degrees 32 minutes 44 seconds West, for a chord distance of 125.44 feet; Along the arc of said curve, for an arc length of 125.96 feet to a 1/2" iron rod found capped (Kerr 4502); South 46 degrees 36 minutes 31 seconds West, a distance of 100.57 feet to a 1/2" iron rod found capped (Kerr 4502) at the South corner of said Lot 1B-1R, at the West corner of said right-of-way, and in the Northeast line of a called 10.2905 acre tract of land, described as Tract Two, conveyed to PMS Auto Sales of Brazos Valley, LLC, by deed as recorded in Volume 1071, Page 226, Official Public Records, Brazos County, Texas, from which a 1/2" iron rod found at the East corner of said 10.2905 acre tract bears South 47 degrees 21 minutes 52 seconds East, a distance of 265.47 feet;

THENCE with the common line of said Lot 1B-1R and said 10.2905 acre tract, the following courses and distances: North 47 degrees 21 minutes 52 seconds West, a distance of 121.48 feet to a point, from which a 3/4" iron rod found bears South 47 degrees 21 minutes 52 seconds East, a distance of 0.27 feet; North 61 degrees 59 minutes 32 seconds West, a distance of 123.33 feet to a 3/8" iron rod found; North 29 degrees 36 minutes 11 seconds East, a distance of 41.61 feet to a 5/8" iron rod found; North 27 degrees 58 minutes 04 seconds West, a distance of 66.96 feet to a 1/2" iron rod found capped (Kerr 4502) at the West corner of said Lot 1B-1R, at the North corner of said 10.2905 acre tract, and in the Southeast line of Tom Light Drive, from which a 1/2" iron rod found capped (Kerr 4502) bears South 44 degrees 57 minutes 36 seconds West, a distance of 81.72 feet;

THENCE with the Northwest line of said Lot 1B-1R and with the Southeast line of Tom Light Drive, the following courses and distances: North 49 degrees 57 minutes 36 seconds East, a distance of 36.96 feet to a 1/2" iron rod found capped (Kerr 4502) at the beginning of a curve to the left, with a radius of 429.94 feet, a delta angle of 19 degrees 00 minutes 49 seconds, the chord of which bears North 40 degrees 24 minutes 52 seconds East, for a chord distance of 142.04 feet; Along the arc of said curve, for an arc length of 142.64 feet to a 5/8" iron rod found; North 30 degrees 54 minutes 10 seconds East, a distance of 588.11 feet to the POINT OF BEGINNING and CONTAINING 5.96 acres of land.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Tina Y. Hogue, Registered Public Surveyor No. 6746, 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 hereon shown are true and correct and that the metes and bounds hereon shown shall not be recorded for any purpose and shall not be used as a final survey document.

Tina Y. Hogue  
Registered Professional Land Surveyor No. 6746

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We), VG Bryan Storage LLC, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Public Records of Brazos County in Volume 14477, Page 17, 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.

Representative for VG Bryan Storage LLC

STATE OF TEXAS  
COUNTY OF BRAZOS


Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, Representative for VG Bryan Storage LLC, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes stated.

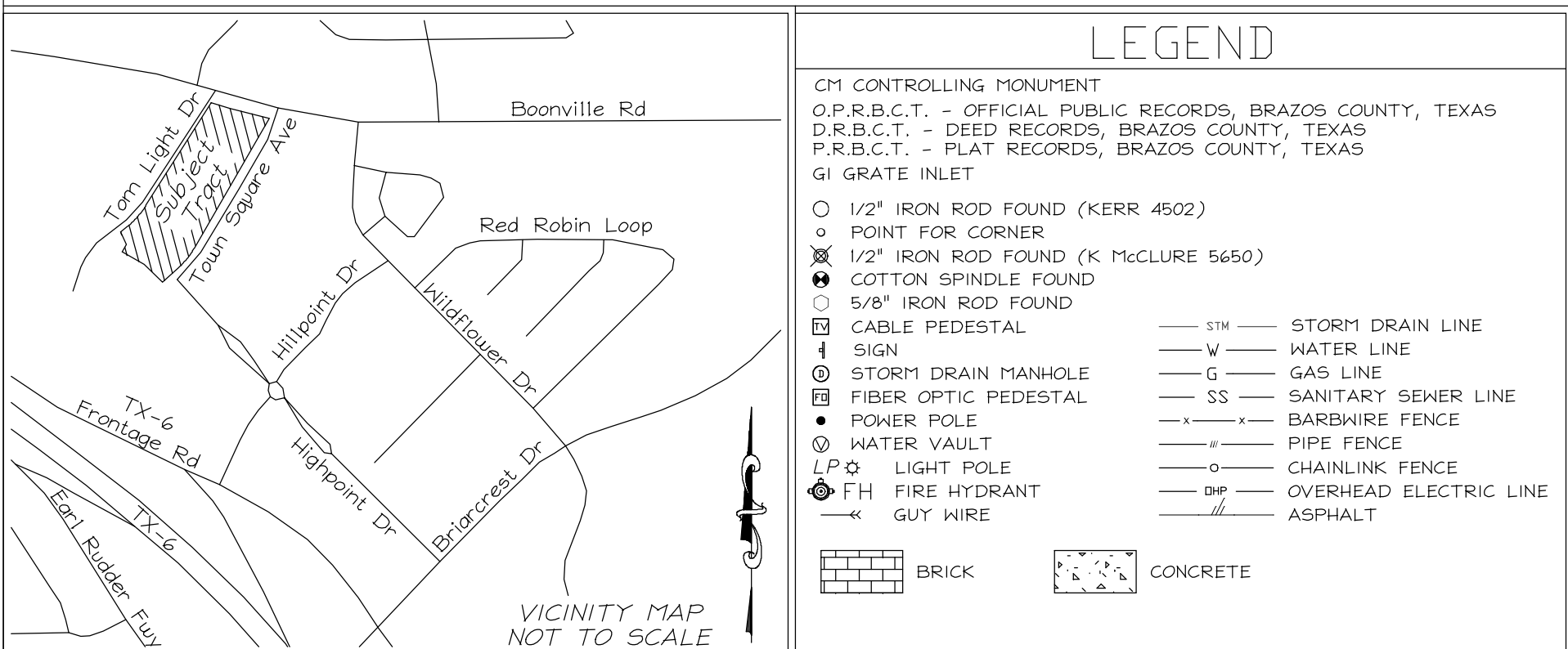
Given under my hand and seal of office

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

AMENDING PLAT  
HIGHLAND HILL SUBDIVISION, PHASE 2  
LOT 1B-1R, BLOCK 1  
5.96 ACRES  
BEING AN AMENDMENT OF HIGHLAND HILLS SUBDIVISION,  
PHASE 2, LOT 1B-1R, BLOCK 1  
AS RECORDED IN VOLUME 15129, PAGE 69, P.R.B.C.T.  
IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

2905 TOWN SQUARE AVENUE BRYAN, TEXAS		 BY-LINE SURVEYING LLC P.O. BOX 834 Emory, TX 75540 Ph: (903) 473-1310 Firm No. 10194233 www.bylinesurveying.com
DATE:	11/04/2025	
SCALE:	1" = 60'	
JOB NO.:	2025-1321	
CLIENT:	KO CONSTRUCTION	
TECHNICIAN:	AMN	



APPROVAL OF THE CITY PLANNER

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\_\_\_\_.

City Planner, Bryan, Texas

LINE	BEARING	DISTANCE	CALL	BEARING	CALL	DISTANCE
L1	S74°09'41"E	94.31'		S74°13'18"E		94.36'
L2	N29°38'11"E	41.61'		N29°37'40"E		41.72'
L3	N27°58'04"W	66.96'		N28°00'14"W		66.88'
L4	N49°57'36"E	36.95'		N49°58'25"E		36.78'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	125.96'	400.05'	18°02'23"	S37°32'44"W	125.44'
C2	142.69'	429.99'	19°00'49"	N40°24'52"E	142.04'

OWNER/DEVELOPER  
VG BRYAN STORAGE LLC  
2601 South Bayshore Drive, Suite 1720  
Miami, Florida 33133

APPROVAL OF THE CITY ENGINEER

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chair, Planning and Zoning Commission, Bryan, Texas

CERTIFICATION BY 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 \_\_\_\_\_.

County Clerk, Brazos County, Texas

SURVEYOR'S NOTES:  
1) BEARINGS ARE BASED ON NAD 83, TEXAS CENTRAL 4203, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.  
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.  
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.  
4) THE PROPERTY SHOWN HEREON HAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.  
5) ALL SET-OUT CORNERS ARE 1/2" INCH IRON RODS WITH PLASTIC CAPS STAMPED (BY-LINE).  
6) ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT PER CITY OF BRYAN ORDINANCE.  
7) ALL UTILITIES SHOWN HEREON ARE APPROXIMATE IN LOCATIONS.

FLOOD STATEMENT:  
THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 4804IC0215F, DATED 4/2/2014. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.