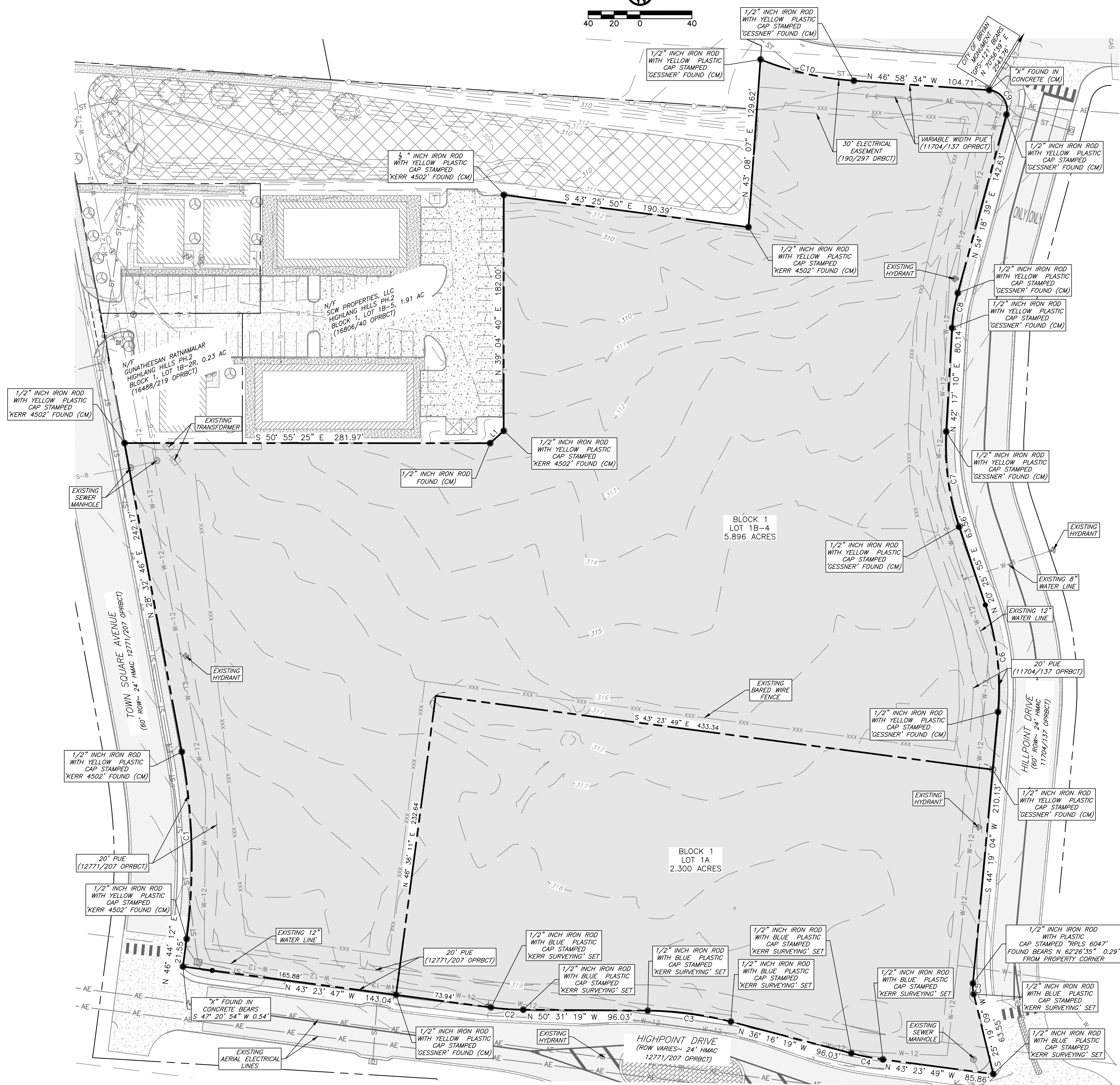
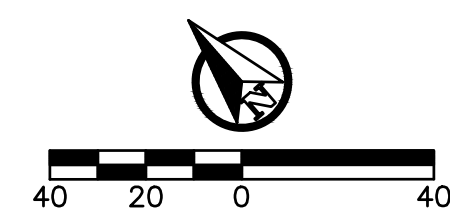
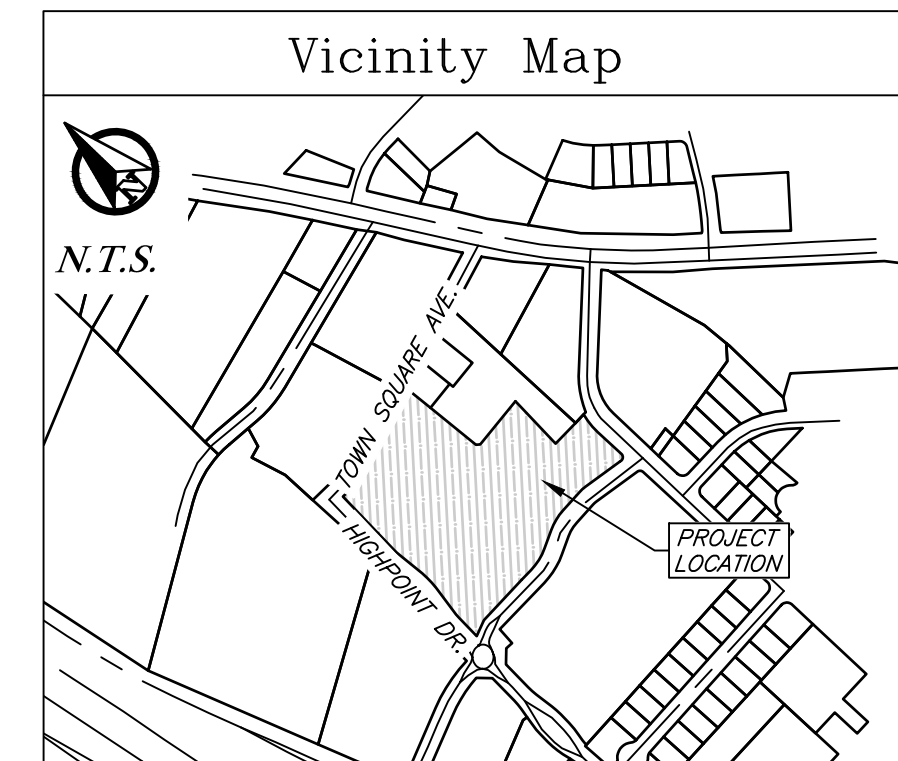


ORIGINAL PLAT



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 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- 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).
- 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 College Station Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Planned Development-Mixed (PD-MU), Ordinance No. 1861 and 2448.
- 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 are addressed as follows:
  - 10d: Easements shown on plat (15550/275 OPRBCT) do not cross this tract as shown hereon. Setback lines 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 dba BTU (14528/36 OPRBCT) does cross this tract. This easement calls to be 18' 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 Lone 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 in partial release does no 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 a remainder of a called  
 5.896 Acre Tract in Volume 15550 Page 275 OPRBCT and a  
 2.300 Acre Tract in Volume 11999 Page 235 OPRBCT  
 John Austin League Survey, A-2

Bryan, Brazos County, Texas  
 July 2024

Owner:  
 Snoopylike Holdings, LLC  
 4100 Rocky Brair Ct.  
 College Station, TX 77845

Engineer:  
  
 PO Box 5192  
 Bryan, TX 77805  
 979-739-0567  
 TBPE F-9951

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195  
 TBPELS #10018500  
 Proj # 22-055

Annotations:

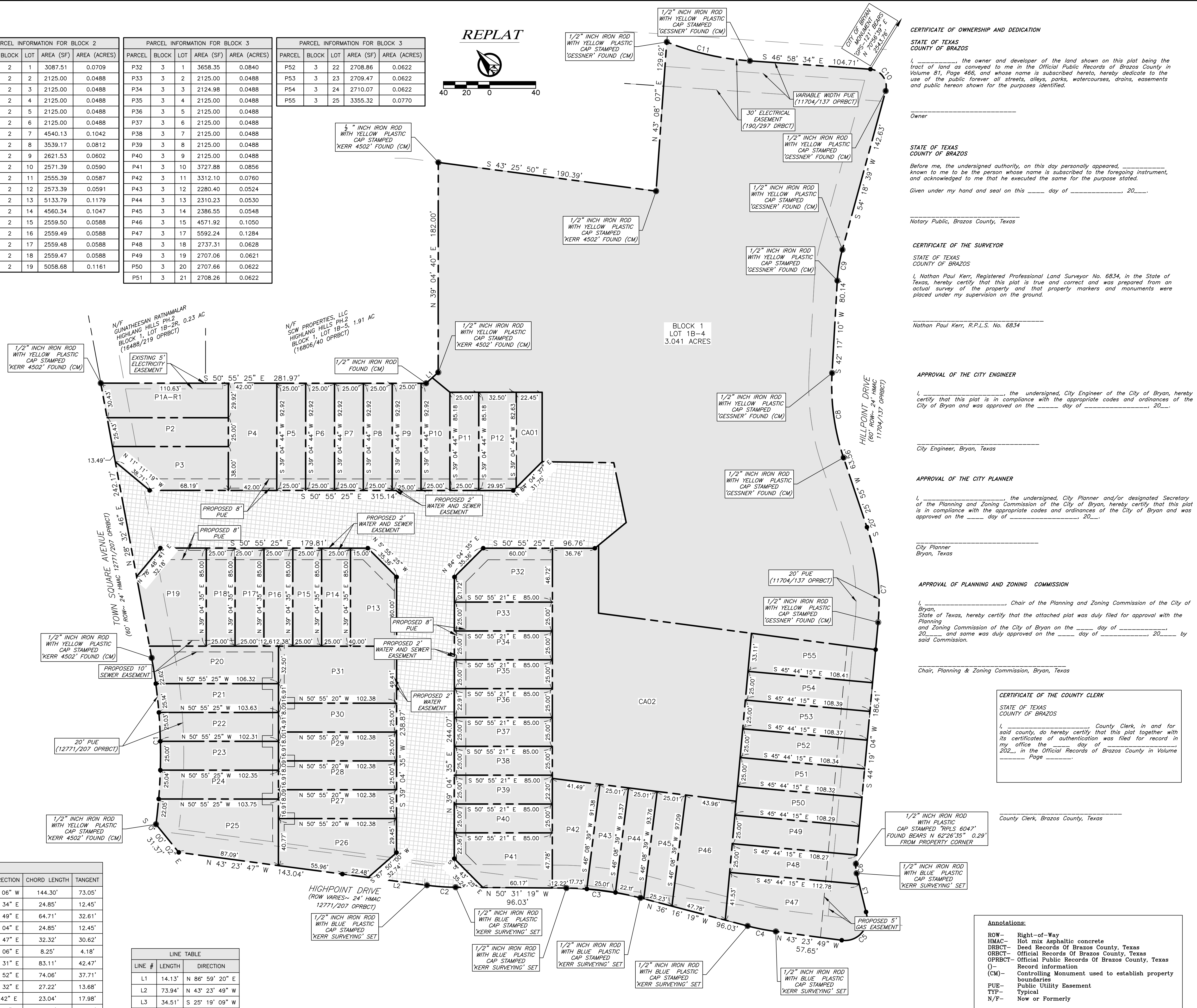
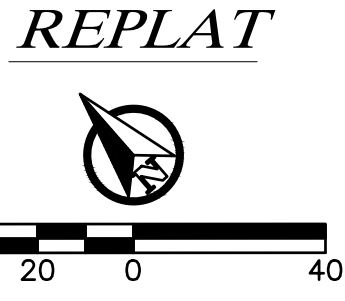
ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records Of Brazos County, Texas
()-	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility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

PARCEL INFORMATION FOR BLOCK 1					PARCEL INFORMATION FOR BLOCK 2					PARCEL INFORMATION FOR BLOCK 3					PARCEL INFORMATION FOR BLOCK 3				
PARCEL	BLOCK	LOT	AREA (SF)	AREA (ACRES)	PARCEL	BLOCK	LOT	AREA (SF)	AREA (ACRES)	PARCEL	BLOCK	LOT	AREA (SF)	AREA (ACRES)	PARCEL	BLOCK	LOT	AREA (SF)	AREA (ACRES)
P1A-R1	1	1A-R1	3227.08	0.0741	P13	2	1	3087.51	0.0709	P32	3	1	3658.35	0.0840	P52	3	22	2708.86	0.0622
P2	1	2	2568.59	0.0590	P14	2	2	2125.00	0.0488	P33	3	2	2125.00	0.0488	P53	3	23	2709.47	0.0622
P3	1	3	3370.46	0.0774	P15	2	3	2125.00	0.0488	P34	3	3	2124.98	0.0488	P54	3	24	2710.07	0.0622
P4	1	4	3902.76	0.0896	P16	2	4	2125.00	0.0488	P35	3	4	2125.00	0.0488	P55	3	25	3355.32	0.0770
P5	1	5	2323.08	0.0533	P17	2	5	2125.00	0.0488	P36	3	5	2125.00	0.0488					
P6	1	6	2323.08	0.0533	P18	2	6	2125.00	0.0488	P37	3	6	2125.00	0.0488					
P7	1	7	2323.08	0.0533	P19	2	7	4540.13	0.1042	P38	3	7	2125.00	0.0488					
P8	1	8	2323.09	0.0533	P20	2	8	3539.17	0.0812	P39	3	8	2125.00	0.0488					
P9	1	9	2323.09	0.0533	P21	2	9	2621.53	0.0602	P40	3	9	2125.00	0.0488					
P10	1	10	2313.67	0.0531	P22	2	10	2571.39	0.0590	P41	3	10	3727.88	0.0856					
P11	1	11	2129.46	0.0489	P23	2	11	2555.39	0.0587	P42	3	11	3312.10	0.0760					
P12	1	12	2765.04	0.0635	P24	2	12	2573.39	0.0591	P43	3	12	2280.40	0.0524					
					P25	2	13	5133.79	0.1179	P44	3	13	2310.23	0.0530					
					P26	2	14	4560.34	0.1047	P45	3	14	2386.55	0.0548					
					P27	2	15	2559.50	0.0588	P46	3	15	4571.92	0.1050					
					P28	2	16	2559.49	0.0588	P47	3	17	5592.24	0.1284					
					P29	2	17	2559.48	0.0588	P48	3	18	2737.31	0.0628					
					P30	2	18	2559.47	0.0588	P49	3	19	2707.06	0.0621					
					P31	2	19	5058.68	0.1161	P50	3	20	2707.66	0.0622					
										P51	3	21	2708.26	0.0622					

PARCEL INFORMATION FOR COMMON AREAS		
PARCEL	AREA (SF)	AREA (ACRES)
CA01	1602.91	0.0368
CA02	26681.07	0.6125

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
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LINE #	LENGTH	DIRECTION
L1	14.13'	N 86° 59' 20" E
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L3	34.51'	S 25° 19' 09" W



**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, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Owner \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**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.

Nathan Paul Kerr, R.P.L.S. No. 6834

**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 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

**APPROVAL OF 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.

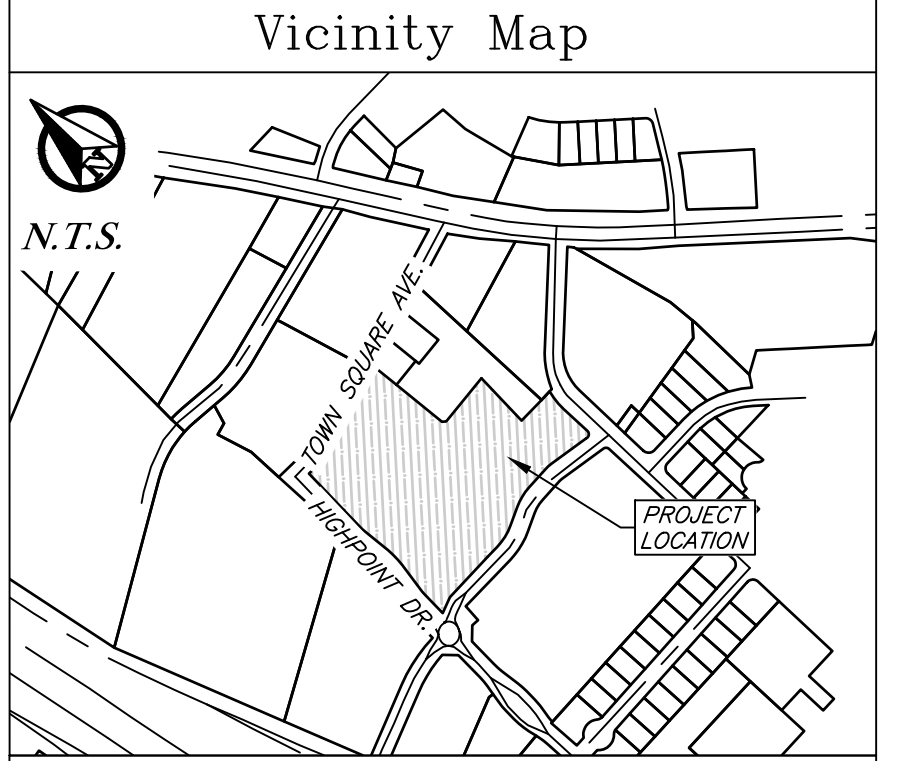
Chair, Planning & Zoning Commission, Bryan, Texas

**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 Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk, Brazos County, Texas



- General Notes:**
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John Austin League Survey, A-2

Bryan, Brazos County, Texas  
July 2024

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

Engineer:  
IA Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195  
TBPELS #10018500  
Proj # 22-055

**Annotations:**

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