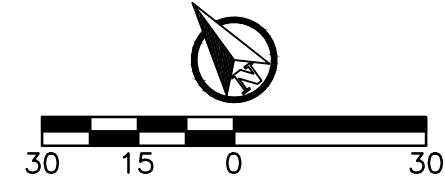
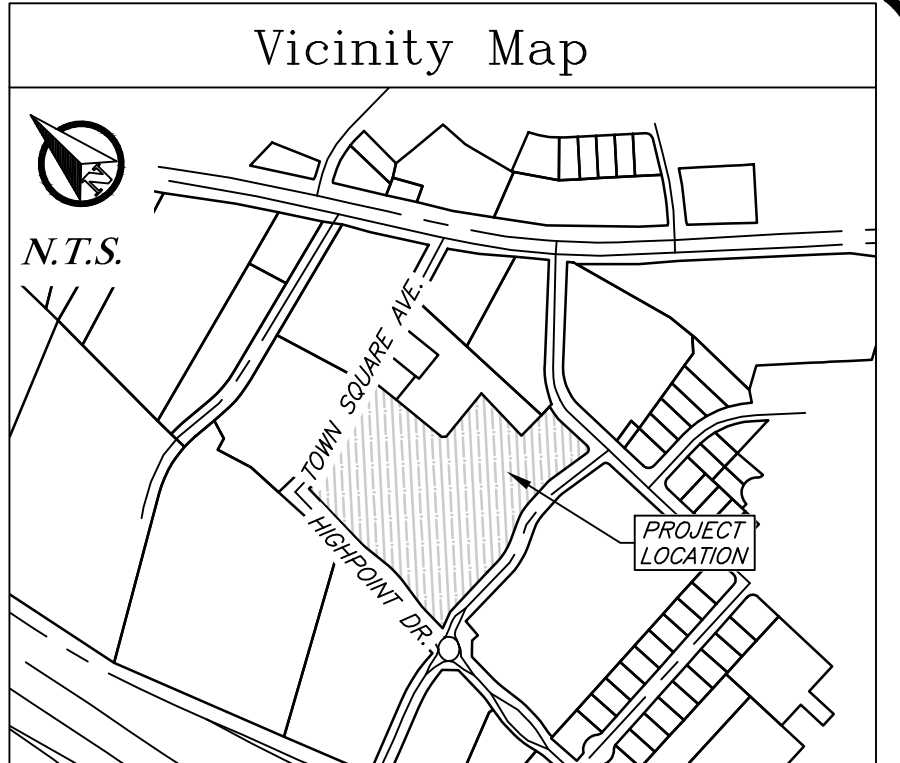


MASTER PLAN



LINE #	LENGTH	DIRECTION
L1	14.13'	N 86° 59' 20" E
L2	73.94'	N 43° 23' 49" W
L3	34.51'	S 25° 19' 09" W

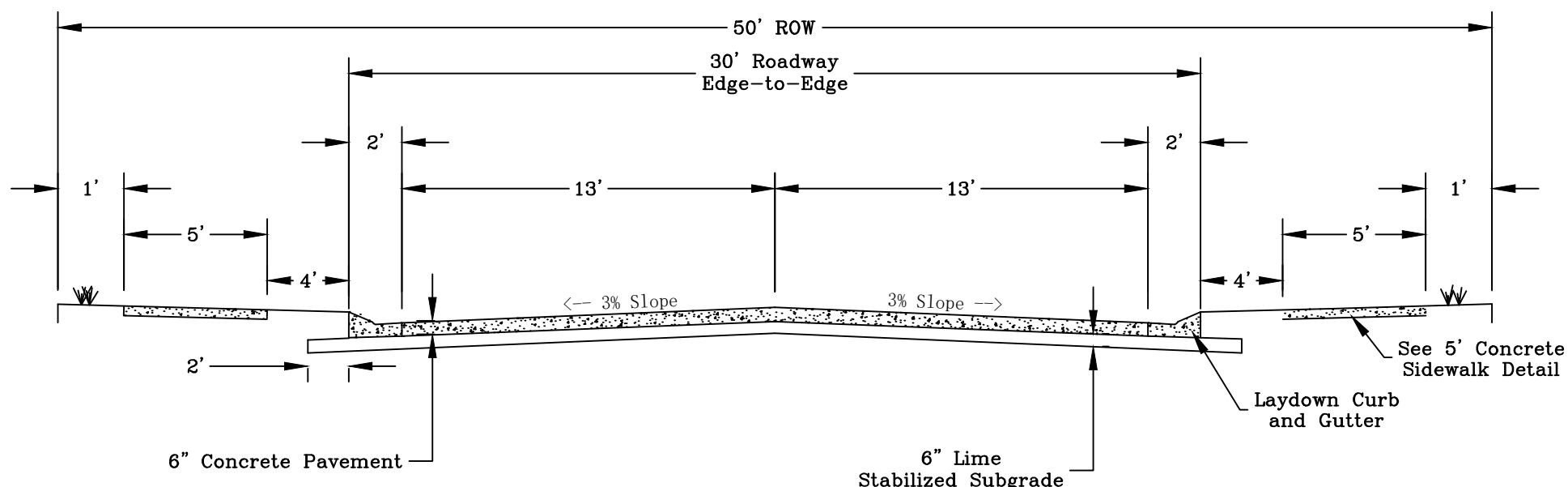
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	144.90'	460.10'	18° 02' 39"	S 37° 34' 06" W	144.30'	73.05'
C2	24.87'	200.00'	7° 07' 30"	S 46° 57' 34" E	24.85'	12.45'
C3	64.88'	260.85'	14° 15' 00"	S 43° 23' 49" E	64.71'	32.61'
C4	24.87'	200.00'	7° 07' 30"	S 39° 50' 04" E	24.85'	12.45'
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'



General Notes:

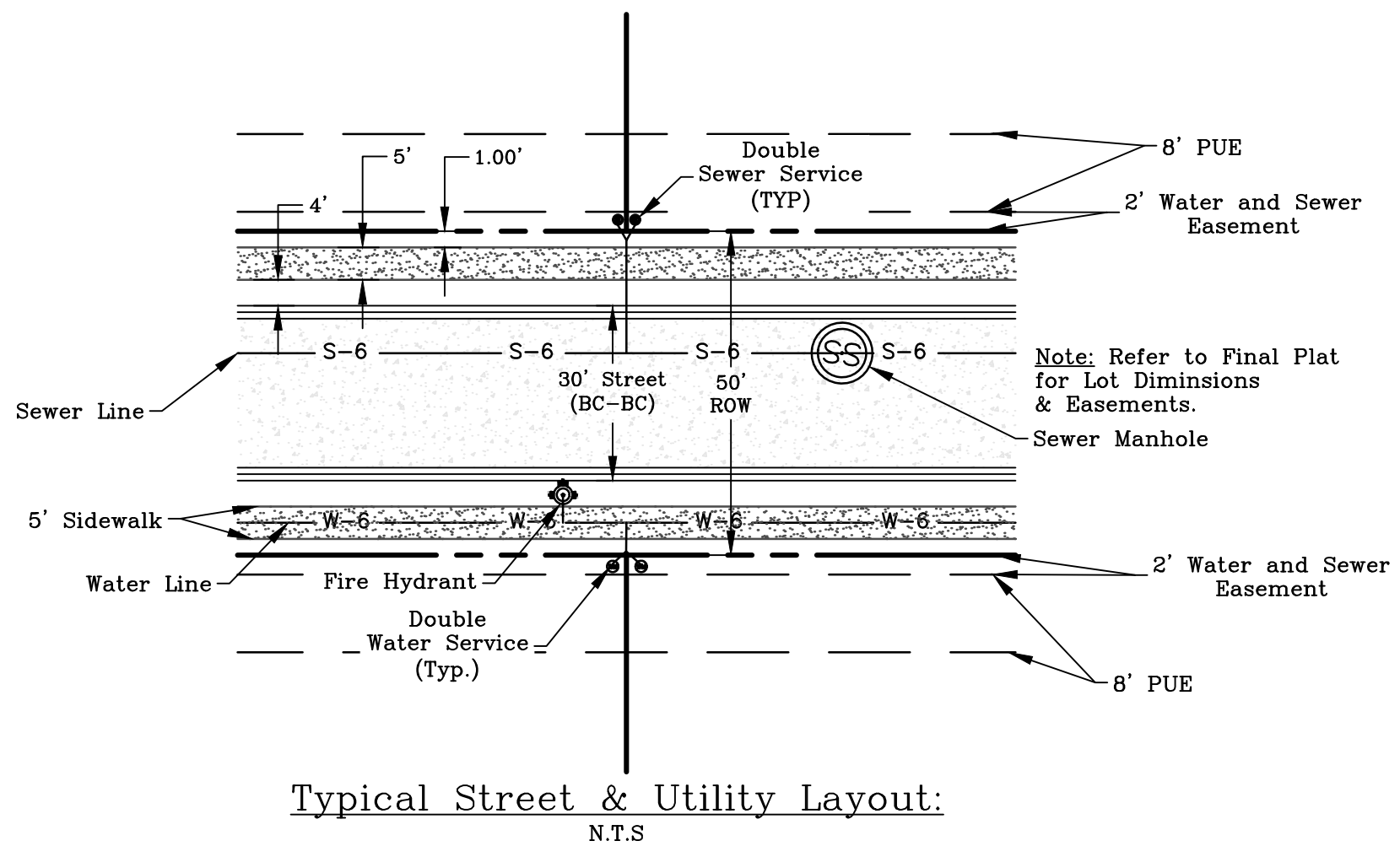
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYC82).
- Distances shown hereon are surface distances in US survey feet and decimals (ex. 383.90') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001080782 (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.
- This property is zoned Planned Development-Housing District (PD-H). Ordinance No. 2873.
- 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, the City of Bryan 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 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 dba BTU (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. (130/389 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 (190/287 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 in partial release does not apply to this tract.
- All other items are not survey items and/or are not addressed by this plat.

Phase	Potential Lot Count	AC
Phase 1	56	5.155
Phase 2	31	3.041
ROW	3	1.667
Common Area/ Detention	3	0.880



Typical Street Cross-Section Concrete Pavement

- Notes:
- All Subgrade, Base, and Pavement, Materials and Placement, shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
  - If unexpected native soil conditions are found, the "Subgrade Stabilization Table" found on this sheet, shall apply.
  - See Sheet C1 - General Notes.



Typical Street & Utility Layout:

- 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

**Master Plan**

# Highland Hills Townhomes

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

Bryan, Brazos County, TX  
Nov. 2024

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

Engineer: **JA 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 # 24-940