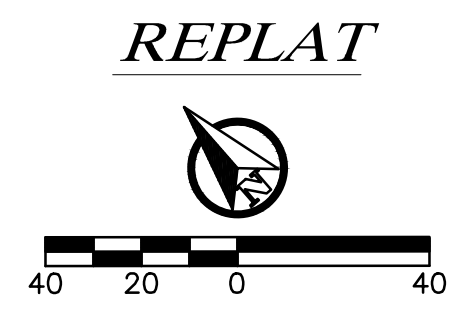


PARCEL INFORMATION FOR BLOCK 1			PARCEL INFORMATION FOR BLOCK 2			PARCEL INFORMATION FOR BLOCK 3			PARCEL INFORMATION FOR BLOCK 3		
LOT	AREA (SF)	AREA (ACRES)	LOT	AREA (SF)	AREA (ACRES)	LOT	AREA (SF)	AREA (ACRES)	LOT	AREA (SF)	AREA (ACRES)
1A-R1	3227.08	0.0741	1	3087.51	0.0709	1	3658.35	0.0840	21	2708.86	0.0622
2	2568.59	0.0590	2	2125.00	0.0488	2	2125.00	0.0488	22	2709.47	0.0622
3	3370.46	0.0774	3	2125.00	0.0488	3	2124.98	0.0488	23	2710.07	0.0622
4	3902.76	0.0896	4	2125.00	0.0488	4	2125.00	0.0488	24	3355.32	0.0770
5	2323.08	0.0533	5	2125.00	0.0488	5	2125.00	0.0488			
6	2323.08	0.0533	6	2125.00	0.0488	6	2125.00	0.0488			
7	2323.08	0.0533	7	4540.13	0.1042	7	2125.00	0.0488			
8	2323.09	0.0533	8	3539.17	0.0812	8	2125.00	0.0488			
9	2323.09	0.0533	9	2621.53	0.0602	9	2125.00	0.0488			
10	2313.67	0.0531	10	2571.39	0.0590	10	3727.88	0.0856			
11	2129.46	0.0489	11	2555.39	0.0587	11	3312.10	0.0760			
12	2765.04	0.0635	12	2573.39	0.0591	12	2280.40	0.0524			
			13	5133.79	0.1179	13	2310.23	0.0530			
			14	4560.34	0.1047	14	2386.55	0.0548			
			15	2559.50	0.0588	15	4571.92	0.1050			
			16	2559.49	0.0588	16	5592.24	0.1284			
			17	2559.48	0.0588	17	2737.31	0.0628			
			18	2559.47	0.0588	18	2707.06	0.0621			
			19	5058.68	0.1161	19	2707.66	0.0622			
			20	2708.26	0.0622						

PARCEL INFORMATION FOR COMMON AREAS		
COMMON AREA	AREA (SF)	AREA (ACRES)
01	1602.91	0.0368
02	26681.07	0.6125



**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 15556, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCCT), AND ALL OF LOT 1-A, BLOCK 1 OF THE AMENDING PLAT OF HIGHLAND HILLS SUBDIVISION, PHASE 2, FILED IN VOLUME 11999, PAGE 235 (OPRBCCT); 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 174.203°, AND A CHORD WHICH BEARS S 38° 09' 18" E, A DISTANCE OF 73.86 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GESSNER" FOUND;

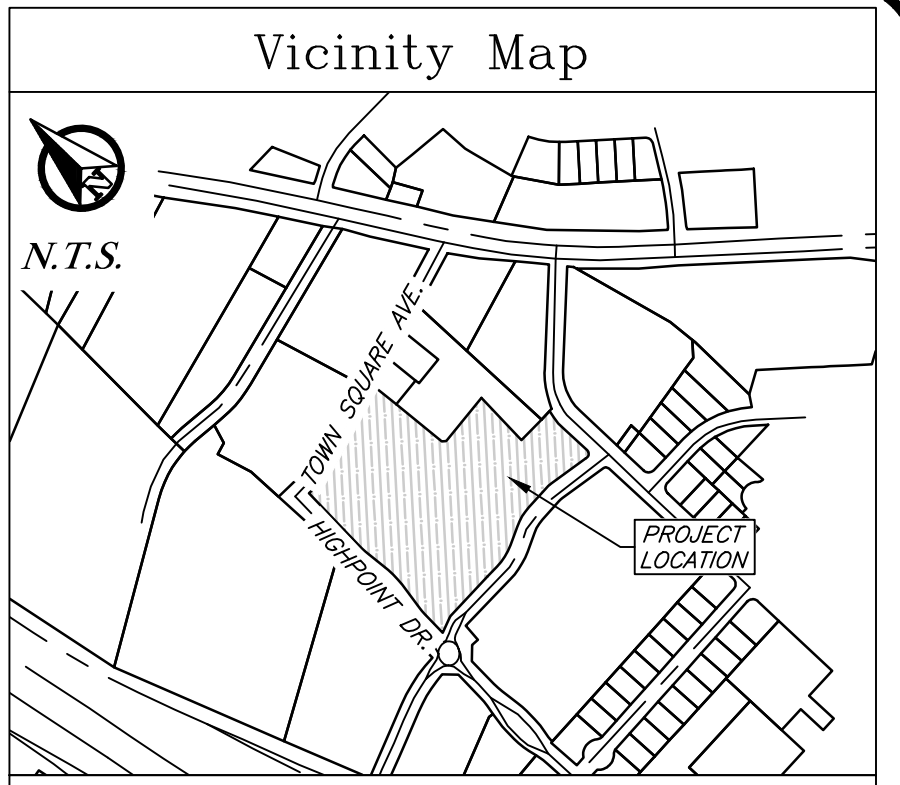
2) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 130.01 FEET, AN ARC LENGTH OF 27.26 FEET, A DELTA ANGLE OF 70.730°, AND A CHORD WHICH BEARS N 39° 45' 33" W, A DISTANCE OF 24.85 FEET TO A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;

3) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 140.10 FEET, AN ARC LENGTH OF 144.90 FEET, A DELTA ANGLE OF 180.239°, AND A CHORD WHICH BEARS N 37° 34' 14" E, A DISTANCE OF 144.30 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;

4) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 460.10 FEET, AN ARC LENGTH OF 144.90 FEET, A DELTA ANGLE OF 180.239°, AND A CHORD WHICH BEARS N 37° 34' 14" E, A DISTANCE OF 144.30 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;

5) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 140.10 FEET, AN ARC LENGTH OF 144.90 FEET, A DELTA ANGLE OF 180.239°, AND A CHORD WHICH BEARS N 37° 34' 14" E, A DISTANCE OF 144.30 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;

CURVE TABLE					LINE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
C1	144.90'	460.10'	18° 02' 39"	S 37° 34' 06" W	144.30'	73.05'	L1	14.13'	N 86° 59' 20" E	L9	32.74'	S 87° 50' 00" W
C2	24.87'	200.00'	7° 07' 30"	S 46° 57' 34" E	24.85'	12.45'	L2	73.94'	N 43° 23' 49" W	L10	85.00'	N 39° 04' 35" E
C3	64.88'	260.85'	14° 15' 00"	S 43° 23' 49" E	64.71'	32.61'	L3	34.51'	S 25° 19' 09" W	L11	85.00'	N 39° 04' 35" E
C4	24.87'	200.00'	7° 07' 30"	S 39° 50' 04" E	24.85'	12.45'	L4	93.09'	S 46° 08' 39" W	L12	85.00'	N 39° 04' 35" E
C5	38.61'	190.02'	11° 17' 12"	N 79° 44' 47" E	32.32'	30.62'	L5	97.96'	S 46° 08' 39" W	L13	85.00'	N 39° 04' 35" E
C6	8.29'	25.00'	18° 59' 55"	N 34° 49' 06" E	8.25'	4.18'	L6	91.37'	S 46° 08' 39" W	L14	85.00'	N 39° 04' 35" E
C7	83.71'	201.82'	23° 45' 54"	N 32° 21' 31" E	83.11'	42.47'	L7	91.38'	S 46° 08' 39" W	L15	82.63'	S 39° 04' 44" W
C8	74.51'	195.02'	21° 53' 23"	N 31° 20' 52" E	74.06'	37.71'	L8	35.24'	S 5° 43' 25" E	L16	85.18'	S 39° 04' 44" W
C9	27.26'	130.01'	12° 00' 55"	N 48° 19' 32" E	27.22'	13.68'						
C10	26.27'	150.00'	10° 00' 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'						



**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 uses 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\_\_\_\_.

Notary Public, Brazos County, Texas

**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.

Notary Public, Brazos County, Texas

**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:**
- 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. 983.90') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001108782 (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, 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 F211325, effective date: February 2nd, 2022. Items listed on schedule B are addressed as follows:
    - 10d: Easements shown on plat (15550/275 OPRBCCT) 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 OPRBCCT) does not apply to this tract.
    - 10f: Electrical easement to City of Bryan dba BTU (14328/38 OPRBCCT) does cross this tract. This easement calls for a 16' wide and centered on buried electrical cable as installed (exact location of easement not defined).
    - 10g: Easement to Gulf States Utilities Co. (130/369 DRBCCT) does cross this tract as shown hereon.
    - 10h: Easement to Gulf States Utilities Co. (130/432 DRBCCT) does not cross this tract.
    - 10i: Easement to the City of Bryan (180/297 DRBCCT) does cross this tract as shown hereon.
    - 10j: Easement to one Star Gas co. (287/526 DRBCCT) no longer applies to this tract as partially released (83/820, release records of Brazos County, Texas). Easement defined a 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 11999, Page 235 OPRBCCT John Austin League Survey, A-2-8.196 AC

Bryan, Brazos County, Texas  
Nov. 2024

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

Engineer:  
IA Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-951

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

**Annotations:**  
ROW- Right-of-Way  
HMAC- Hot mix Asphalt concrete  
DRBCCT- Deed Records of Brazos County, Texas  
ORBCCT- Official Records of Brazos County, Texas  
OPRBCCT- Official Public Records Of Brazos County, Texas  
(-) Record information  
(CM)- Controlling Monument used to establish property boundaries  
PUE- Public Utility Easement  
TYP- Typical  
N/P- Now or Formerly