

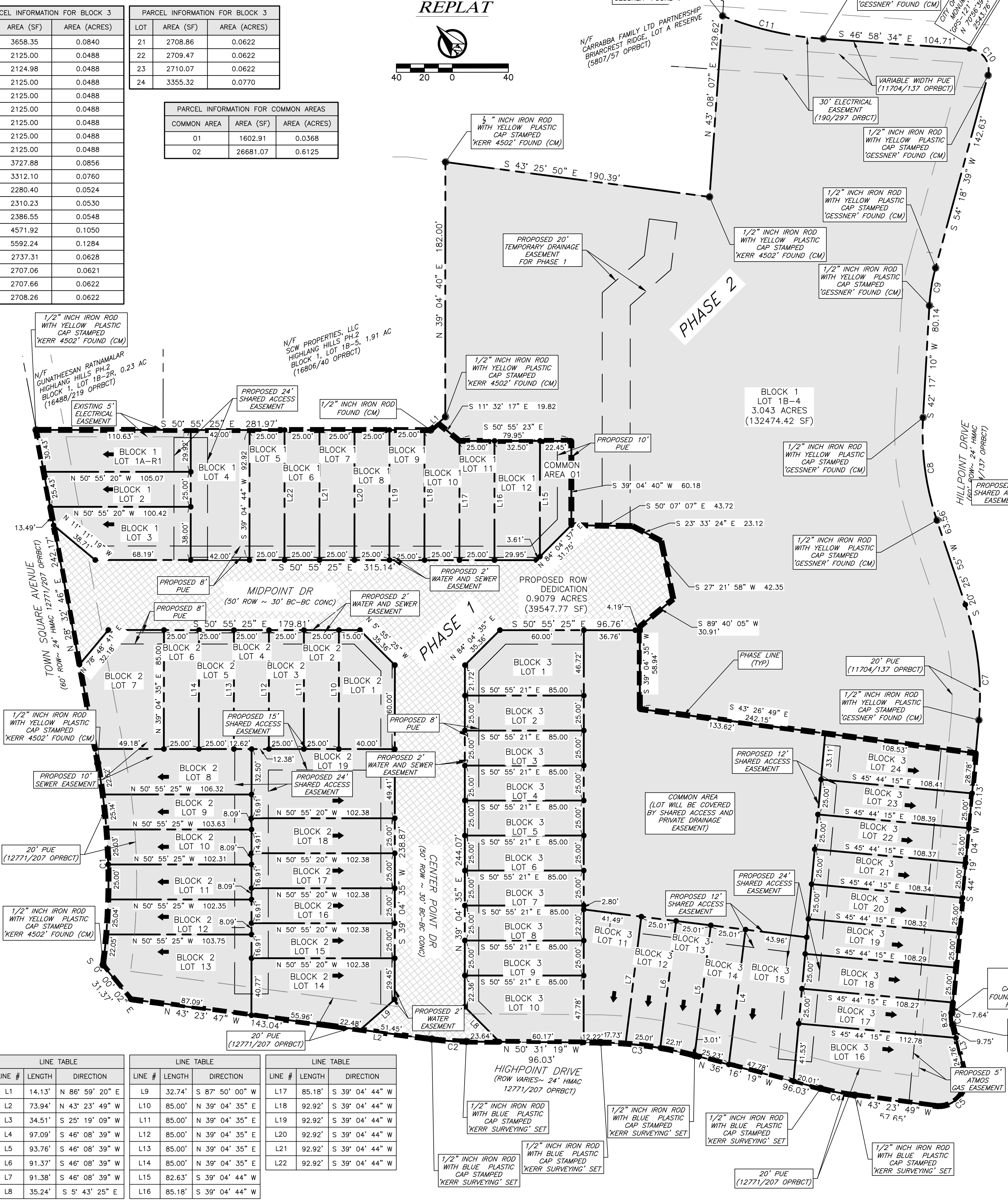
Table with 4 columns: Parcel Information for Block 1, Block 2, Block 3, and Common Areas. Each column lists Lot, Area (SF), and Area (Acres).

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 15550, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), AND ALL OF LOT 1-A, BLOCK 1 OF THE AMENDING PLAT OF HIGHLAND HILLS SUBDIVISION, PHASE 2, FILED IN VOLUME 11999, PAGE 235 (OPRBC); 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 17.4203°, AND A CHORD WHICH BEARS S 38° 09' 16" E, A DISTANCE OF 73.86 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GESSNER' FOUND;

CURVE TABLE and LINE TABLE. The Curve Table lists curve data including Curve #, Length, Radius, Delta, Chord Direction, Chord Length, and Tangent. The Line Table lists line data including Line #, Length, and Direction.



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 hearen shown for the purposes identified.

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.

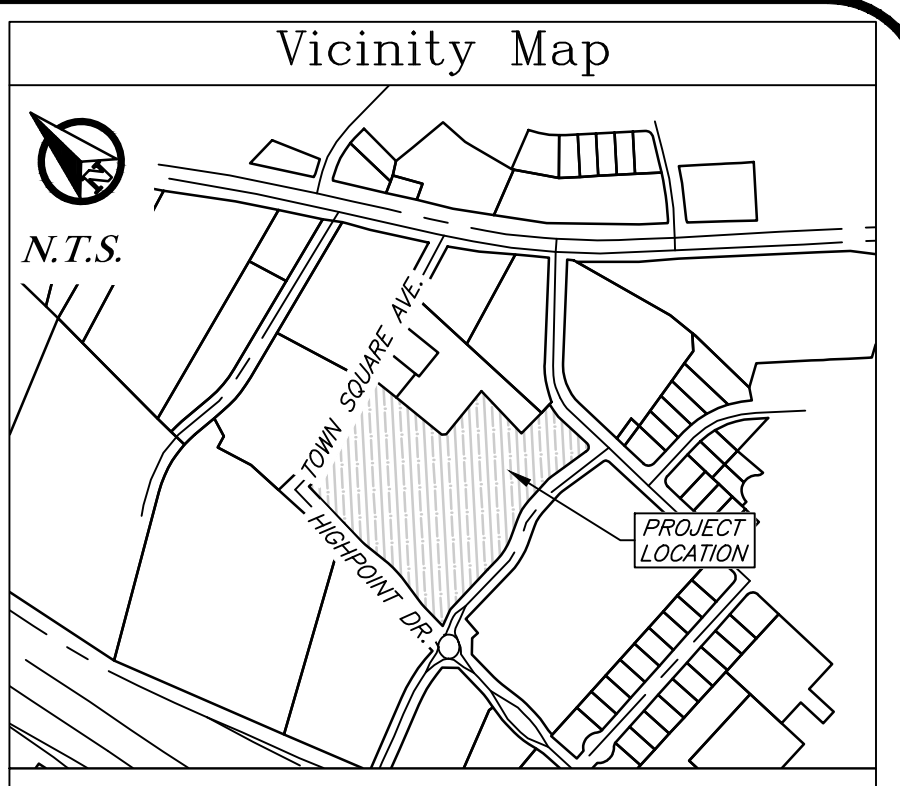
APPROVAL OF THE CITY ENGINEER I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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\_\_\_\_.

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.

CERTIFICATE OF THE COUNTY CLERK 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 \_\_\_\_\_.

Legend and Annotations. Legend includes Proposed Lot and Proposed ROW. Annotations list symbols for ROW, HMAC, DRBCT, OPRBC, Official Public Records, Record Information, Controlling Monument, boundaries, Public Utility Easement, Typical, and Now or Formerly.



- 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 (MTCSS).
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 1.0001060792 (calculated using GDA01D28).
3. This tract does not lie within a designated 100-YR floodplain according to the FEMA Flood Maps, Panel No. 4804100215F 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. This property is zoned Planned Development-Housing District (PD-H). Ordinance No. 2873.
8. No proposed lot will take access from Hillpoint Drive, Wildflower Drive, or Town Square Avenue.
9. 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.
10. 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.
11. Where electric facilities are installed, BTU has the right to install, operate, replace, 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.
12. This survey plat was prepared to reflect the title commitment prepared by university title company # no. F211325, effective date: February 2nd, 2022. Items listed on schedule b are addressed as follows:
• 10d: Easements shown on plat (15550/275 OPRBC) do not cross this tract as shown hereon. Setback lines are not defined by this plat.
• 10e: Temporary construction easement described in restrictions (12778/140 OPRBC) does not apply to this tract.
• 10f: Electrical easement to City of Bryan dba BTU (14328/36 OPRBC) 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 (180/297 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 (83/920, OPRBC - Official Public Records Of Brazos County, Texas). Easement defined and 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 1199, Page 235 OPRBC John Austin League Survey, A-2 - 8.196 AC Bryan, Brazos County, Texas Nov. 2024. Owner: Snyopalke Holdings, LLC. Engineer: JA Engineering.