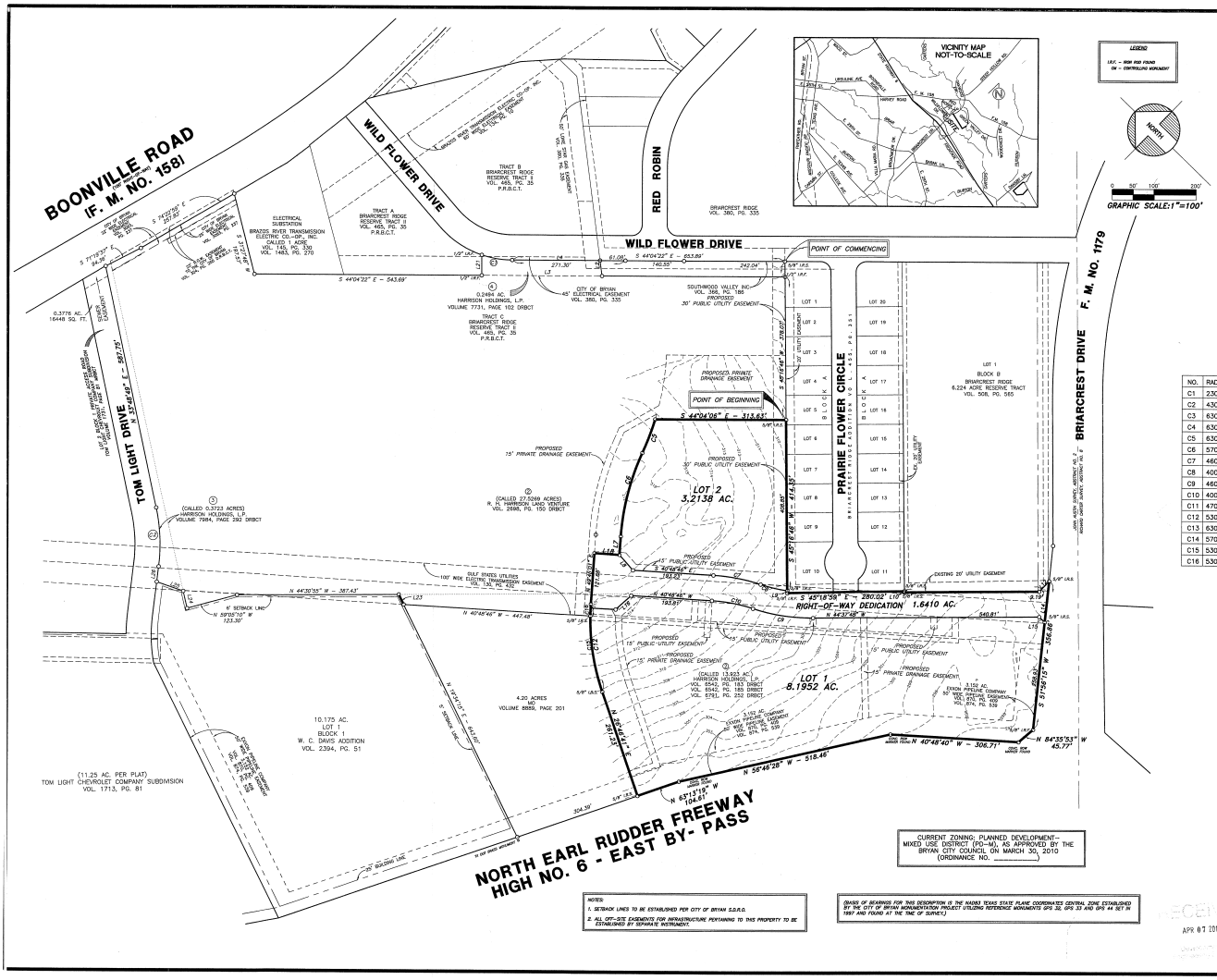

LEGEND

I.R.F. = IRON ROD FOUND
CM = CONTROLLING MONUMENT

~ OUTER BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L21	N 45°55'38" E	48.82'
L22	S 49°30'27" W	107.34'
L23	N 19°34'15" E	28.03'
L24	N 32°38'12" E	41.76'
L25	N 29°08'18" W	66.98'
L26	N 52°53'32" E	36.58'

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L2	S 38°29'01" W	37.38'
L3	N 44°04'22" E	287.91'
L4	S 44°04'22" E	210.49'
L5	N 00°51'42" E	57.01'
L6	N 89°05'41" W	56.86'
L7	S 49°45'01" W	44.95'
L8	S 04°28'07" W	49.25'
L9	S 45°16'46" W	5.50'
L10	S 45°16'46" W	2.56'
L11	S 44°37'48" E	322.11'
L12	S 89°37'48" E	34.29'
L13	S 49°30'27" W	107.34'
L14	S 51°56'15" W	97.93'
L15	N 00°22'12" E	18.45'
L16	N 85°35'01" W	49.70'
L17	S 18°13'19" E	56.56'
L18	S 40°14'59" E	60.00'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	230.00'	18°23'36"	73.84'	S 34°52'34" E	73.52'
C2	430.00'	19°4'45"	143.19'	N 43°21'10" E	142.53'
C3	630.00'	24°45'36"	272.25'	S 58°15'48" W	270.14'
C4	630.00'	16°57'18"	186.43'	S 54°21'39" W	185.75'
C5	630.00'	07°48'18"	85.82'	N 66°44'27" E	85.75'
C6	570.00'	20°53'35"	207.85'	N 60°11'48" E	206.70'
C7	460.00'	14°23'50"	115.59'	S 33°36'51" E	115.28'
C8	400.00'	09°23'04"	65.52	S 31°06'28" E	65.44'
C9	460.00'	18°12'29"	146.18'	N 35°31'34" W	145.57'
C10	400.00'	14°23'27"	100.47'	N 33°37'03" W	100.20'
C11	470.00'	21°57'28"	180.12'	S 37°45'25" W	179.02'
C12	530.00'	22°58'19"	212.50'	N 38°15'51" E	211.08'
C13	630.00'	20°53'35"	229.73'	N 60°11'48" E	228.46'
C14	570.00'	24°45'36"	246.32'	N 58°15'48" E	244.41'
C15	530.00'	19°57'15"	184.58'	N 36°45'19" E	183.65'
C16	530.00'	03°01'05"	27.92'	S 48°14'28" W	27.91'

CURRENT ZONING: PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M), AS APPROVED BY THE BRYAN CITY COUNCIL ON MARCH 30, 2010 (ORDINANCE NO. _____)

NOTES:

1. SETBACK LINES TO BE ESTABLISHED PER CITY OF BRYAN S.D.R.O.
2. ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83 TEXAS STATE PLANE COORDINATES CENTRAL ZONE ESTABLISHED BY THE CITY OF BRYAN MONUMENTATION PROJECT UTILIZING REFERENCE MONUMENTS GPS 32, GPS 33 AND GPS 44 SET IN 1997 AND FOUND AT THE TIME OF SURVEY.

SURVEYOR

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FINAL PLAT

OF

HIGHLAND HILLS ADDITION
LOTS 1 AND 2, BLOCK A

BEING 13.05 ACRES OF LAND IN THE
JOHN AUSTIN SURVEY, ABSTRACT NO. 2,
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

APRIL 5, 2010

RECEIVED
APR 07 2010