

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.46'	S 49° 29' 29" W
L2	24.78'	S 4° 43' 09" W
L3	35.78'	S 40° 29' 30" E
L4	23.80'	S 4° 43' 07" W
L5	35.36'	S 49° 43' 07" W
L6	35.36'	S 40° 16' 53" E
L7	35.36'	S 3° 12' 11" E
L8	35.36'	N 86° 47' 49" E
L9	35.36'	N 3° 12' 11" W

LINE TABLE

LINE #	LENGTH	DIRECTION
L10	35.36'	S 86° 47' 49" W
L11	35.36'	N 3° 12' 11" W
L12	35.36'	S 86° 47' 49" W
L13	35.84'	N 2° 24' 15" W
L14	34.86'	N 87° 35' 45" E
L15	30.00'	S 10° 43' 25" E
L16	19.60'	S 4° 43' 07" W
L17	19.60'	N 4° 43' 07" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	125.34'	240.00'	29° 55' 26"	N 26° 50' 06" E	123.93'	64.14'
C2	32.40'	100.00'	18° 33' 50"	N 11° 11' 42" E	32.26'	16.34'
C3	26.36'	100.00'	15° 06' 05"	S 10° 58' 12" W	47.10'	13.26'
C4	32.31'	284.26'	6° 30' 43"	S 1° 40' 43" E	32.29'	16.17'
C5	26.45'	98.29'	15° 25' 16"	S 1° 35' 55" E	26.37'	13.31'
C6	80.89'	125.00'	37° 04' 41"	N 23° 15' 28" E	79.49'	41.92'
C7	48.54'	75.00'	37° 04' 41"	S 23° 15' 28" W	47.69'	25.15'
C8	69.27'	75.00'	52° 55' 19"	S 68° 15' 28" W	66.84'	37.33'
C9	115.46'	125.00'	52° 55' 19"	S 68° 15' 28" W	111.40'	62.22'
C10	7.81'	5.00'	89° 32' 47"	N 49° 29' 31" E	7.04'	4.96'
C11	7.89'	5.00'	90° 27' 13"	S 40° 30' 29" E	7.10'	5.04'

- General Notes:**
- Bearing System shown hereon is based on the Texas State plane Central Zone 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 unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011444440201 (Calculated using GBD012B).
 - This property is Zoned (RD-5) Residential District 5000 as approved by the Bryan City Council on 12/14/2021 with ordinance #2536.
 - 1/2 Inch Iron rods with blue plastic caps stamped "KERR SURVEYING" will be set at all angle points and lot corners, unless stated otherwise.
 - This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas. Map No. 48041C0195E, Map No. 48041C0185E effective May 16, 2012.
 - Building setback lines Per City of Bryan Ordinance.
 - Distances shown along curves are chord lengths.
 - The topography shown is from survey data.
 - 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.
 - All existing utilities shown hereon are approximate locations.
 - 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, or maintenance of these areas.
 - Block 1, Lot 1 will only take access from Highland Oaks Dr.
 - Block 3, Lot 1 will only take access from Hilton Rd.
 - Block 4, Lot 1 will only take access from McDuff Trail.
 - Blanket easement to Sinclair Refining Co., 132/1, does apply to this tract (as assigned, 147/417). This easement covers the explorer pipeline shown hereon. Easement width is not specified.
 - Right-of-way easement to the State of Texas, 151/490, applies to the current right-of-way of Sandy Point Road/FM 1687.
 - Blanket Electrical Easement to City of Bryan, 98/183, does apply to this tract. Easement width and location are not specified and cannot be plotted.
 - The proposed subdivision signage shall be in conformance with Sign Ordinance Section 9-43.
 - The Detention Pond will be built in Phase 1 but will not be plotted, fully, until later phases.

PRELIMINARY PLAN

Highland Oaks Ph.1
 Block 1, Lots 1-11, Block 2, Lots 1-16,
 Block 3, Lots 1-11, Block 4, Lots 1-10,
 Block 7, 1-2, Common Area
 & R.O.W. Dedication -51 Lots

Being a total of 12.78 Acres
 Being a Portion of a 68.65 acre tract 17374/153 &
 a Portion of an 8.652 acre Tract 17368/33
 James M. Webb Survey, A-242
 Bryan, Brazos County, Texas
 Page 1 of 2
 June 2022

Owner:
 Hilton Road, LLC
 1500 University Oaks
 College Station, TX 77840

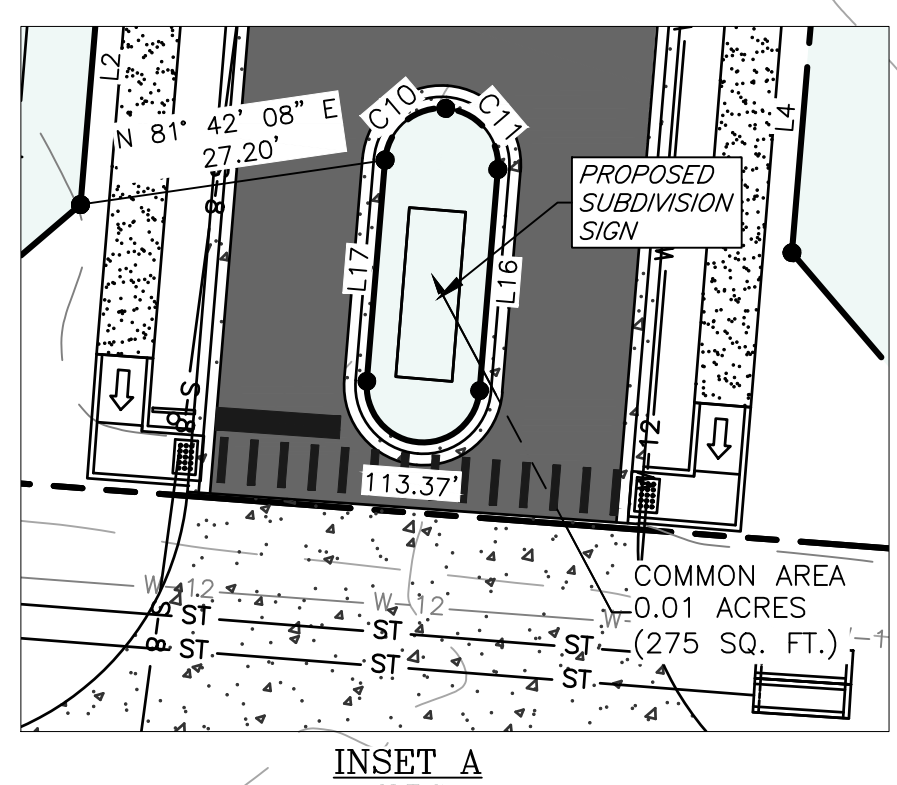
Engineer:

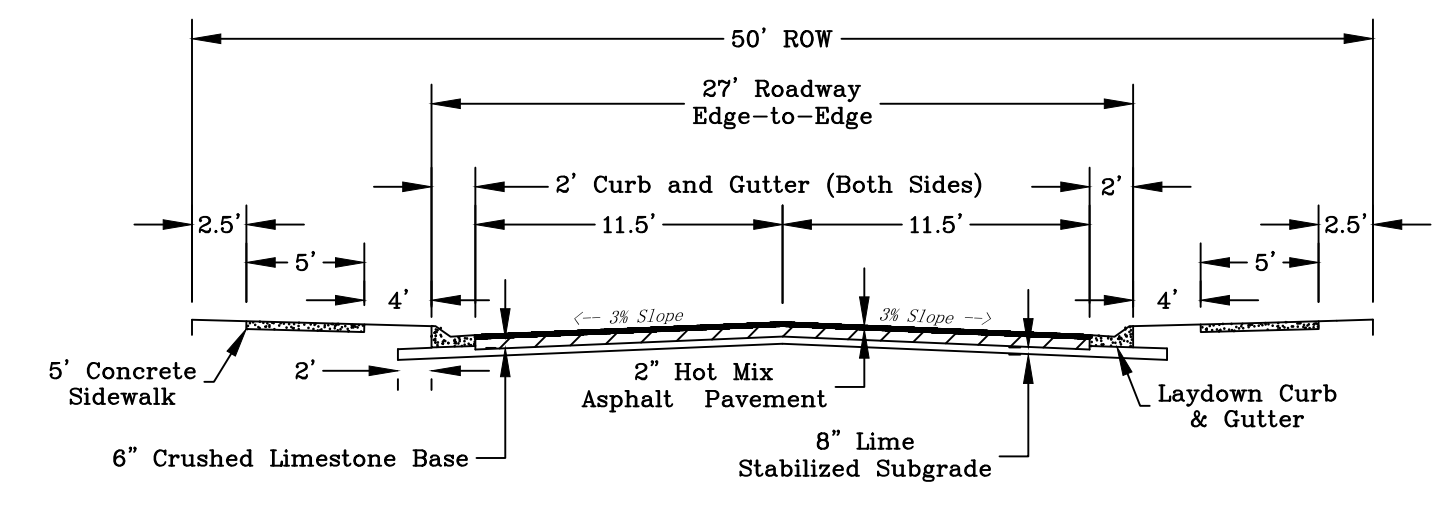
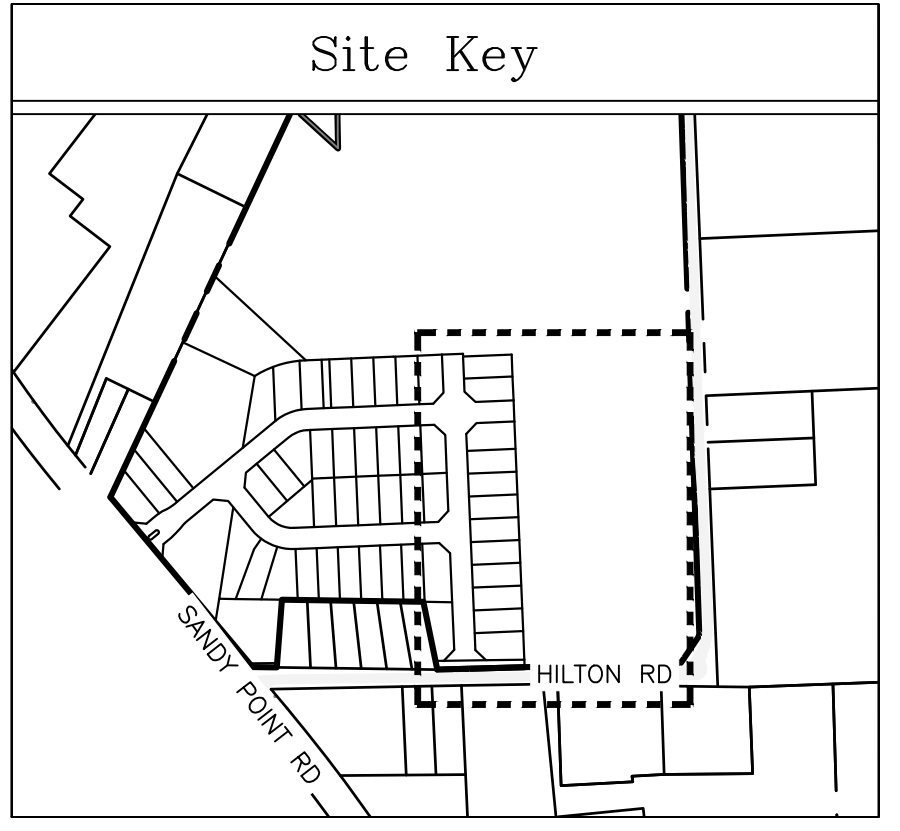
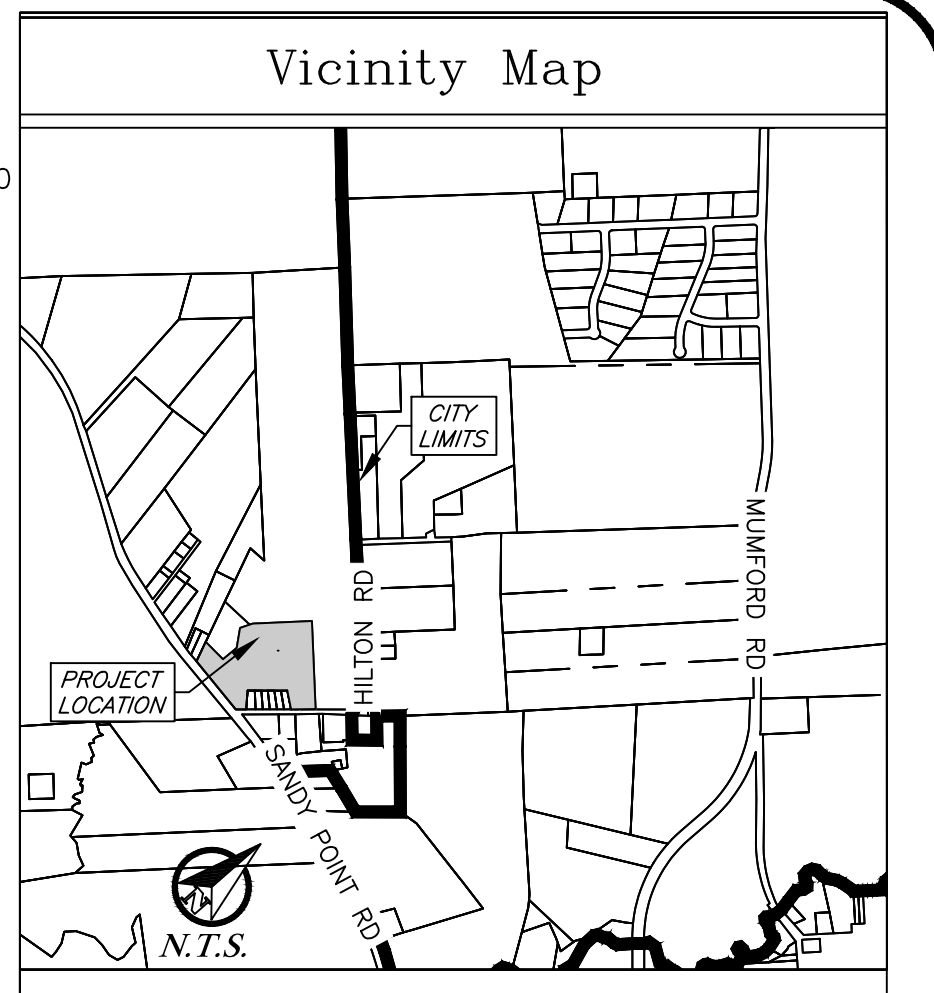
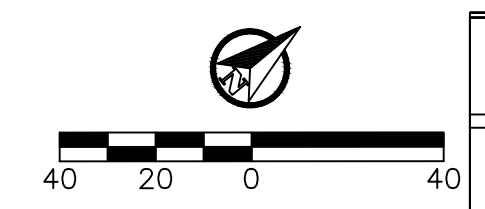
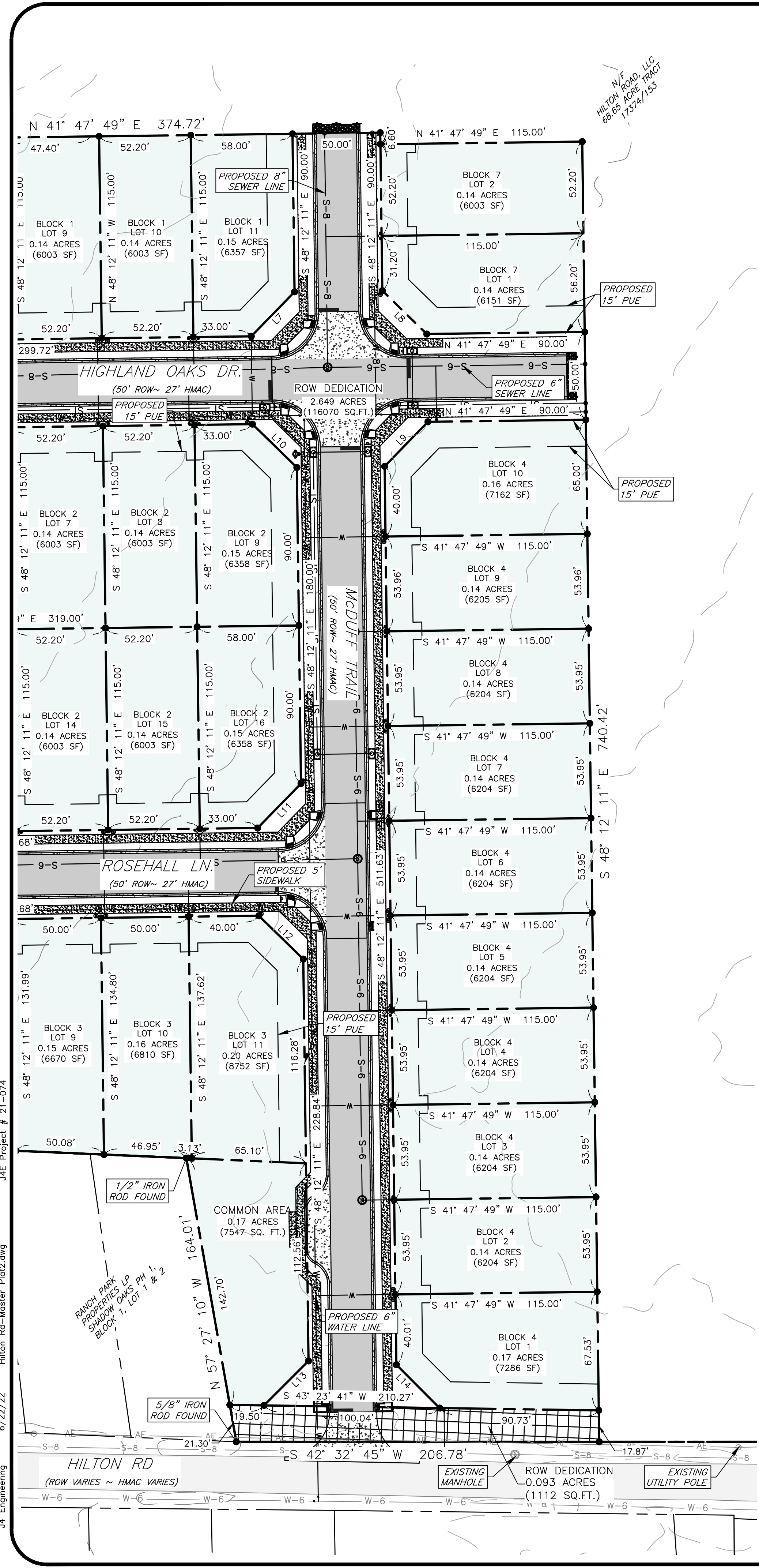
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPEL F-9051

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 TBPELS #10018500
 Proj # 21-343 - #21-798

Date Surveyed: May 2021

6/22/22
 J4 Engineering
 Hilton Rd-Master Plat2.dwg
 J4E Project # 21-074





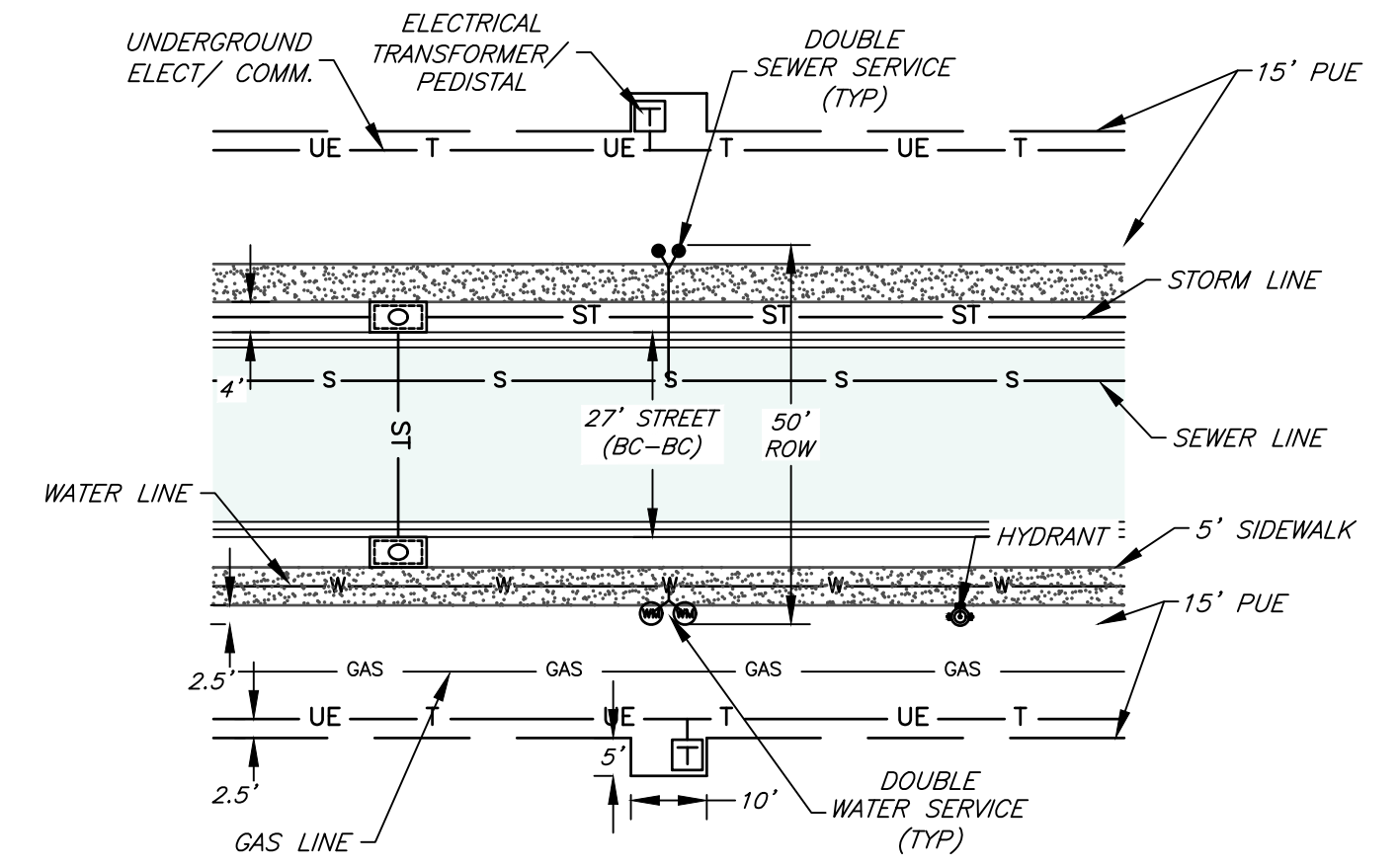
- Notes:
- All Subgrade, Base, and Pavement, Materials and Placement, shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
 - If unexpected native soil conditions are found, the "Subgrade Stabilization Table", found on this sheet, shall apply.
 -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

Typical Street Cross-Section
HMCA Pavement
N.T.S

PARCEL	AREA	AVG DEPTH	AVG WIDTH
BLOCK 1 LOT 1	7295 SF	117.97	64.06
BLOCK 1 LOT 2	7475 SF	151.17	50.00
BLOCK 1 LOT 3	8770 SF	175.40	50.00
BLOCK 1 LOT 4	8537 SF	150.45	73.38
BLOCK 1 LOT 5	7558 SF	119.48	65.67
BLOCK 1 LOT 6	6004 SF	115.00	52.2
BLOCK 1 LOT 7	6003 SF	115.00	52.2
BLOCK 1 LOT 8	6003 SF	115.00	52.2
BLOCK 1 LOT 9	6003 SF	115.00	52.2
BLOCK 1 LOT 10	6003 SF	115.00	52.2
BLOCK 1 LOT 11	6357 SF	115.00	58.00
BLOCK 2 LOT 1	6332 SF	114.08	58.00
BLOCK 2 LOT 2	6023 SF	113.65	52.99
BLOCK 2 LOT 3	7130 SF	117.93	61.33
BLOCK 2 LOT 4	6003 SF	115.00	52.20
BLOCK 2 LOT 5	6003 SF	115.00	52.20
BLOCK 2 LOT 6	6003 SF	115.00	52.20

PARCEL	AREA	AVG DEPTH	AVG WIDTH
BLOCK 2 LOT 7	6003 SF	115.00	52.20
BLOCK 2 LOT 8	6003 SF	115.00	52.20
BLOCK 2 LOT 9	6358 SF	115.00	58.00
BLOCK 2 LOT 10	6978 SF	121.61	61.40
BLOCK 2 LOT 11	6003 SF	121.61	61.40
BLOCK 2 LOT 12	6003 SF	115.00	52.20
BLOCK 2 LOT 13	6003 SF	115.00	52.20
BLOCK 2 LOT 14	6003 SF	115.00	52.20
BLOCK 2 LOT 15	6003 SF	115.00	52.20
BLOCK 2 LOT 16	6358 SF	115.00	58.00
BLOCK 3 LOT 1	18874 SF	153.53	160.22
BLOCK 3 LOT 2	10606 SF	173.36	66.61
BLOCK 3 LOT 3	7473 SF	140.60	54.45
BLOCK 3 LOT 4	7954 SF	121.29	64.96
BLOCK 3 LOT 5	6107 SF	122.13	50.00
BLOCK 3 LOT 6	6247 SF	124.94	50.00
BLOCK 3 LOT 7	6388 SF	127.76	50.00

PARCEL	AREA	AVG DEPTH	AVG WIDTH
BLOCK 3 LOT 8	6529 SF	130.58	50.00
BLOCK 3 LOT 9	6670 SF	133.39	50.00
BLOCK 3 LOT 10	6810 SF	136.13	50.00
BLOCK 3 LOT 11	8752 SF	139.36	65.00
BLOCK 4 LOT 2	6204 SF	115.00	51.50
BLOCK 4 LOT 3	6204 SF	115.00	51.50
BLOCK 4 LOT 4	6204 SF	115.00	51.50
BLOCK 4 LOT 5	6204 SF	115.00	51.50
BLOCK 4 LOT 6	6204 SF	115.00	51.50
BLOCK 4 LOT 7	6204 SF	115.00	51.50
BLOCK 4 LOT 8	6204 SF	115.00	51.50
BLOCK 4 LOT 9	6205 SF	115.00	51.50
BLOCK 4 LOT 10	7162 SF	115.00	58.00
BLOCK 7 LOT 1	6151 SF	115.00	56.20
BLOCK 7 LOT 2	6003 SF	115.00	52.20



Typical Street & Utility Layout:
N.T.S

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Bryan, Brazos County, Texas
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June 2022

Owner:
Hilton Road, LLC
1500 University Oaks
College Station, TX 77840

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPEL F-9051

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 21-343 - #21-798

Date Surveyed: May 2021

J4 Engineering
6/22/22
Hilton Rd-Master Plat2.dwg
J4E Project # 21-074