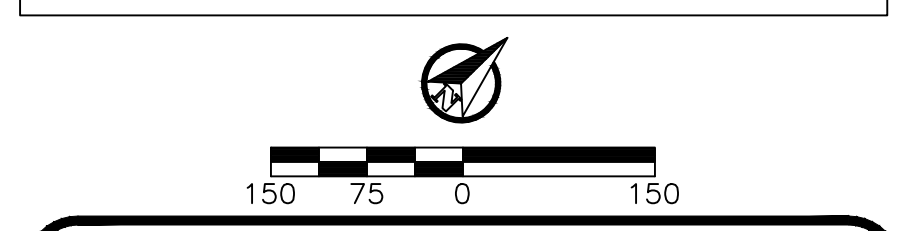


- General Notes:**
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas. Map No. 48041C0195E, Map No. 48041C0185E effective May 16, 2012.
  - The topography shown is from field survey data.
  - This property is Zoned (RD-5) Residential District 5000 as approved by the Bryan City Council On 12/14/2021 with ordinance #2556.
  - Setbacks shall be in accordance with all City of Bryan Ordinances & Regulations.
  - All drainage easements are private.
  - Intended use of land is residential subdivision.
  - 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/PM 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.
  - 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.
  - Average Water & Sewer demand for this Subdivision is 0.21 gpm per lot.
  - All Right-of-Way necessary for existing and future roadways will be dedicated as required with each phase.



**Master Plan**

**Highland Oaks Phases 1-6**

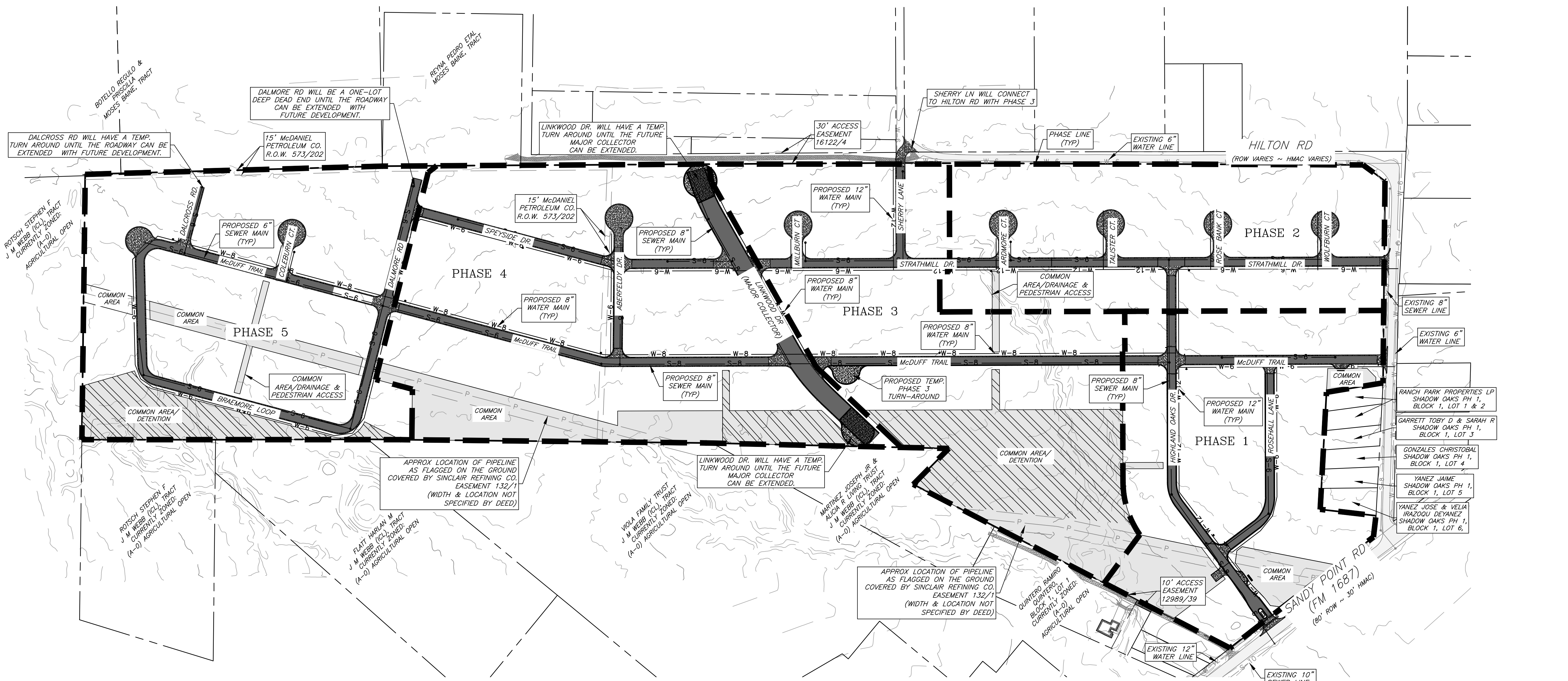
*Being 77.31 Acre Tract of the James M. Webb Survey, A-242 Bryan, Brazos County, Texas Aug 2022*

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

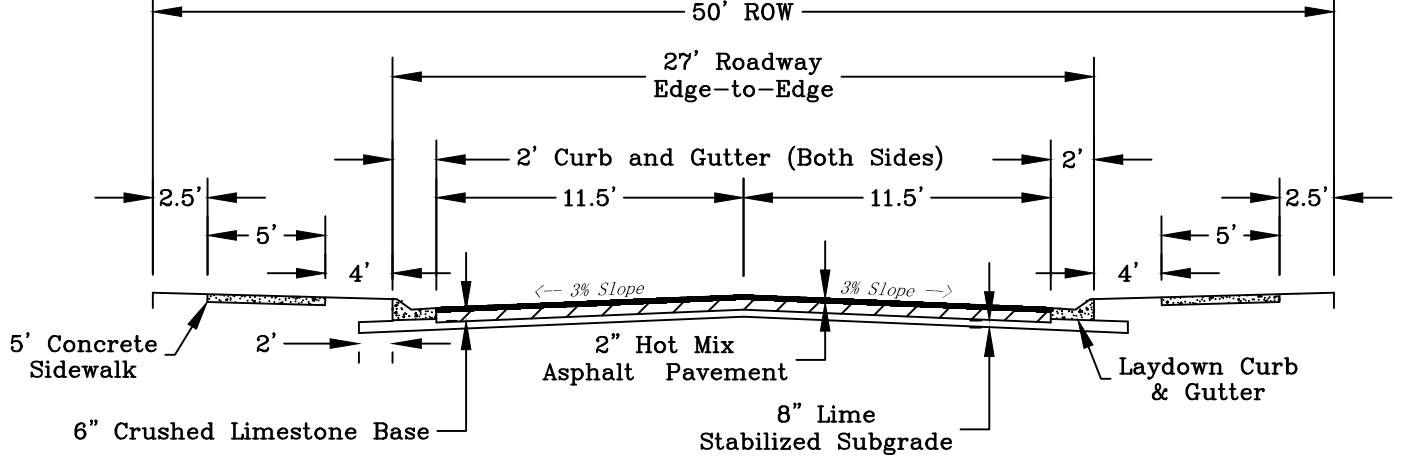
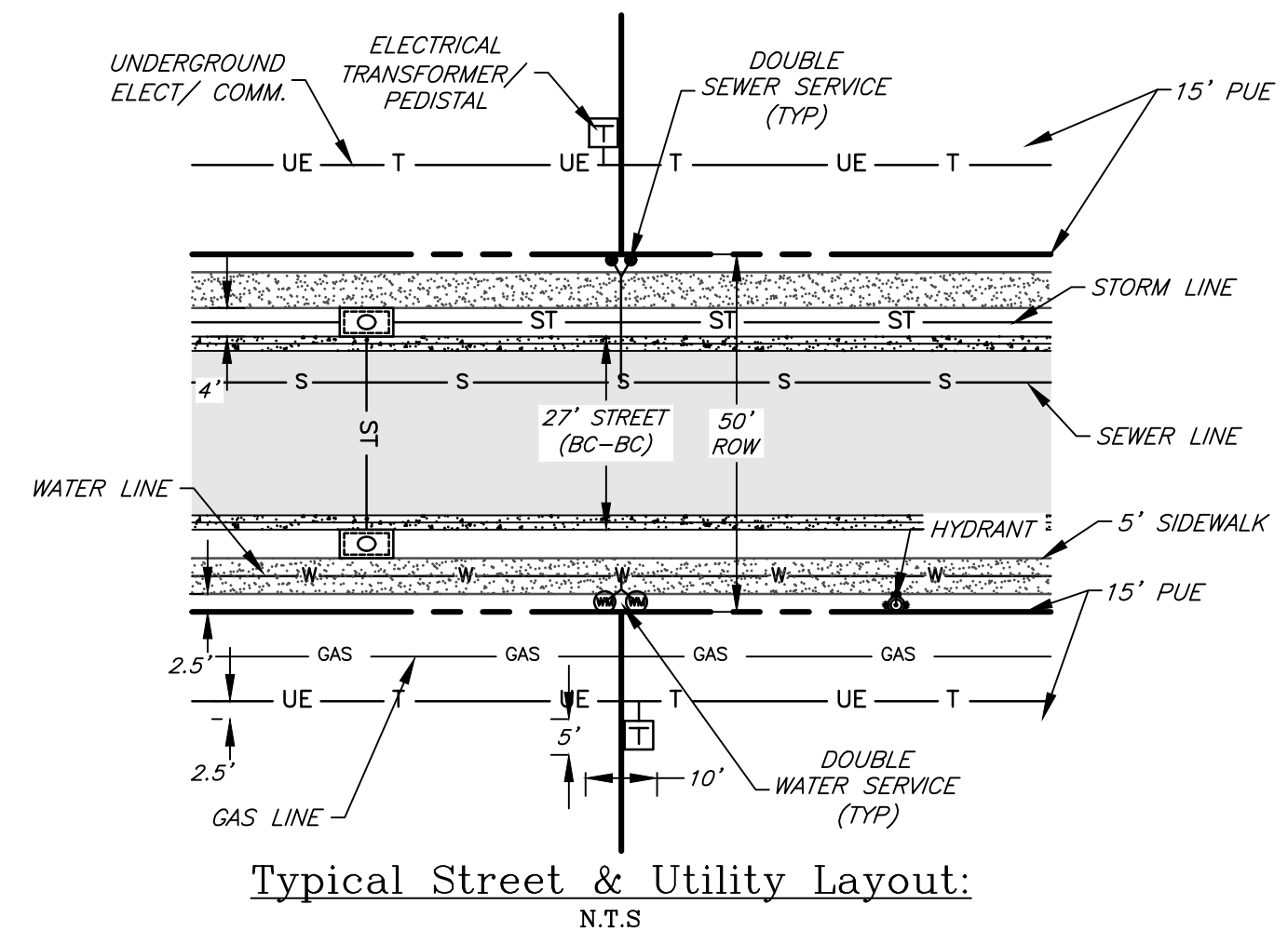
**Engineer:**  
I4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-1567  
TBPE F-9051

**Surveyor:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195

TBPELS# 10018500  
Proj # 21-343 - #21-798



Master Plan		
Phase	Lot Count	Acres
Phase 1	50	7.89
Phase 2	50	6.41
Phase 3	56	7.22
Phase 4	73	8.84
Phase 5	50	8.03
R.O.W	13	16.76
Common Area/ Detention	15	15.11



- 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.

J4 Engineering  
 8/9/22  
 Hilton Rd - Master Plan.dwg  
 J4E Project # 21-074