

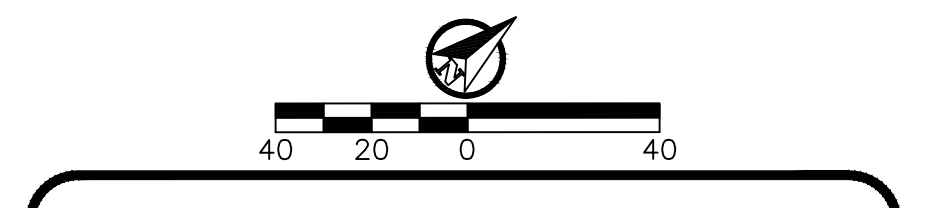
- General Notes:**
- Bearing System shown hereon is based on the Texas State plane Central Zone grid north as established from GPS observation using the LEICA Smartnet NAD83 (NA2011) Epoch 2010 multi-year CORS solution 2 (MYCS2).
 - Distances shown hereon are surface distances unless otherwise noted to obtain grid distances (not areas) divide by a combined scale factor of 1.0001444440201 (Calculated using GEOID12B).
 - 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.
 - 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.
 - 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 2, Lot 20 will only take access from Hilton Road.
 - Block 1, Lot 1, Block 3, Lot 10, & Block 4, Lot 10 will only take access from McDuff Trail.
 - 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.
 - Blanket easement to Sinclair Refining Co., 132/1, does apply to this tract (as assigned, 147/417). This easement covers the explorer pipeline and easement width is not specified.
 - The proposed subdivision signage shall be in conformance with Sign Ordinance Section 98-43.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.36'	S 3° 12' 11" E
L2	35.36'	S 86° 47' 49" W
L3	35.36'	S 3° 12' 11" E
L4	35.36'	S 86° 47' 49" W
L5	35.36'	N 3° 12' 11" W
L6	35.36'	S 86° 47' 49" W
L7	35.84'	N 2° 24' 15" W
L8	34.86'	N 87° 35' 45" E
L9	35.85'	S 41° 47' 49" W
L10	17.31'	S 36° 25' 35" E
L11	26.88'	S 53° 13' 05" E
L12	21.31'	S 20° 42' 05" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	30.77'	25.00'	70° 31' 44"	N 77° 03' 40" E	28.87'	17.68'
C2	46.99'	50.00'	53° 50' 55"	S 85° 24' 05" W	45.28'	25.39'
C3	82.75'	50.00'	94° 49' 13"	S 11° 04' 00" W	73.62'	54.39'
C4	63.24'	50.00'	72° 27' 57"	S 72° 34' 35" E	59.11'	36.64'
C5	16.05'	50.00'	18° 23' 38"	N 61° 59' 38" E	15.98'	8.10'
C6	9.60'	50.00'	11° 00' 02"	N 47° 17' 48" E	9.58'	4.81'
C7	5.54'	50.00'	6° 20' 50"	S 38° 37' 25" W	5.54'	2.77'
C8	15.61'	50.00'	17° 53' 32"	S 26° 30' 14" W	15.55'	7.87'
C9	31.23'	50.00'	35° 47' 03"	S 0° 20' 04" E	30.72'	16.14'
C10	15.23'	50.00'	17° 27' 27"	S 26° 57' 19" E	15.18'	7.68'
C11	34.30'	50.00'	39° 18' 28"	S 55° 20' 17" E	33.63'	17.86'
C12	34.30'	50.00'	39° 18' 28"	N 85° 21' 16" E	33.63'	17.86'
C13	75.67'	50.00'	86° 42' 30"	N 22° 20' 47" E	68.65'	47.21'
C14	6.74'	50.00'	7° 43' 27"	N 24° 52' 12" W	6.74'	3.38'
C15	30.77'	25.00'	70° 31' 44"	S 6° 31' 57" W	28.87'	17.68'



Preliminary Plan

Highland Oaks Ph. I
 Block 1, Lots 1-24, Block 2, Lots 1-20,
 Block 3, Lots 1-10, Block 4,
 Lots 1-10, Common Area
 & R.O.W. Dedication - 64 Lots

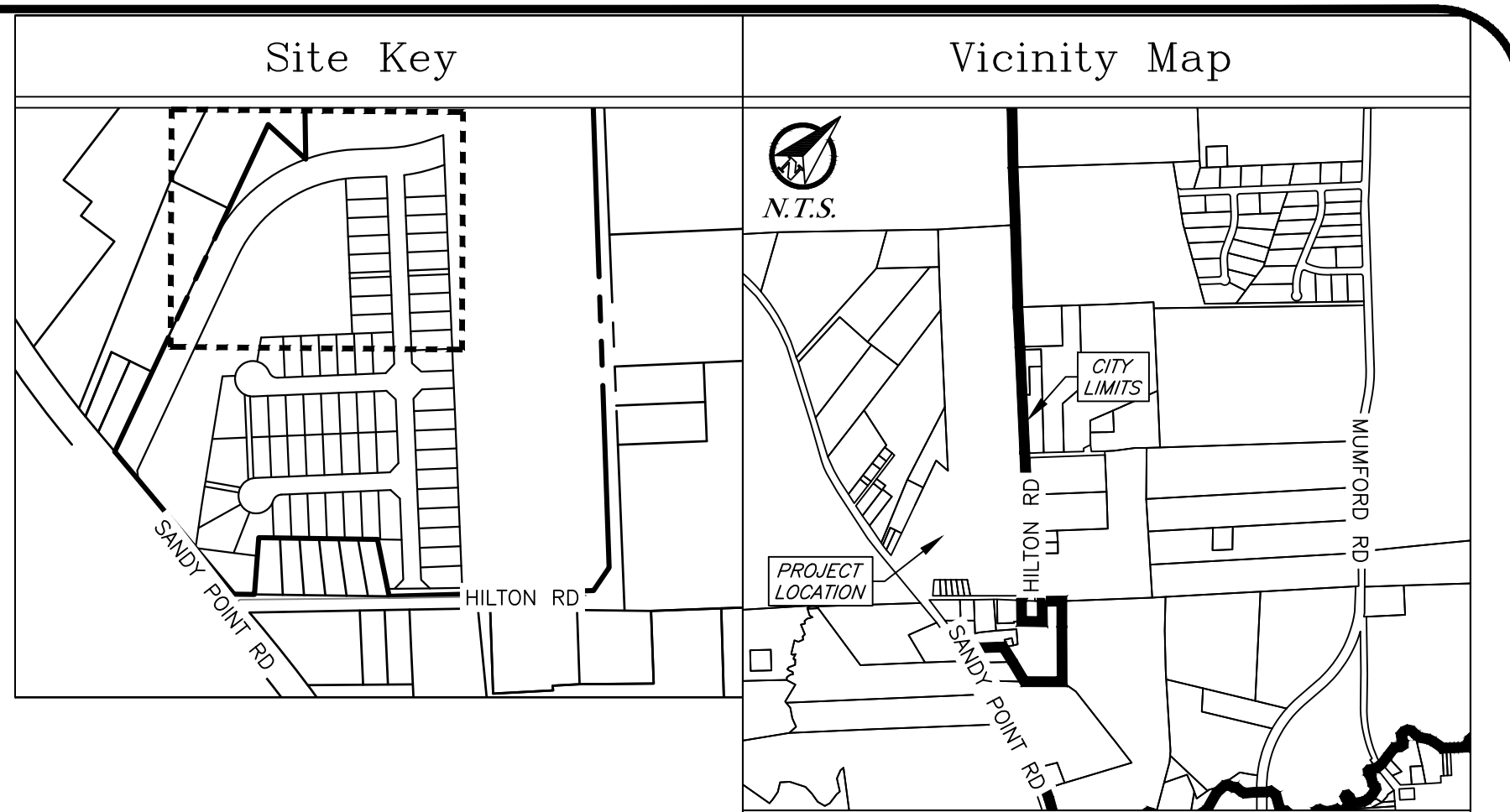
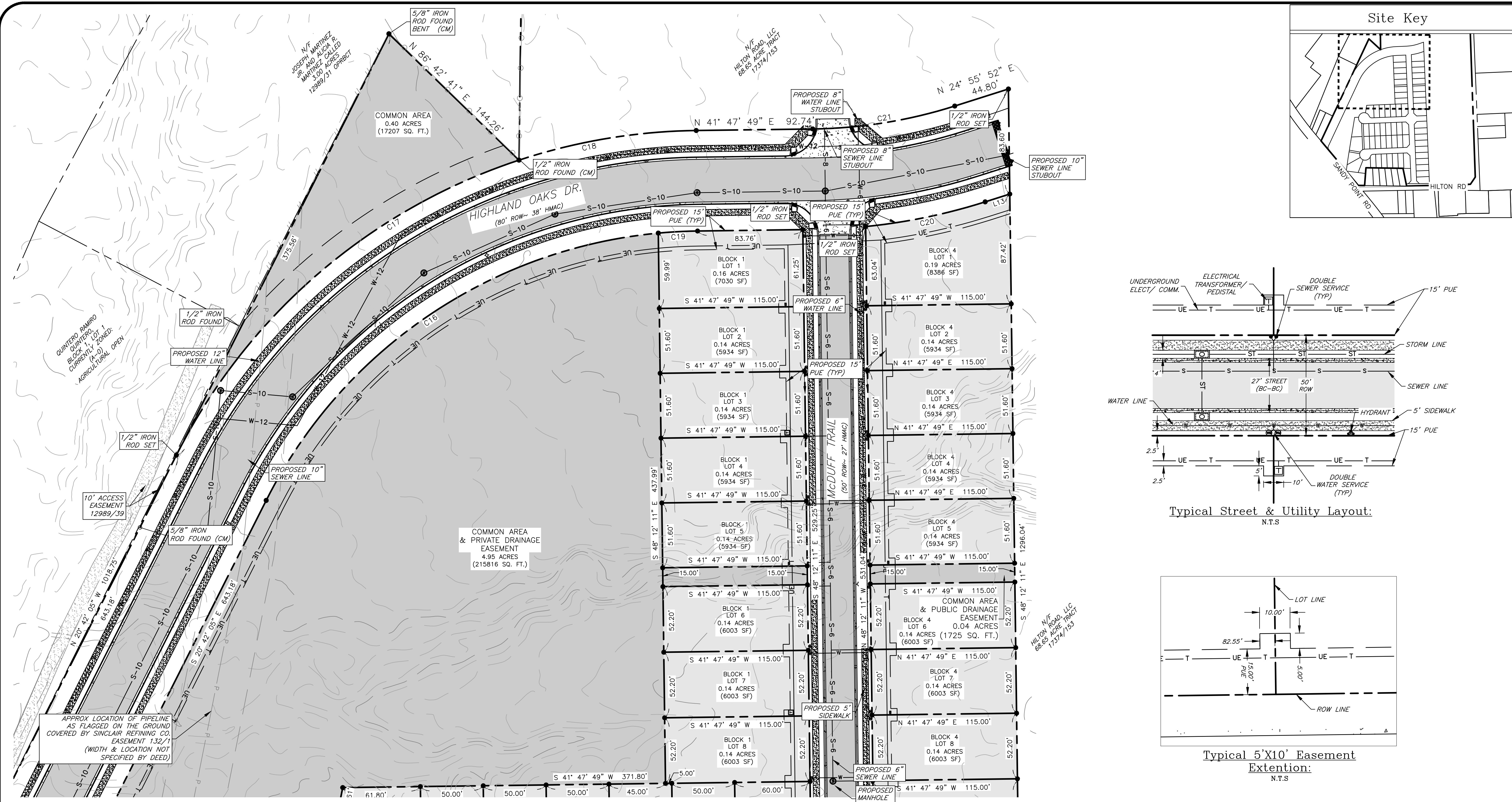
Being a total of 15.80 Acres
 Being a Portion of a 68.65 acre tract 17374/153 &
 a Portion of an 8.652 acre Tract 17368/33
 James M. Webb Survey, A-242
 Bryan, Brazos County, Texas
 Page 1 of 2
 May 2023

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

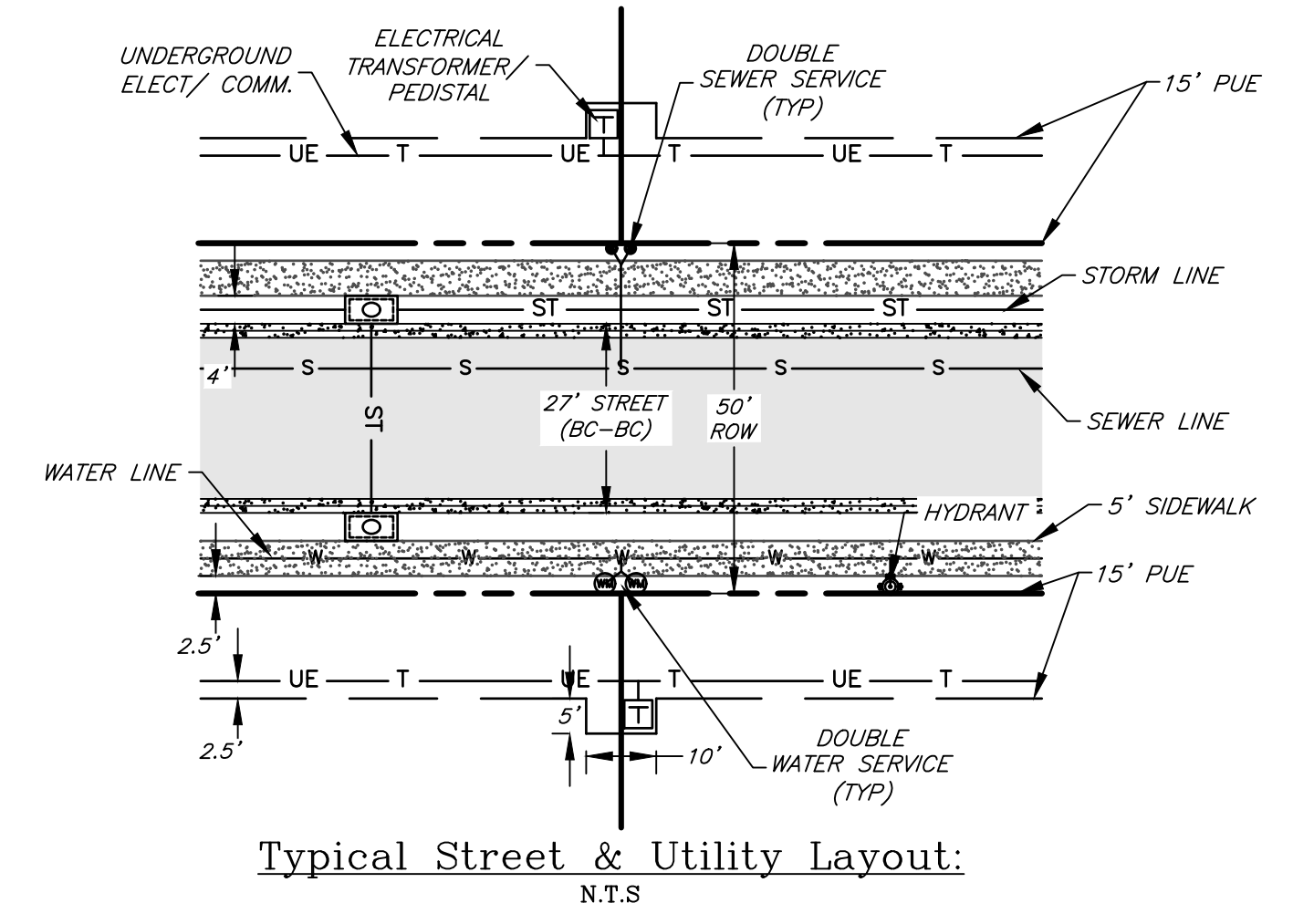
Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 TBPELS #10018500
 Proj # 21-343 - #21-798

Engineer:
 JA Engineering
 PO Box 5192
 Bryan, TX 77805
 979-730-1567
 TBPE F-9051

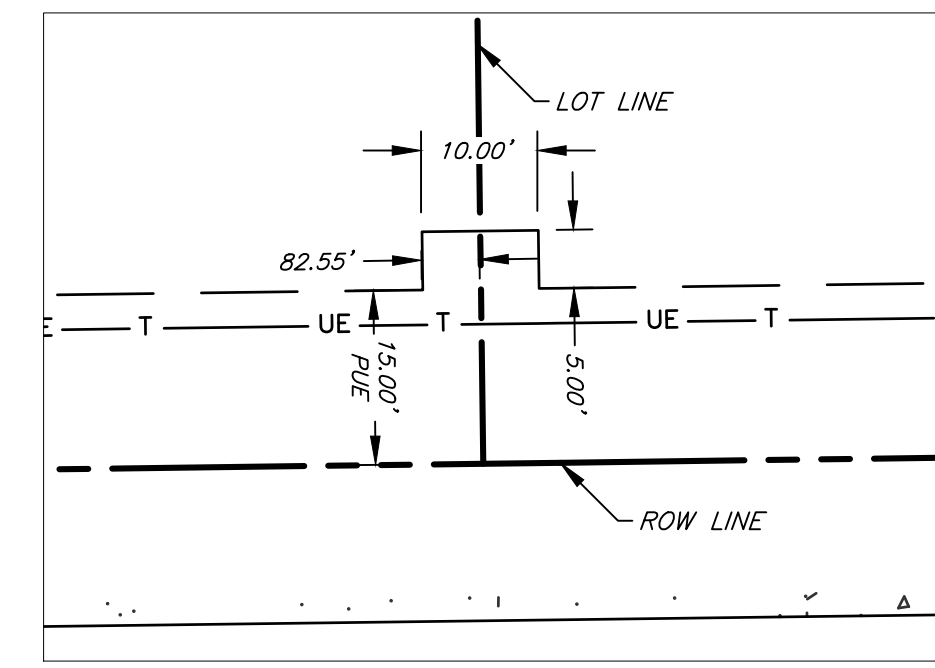
JAE Project # 21-074
 Hilton Rd - Master Platting
 5/24/23
 JA Engineering



- 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 1.0001444440201 (Calculated using GEOID12B).
 - 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 DFRM 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.
 - 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.
 - 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 2, Lot 20 will only take access from Hilton Road.
 - Block 1, Lot 1, Block 3, Lot 10, & Block 4, Lot 10 will only take access from McDuff Trail.
 - 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.
 - Blanket easement to Sinclair Refining Co., 132/1, does apply to this tract (as assigned, 147/417). This easement covers the explorer pipeline and easement width is not specified.
 - The proposed subdivision signage shall be in conformance with Sign Ordinance Section 98-43.



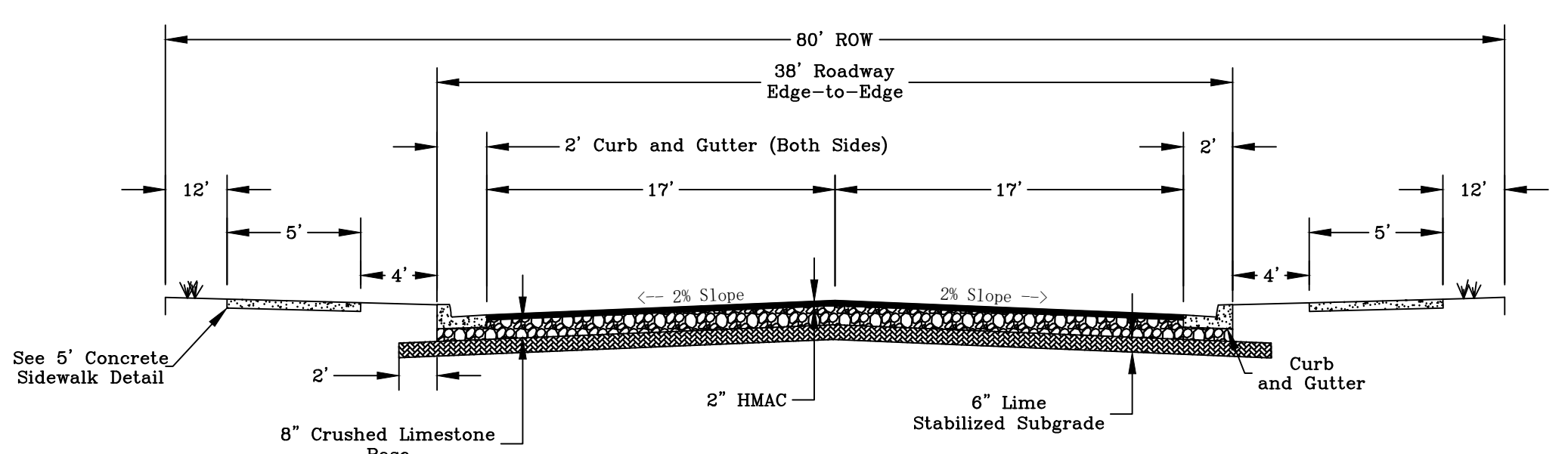
Typical Street & Utility Layout:
N.T.S.



Typical 5'X10' Easement Extension:
N.T.S.

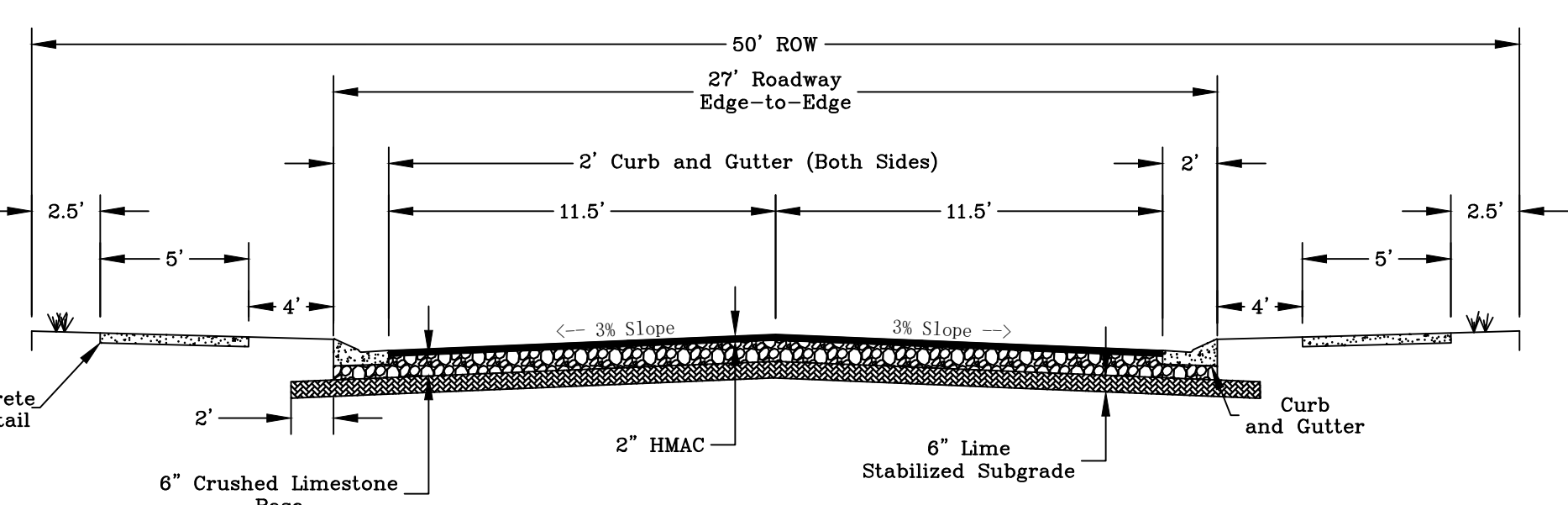
LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	20.55'	S 24° 55' 52" W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C16	394.14'	390.00'	57° 54' 15"	S 8° 15' 03" W	377.58'	215.75'
C17	369.15'	470.00'	45° 00' 04"	S 1° 48' 00" W	359.73'	194.69'
C18	143.52'	470.00'	17° 29' 46"	S 33° 02' 56" W	142.96'	72.32'
C19	31.27'	390.00'	4° 35' 39"	S 39° 29' 59" W	31.26'	15.64'
C20	97.27'	470.00'	11° 51' 30"	N 30° 51' 37" E	97.10'	48.81'
C21	114.80'	390.00'	16° 51' 57"	N 33° 21' 50" E	114.39'	57.82'



- 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 38' Street Cross-Section
HMCA Pavement
N.T.S.



- 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 27' Street Cross-Section
HMCA Pavement
N.T.S.

Preliminary Plan

Highland Oaks Ph. 1
Block 1, Lots 1-24, Block 2, Lots 1-20,
Block 3, Lots 1-10, Block 4,
Lots 1-10, Common Area
& R.O.W. Dedication - 64 Lots

Being a total of 15.80 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 2 of 2
May 2023

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

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

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

J4 Engineering
 5/24/23
 Hilton Rd - Master Platting
 J4E Project # 21-074