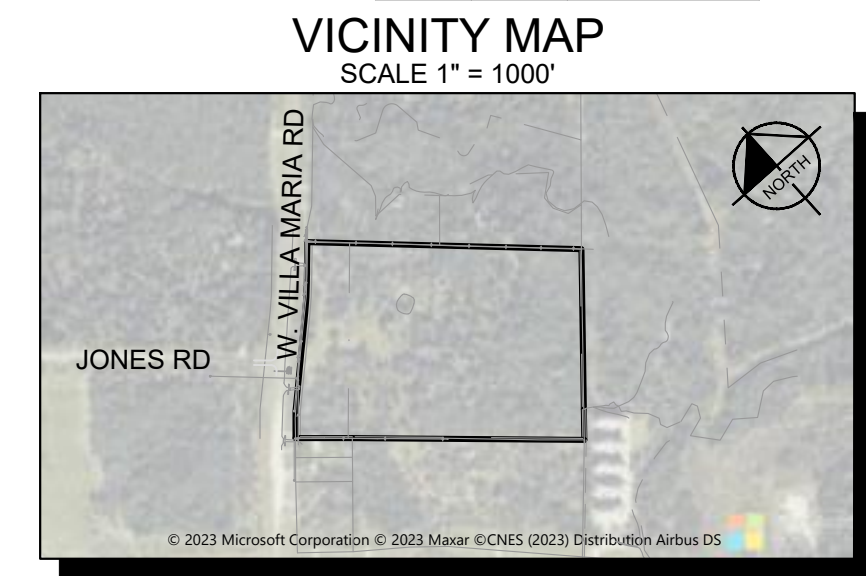
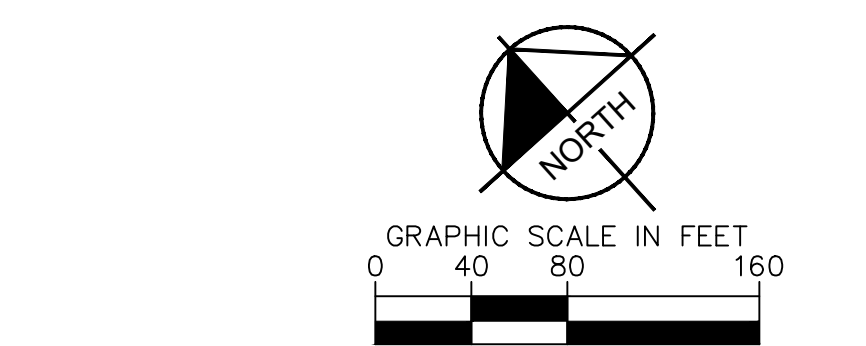


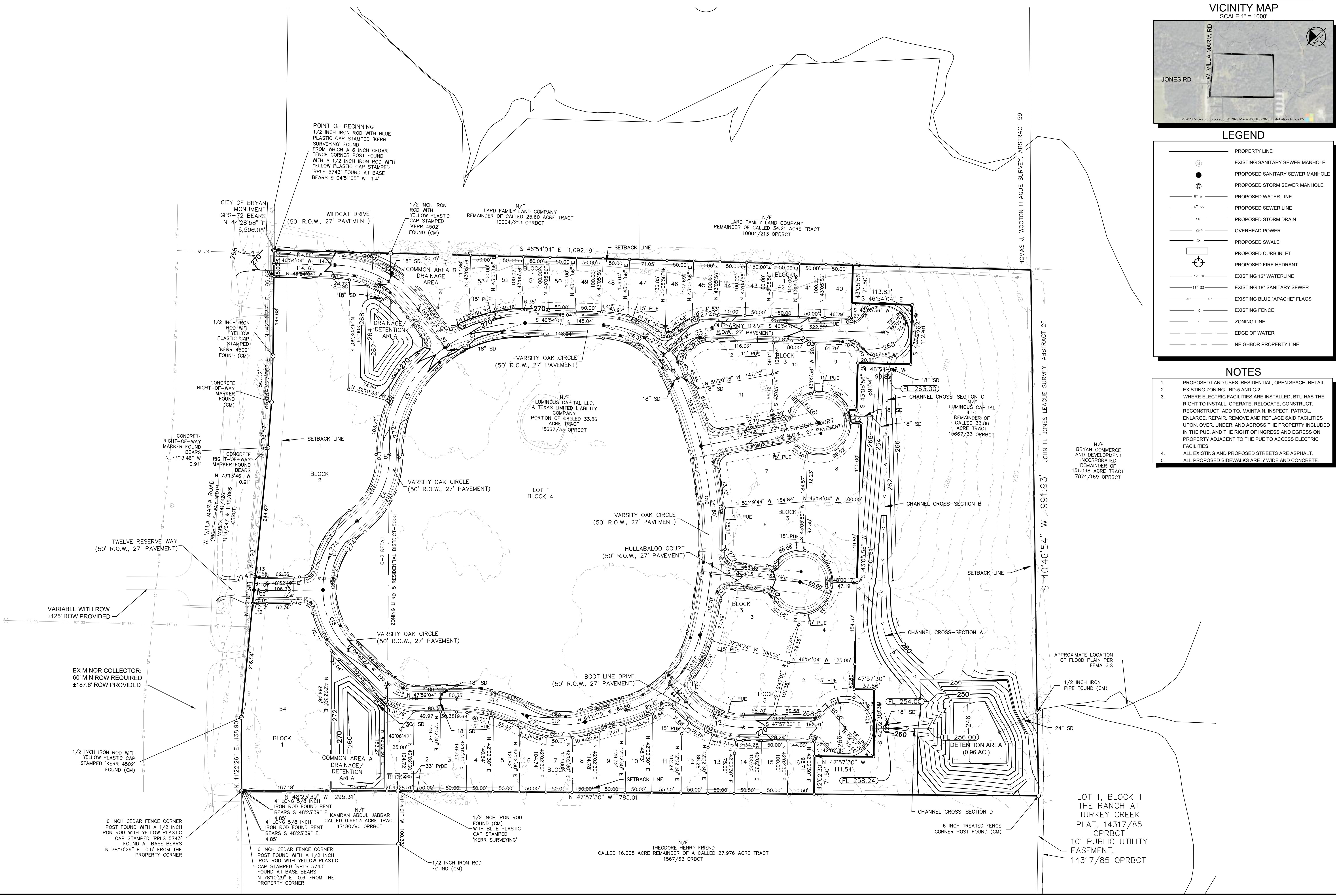
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 Sheet Set: kha Layout: Layout1  
 October 18, 2023 11:11:19am  
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 This document, together with the concepts and designs presented herein, is an instrument of service, the specific purpose and intent for which it was prepared. Release of and improper reliance on this document without written authorization and attestation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

○	PROPERTY LINE
●	EXISTING SANITARY SEWER MANHOLE
○	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED STORM SEWER MANHOLE
— 6" W —	PROPOSED WATER LINE
— 6" SS —	PROPOSED SEWER LINE
— SD —	PROPOSED STORM DRAIN
— OP —	OVERHEAD POWER
— > —	PROPOSED SWALE
□	PROPOSED CURB INLET
⊕	PROPOSED FIRE HYDRANT
— 12" W —	EXISTING 12" WATERLINE
— 18" SS —	EXISTING 18" SANITARY SEWER
— AP —	EXISTING BLUE "APACHE" FLAGS
— X —	EXISTING FENCE
— — —	ZONING LINE
— — —	EDGE OF WATER
— — —	NEIGHBOR PROPERTY LINE

- NOTES**
1. PROPOSED LAND USES: RESIDENTIAL, OPEN SPACE, RETAIL
  2. EXISTING ZONING: RD-5 AND C-2
  3. 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.
  4. ALL EXISTING AND PROPOSED STREETS ARE ASPHALT.
  5. ALL PROPOSED SIDEWALKS ARE 5' WIDE AND CONCRETE.



No.	REVISIONS	DATE	BY

**Kimley & Horn**

2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 TEXAS REGISTERED ENGINEERING FIRM F-928  
 2800 SOUTH TEXAS AVENUE, SUITE 201  
 BRYAN, TEXAS 77803  
 TEL: 979-774-9995 FAX: 979-775-9599  
 WWW.KIMLEY-HORN.COM

**PROPERTY OWNER**  
 51 W. OLD STERLING CIR.  
 THE WOODLANDS, TX 77382  
 CONTACT: JAMES STON

**FOR REVIEW ONLY**  
 Not for construction or permit purposes

**Kimley & Horn**  
 SURVEYOR  
 SURVEY DATE: 7/25/2023  
 J. CHRIS HARRIS, P.E.  
 P.E. No. 34658 Exp. 10/19/2023

KHA PROJECT	06082500
DATE	OCTOBER 2023
SCALE	AS SHOWN
DESIGNED BY	JCH
DRAWN BY	JCH
CHECKED BY	JCH

PROJECT DETAILS	# OF BLOCKS: 4
	# OF LOTS: 45
	ACREAGE: 26.33

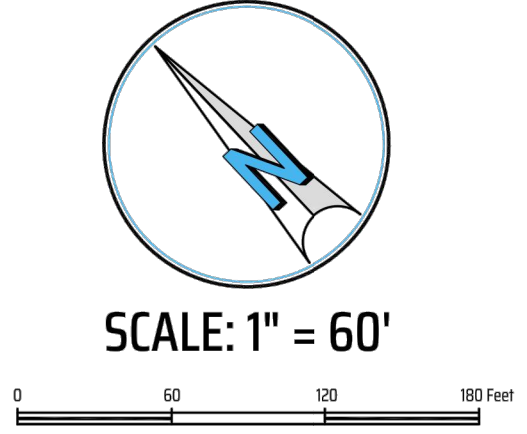
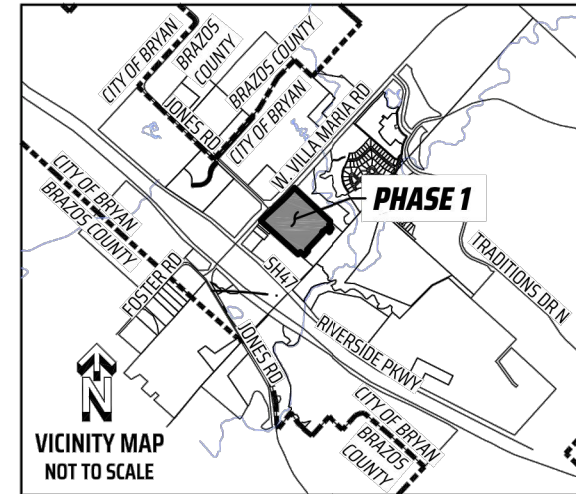
**TWELVE OAKS RESERVE**

PREPARED FOR  
**LUMINOUS CAPITAL, LLC**  
 BRYAN, TEXAS

SHEET NUMBER

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

LINE	BEARING	DISTANCE
L1	N 48°54'04" W	16.32'
L2	S 48°54'04" E	19.59'
L3	N 77°34'17" E	25.00'
L4	N 61°22'43" E	25.00'
L5	N 46°41'42" E	25.00'
L6	N 42°02'30" E	20.01'
L7	S 30°39'04" W	15.00'
L8	N 42°00'56" E	6.48'
L9	N 42°00'56" E	6.48'
L10	N 42°00'56" E	6.48'
L11	S 44°28'28" E	8.47'
L12	N 44°28'28" W	9.19'
L13	S 44°28'28" E	7.74'
L14	N 20°56'04" E	6.98'
L15	N 31°30'45" E	5.72'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	25.33'	24°45'45"	S 29°25'06" W	25.73'
C2	200.00'	15.46'	4°25'42"	S 46°39'19" E	15.45'
C3	150.00'	150.40'	53°51'32"	N 68°03'36" E	144.93'
C4	150.00'	138.69'	52°58'26"	N 68°30'09" E	133.80'
C5	250.00'	236.77'	54°15'46"	N 69°08'49" E	228.02'
C6	200.00'	185.63'	53°10'46"	N 20°18'41" E	179.04'
C7	250.00'	160.66'	36°49'14"	S 65°18'41" E	157.91'
C8	150.00'	163.34'	62°23'30"	S 15°42'19" E	155.39'
C9	75.00'	52.59'	40°10'29"	S 66°59'18" E	51.52'
C10	725.00'	513.59'	40°35'17"	S 35°47'04" W	502.91'
C11	200.00'	208.56'	59°44'58"	S 05°57'12" W	199.24'
C12	150.00'	112.64'	43°01'33"	N 42°39'31" W	110.01'
C13	294.53'	137.95'	26°50'18"	N 34°33'55" W	136.70'
C14	75.00'	57.50'	43°55'42"	N 26°01'13" W	56.10'
C15	160.00'	126.19'	45°11'12"	N 18°32'14" E	122.94'
C16	150.00'	121.08'	46°15'01"	S 24°49'59" E	117.82'
C17	225.00'	17.39'	4°25'42"	N 46°39'19" W	17.39'
C18	25.00'	33.26'	76°13'33"	N 10°45'23" W	30.86'
C19	185.00'	101.43'	31°24'46"	N 11°39'01" E	100.16'
C20	100.00'	76.67'	43°55'42"	N 26°01'13" W	74.81'
C21	259.53'	126.25'	26°50'18"	N 34°33'55" W	125.10'
C22	175.00'	131.41'	43°01'33"	N 42°39'31" W	128.35'
C23	225.00'	62.83'	15°59'58"	N 72°10'18" W	62.63'
C24	25.00'	34.12'	78°11'40"	N 41°04'28" W	31.53'
C25	175.00'	140.44'	45°58'52"	N 24°58'04" W	136.70'
C26	17.00'	6.67'	22°28'46"	N 36°43'07" W	6.63'
C27	60.00'	6.70'	6°23'46"	N 06°50'42" E	6.69'
C28	17.00'	16.30'	56°56'39"	N 18°25'44" W	16.21'
C29	50.00'	35.06'	40°10'29"	N 66°59'18" W	34.35'
C30	25.00'	33.57'	76°56'31"	S 54°27'12" W	31.11'
C31	750.00'	106.67'	8°08'56"	S 20°03'24" W	106.58'
C32	25.00'	36.43'	83°28'49"	S 17°36'32" E	33.29'
C33	17.00'	16.90'	56°56'39"	S 07°49'16" E	16.21'
C34	60.00'	307.76'	293°53'19"	S 30°39'04" W	65.45'
C35	17.00'	16.90'	56°56'39"	N 30°52'37" W	16.21'
C36	25.00'	38.88'	89°06'46"	S 76°05'41" W	35.08'
C37	750.00'	151.95'	11°36'31"	S 37°20'33" W	151.70'
C38	25.00'	37.66'	86°18'03"	S 00°00'13" E	34.20'
C39	17.00'	16.90'	56°56'39"	S 71°37'41" E	16.21'
C40	60.00'	307.76'	293°53'19"	S 46°50'45" W	65.45'
C41	17.00'	16.90'	56°56'39"	N 14°40'55" W	16.21'
C42	25.00'	37.66'	86°18'03"	N 86°18'16" W	34.20'
C43	225.00'	81.19'	20°40'32"	S 66°24'59" W	80.75'
C44	25.00'	34.47'	78°59'58"	S 37°15'15" W	31.80'
C45	125.00'	99.73'	45°42'46"	S 25°06'07" E	97.11'
C46	17.00'	16.90'	56°56'39"	S 76°25'49" E	16.21'
C47	60.00'	75.37'	71°58'17"	S 68°55'01" E	70.51'
C48	17.00'	4.26'	14°21'43"	N 54°04'56" W	4.25'
C49	100.00'	70.12'	40°10'29"	N 66°59'18" W	68.59'
C50	25.00'	32.95'	75°31'21"	N 49°18'52" W	30.62'
C51	175.00'	107.96'	35°20'52"	N 29°13'38" W	106.26'
C52	275.00'	130.68'	27°13'36"	N 60°30'52" W	129.45'
C53	25.00'	35.08'	80°24'21"	N 33°55'29" W	32.27'
C54	225.00'	208.83'	53°10'46"	N 20°18'41" W	201.42'
C55	175.00'	13.53'	4°25'42"	S 46°39'19" E	13.52'
C56	25.00'	33.26'	76°13'33"	S 86°58'56" E	30.86'
C57	185.00'	129.43'	40°05'05"	N 74°56'50" E	126.80'
C58	125.00'	115.57'	52°58'26"	N 68°30'09" E	111.50'
C59	275.00'	214.39'	44°40'07"	N 64°21'00" E	239.01'
C60	25.00'	35.08'	80°24'21"	N 46°28'52" E	32.27'
C61	175.00'	162.43'	53°10'46"	N 20°18'41" W	156.66'
C62	135.00'	233.37'	99°02'44"	N 45°28'00" E	205.38'
C63	175.00'	161.80'	52°58'26"	N 68°30'09" E	156.10'
C64	225.00'	357.68'	91°05'00"	N 87°32'26" E	321.19'
C65	125.00'	136.12'	62°23'30"	S 15°42'19" E	129.49'
C66	700.00'	495.88'	40°35'17"	S 35°47'04" W	485.57'
C67	175.00'	162.49'	59°44'58"	S 05°57'12" W	154.24'
C68	125.00'	93.87'	43°01'33"	N 42°39'31" W	91.68'
C69	319.53'	143.67'	26°50'18"	N 34°33'55" W	143.31'
C70	50.00'	38.33'	43°55'42"	N 26°01'13" W	37.40'

**FIELD NOTES DESCRIPTION OF A 26.33 ACRE TRACT THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59 BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 26.33 ACRES IN THE THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 33.86 ACRE TRACT OF LAND CONVEYED TO LUMINOUS CAPITAL, LLC, A TEXAS LIMITED LIABILITY COMPANY IN VOLUME 15667, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 26.33 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found with blue plastic cap stamped 'KERR SURVEYING' at the west corner of the remainder of a called 25.60 acre tract of land conveyed to Lard Family Land Company in Volume 10004, Page 213 (OPRBC) and the north corner hereof, from which a 6 inch cedar fence corner post found with a 1/2 inch iron rod with yellow plastic cap stamped 'RPLS 5743' found at its base bears S 04° 51' 05" W, a distance of 1.4 feet, also for reference the City of Bryan monument GPS-72 bears N 44° 28' 56" E a distance of 6,506.08 feet;

THENCE, with the southwest line of said Lard remainder of 25.60 acre tract and the remainder of a called 34.21 acre tract conveyed in said deed (10004/213 OPRBC), S 46° 54' 04" E, at a distance of 219.89 feet passing a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found, and continuing for a total distance of 1,082.19 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic caps stamped 'KERR SURVEYING');

THENCE, severing said 33.86 acre tract for the following thirteen (13) courses and distances:

- 1) S 43° 05' 56" W a distance of 71.50 feet to a 1/2 inch iron rod set;
- 2) S 46° 54' 04" E a distance of 113.82 feet to a 1/2 inch iron rod set;
- 3) S 43° 05' 56" W a distance of 112.48 feet to a 1/2 inch iron rod set;
- 4) N 46° 54' 04" W a distance of 89.04 feet to a 1/2 inch iron rod set;
- 5) S 43° 05' 56" W a distance of 89.04 feet to a 1/2 inch iron rod set;
- 6) N 46° 54' 04" W a distance of 16.32 feet to a 1/2 inch iron rod set;
- 7) With a curve to the right having a radius of 60.00 feet, an arc length of 25.93 feet, a delta angle of 24° 45' 45", and a chord which bears S 29° 25' 06" W a distance of 25.73 feet to a 1/2 inch iron rod set;
- 8) S 46° 54' 04" E a distance of 19.59 feet to a 1/2 inch iron rod set;
- 9) S 43° 05' 56" W a distance of 501.61 feet to a 1/2 inch iron rod set;
- 10) S 47° 57' 30" E a distance of 37.66 feet to a 1/2 inch iron rod set;
- 11) S 42° 02' 30" W a distance of 126.81 feet to a 1/2 inch iron rod set;
- 12) N 47° 57' 30" W a distance of 115.54 feet to a 1/2 inch iron rod set;
- 13) S 42° 02' 30" W a distance of 71.50 feet to a 1/2 inch iron rod set on the northeast line of a called 16.008 acre remainder of a called 27.976 acre tract conveyed to Theodore Henry Friend in Volume 1567, Page 63 of the Official Records of Brazos County, Texas (OPRBC);

THENCE, with the northeast line of said 16.008 Friend remainder, N 47° 57' 30" W a distance of 785.01 feet to a 1/2 inch iron rod found with blue plastic cap stamped 'KERR SURVEYING' at the north corner of said 16.008 acre tract and the east corner of a called 0.6653 acre tract of land conveyed to Kamran Abdul Jabbar in Volume 17180, Page 90 (OPRBC), from which a 1/2 inch iron rod found at the south corner of said 0.6653 acre tract bears S 4° 14' 01" W, a distance of 100.33 feet;

THENCE, with the northwest line of said 0.6653 acre tract, N 48° 23' 39" W, at a distance of 290.46 feet passing a 4 foot long 5/8 inch iron rod found bent, and continuing for a total distance of 295.31 feet to a point on the southeast right-of-way line of W. Villa Maria Road (a variable width right-of-way, 1119/647 & 1119/865 OPRBC) at the north corner of said 0.6653 acre tract and the west corner hereof, from which a 6 inch cedar fence corner post found with a 1/2 inch iron rod with yellow plastic cap stamped 'RPLS 5743' found at its base bears N 78° 10' 29" E, a distance of 0.6 feet;

THENCE, with the southeast right-of-way line of W. Villa Maria Road, the following five (5) courses and distances:

- 1) N 41° 22' 26" E, a distance of 139.90 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found;
- 2) N 47° 13' 38" E, a distance of 511.23 feet to a point, from which a concrete right-of-way marker found bears N 73° 13' 46" W, a distance of 0.91 feet;
- 3) N 46° 03' 57" E, a distance of 86.33 feet to a concrete right-of-way marker found;
- 4) N 43° 27' 05" E, a distance of 86.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found;
- 5) N 42° 16' 27" E, a distance of 199.68 feet to the POINT OF BEGINNING hereof, and containing 26.33 acres of land, more or less. Surveyed on the ground July 2023 under my supervision.

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON 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 (MYCS2).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001037412633 (CALCULATED USING GEOID12B).
3. DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
4. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
5. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4804C0285E, REVISED DATE: 05-16-2012.
6. ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED 'KERR SURVEYING' SET UNLESS OTHERWISE NOTED.
7. 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.
8. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
9. THE ZONING FOR THIS PROPERTY IS C-2 RETAIL AND RD-5 RESIDENTIAL DISTRICT 5000 PER BRYAN GIS REFERENCED 10/13/2023.
10. EASEMENT TO CITY OF BRYAN, 98/295 DRBCT, DOES APPLY TO THIS TRACT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
11. A FORTY FOOT WIDE RIGHT-OF-WAY EASEMENT RESERVED IN DEED, 343/261 DRBCT, MAY CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED.
12. RIGHT-OF-WAY EASEMENT RESERVED IN DEED, 343/261 DRBCT, MAY OR MAY NOT CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED.
13. 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, DRAINAGE AREAS, AND SIDEWALKS WHICH ARE PART OF THIS SUBDIVISION.

**FINAL PLAT OF TWELVE OAKS RESERVE PHASE 1**  
**26.33 ACRE PORTION OF A CALLED 33.86 ACRE TRACT VOLUME 15667, PAGE 33 OPRBC THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59 BRYAN, BRAZOS COUNTY, TEXAS**  
**45 LOTS**  
**BLOCK 1, LOTS 1-16, LOTS 40-54, BLOCK 2, LOTS 1-2, BLOCK 3, LOTS 1-12, COMMON AREAS A, B, & C**

**OWNER AND DEVELOPER:**  
 LUMINOUS CAPITAL LLC, a Texas limited liability company  
 51 W. Old Sterling Cir., The Woodlands, TX 77382  
 (409) 363-6300  
 Contact: Thomas Sifton

**SCALE: 1 INCH = 60 FEET**  
 SURVEY DATE: 07-25-2023 | PREPARED: OCTOBER 2023  
 JOB NUMBER: 23-480 | CAD NAME: 23-480-5 FP TwelveOaks1  
 POINT FILE: 21-597-ALL (cont); 23-480 (job)  
 DRAWN BY: TIF CHECKED BY: MK  
 PREPARED BY: KERR SURVEYING, LLC  
 TPELS FIRM# 10018500  
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
 PHONE: (979) 268-3195  
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

**ENGINEER**  
**Kimley»Horn**  
 2800 TEXAS AVENUE SUITE 200 BRYAN, TEXAS 77802 TEL (979) 775-9595 CONTACT: J. CHRIS HARRIS, P.E.

**TWELVE OAKS RESERVE**  
 PREPARED FOR  
**LUMINOUS CAPITAL, LLC**  
 BRYAN, TEXAS

**PRELIMINARY PLAN**

**Kimley»Horn**  
 SURVEYOR  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 TEXAS REGISTERED ENGINEERING FIRM # 928  
 2800 SOUTH TEXAS AVENUE, SUITE 201  
 BRYAN, TX 77803  
 TEL: (979) 775-9595  
 PHONE: 979-277-8895 FAX: 979-775-9599  
 WWW.KIMLEY-HORN.COM

PROPERTY OWNER: 51 W. OLD STERLING CIR., THE WOODLANDS, TX 77382  
 CONTACT: THOMAS SIFTON

DATE: OCTOBER 2023  
 SCALE: AS SHOWN  
 DESIGNED BY: JCH  
 DRAWN BY: JCH  
 CHECKED BY: JCH

PROJECT: 066082500  
 DATE: OCTOBER 2023  
 SCALE: AS SHOWN  
 DESIGNED BY: JCH  
 DRAWN BY: JCH  
 CHECKED BY: JCH

PROJECT DETAILS:  
 # OF BLOCKS: 4  
 # OF LOTS: 45  
 ACREAGE: 26.33

NO. REVISIONS DATE BY