

LEGEND:
 DBRCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 N/F = NOW OR FORMERLY
 () = RECORD INFORMATION
 (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
 P/E = PRIVATE DRAINAGE EASEMENT
 PUE = PUBLIC UTILITY EASEMENT
 R.O.W. = RIGHT-OF-WAY
 ○ 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING"
 ● MAG NAIL SET WITH SHINER STAMPED "KERR SURVEYING"
 1 = LOT NUMBER
 2* = CUL-DE-SAC LOT NUMBER

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

MICHAEL KONETSKI, RPLS NO. 6531

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF _____

I, THOMAS SITTON, MEMBER OF LUMINOUS CAPITAL LLC, A TEXAS LIMITED LIABILITY COMPANY, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 15667, PAGE 33, ACTING BY AND THROUGH OUR DULY AUTHORIZED AGENT WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

LUMINOUS CAPITAL LLC, A TEXAS LIMITED LIABILITY COMPANY
 THOMAS SITTON, MEMBER

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS SITTON, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, _____ COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER
 I, _____ THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER
 I, _____ THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION
 I, _____ CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 20____ AND SAME WAS DULY APPROVED ON THE _____ DAY _____, 20____ BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____ COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

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.

ENGINEER
Kimley»Horn
 2800 TEXAS AVENUE SUITE 201 BRYAN, TEXAS 77802 TEL: (979) 175-5996 CONTACT: J. CHRIS HARRIS, P.E.
 STATE OF TEXAS REGISTRATION NO. F-928



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
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

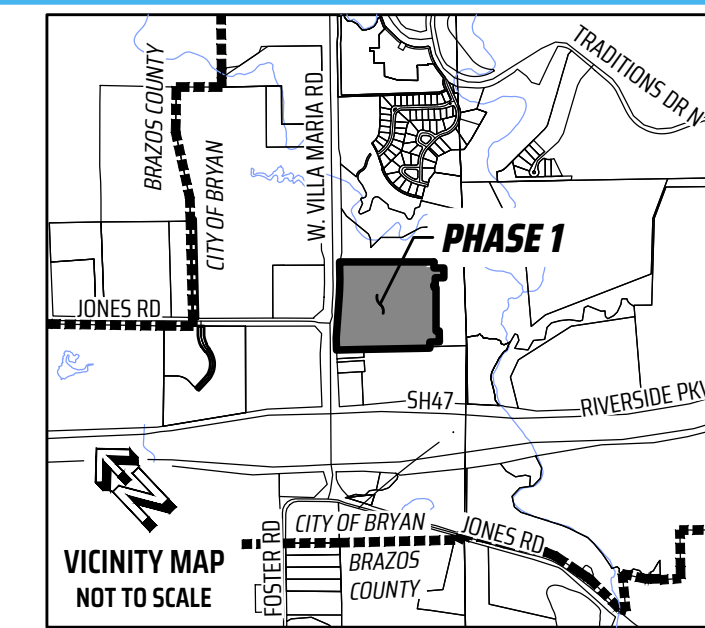
FINAL PLAT OF TWELVE OAKS RESERVE PHASE 1
 26.33 ACRE PORTION OF A CALLED 33.86 ACRE TRACT VOLUME 15667, PAGE 33 OPRBCT
 THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59
 BRYAN, BRAZOS COUNTY, TEXAS
 44 LOTS
 BLOCK 1, LOTS 1-17; BLOCK 2, LOT 1; BLOCK 3, LOTS 1-11; BLOCK 4, LOT 1; BLOCK 5, LOTS 1-14; COMMON AREAS A & B

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

LINE	BEARING	DISTANCE
L1	N 46°54'04" W	27.73
L2	S 47°52'50" E	29.59
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	15.01
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°26'28" W	8.47
L12	N 44°26'28" W	9.19
L13	S 44°26'28" W	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	50.00'	26.91'	30°50'15"	S 26°42'02" W	26.59'
C2	200.00'	15.46'	4°25'42"	S 46°39'19" E	15.45'
C3	160.00'	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" W	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 85°57'12" W	199.24'
C12	150.00'	112.64'	43°01'33"	N 42°39'33" W	110.01'
C13	294.53'	137.96'	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	269.53'	126.25'	26°50'18"	N 34°33'55" W	125.10'
C22	175.00'	131.41'	43°01'33"	N 42°39'33" 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'	16.90'	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'	15.19'	51°10'51"	S 84°56'22" E	14.69'
C34	50.00'	246.41'	282°21'41"	S 30°39'04" W	62.69'
C35	17.00'	15.19'	51°10'51"	N 33°45'31" W	14.69'
C36	25.00'	38.88'	89°06'46"	S 76°05'41" W	35.08'
C37	750.00'	151.95'	11°36'31"	S 7°20'33" W	151.70'
C38	25.00'	37.66'	86°18'03"	S 00°00'13" E	34.20'
C39	17.00'	15.19'	51°10'51"	S 68°44'40" E	14.69'
C40	50.00'	246.41'	282°21'41"	S 46°50'45" W	62.69'
C41	17.00'	15.19'	51°10'51"	N 17°33'49" W	14.69'
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	68.69'
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	209.01'
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°33'26" 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'	182.49'	59°44'58"	S 85°57'12" W	174.34'
C68	125.00'	93.87'	43°01'33"	N 42°39'33" W	91.68'
C69	319.53'	149.67'	26°50'18"	N 34°33'55" W	148.31'
C70	50.00'	38.33'	43°55'42"	N 26°01'13" W	37.40'

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.



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 Land 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' 58" E a distance of 6,506.08 feet;

THENCE, with the southwest line of said Land 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 1,092.19 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:

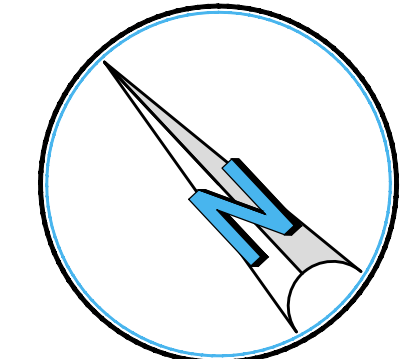
- 1) S 43° 05' 56" W a distance of 71.50 feet to a 1/2 inch iron rod set;
- 2) S 46° 54' 04" E a distance of 113.82 feet to a 1/2 inch iron rod set;
- 3) S 43° 05' 56" W a distance of 112.48 feet to a 1/2 inch iron rod set;
- 4) N 46° 54' 04" W a distance of 99.83 feet to a 1/2 inch iron rod set;
- 5) 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 27.73 feet to a 1/2 inch iron rod set;
- 7) With a curve to the right having a radius of 50.00 feet, an arc length of 26.91 feet, a delta angle of 30° 50' 15", and a chord which bears S 26° 42' 02" W a distance of 26.59 feet to a 1/2 inch iron rod set;
- 8) S 47° 52' 50" E a distance of 29.59 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 111.54 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 (ORBC);

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 41° 14' 01" W, a distance of 100.33 feet;

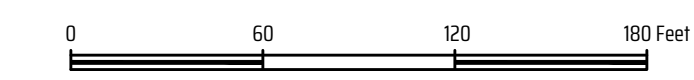
THENCE, with the northwest line of said 0.6653 acre tract, N 48° 23' 39" W, at a distance of 290.46 feet passing a 4 foot long 5/8 inch iron rod found bent, and continuing for a total distance of 295.31 feet to a point on the southeast right-of-way line of W. Villa Maria Road (a variable width right-of-way, 119/647 & 119/865 ORBC) 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 138.90 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 51.23 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.



SCALE: 1" = 60'



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 CORRS 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 1.00010374112633 (CALCULATED USING GE01D128).

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. 48041C0285E, 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 R0-5 RESIDENTIAL DISTRICT 5000 PER BRYAN GIS REFERENCED 10/13/2023.

10. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE COMPANY OF BRAZOS COUNTY, GF. NO. 540749, DATED: 11-1-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 6b: EASEMENT TO CITY OF BRYAN, 98/295 DRBCT, DOES APPLY TO THIS TRACT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 6c: BOUNDARY AGREEMENT, 337/237 DRBCT, DOES NOT CROSS THIS TRACT.
- ITEM 6d: A FORTY FOOT WIDE RIGHT-OF-WAY EASEMENT RESERVED IN DEED, 343/261 DRBCT, MAY CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED. RIGHT-OF-WAY EASEMENT RESERVED IN DEED, 343/261 DRBCT, MAY OR MAY NOT CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED.
- ITEM 6e: EASEMENT OR RIGHT-OF-WAY (351/120 DRBCT, CORRECTED 384/515 DRBCT) MAY CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

11. 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
44 LOTS
BLOCK 1, LOTS 1-17; BLOCK 2, LOT 1; BLOCK 3, LOTS 1-11; BLOCK 4, LOT 1;
BLOCK 5, LOTS 1-14; COMMON AREAS A & B**

**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**

KERR SURVEYING

"When one person stands to gain over another, the facts must be uncovered"

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
TBPELS 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 201 BRYAN, TEXAS 77802 TEL: (979) 775-8292 CONTACT: J. CHRIS HARRIS, P.E.

STATE OF TEXAS REGISTRATION NO. F-928