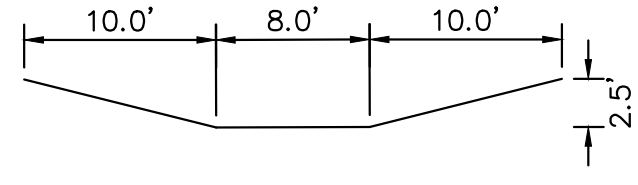
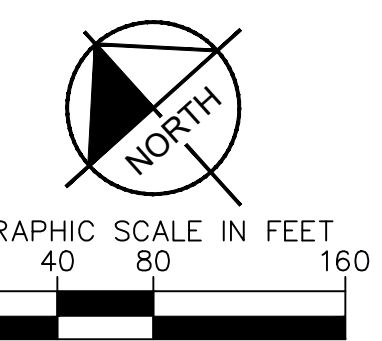


CHANNEL CROSS-SECTION "A"



LOT DIMENSION TABLE				
BLOCK	LOT	WIDTH (FT)	DEPTH (FT)	AREA (SF)
1	1	75.72	150.59	11448
1	2	75.00	149.75	11227
1	3	77.18	142.88	10705
1	4	79.50	115.94	8781
1	5	75.04	102.09	7758
1	6	78.00	118.45	8864
1	7	81.13	142.60	10786
1	8	87.94	138.27	10541
1	9	76.17	103.38	7763
1	10	75.00	100.00	7500
1	11	75.00	100.00	7500
3	1	77.96	163.56	18219
3	2	127.46	112.78	14491
3	3	106.80	134.49	15196
3	4*	118.86	102.15	14526
3	5*	115.65	108.68	16118
3	6	90.79	122.68	13424
3	7	86.15	134.45	14252
3	8*	134.37	101.43	14778
3	9*	143.85	100.92	16389
3	10	130.38	144.14	22654
4	1	150.00	164.20	23704
4	2	127.49	143.41	18898
4	3	144.09	166.98	20092
4	4	173.05	160.69	19935
4	5	150.40	147.62	21056
4	6	150.00	156.88	21579
4	7	150.14	159.71	17915
4	8	149.83	155.40	18794
4	9	150.00	157.53	19231
4	10	150.00	155.47	17505
4	11	150.02	140.33	20009
5	1	75.71	129.06	9473
5	2	76.00	104.24	7884
5	3	75.00	100.00	7501
5	4	75.13	100.04	7568
5	5	81.52	118.80	9002
5	6	93.79	110.95	9896
5	7	86.50	100.00	8644
5	8	86.50	100.00	8650
5	9	87.00	100.00	8700



VICINITY MAP
N.T.S.

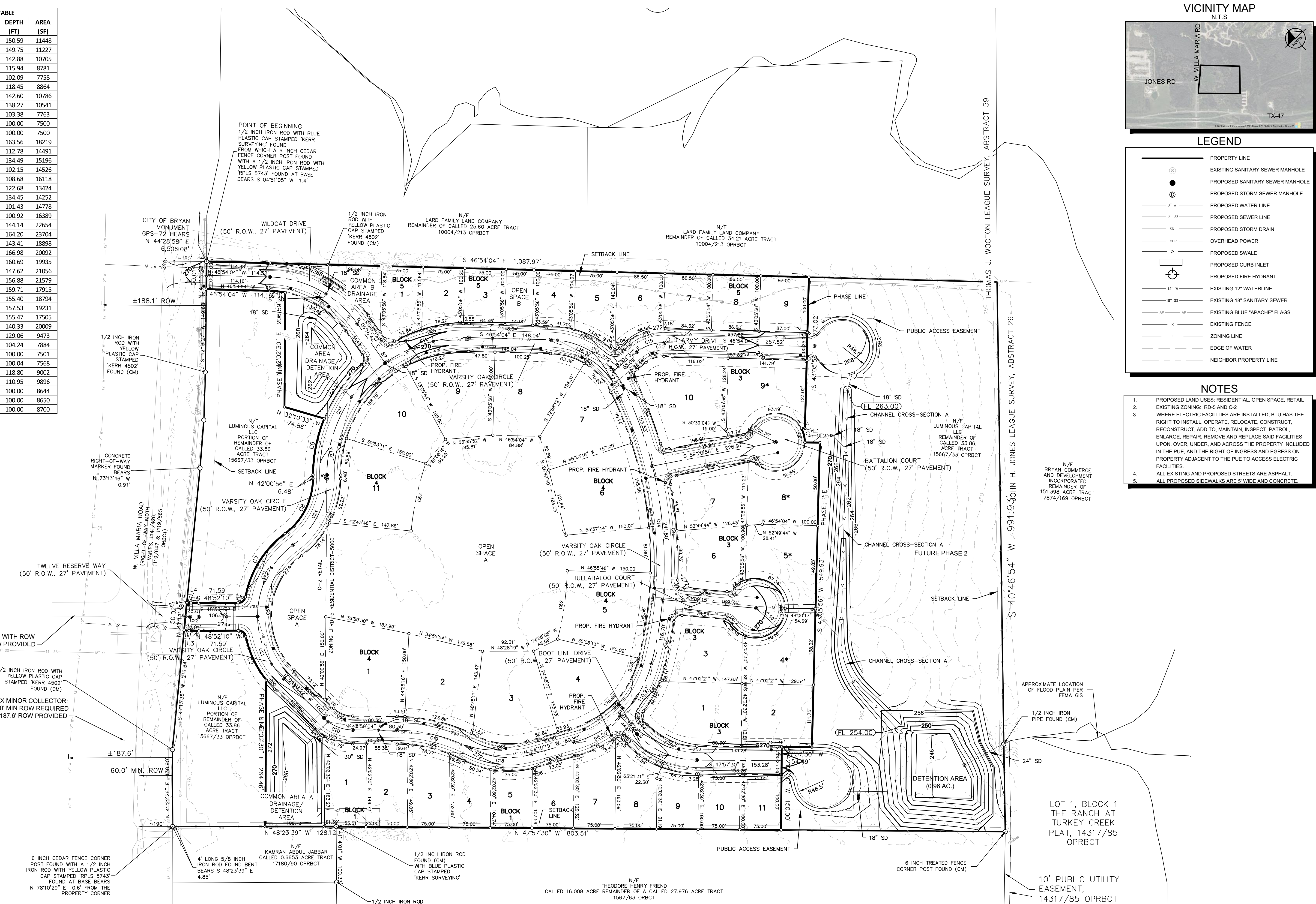


LEGEND

	PROPERTY LINE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN
	OVERHEAD POWER
	PROPOSED SWALE
	PROPOSED CURB INLET
	PROPOSED FIRE HYDRANT
	EXISTING 12" WATERLINE
	EXISTING 18" SANITARY SEWER
	EXISTING BLUE "APACHE" FLAGS
	EXISTING FENCE
	ZONING LINE
	EDGE OF WATER
	NEIGHBOR PROPERTY LINE

NOTES

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



Kimley & Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 TEXAS REGISTERED ENGINEERING FIRM # 928
 614 HOLLEMAN DRIVE E., SUITE 1100
 COLLEGE STATION, TEXAS 77840
 PHONE: 979-775-9599 FAX: 979-775-9599
 WWW.KIMLEY-HORN.COM

Kimley & Horn
 SURVEYOR
 SURVEY # DATE: 7/25/2023
 BEVEL SURVEYING, LLC
 1409 N. TEXAS AVE.
 BRYAN, TX 77803
 COLLECTOR: 516-6939 FAX: 979-775-9599
 CONTACT: DILLON MEANS

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
06082500	JULY 2024	AS SHOWN	JCH	ACS	JCH

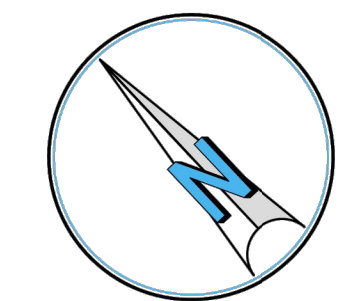
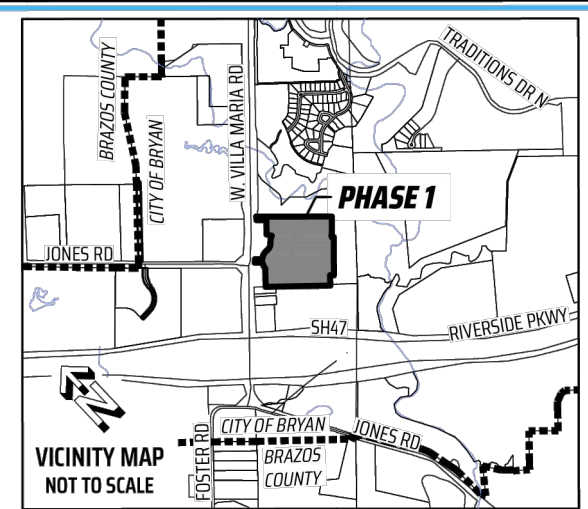
PRELIMINARY PLAN OF TWELVE OAKS RESERVE - PHASE 1

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

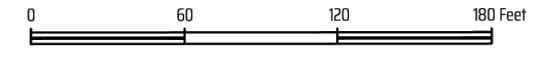
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 Sheet Set: KHA - Layout: Layout1 July 30, 2024 11:54:48am
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 This document, together with the concepts and designs presented herein, is an instrument of service, the intended use for which is as stated on the title block. It is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc.

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains curve data for the entire survey.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains line data for the entire survey.



SCALE: 1" = 60'



FIELD NOTES DESCRIPTION OF A 22.43 ACRE TRACT THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 22.43 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 (OPRBC1); SAID 22.43 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' on the southeast right-of-way of W. Villa Maria Road (right-of-way width varies, 1141'426, 1119'647, 6' 119'865 DBR(CT) 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 29 (OPRBC1) 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 10004/23 (OPRBC1), S 46° 54' 04" E, a distance of 219.89 feet passing a 1/2 inch iron rod set with yellow plastic cap stamped 'KERR 4502' found, and continuing for a total distance of 1,087.97 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 seven (7) courses and distances:

- 1) S 43° 05' 56" W a distance of 273.02 feet to a 1/2 inch iron rod set;
2) N 44° 54' 04" W a distance of 6.61 feet to a 1/2 inch iron rod set;
3) With a non-tangent curve to the right having a radius of 52.50 feet, an arc length of 26.72 feet, a delta angle of 29° 09' 35", and a chord which bears S 27° 32' 22" W a distance of 26.43 feet to a 1/2 inch iron rod set;
4) S 47° 52' 50" E a distance of 27.09 feet to a 1/2 inch iron rod set;
5) S 42° 09' 56" W a distance of 54.93 feet to a 1/2 inch iron rod set;
6) N 47° 57' 30" W a distance of 54.49 feet to a 1/2 inch iron rod set;
7) S 42° 02' 30" W a distance of 150.00 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 (DRBCT);

THENCE, with the northeast line of said 16.008 Friend remainder, N 47° 57' 30" W a distance of 803.51 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 1780, Page 90 (OPRBC1), 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 northeast line of said 0.6653 acre tract, N 48° 23' 39" W for a distance of 128.12 feet to a 1/2 inch iron rod set on said 0.6653 acre tract and on the southwest line of said 33.86 acre tract;

THENCE, severing said 33.86 acre tract for the following six (6) courses and distances:

- 1) N 42° 02' 30" E a distance of 264.46 feet to a 1/2 inch iron rod set;
2) With a non-tangent curve to the right having a radius of 185.00 feet, an arc length of 87.74 feet, a delta angle of 27° 10' 22", and a chord which bears N 16° 21' 38" E a distance of 86.92 feet to a 1/2 inch iron rod set;
3) With a reverse curve to the left having a radius of 13.50 feet, an arc length of 18.57 feet, a delta angle of 78° 48' 59", and a chord which bears N 09° 27' 40" W a distance of 17.14 feet to a 1/2 inch iron rod set;
4) N 48° 52' 10" W a distance of 71.59 feet to a 1/2 inch iron rod set;
5) With a tangent curve to the right having a radius of 225.00 feet, an arc length of 17.39 feet, a delta angle of 04° 25' 42", and a chord which bears N 46° 39' 19" E a distance of 17.39 feet to a 1/2 inch iron rod set;
6) N 44° 26' 28" W a distance of 5.19 feet to a 1/2 inch iron rod set on said southeast right-of-way of W. Villa Maria Road, for reference a 1/2 inch iron rod found with yellow plastic cap stamped 'KERR 4502' bears S 47° 13' 38" W a distance of 216.54 feet;

THENCE, with said right-of-way, N 47° 13' 38" E a distance of 50.02 feet to a 1/2 inch iron rod set;

THENCE, severing said 33.86 acre tract for the following twelve (12) courses and distances:

- 1) S 44° 26' 28" E a distance of 7.74 feet to a 1/2 inch iron rod set;
2) With a tangent curve to the left having a radius of 175.00 feet, an arc length of 13.53 feet, a delta angle of 04° 25' 42", and a chord which bears S 46° 39' 19" E a distance of 13.52 feet to a 1/2 inch iron rod set;
3) S 48° 52' 10" E a distance of 71.59 feet to a 1/2 inch iron rod set;
4) With a tangent curve to the left having a radius of 13.50 feet, an arc length of 18.57 feet, a delta angle of 78° 48' 59", and a chord which bears S 08° 16' 39" E a distance of 17.14 feet to a 1/2 inch iron rod set;
5) With a reverse curve to the right having a radius of 185.00 feet, an arc length of 137.79 feet, a delta angle of 42° 40' 31", and a chord which bears N 73° 39' 07" E a distance of 134.63 feet to a 1/2 inch iron rod set;
6) With a reverse curve to the left having a radius of 125.00 feet, an arc length of 115.57 feet, a delta angle of 52° 58' 26", and a chord which bears N 68° 30' 09" E a distance of 115.50 feet to a 1/2 inch iron rod set;
7) N 42° 00' 56" E a distance of 6.48 feet to a 1/2 inch iron rod set;
8) With a tangent curve to the right having a radius of 275.00 feet, an arc length of 104.39 feet, a delta angle of 21° 45' 01", and a chord which bears N 52° 53' 27" E a distance of 103.77 feet to a 1/2 inch iron rod set;
9) N 32° 10' 39" W a distance of 74.86 feet to a 1/2 inch iron rod set;
10) N 42° 02' 30" E a distance of 206.59 feet to a 1/2 inch iron rod set;
11) With a non-tangent curve to the left having a radius of 175.00 feet, an arc length of 28.75 feet, a delta angle of 09° 24' 50", and a chord which bears N 42° 11' 39" W a distance of 28.72 feet to a 1/2 inch iron rod set;
12) N 40° 54' 04" W a distance of 194.16 feet to a 1/2 inch iron rod set on said southeast right-of-way of W. Villa Maria Road, for reference a 1/2 inch iron rod found with yellow plastic cap stamped 'KERR 4502' bears S 42° 16' 27" W a distance of 149.68 feet;

THENCE, with said southeast right-of-way, N 42° 16' 27" E a distance of 50.01 feet to the POINT OF BEGINNING hereof, and containing 22.43 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 (NAD2011) 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 1.0001037412633 (CALCULATED USING GEOID12B).
3. DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS, NOT ARC LENGTHS.
4. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
5. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADDED 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. 48041K0285E, 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-S 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, 98295 DBR(CT), DOES APPLY TO THIS TRACT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 6c: BOUNDARY AGREEMENT, 3377237 DBR(CT), DOES NOT CROSS THIS TRACT.
- ITEM 6d: A FORTY FOOT WIDE RIGHT-OF-WAY EASEMENT RESERVED IN DEED, 343/261 DBR(CT), MAY CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED. RIGHT-OF-WAY EASEMENT RESERVED IN DEED, 343/261 DBR(CT), MAY OR MAY NOT CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED.
- ITEM 6e: EASEMENT OR RIGHT-OF-WAY (351/20 DBR(CT), CORRECTED 384/515 DBR(CT)) 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 22.43 ACRE TRACT OF A CALLED 33.86 ACRE TRACT VOLUME 15667, PAGE 33 OPRBC1 THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59 BRYAN, BRAZOS COUNTY, TEXAS 41 LOTS BLOCK 1, LOTS 1-11; BLOCK 3, LOTS 1-10; BLOCK 5, LOTS 1-9; OPEN SPACES A & B; COMMON AREAS A & B; AND DRAINAGE/DETENTION AREA

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

Kimley Horn logo and contact information: 2800 TEXAS AVENUE SUITE 201 BRYAN, TEXAS 77802 TEL: (979) 170-8660 CONTACT: J. CHRIS HARRIS, P.E. STATE OF TEXAS REGISTRATION NO. P-408

SCALE: 1 INCH = 60 FEET SURVEY DATE: 07-25-2023 JOB NUMBER: 24-809 | CAD NAME: 24-809-5 FP TwelveOaks1 POINT FILE: 21-597-ALL (cont); 23-480 (job) DRAWN BY: TIF CHECKED BY: MK PREPARED BY: KERR SURVEYING, LLC TBRELS FIRM#10015050 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803 PHONE: (979) 268-3195 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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.

Table with 2 columns: No., REVISIONS. Includes a row for DATE.

Kimley Horn logo and contact information: 51 W. OLD STERLING CIR. THE WOODLANDS, TX 77382 CONTACT: THOMAS SIFTON

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

Kimley Horn logo and contact information: 51 W. OLD STERLING CIR. THE WOODLANDS, TX 77382 CONTACT: THOMAS SIFTON

Table with 2 columns: KHA PROJECT, PROJECT DETAILS. Includes information about block and lot numbers.

PRELIMINARY PLAN OF TWELVE OAKS RESERVE - PHASE 1

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

SHEET NUMBER