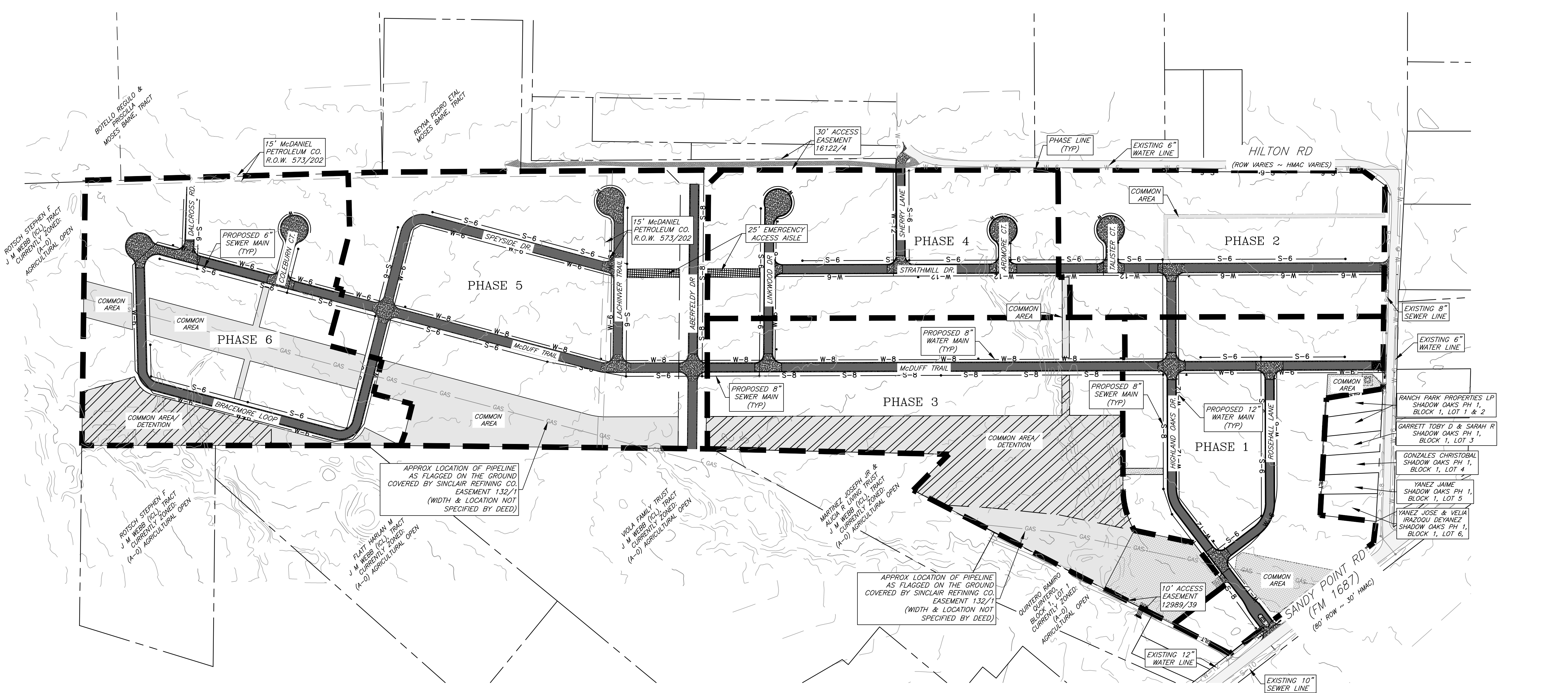
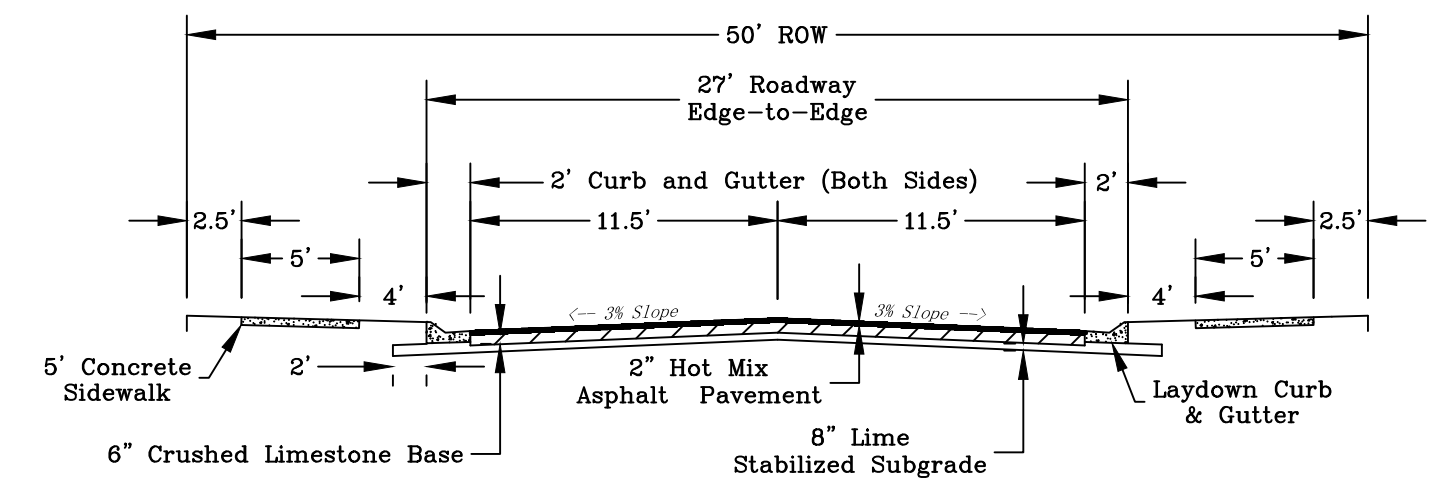
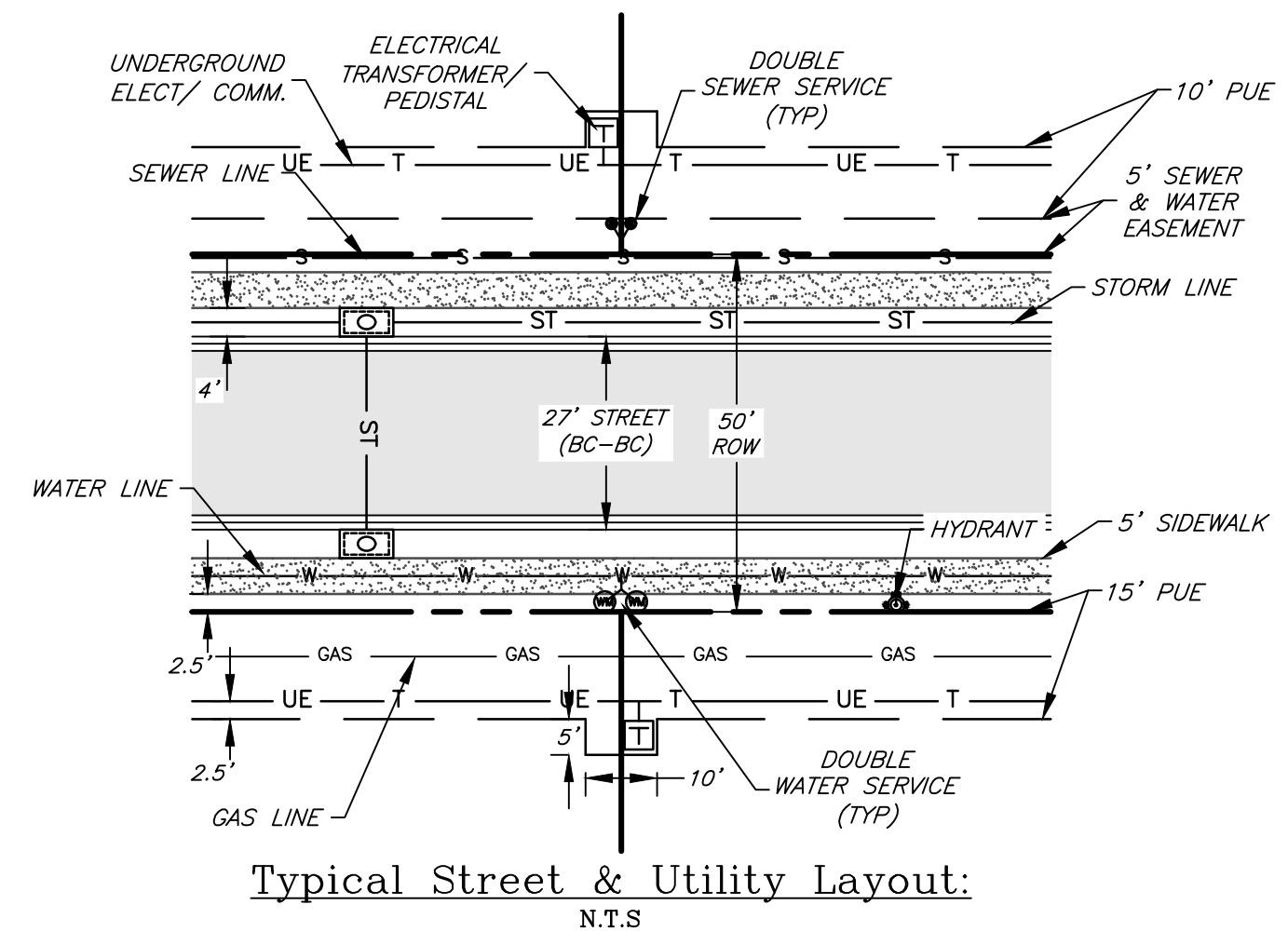


J&E Engineering  
 1/12/22  
 1/12/22  
 J&E Project # 21-074  
 Hilton Rd - Master Planning

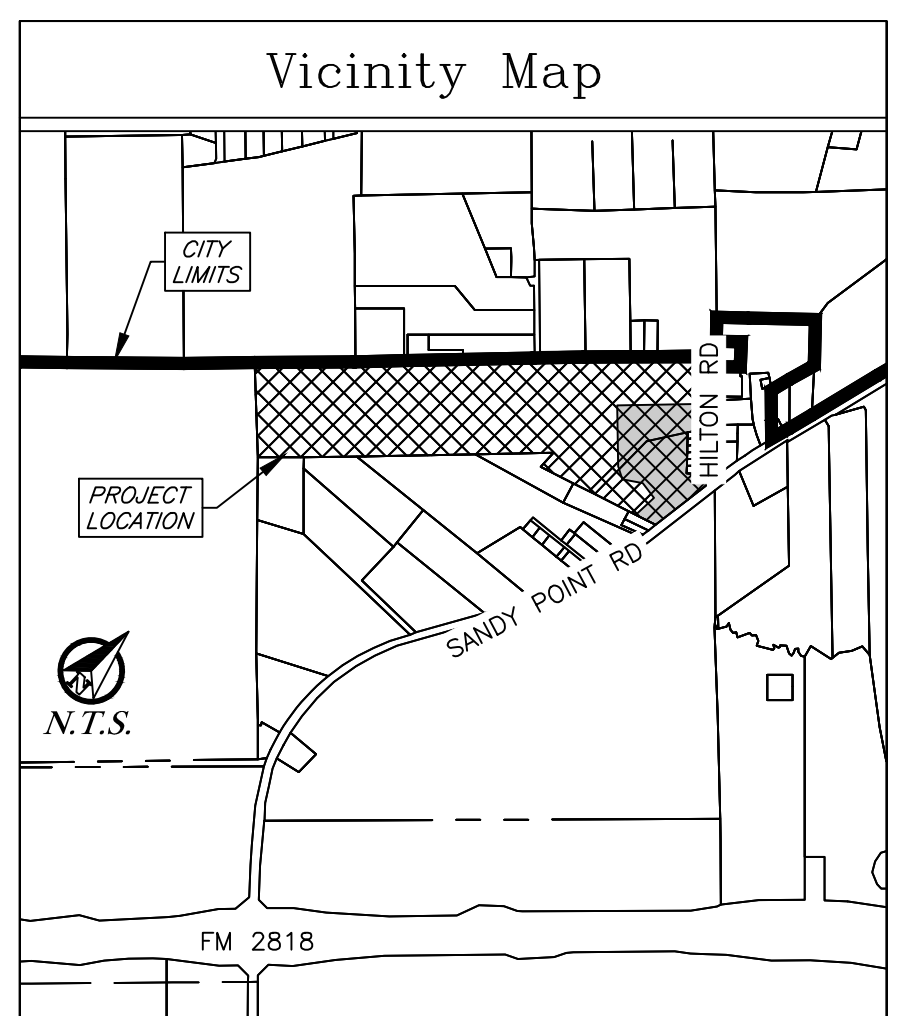


Master Plan		
Phase	Lot Count	Acres
Phase 1	51	7.95
Phase 2	47	7.12
Phase 3	44	6.04
Phase 4	43	7.56
Phase 5	65	10.53
Phase 6	44	7.53
R.O.W	9	15.21
Common Area/ Detention	12	15.37

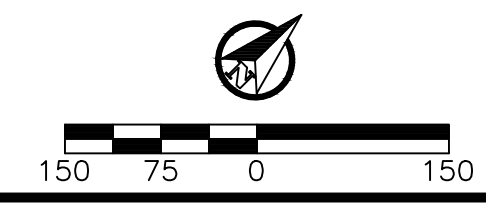


- Notes:
- All Subgrade, Base, and Pavement, Materials and Placement, shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
  - If unexpected native soil conditions are found, the "Subgrade Stabilization Table", found on this sheet, shall apply.
  - See Sheet C1 - General Notes.

Typical Street Cross-Section  
 HMAC Pavement  
 N.T.S.



- General Notes:
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0185E, 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 #2536.
  - 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/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.
  - 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.



**Master Plan**

**Highland Oaks  
 Phases 1-6**

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

<p><i>Owner:</i>                  Hilton Road, LLC                  1500 University Oaks                  College Station, TX 77840</p>	<p><i>Engineer:</i>                    PO Box 5192                  Bryan, TX 77805                  979-739-1567                  TBPE F-9051</p>
<p><i>Surveyor:</i>                  Kerr Surveying, LLC                  409 N. Texas Ave.                  Bryan, TX 77803                  979-268-3195                  TBPELS 10018500                  Proj # 21-343 - #21-798</p>	