

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.46'	S 49° 29' 29\" W
L2	24.78'	S 4° 43' 09\" W
L3	35.78'	S 40° 29' 30\" E
L4	23.80'	S 4° 43' 07\" W
L5	35.36'	S 49° 43' 07\" W
L6	35.36'	S 40° 16' 53\" E
L7	35.36'	S 3° 12' 11\" E
L8	35.36'	N 86° 47' 49\" E
L9	35.36'	N 3° 12' 11\" W

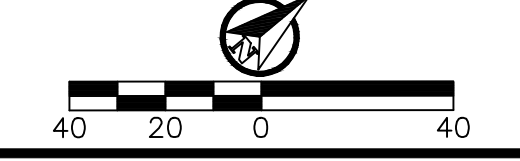
LINE TABLE

LINE #	LENGTH	DIRECTION
L10	35.36'	S 86° 47' 49\" W
L11	35.36'	N 3° 12' 11\" W
L12	35.36'	S 86° 47' 49\" W
L13	36.11'	N 2° 24' 15\" W
L14	35.13'	N 87° 35' 45\" E
L15	30.00'	S 10° 43' 25\" E
L16	19.60'	S 4° 43' 07\" W
L17	19.60'	N 4° 43' 07\" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	125.34'	240.00'	29° 55' 26\"	N 26° 50' 06\" E	123.93'	64.14'
C2	32.40'	100.00'	18° 33' 50\"	N 11° 11' 42\" E	32.26'	16.34'
C3	26.36'	100.00'	15° 06' 05\"	S 10° 58' 12\" W	47.10'	13.26'
C4	32.31'	284.26'	6° 30' 43\"	S 1° 40' 43\" E	32.29'	16.17'
C5	26.45'	98.29'	15° 25' 16\"	S 1° 35' 55\" E	26.37'	13.31'
C6	80.89'	125.00'	37° 04' 41\"	N 23° 15' 28\" E	79.49'	41.92'
C7	48.54'	75.00'	37° 04' 41\"	S 23° 15' 28\" W	47.69'	25.15'
C8	69.27'	75.00'	52° 55' 19\"	S 68° 15' 28\" W	66.84'	37.33'
C9	115.46'	125.00'	52° 55' 19\"	S 68° 15' 28\" W	111.40'	62.22'
C10	7.81'	5.00'	89° 32' 47\"	N 49° 29' 31\" E	7.04'	4.96'
C11	7.89'	5.00'	90° 27' 13\"	S 40° 30' 29\" E	7.10'	5.04'

- 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 GSD01D2B).
  - 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, reconstruct, 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 1, Lot 1 will only take access from Highland Oaks Dr.
  - Block 1, Lot 3 will only take access from Hilton Rd.
  - Block 1, Lot 4 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.



**FINAL PLAT**

**Highland Oaks Ph. 1**  
 Block 1, Lots 1-11, Block 2, Lots 1-16,  
 Block 3, Lots 1-11, Block 4, Lots 1-11,  
 Block 7, 1-2, Common Area  
 & R.O.W. Dedication - 51 Lots

Being a total of 12.78 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  
 Jan 2022

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

**Engineer:**  
 IA Engineering

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

PO Box 5192  
 Bryan, TX 77805  
 979-739-6567  
 TBPE F-9951

1/25/22  
 J4 Engineering  
 Hilton Rd - Master Plat - Eng  
 J4E Project # 21-074

