

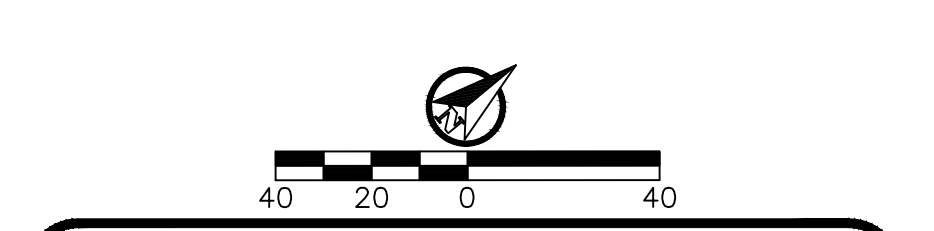
- General Notes:**
- Bearing System shown hereon is based on the Texas State plane Central Zone grid north as established from GPS observation using the LEICA Smartnet NAD83 (NA2011) Epoch 2010 multi-year CORS solution 2 (MYCS2).
 - Distances shown hereon are surface distances unless otherwise noted to obtain grid distances (not areas) divide by a combined scale factor of 1.0001444440201 (Calculated using GEOID12B).
 - 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 DFRM 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, 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.
 - 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 2, Lot 20 will only take access from Hilton Road.
 - Block 1, Lot 1, Block 3, Lot 10, & Block 4, Lot 10 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.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.36'	S 3° 12' 11" E
L2	35.36'	S 86° 47' 49" W
L3	35.36'	S 3° 12' 11" E
L4	35.36'	S 86° 47' 49" W
L5	35.36'	N 3° 12' 11" W
L6	35.36'	S 86° 47' 49" W
L7	35.84'	N 2° 24' 15" W
L8	34.86'	N 87° 35' 45" E
L9	35.85'	S 41° 47' 49" W
L10	42.16'	S 53° 13' 05" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	30.77'	25.00'	70° 31' 44"	N 77° 03' 40" E	28.87'	17.68'
C2	46.99'	50.00'	53° 50' 55"	S 85° 24' 05" W	45.28'	25.39'
C3	82.75'	50.00'	94° 49' 13"	S 11° 04' 00" W	73.62'	54.39'
C4	57.29'	50.00'	65° 38' 43"	S 69° 09' 58" E	54.20'	32.25'
C5	22.00'	50.00'	25° 12' 52"	N 65° 24' 15" E	21.83'	11.18'
C6	9.60'	50.00'	11° 00' 02"	N 47° 17' 48" E	9.58'	4.81'
C7	5.54'	50.00'	6° 20' 50"	S 38° 37' 25" W	5.54'	2.77'
C8	21.25'	50.00'	24° 21' 12"	S 23° 16' 24" W	21.09'	10.79'
C9	25.59'	50.00'	29° 19' 23"	S 3° 33' 54" E	25.31'	13.08'
C10	15.23'	50.00'	17° 27' 27"	S 26° 57' 19" E	15.18'	7.68'
C11	34.30'	50.00'	39° 18' 28"	S 55° 20' 17" E	33.63'	17.86'
C12	34.30'	50.00'	39° 18' 28"	N 85° 21' 16" E	33.63'	17.86'
C13	52.38'	50.00'	60° 01' 19"	N 35° 41' 23" E	50.02'	28.88'
C14	30.03'	50.00'	34° 24' 38"	N 11° 31' 36" W	29.58'	15.48'
C15	30.77'	25.00'	70° 31' 44"	S 6° 31' 57" W	28.87'	17.68'



FINAL PLAT

Highland Oaks Ph. 1
 Block 1, Lots 1-24, Block 2, Lots 1-20,
 Block 3, Lots 1-10, Block 4,
 Lots 1-10, Common Area
 & R.O.W. Dedication - 64 Lots

Being a total of 15.80 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
 May 2023

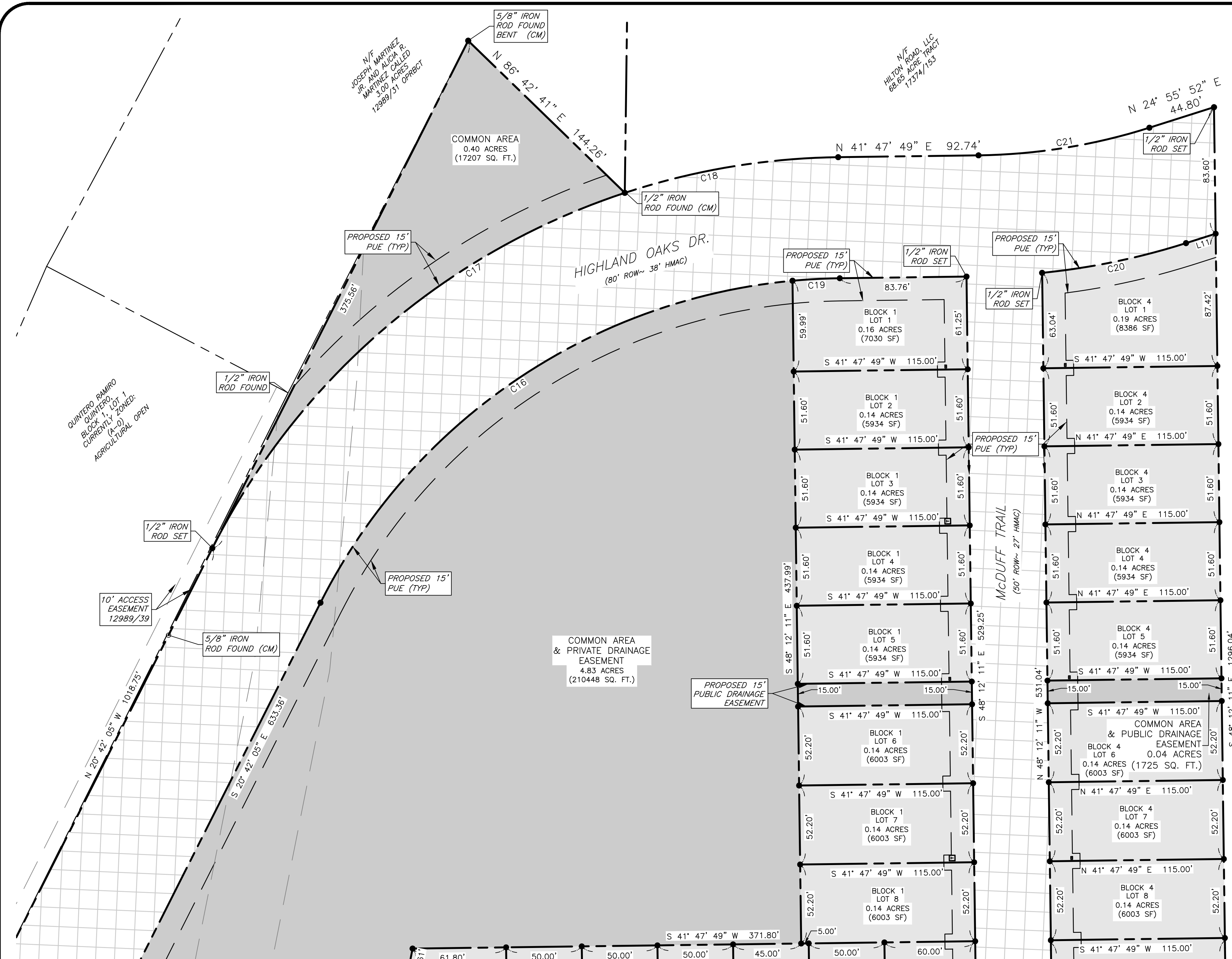
Owner:
 Hilton Road, LLC
 1500 University Oaks
 College Station, TX 77840

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

Engineer:
 JA Engineering
 PO Box 5192
 Bryan, TX 77805
 979-730-1567
 TBPE F-9051

JAE Project # 21-074
 Hilton Rd - Master Plat.dwg
 5/23/23
 JA Engineering

J&E Project # 21-074
Hilton Rd-Master Planning
5/21/23
J&E Engineering



FIELD NOTES DESCRIPTION OF A 12.78 ACRE TRACT JAMES M. WEBB SURVEY, ABSTRACT 242, BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 12.78 ACRES IN THE JAMES M. WEBB SURVEY, ABSTRACT 242, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF AN 8.652 ACRE TRACT OF LAND CONVEYED TO HILTON ROAD, LLC IN VOLUME 17368, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAME CALLED TO BE AN 8.44 ACRE TRACT OF LAND CONVEYED TO RANCH PARK PROPERTIES L.P. IN VOLUME 4916, PAGE 60 (OPRBCT), SAME CALLED TO BE THE REMAINDER OF A CALLED 9.75 ACRE TRACT OF LAND CONVEYED TO OCC CONSTRUCTION CORPORATION IN VOLUME 2007, PAGE 345 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND SAID 9.75 ACRE TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED AS 9.996 ACRES CONVEYED TO W. D. SPEER IN VOLUME 2007, PAGE 347 (OPRBCT); AND A PORTION OF A 68.40 ACRE TRACT OF LAND CONVEYED TO HILTON ROAD, LLC IN VOLUME 17374, PAGE 153 (OPRBCT), SAME CALLED TO BE 68.40 ACRE TRACT OF LAND CONVEYED TO TRACY L. TUBBS AND KRISTEN W. TUBBS IN VOLUME 10295, PAGE 172 (OPRBCT); SAID 12.78 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" IN THE NORTH RIGHT-OF-WAY LINE OF SANDY POINT ROAD—FARM TO MARKET ROAD NO. 1687 (80 FOOT RIGHT-OF-WAY PER TxDOT PLANS), AND IN THE NORTHWEST RIGHT-OF-WAY LINE OF HILTON ROAD (PUBLIC ROAD; PORTION OF RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE; NO EASEMENT OR DEDICATION FOUND AT TIME OF SURVEY); FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND ON SAID NORTH RIGHT-OF-WAY LINE OF SANDY POINT ROAD BEARS S 85° 44' 06" E A DISTANCE OF 127.17 FEET;

THENCE, WITH THE NORTH LINE OF SANDY POINT ROAD, N 85° 44' 06" W, FOR A DISTANCE OF 524.02 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOR THE SOUTHWEST CORNER OF SAID 8.652 ACRE TRACT, FROM WHICH A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SANDY POINT ROAD BEARS, N 85° 44' 06" W, A DISTANCE OF 92.47 FEET; AND FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 07° 47' 10" E A DISTANCE OF 1.25 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 8.652 ACRE TRACT, N 20° 42' 05" W, AT A DISTANCE OF 248.53 FEET PASSING A 1/2 INCH IRON ROD FOUND BENT AT THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, QUINTERO SUBDIVISION RECORDED IN VOLUME 4852, PAGE 91 (OPRBCT) AND CONTINUING FOR A TOTAL DISTANCE OF 404.56 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS TO BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"); FOR REFERENCE, A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 8.44 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID 9.996 ACRE TRACT (VOLUME 2007, PAGE 347 (OPRBCT)) AND THE SOUTHWEST CORNER OF SAID 68.40 ACRE TRACT BEARS N 20° 42' 05" W A DISTANCE OF 174.20 FEET;

THENCE, THROUGH SAID 8.652 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 68° 18' 03" E, A DISTANCE OF 187.59 FEET TO A 1/2 INCH IRON ROD SET;
- 2) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 125.34 FEET, A DELTA ANGLE OF 29° 55' 26", AND A CHORD WHICH BEARS N 26° 50' 06" E A DISTANCE OF 123.93 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, THROUGH SAID 8.652 ACRE TRACT AND SAID 68.65 ACRE TRACT, N 41° 47' 49" E, PASSING AT A DISTANCE OF 2.61 FEET THE COMMON LINE BETWEEN SAID 8.652 ACRE TRACT AND SAID 68.65 ACRE TRACT, PASSING AT 324.72 FEET A 1/2 INCH IRON ROD SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FUTURE MCDUFF TRAIL (50 FOOT RIGHT-OF-WAY), AND CONTINUING ON FOR A TOTAL DISTANCE OF 374.72 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MCDUFF TRAIL;

THENCE, THROUGH SAID 68.65 ACRE TRACT FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S 48° 12' 11" E, WITH SAID NORTHEAST RIGHT-OF-WAY A DISTANCE OF 6.60 FEET TO A 1/2 INCH IRON ROD SET IN SAID RIGHT-OF-WAY;
- 2) N 41° 47' 49" E, A DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON ROD SET;
- 3) S 48° 12' 11" E, PASSING AT 108.40 FEET AND 158.40 FEET THE RIGHT-OF-WAY OF FUTURE HIGHLAND OAKS DRIVE (50 FOOT RIGHT-OF-WAY), AND CONTINUING ON FOR A TOTAL DISTANCE OF 740.42 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHWEST LINE OF A 0.093 ACRE (4,051 SQ. FT.) RIGHT-OF-WAY DEDICATION;

THENCE, ALONG SAID NORTHWEST LINE OF HILTON ROAD, S 42° 32' 45" W A DISTANCE OF 206.78 FEET TO A 5/8 INCH IRON ROD FOUND ON SAID NORTHWEST LINE OF HILTON ROAD AT THE MOST EASTERLY SOUTH CORNER OF SAID 68.65 ACRE TRACT, THE EAST CORNER OF LOT 1, SHADOW OAKS SUBDIVISION - PHASE ONE RECORDED IN VOLUME 2189, PAGE 5 (OPRBCT), AND THE EAST CORNER OF SAID REMAINDER OF 9.996 ACRE TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID LOT 1, BEING THE NORTHEAST LINE OF SHADOW OAKS SUBDIVISION - PHASE ONE, N 57° 27' 10" W, A DISTANCE OF 164.01 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 1 AND THE MOST NORTHERLY EAST CORNER OF SAID 8.44 ACRE TRACT, FROM WHICH ANOTHER 1/2 INCH IRON ROD FOUND BEARS, S 25° 30' 21" E, A DISTANCE OF 0.23 FEET;

THENCE, WITH THE COMMON LINE OF SAID 8.652 ACRE TRACT AND SHADOW OAKS SUBDIVISION - PHASE ONE, S 45° 01' 13" W, A DISTANCE OF 334.76 FEET TO A 5/8 INCH IRON ROD FOUND AT THE WEST CORNER OF LOT 6 OF SAID SUBDIVISION;

THENCE, CONTINUING WITH THE COMMON LINE OF SAID 8.652 ACRE TRACT AND SHADOW OAKS SUBDIVISION - PHASE ONE, S 41° 30' 04" E, FOR A DISTANCE OF 160.47 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF HILTON ROAD AT THE SOUTH CORNER OF SAID LOT 6; FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-39 BEARS S 74° 01' 23" E A DISTANCE OF 2,428.95 FEET;

THENCE, WITH THE SOUTHEAST LINE OF SAID 8.44 ACRE TRACT AND ALONG THE APPARENT NORTHWEST LINE OF HILTON ROAD, S 45° 00' 51" W, FOR A DISTANCE OF 57.43 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 12.78 ACRES OF LAND, MORE OR LESS.

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and 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 AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 20____, and same was duly approved of the ____ day of _____, 20____ by said Commission.

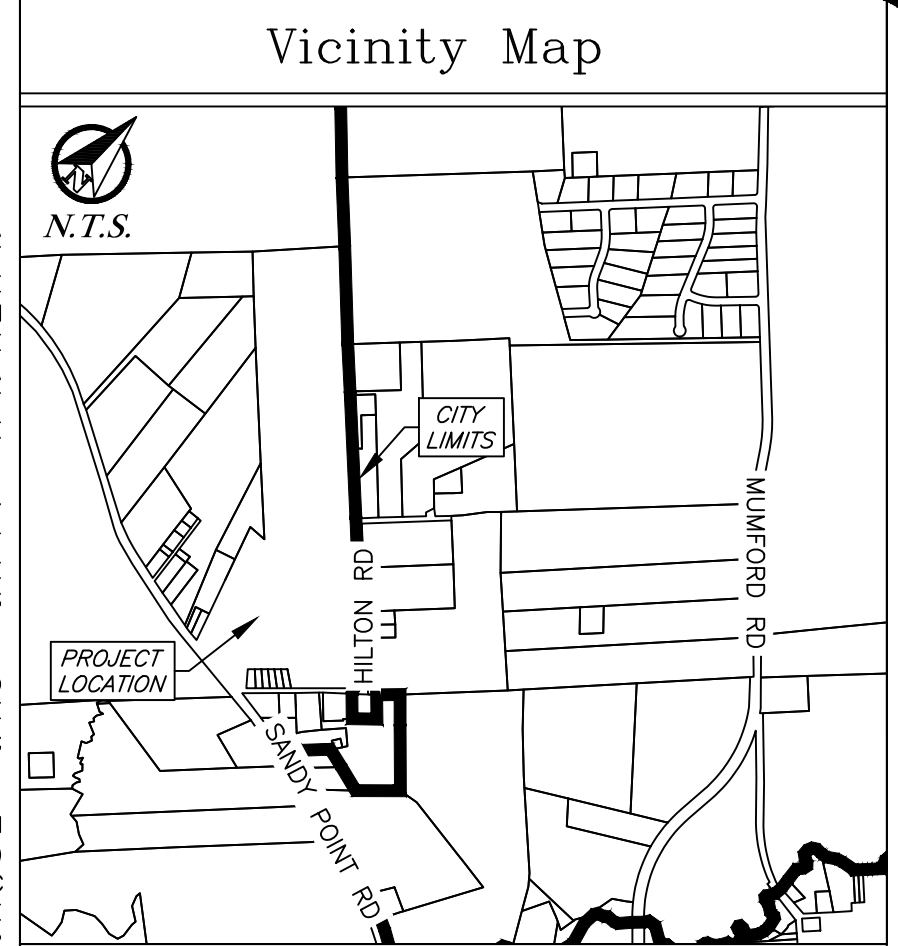
Chair, Planning & Zoning Commission
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

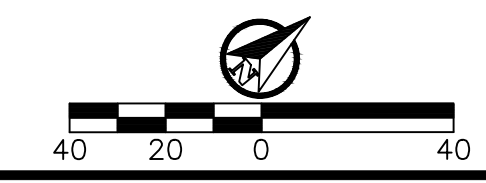
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Public Records of Brazos County in Volume ____ Page ____.

County Clerk, Brazos County, Texas



General Notes:

- 1. 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 (MTC52).
- 2. Distances shown hereon are surface distances unless otherwise noted to obtain grid distances (not areas) divided by a combined scale factor of 1.00011444440201 (Calculated using GSD012B).
- 3. This property is Zoned (RD-5) Residential District 5001 as approved by the Bryan City Council on 12/14/2021 with ordinance #2536.
- 4. 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.
- 5. This lot is not within the 100-YR floodplain according to the DFRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195E, Map No. 48041C0185E effective May 16, 2012.
- 6. Building setback lines Per City of Bryan Ordinance.
- 7. Distances shown along curves are chord lengths.
- 8. 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.
- 9. 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.
- 10. Block 2, Lot 20 will only take access from Hilton Road.
- 11. Block 1, Lot 1, Block 3, Lot 10, & Block 4, Lot 10 will only take access from McDuff Trail.
- 12. Right-of-way easement to the State of Texas, 151/490, applies to the current right-of-way of Sandy Point Road/PM 1687.
- 13. 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.
- 14. 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.
- 15. The proposed subdivision signage shall be in conformance with Sign Ordinance Section 98-43.



FINAL PLAT

Highland Oaks Ph. 1

Block 1, Lots 1-24, Block 2, Lots 1-20, Block 3, Lots 1-10, Block 4, Lots 1-10, Common Area & R.O.W. Dedication - 64 Lots

Being a total of 15.80 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 2 of 2
May 2023

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

Engineer:
J&E Engineering
PO Box 5192
Bryan, TX 77805
979-739-1567
TBPE F-9951

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

LINE TABLE

LINE #	LENGTH	DIRECTION
L11	20.55'	S 24° 55' 52" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C16	394.14'	390.00'	57° 54' 15"	S 8° 15' 03" W	377.58'	215.75'
C17	369.15'	470.00'	45° 00' 04"	S 1° 48' 00" W	359.73'	194.69'
C18	143.52'	470.00'	17° 29' 46"	S 33° 02' 56" W	142.96'	72.32'
C19	31.27'	390.00'	4° 35' 39"	S 39° 29' 59" W	31.26'	15.64'
C20	97.27'	470.00'	11° 51' 30"	N 30° 51' 37" E	97.10'	48.81'
C21	114.80'	390.00'	16° 51' 57"	N 33° 21' 50" E	114.39'	57.82'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Managing Partner of Hilton Road, LLC, owner of the 12.78 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County, in Volume 17368, Page 33, and Volume 17374, Page 153, and designated herein as 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, Lots 1-2, & Common Area, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever oil streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Managing Partner of Hilton Road, LLC, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr, R.P.L.S. No. 6834