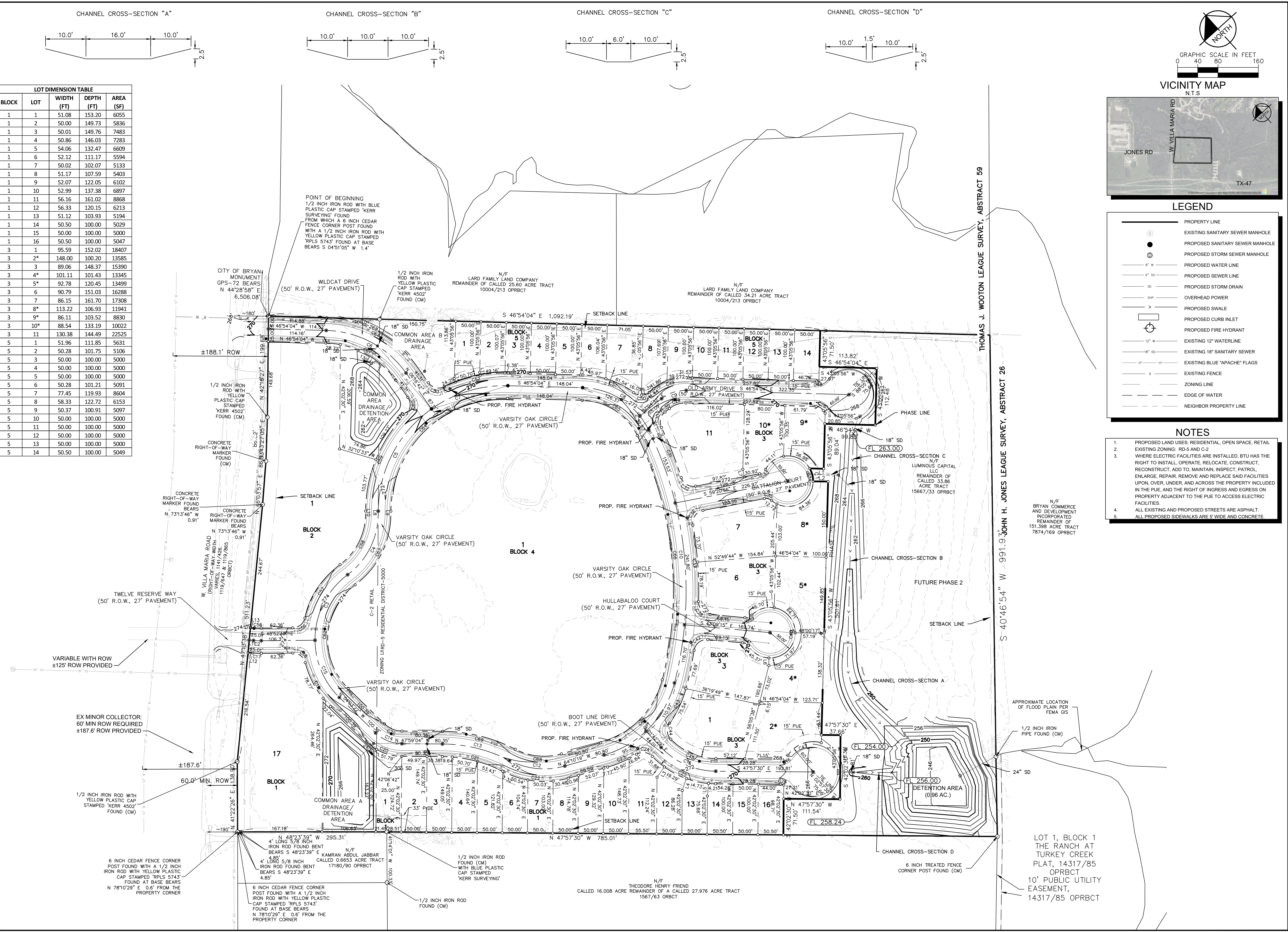
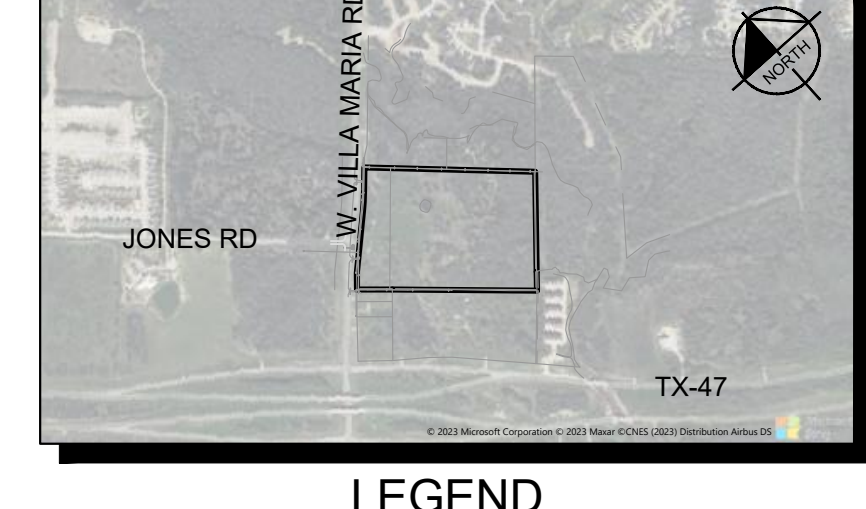
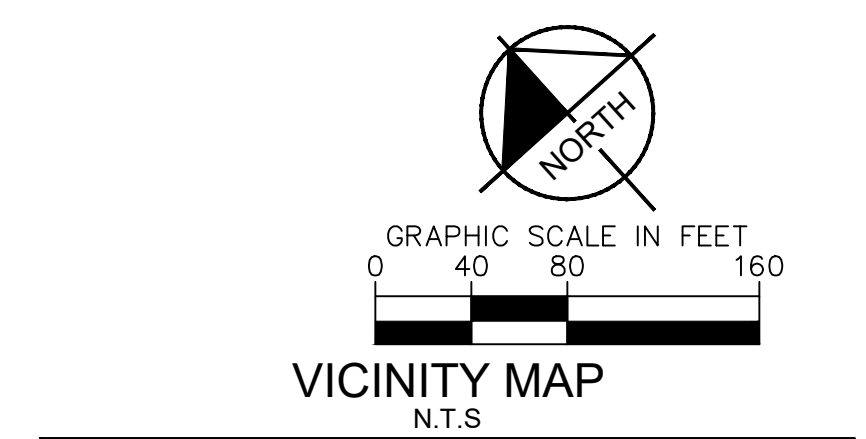
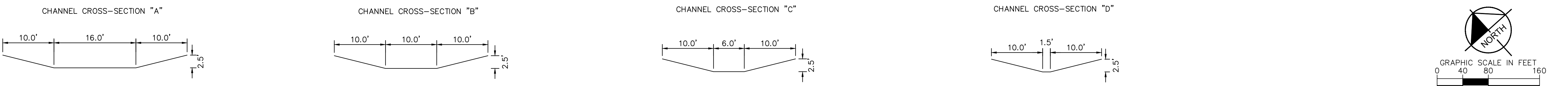


Plotted By: Slope, Cole  
 Sheet Set: KHA-Layout1 December 06, 2023 11:19:03am  
 K:\CST\_Civil\066082500\_33Ac Villa Maria\CAD\PlanSheets\C-PRM-PLAN.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, and is intended solely for the specific purpose and client for which it was prepared. Any reuse or modification of this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LOT DIMENSION TABLE				
BLOCK	LOT	WIDTH (FT)	DEPTH (FT)	AREA (SF)
1	1	51.08	153.20	6055
1	2	50.00	149.73	5836
1	3	50.01	149.76	7483
1	4	50.86	146.03	7283
1	5	54.06	132.47	6609
1	6	52.12	111.17	5594
1	7	50.02	102.07	5133
1	8	51.17	107.59	5403
1	9	52.07	122.05	6102
1	10	52.99	137.38	6897
1	11	56.16	161.02	8868
1	12	56.33	120.15	6213
1	13	51.12	103.93	5194
1	14	50.50	100.00	5029
1	15	50.00	100.00	5000
1	16	50.50	100.00	5047
3	1	95.59	152.02	18407
3	2*	148.00	100.20	13585
3	3	89.06	148.37	15390
3	4*	101.11	101.43	13345
3	5*	92.78	120.45	13499
3	6*	90.79	151.03	16288
3	7	86.15	161.70	17308
3	8*	113.22	106.93	11941
3	9*	86.11	103.52	8830
3	10*	88.54	133.19	10022
3	11	130.38	144.49	22525
5	1	51.96	111.85	5631
5	2	50.28	101.75	5106
5	3	50.00	100.00	5000
5	4	50.00	100.00	5000
5	5	50.00	100.00	5000
5	6	50.28	101.21	5091
5	7	77.45	119.93	8604
5	8	58.33	122.72	6153
5	9	50.37	100.91	5097
5	10	50.00	100.00	5000
5	11	50.00	100.00	5000
5	12	50.00	100.00	5000
5	13	50.00	100.00	5000
5	14	50.50	100.00	5049



- ### 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.

NO.
REVISIONS
DATE

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 TEXAS REGISTERED ENGINEERING FIRM F-928  
 2800 SOUTH TEXAS AVENUE, SUITE 201  
 BRYAN, TX 77803  
 PHONE: 979-877-9595 FAX: 979-775-9599  
 WWW.KIMLEY-HORN.COM

PROPERTY OWNER  
 THE WOODLANDS, TX 77382  
 51 W. OLD STERLING CIR.  
 SUITE 100  
 CONTACT: JAMES STON

FOR REVIEW ONLY  
 Not for construction or permit purposes

DATE  
 DECEMBER 2023

SCALE  
 AS SHOWN

DESIGNED BY  
 JCH

DRAWN BY  
 JCH

CHECKED BY  
 JCH

KHA PROJECT  
 066082500

PROJECT DETAILS  
 # OF BLOCKS: 5  
 # OF LOTS: 44  
 ACREAGE: 26.33

PREPARED FOR  
 LUMINOUS CAPITAL, LLC  
 BRYAN, TEXAS

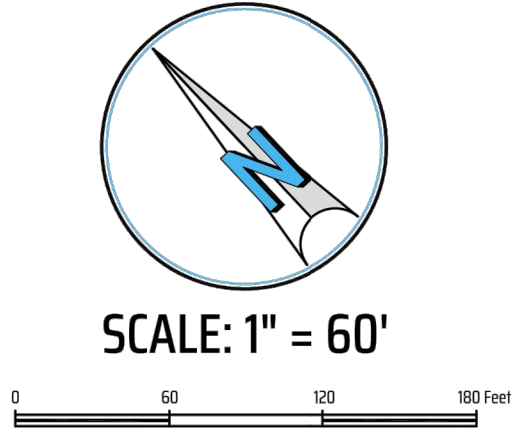
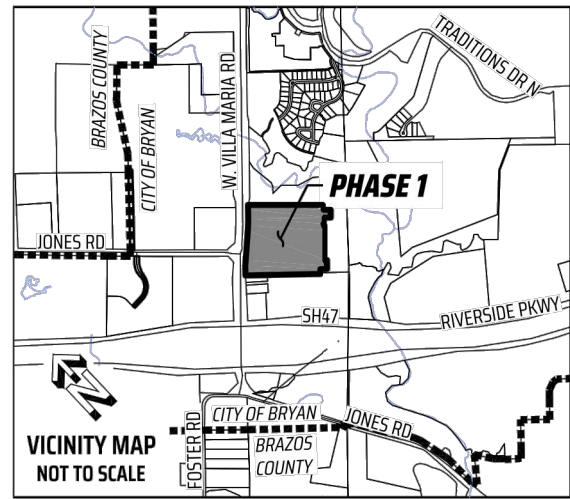
**PRELIMINARY PLAN**

TWELVE OAKS RESERVE

SHEET NUMBER

**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.**

LINE	BEARING	DISTANCE
L1	N 46°54'04" W	27.73
L2	S 47°52'50" E	25.59
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 44°20'56" E	6.48
L11	S 44°20'28" E	6.47
L12	N 44°26'28" W	9.19
L13	S 44°26'28" E	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	150.00	150.40	5°51'32"	N 68°03'38" 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" E	179.04
L7	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	182.64	43°01'33"	N 42°39'33" W	180.01
L13	294.53	137.96	26°50'18"	N 34°33'55" W	136.70
L14	75.00	57.50	43°55'42"	N 26°01'13" W	56.10
L15	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
L17	225.00	17.39	4°25'42"	N 46°39'19" W	17.39
L18	25.00	33.26	76°13'33"	N 10°45'23" W	30.86
L19	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	126.10
C22	175.00	131.47	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	31.33
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°27'18" W	31.11
C31	750.00	106.67	8°08'56"	S 20°02'24" W	106.58
C32	25.00	36.43	83°28'49"	S 17°36'32" E	33.29
C33	17.00	15.19	5°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	5°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 37°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	5°10'51"	S 68°44'40" E	14.69
C40	50.00	246.41	282°21'41"	S 48°50'45" W	62.59
C41	17.00	15.19	5°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	10°21'43"	N 54°04'56" W	4.25
C49	100.00	70.12	40°10'29"	N 66°59'18" W	68.59
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°56'30" E	126.80
C58	125.00	115.57	52°58'26"	N 68°30'09" E	111.50
C59	275.00	214.29	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
L61	175.00	162.43	53°10'46"	N 20°18'41" W	156.66
C62	195.00	233.37	59°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°32'26" 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	148.67	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

**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, 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 39.33 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" W 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 21,976 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 195.01 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 17880, 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, 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, 1119/647 & 1119/865 OPRBC) 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 511.23 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.

**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 NAD03 (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 1.001037412633 (CALCULATED USING GEDD12B).
- 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. 4804C0285E, 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-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, OF NO. 540745, DATED: 11-1-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
  - ITEM 6a: EASEMENT TO CITY OF BRYAN, 98/295 DRCT, DOES APPLY TO THIS TRACT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
  - ITEM 6c: BOUNDARY AGREEMENT, 337/237 DRBC, DOES NOT CROSS THIS TRACT.
  - ITEM 6d: A FORTY FOOT WIDE RIGHT-OF-WAY EASEMENT RESERVED IN DEED, 343/261 DRBC, MAY CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED. RIGHT-OF-WAY EASEMENT RESERVED IN DEED, 343/261 DRBC, MAY OR MAY NOT CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED.
  - ITEM 6e: EASEMENT OR RIGHT-OF-WAY (351/20 DRBC, CORRECTED 384/515 DRBC) 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 HOMEOWNERS' 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

**ENGINEER**  
**Kimley»Horn**  
2600 TEXAS AVENUE SUITE 201 BRYAN, TEXAS 77802 TEL (979) 775-9085 CONTACT: J. CHRIS HARRIS, P.E.

**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) 258-3165  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

**TWELVE OAKS RESERVE**

PREPARED FOR  
**LUMINOUS CAPITAL, LLC**  
BRYAN, TEXAS

**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
TEXAS REGISTERED ENGINEERING FIRM #928  
2800 SOUTH TEXAS AVENUE, SUITE 201  
BRYAN, TEXAS 77802  
PHONE: 979-775-9085  
WWW.KIMLEY-HORN.COM

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

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction or permit purposes

**Kimley»Horn**  
ENGINEER - J. CHRIS HARRIS, P.E.  
P.E. No. 94659 Date: 12/06/2023

KHA PROJECT: 066082500  
DATE: DECEMBER 2023  
SCALE: AS SHOWN  
DESIGNED BY: JCH  
DRAWN BY: JCH  
CHECKED BY: JCH

PROJECT DETAILS:  
# OF BLOCKS: 5  
# OF LOTS: 44  
ACREAGE: 26.33  
THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59, BRAZOS COUNTY, TEXAS

NO. REVISIONS DATE