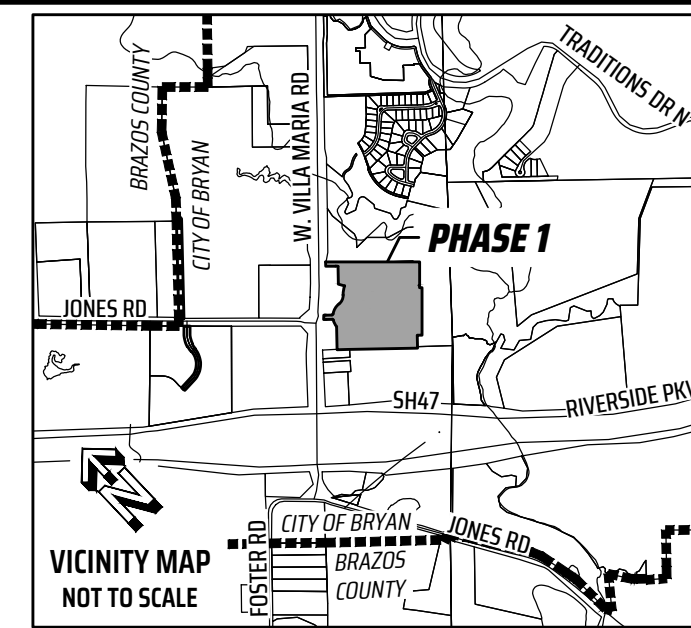


SCALE: 1" = 60'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.50'	26.72'	29°09'35"	S 27°32'22" W	26.43'
C2	185.00'	87.74'	27°10'22"	N 16°21'38" E	86.92'
C3	13.50'	18.57'	78°48'59"	N 09°27'40" W	17.14'
C4	225.00'	17.39'	4°25'42"	N 46°39'19" W	17.39'
C5	175.00'	13.53'	4°25'42"	S 46°39'19" E	13.52'
C6	13.50'	18.57'	78°48'59"	S 88°16'39" E	17.14'
C7	185.00'	137.79'	42°40'31"	N 73°39'07" E	134.63'
C8	125.00'	115.57'	52°58'26"	N 68°30'09" E	111.50'
C9	275.00'	104.39'	21°45'01"	N 52°53'27" E	103.77'
C10	175.00'	28.75'	9°24'50"	N 42°11'39" W	28.72'
C11	200.00'	185.63'	53°10'46"	S 20°18'41" E	179.04'
C12	250.00'	160.66'	36°49'14"	S 65°18'41" E	157.91'
C13	150.00'	163.34'	62°23'30"	S 15°42'19" E	155.39'
C14	725.00'	513.59'	40°35'17"	S 35°47'04" W	502.91'
C15	75.00'	52.59'	40°10'29"	S 66°59'18" E	51.52'
C16	200.00'	208.56'	59°44'58"	S 85°57'12" W	199.24'
C17	150.00'	121.08'	46°15'01"	S 24°49'59" E	117.82'
C18	150.00'	112.64'	43°01'33"	N 42°39'33" W	110.01'
C19	294.53'	137.96'	26°50'18"	N 34°33'55" W	136.70'
C20	75.00'	57.50'	43°55'42"	N 26°01'13" W	56.10'
C21	160.00'	126.19'	45°11'12"	N 18°32'14" E	122.94'
C22	200.00'	15.46'	4°25'42"	N 46°39'19" W	15.45'
C23	160.00'	150.40'	53°51'32"	N 68°03'36" E	144.93'
C24	150.00'	138.69'	52°58'26"	N 68°30'09" E	133.80'
C25	250.00'	236.77'	54°15'46"	N 69°08'49" E	228.02'
C26	225.00'	208.83'	53°10'46"	S 20°18'41" E	201.42'
C27	13.50'	19.40'	82°19'52"	S 34°53'14" E	17.77'
C28	275.00'	139.92'	29°09'06"	S 61°28'37" E	138.41'
C29	175.00'	116.19'	38°02'25"	S 27°52'52" E	114.06'
C30	13.50'	18.43'	78°12'53"	S 47°58'06" E	17.03'
C31	100.00'	70.12'	40°10'29"	S 66°59'18" E	68.69'
C32	50.00'	35.06'	40°10'29"	N 66°59'18" W	34.35'
C33	13.50'	18.43'	78°12'53"	S 53°49'01" W	17.03'
C34	750.00'	123.18'	9°24'37"	S 20°11'44" W	123.04'
C35	13.50'	19.85'	84°14'59"	S 17°13'27" E	18.11'
C36	17.00'	15.67'	52°49'13"	S 89°45'33" E	15.12'
C37	52.50'	261.73'	285°38'26"	S 30°39'04" W	63.45'
C38	17.00'	15.67'	52°49'13"	N 32°56'20" W	15.12'
C39	13.50'	21.20'	89°57'44"	S 75°40'12" W	19.09'
C40	750.00'	173.66'	13°16'01"	S 37°19'20" W	173.27'
C41	13.50'	20.52'	87°06'35"	S 00°24'03" W	18.60'
C42	17.00'	15.67'	52°49'13"	S 69°33'51" E	15.12'
C43	52.50'	261.73'	285°38'26"	S 46°50'45" W	63.45'
C44	17.00'	15.67'	52°49'13"	N 16°44'38" W	15.12'
C45	13.50'	20.52'	87°06'35"	N 86°42'32" W	18.60'
C46	750.00'	83.02'	6°20'32"	S 52°54'27" W	82.98'
C47	225.00'	90.02'	22°55'26"	S 67°32'26" W	89.42'
C48	13.50'	19.02'	80°42'37"	S 38°38'50" W	17.48'
C49	125.00'	100.90'	46°15'01"	S 24°49'59" E	98.19'
C50	175.00'	141.26'	46°15'01"	N 24°49'59" W	137.46'
C51	13.50'	19.02'	80°42'37"	N 42°03'47" W	17.48'
C52	225.00'	71.65'	18°14'47"	N 73°17'43" W	71.35'
C53	175.00'	131.41'	43°01'33"	N 42°39'33" W	128.35'
C54	269.53'	126.25'	26°50'18"	N 34°33'55" W	125.10'
C55	100.00'	76.67'	43°55'42"	N 26°01'13" W	74.81'
C56	185.00'	22.05'	6°49'49"	N 00°38'28" W	22.04'
C57	135.00'	233.37'	99°02'44"	N 45°28'00" E	205.38'
C58	175.00'	161.80'	52°58'26"	N 68°30'09" E	156.10'
C59	225.00'	357.68'	91°05'00"	N 87°33'26" E	321.19'
C60	125.15'	136.10'	62°18'30"	S 15°42'19" E	129.49'
C61	700.00'	495.88'	40°35'17"	S 35°47'04" W	485.57'
C62	550.00'	124.87'	13°00'31"	S 49°34'27" W	124.60'
C63	550.00'	124.87'	13°00'31"	S 53°46'29" W	124.60'
C64	174.08'	182.59'	60°05'50"	S 85°57'12" W	174.34'
C65	125.00'	93.87'	43°01'33"	N 42°39'33" W	91.68'
C66	319.53'	149.67'	26°50'18"	N 34°33'55" W	148.31'
C67	50.00'	38.33'	43°55'42"	N 26°01'13" W	37.40'
C68	13.50'	19.40'	82°19'52"	N 47°26'38" E	17.77'

LINE	BEARING	DISTANCE
L1	N 46°54'04" W	6.61'
L2	S 47°52'50" E	27.09'
L3	N 44°26'28" W	9.19'
L4	S 44°26'28" E	7.74'
L5	N 42°00'56" E	6.48'
L6	N 67°11'35" E	15.00'
L7	S 65°23'43" W	15.00'

**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 (OPRBC); 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, & 1119/865 OPRBC) 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, at 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 1,087.97 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 46° 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 43° 05' 56" W a distance of 549.93 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 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 (OPRBC);
- 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 (OPRBC);

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 and the east corner of a called 0.6653 acre tract conveyed to Kaman Abdul Jabbar in Volume 17180, 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 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" W a distance of 17.39 feet to a 1/2 inch iron rod set;
- 6) N 44° 26' 28" W a distance of 9.19 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 13.52 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 88° 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 111.50 feet to a 1/2 inch iron rod set;
- 7) 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;
- 8) N 32° 10' 33" W a distance of 74.86 feet to a 1/2 inch iron rod set;
- 9) N 42° 02' 30" E a distance of 206.59 feet to a 1/2 inch iron rod set;
- 10) 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;
- 11) N 46° 54' 04" W a distance of 114.16 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;
- 12) N 46° 54' 04" W a distance of 114.16 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 CORS 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 1.00010374112633 (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' 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. 48041C0285E, 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, GF NO. 540749, DATED: 11-1-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 6b: EASEMENT TO CITY OF BRYAN, 98/295 DRBCT, DOES APPLY TO THIS TRACT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 6c: BOUNDARY AGREEMENT, 337/237 DRBCT, DOES NOT CROSS THIS TRACT.
- ITEM 6d: A FORTY FOOT WIDE RIGHT-OF-WAY EASEMENT RESERVED IN DEED, 343/261 DRBCT, MAY CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED. RIGHT-OF-WAY EASEMENT RESERVED IN DEED, 343/261 DRBCT, MAY OR MAY NOT CROSS THIS TRACT. EASEMENT LOCATION NOT DEFINED.
- ITEM 6e: EASEMENT OR RIGHT-OF-WAY (351/120 DRBCT, CORRECTED 384/515 DRBCT) 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 PORTION OF A CALLED 33.86 ACRE TRACT VOLUME 15667, PAGE 33 OPRBC THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59 BRYAN, BRAZOS COUNTY, TEXAS 33 LOTS BLOCK 1, LOTS 1-6; BLOCK 3, LOTS 1-10; BLOCK 4, LOTS 1-11; BLOCK 5, LOTS 1-6; COMMON AREAS A-D**

**OWNER AND DEVELOPER:**  
LUMINOUS CAPITAL LLC, a Texas limited liability company  
51 W. Old Sterling Gr., The Woodlands, TX 77382  
(409) 363-6300  
Contact: Thomas Sifton



SCALE: 1 INCH = 60 FEET  
SURVEY DATE: 07-25-2023  
JOB NUMBER: 26-0025 | CAD NAME: 26-0025-5 FP TwelveOaks1  
POINT FILE: 21-597-ALL (cont); 23-480 (job)  
DRAWN BY: TIF CHECKED BY: MK  
PREPARED BY: KERR SURVEYING, LLC  
TPELS FIRM#10018500  
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"

**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.**

**ENGINEER**  
**Kimley»Horn**  
2800 TEXAS AVENUE SUITE 201 BRYAN, TEXAS 77802 TEL: 979 175-8996 CONTACT: J. CHRIS HARRIS, P.E.  
STATE OF TEXAS REGISTRATION NO. F-928