

**FIELD NOTES DESCRIPTION**  
 OF A  
**9.143 ACRE TRACT**  
**ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45**  
**BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 9.143 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 9.142 ACRE TRACT OF LAND CONVEYED TO SJ LAND & DEVELOPMENT LLC IN VOLUME 17116, PAGE 273 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), SAID 9.143 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDARIES AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found in the southeast line of Lot 1, Block "G" of Shadowood Subdivision Phase 3 filed in Volume 558, Page 359 of the Deed Records of Brazos County, Texas (DRBCT), at the north corner of said 9.142 acre tract and the northwest corner of a 3.347 acre remainder of a called 9.142 acre tract of land conveyed to Regency Parkway, Inc. in Volume 989, Page 319 of the Official Records of Brazos County, Texas (ORBCT); for reference, the City of Bryan Control Monument GPS-55 bears N 41° 57' 02" E a distance of 1,108.05 feet;

**THENCE**, with the northeast line of said 9.142 acre tract, S 51° 29' 14" E, for a distance of 514.03 feet to a 1/2 inch iron rod with broken plastic cap found in the northwest line of a 60' wide access and utility easement (12426/15 OPRBCT), at the east corner of said 9.142 acre tract and the east corner hereof;

**THENCE**, with the southeast line of said 9.142 acre tract, same being the northwest line of said 60' wide easement, the following three (3) courses and distances:

- 1) S 19° 16' 11" W, a distance of 15.71 feet to a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found at the beginning of a tangent curve;
- 2) with a curve to the right, having a radius of 269.97 feet, an arc length of 108.37 feet, a delta angle of 23° 00' 00", and a chord which bears S 30° 46' 11" W, a distance of 107.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found at the end point of said curve;
- 3) S 42° 16' 11" W, a distance of 624.52 feet to a 5/8 inch iron rod with orange plastic cap stamped "Carliomagno RPLS 1552" found in the northeast right-of-way line of N. Harvey Mitchell Parkway - FM 2818 (right-of-way width varies per TxDOT plans) at the south corner of said 9.142 acre tract and the south corner hereof, from which a 5/8 inch iron rod with broken plastic cap found at the west corner of a called 0.56 acre tract of land conveyed to Krolezyk Commercial Property Management, LLC in Volume 11892, Page 158 (OPRBC) bears S 49° 55' 14" E, a distance of 60.04 feet and also from said south corner, a 1/2 inch iron rod found in the northeast right-of-way line of FM 2818, at the original south corner of said 49.73 acre tract, bears S 49° 55' 14" E, a distance of 558.97 feet;

**THENCE**, with the northeast right-of-way line of FM 2818 and the southwest line of said 9.142 acre tract, N 49° 55' 14" W, for a distance of 540.95 feet to a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found at the south corner of Lot 1, Block 1, Trinity (Subdivision) filed in Volume 510, Page 749 (DRBCT), same being the west corner of said 9.142 acre tract and the west corner hereof;

**THENCE**, with the common line of said 9.142 acre tract and said Trinity (Subdivision), along the common line of the Zeno Phillips League Survey and the Stephen F. Austin League #9 Survey, Abstract 62, N 42° 16' 19" E, for a distance of 731.46 feet to the POINT OF BEGINNING hereof and containing 9.143 acres, more or less. Surveyed on the ground May 2022 under my supervision.

- NOTES:**
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN MONUMENT GPS-55 (N:1022282.56, E:3536418.43) AND AS ESTABLISHED BY GPS OBSERVATION.
  - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011131 (CALCULATED USING GEOID12B).
  - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0195E, EFFECTIVE DATE: MAY 16, 2012.
  - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE DISTRICT (PD-M) IN ORDINANCE NO. 2522 AS APPROVED BY THE CITY OF BRYAN CITY COUNCIL ON NOVEMBER 9, 2021.
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - THE WATER & SEWER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES AND SEWERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE CITY OF BRYAN SPECIFICATIONS AND STANDARDS.
  - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA. PROPERTY OWNERS' ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDER THE FLOW OF THE PRIVATE DRAINAGE EASEMENT. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
  - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA). THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
  - IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORM WATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
  - BRYAN TEXAS UTILITIES (BTU) WILL INSTALL/ SERVICE THE ELECTRICAL/ LIGHTING INFRASTRUCTURE.
  - 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.
  - DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
  - ORIGINAL SURVEY LINES SHOW HEREON ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. KERR SURVEYING DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
  - 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

**BENCHMARK NOTES**  
 PROJECT BENCHMARK  
 CITY OF BRYAN MONUMENT GPS-55  
 N:1022282.56  
 E:3536418.43  
 (ELEVATION DATUM NAVD 1988)

LINE TABLE						LINE TABLE					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION						
L1	15.71'	S19° 16' 11" W	L12	14.14'	N2° 43' 57" W						
L2	20.00'	S47° 43' 41" E	L13	14.14'	N87° 16' 19" E						
L3	20.01'	S2° 44' 06" E	L14	16.02'	S47° 43' 41" E						
L4	34.44'	S76° 25' 12" E	L15	50.00'	N47° 43' 41" W						
L5	56.57'	S87° 16' 07" W	L16	42.43'	N87° 16' 15" E						
L6	34.80'	N2° 43' 48" W	L17	42.43'	N2° 43' 41" W						
L7	5.35'	N42° 37' 08" E	L18	63.90'	N47° 41' 02" W						
L8	15.00'	N47° 22' 52" W	L19	15.34'	N42° 16' 12" E						
L9	20.05'	S42° 37' 08" W	L20	5.35'	S42° 16' 12" W						
L10	14.19'	S87° 26' 31" W	L21	54.61'	S47° 41' 02" E						
L11	5.84'	N47° 44' 06" W	L22	5.61'	N46° 19' 07" E						

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	108.37'	269.97'	02°30'00"00"	54.93'	107.65'	S30°46'11" W
C2	40.23'	25.00'	09°21'13"22"	25.98'	36.03'	N03°49'28" W
C3	27.13'	25.00'	06°21'05"55"	15.08'	25.82'	N73°21'46" E
C4	211.35'	50.00'	24°21'05"58"	82.91'	85.63'	N16°38'14" W
C5	38.31'	25.00'	08°74'48"28"	24.06'	34.67'	S86°10'32" W

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, SJ Land & Development LLC, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 17116, Page 273, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places herein shown for the purpose identified.

SJ Land & Development LLC, **MANAGER**  
 Dr. James Boggs

**Filed for Record**  
**Official Public Records Of:**  
**Brazos County Clerk**  
**On: 3/4/2024 8:22:54 AM**  
**In the PLAT Records**

**Doc Number: 2024-1523093**  
**Volume - Page: 19080-88**  
**Number of Pages: 1**  
**Amount: 72.00**  
**Order#: 20240304000012**  
**By: MC**



**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 bounds describing said subdivision will describe a closed geometric form.

R.P.L.S. No. 6834  
 2/5/2024



**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, **Anne McCreary Wolfe**, 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 **22nd** day of **February**, 2024, and same was duly approved on the **1st** day of **February**, 2024, by said Commission.

**Anne McCreary Wolfe**  
 Chair, Planning & Zoning Commission  
 Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, **W. Paul Krom**, 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 **1st** day of **February**, 2024.

**W. Paul Krom**  
 City Engineer, Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

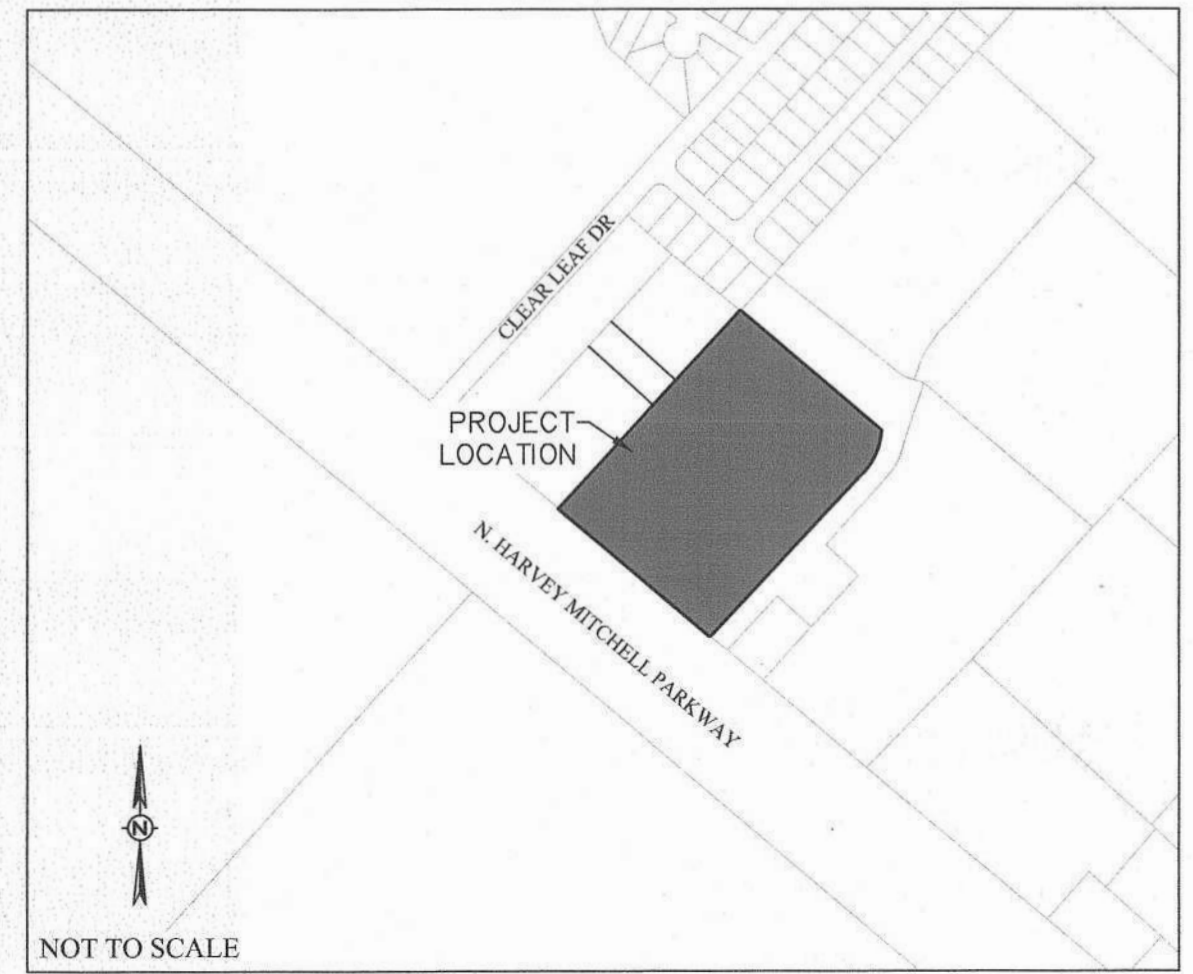
I, **Martin Zimmerman**, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the **1st** day of **February**, 2024.

**Martin Zimmerman**  
 City Planner, Bryan, Texas

**LEGEND**

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
- PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PRIVATE ACCESS EASEMENT (P.A.E.)
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- BLOCK NUMBER
- R.O.W. RIGHT OF WAY
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F NOW OR FORMERLY

**VICINITY MAP**



**FINAL PLAT**  
**WINDMILL PARK SUBDIVISION**  
 9.143 ACRES

BEING ALL OF A CALLED 9.142 ACRE TRACT  
 17116/273 OPRBCT  
 ZENO PHILLIPS LEAGUE SURVEY, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS

5 LOTS  
 BLOCK 1, LOTS 1-5  
 COMMON AREAS 1 & 2

SCALE 1" = 50'  
 FEBRUARY 2024  
 SURVEYOR:

**OWNER/DEVELOPER:**  
 SJ LAND & DEVELOPMENT LLC  
 1531 W VILLA MARIA ROAD  
 BRYAN, TX 77807  
 (979) 823-5004

**ENGINEER:**  
 KERR SURVEYING, LLC  
 409 N. TEXAS AVE.  
 BRYAN, TX 77803  
 (979) 268-3195  
 TPBLS FIRM # 10018500  
 SURVEYS@KERRSURVEYING.NET  
 KERR JOB 22-108

**TPBPE NO. 12327**  
 911 SOUTHWEST PARKWAY E.  
 COLLEGE STATION, TEXAS 77840  
 (979) 764-9900