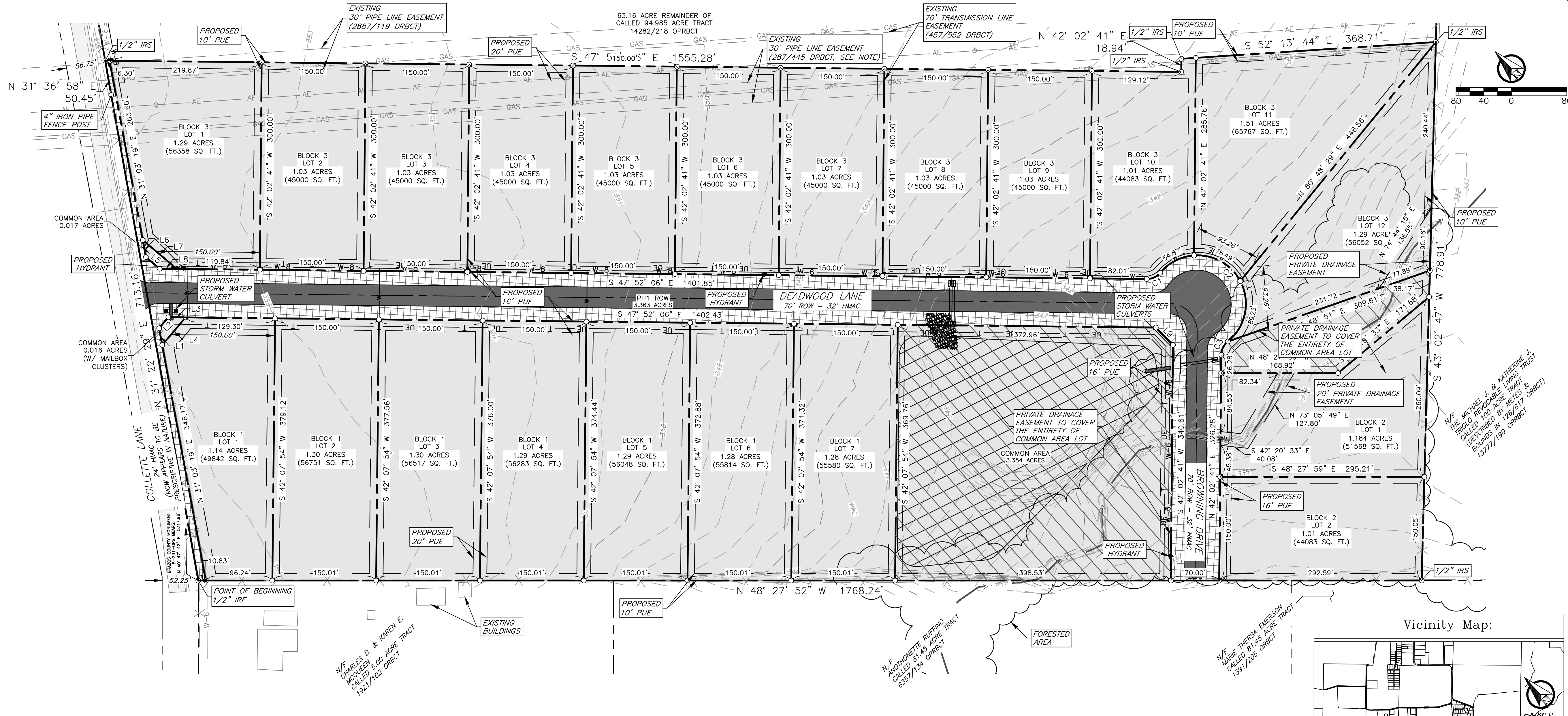


General Notes:

- Iron rods 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. 48041C0100B, effective May 16, 2012.
- Setbacks shall be in accordance with all Brazos County ordinances and regulations.
- All utilities shown hereon are approximate locations.
- Distances shown along curves are chord lengths.
- The topography shown is from Survey data.
- Notes from the Brazos County Health District (BCHD):
 - All lots served by an on-site sewage facility (OSSF) must comply with county and state minimum lot sizing requirements.
 - All OSSF construction requires an application form, fee and planning materials be submitted for review and approval by the BCHD and no OSSF construction may occur prior to the authorization to construct permit being issued by the BCHD. This permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code.
 - A site evaluation is required for each lot where an OSSF is proposed. The site evaluation must be performed by a state licensed site evaluator or professional engineer who visits the property, conducts the analysis required in section §285.30, and produces the site drawing required by §285.5(a).
 - No OSSF disposal field is to encroach on the 100- or 150-foot sanitary zone of private water wells or public water wells respectively. The required sanitary zone must be clearly delineated around all existing private or public wells located on the subdivision plat or wells located within 150 feet of a subdivision boundary on adjacent properties.
 - No OSSF tank or disposal field may encroach on the separation distance to surface waters including streams, ponds, lakes, rivers, creeks, or any other setback features indicated in 30 Texas Administrative Code Chapter §285.91. (10) Table X.
 - No OSSF treatment, distribution and collection lines, or disposal field may encroach into a Public Utility Easements (PUE). Encroachment into any underground or overhead pipeline or utility easement will not be allowed without the written permission of all easement holders. All underground and overhead easements must be clearly delineated on the subdivision plat.
 - Areas of ground with >30 percent slope are not suitable for installation of OSSF tanks or disposal fields (>15 percent slope for surface application). 30 Texas Administrative Code §285.4(c) Review of subdivision plans specifies subdivision planning materials (1) must include information on (B) topography, (C) floodplain, and (G) surface conditions. Areas of unsuitable slope, areas within SFHA Zones A (floodplain) or complex drainage features and drainage easements should be indicated on the subdivision plat for any proposed lots where these conditions exist and may interfere with construction of an OSSF.
- Wickson Creek SUD will provide water service for the subdivision.
- Where electric facilities are install, BTU has the right to install, operate, relocate, 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.
- No structure or land within this plat shall hereafter be located or altered without first obtaining a development permit from the Brazos county floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building or two (2) feet above the base flood elevation ("BFE"), whichever is higher.
- Rural mailboxes shall be set five (5) feet from the edge of pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos county. For Single-Family Residential Development, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes, shall be required. If possible, these mailbox units should be installed on low volume intersection roadways or on private property. Location for the NDCBUs shall be shown on the construction plans.
- No lots shall take access off of Collette Lane.
- It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The county assumes no responsibility for the accuracy of representation by the other parties in the plat. Floodplain data, in particular, may change.
- In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads and other public thorough roads and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specification prescribed by the Commissioner's Court of Brazos County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
- Subject property is located within the Extraterritorial Jurisdiction (ETJ) for the City of Bryan.
- This survey plat was prepared to reflect the title commitment issued by University Title Company, GF No. P220569, effective date: 03-21-2022. Items listed on schedule B are addressed as follows:
 - 30' wide easement to Sante Fe pipeline company (287/443 DRBCT) does affect the remaining northeast portion of this tract (less the aforementioned ~85.33 acres), although the course of this easement is not described and cannot be plotted.
 - Electrical easement to city of Bryan (449/420 DRBCT) does affect this tract. This easement is blanket in nature and cannot be plotted.
 - Waterline easement to Wixon water supply corp. (512/28 DRBCT) does affect this tract. This easement is blanket in nature and cannot be plotted.
 - Pipeline easement to Ferguson Crossing Pipe Line Company (588/219 DRBCT) does affect this tract, although the pipeline covered by this easement has been abandoned.
 - Pipeline easement to Ferguson Crossing Pipe Line Company (588/222 DRBCT) does affect this tract, although the pipeline covered by this easement has been abandoned.
 - Pipeline easement to Ferguson Crossing Pipe Line Company (588/338 DRBCT) does not cross this tract. Pipeline covered by this easement has been abandoned.
 - Waterline easement to Wickson Creek SUD (9373/143 OPRBCT) does affect this tract. This easement is blanket in nature and cannot be plotted.
- All other items are not survey items and/or are not addressed by this plat.



LINE #	LENGTH	DIRECTION
L1	24.89'	N 31° 03' 19" E
L2	20.73'	N 81° 45' 11" E
L3	25.00'	S 47° 52' 06" E
L4	52.44'	S 81° 45' 11" W
L5	25.96'	S 8° 14' 49" E
L6	25.17'	N 31° 03' 19" E
L7	64.69'	S 8° 14' 49" E
L8	25.00'	N 47° 52' 06" W
L9	35.38'	S 2° 54' 43" E

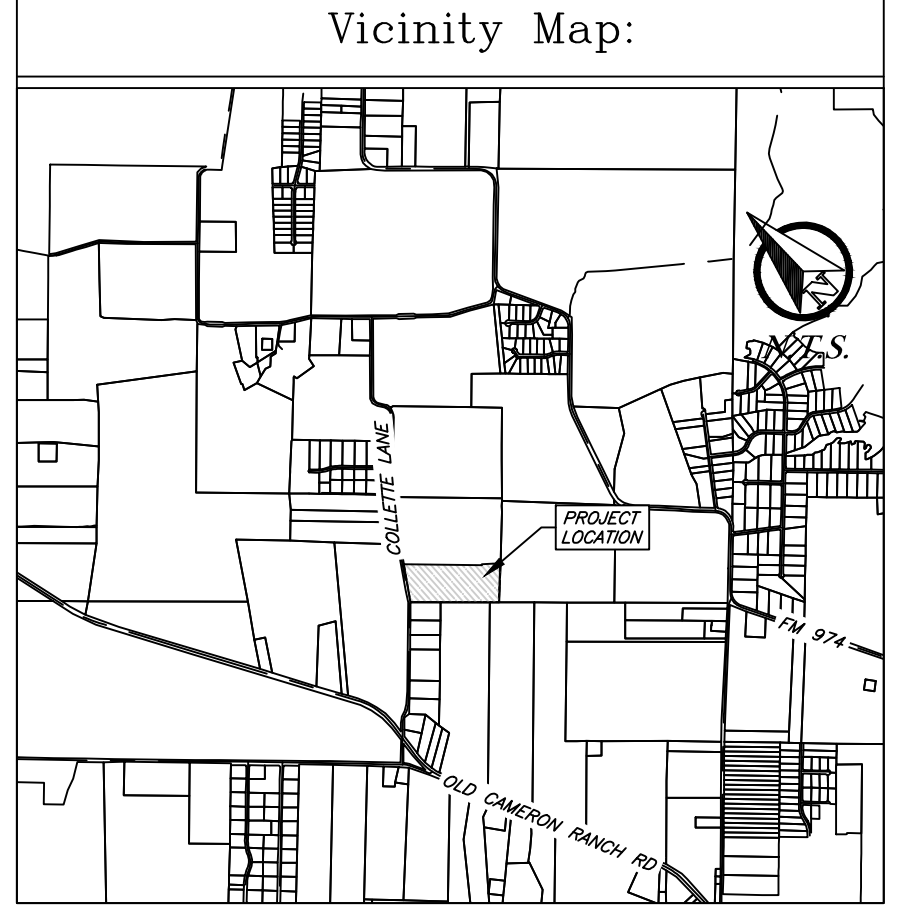
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	22.18'	25.00'	50° 49' 57"	S 73° 17' 06" E	21.46'	11.88'
C2	234.06'	70.00'	191° 34' 47"	N 2° 54' 43" W	139.29'	690.35'
C3	22.18'	25.00'	50° 50' 00"	N 67° 27' 41" E	21.46'	11.88'

ANNOTATIONS:

- ROW- Right-of-Way
- HMAC- Hot mix Asphaltic concrete
- DRBCT- Deed Records Of Brazos County, Texas
- ORBCT- Official Records Of Brazos County, Texas
- OPRBCT- Official Public Records Of Brazos County, Texas
- (-)- Record information
- (CM)- Controlling Monument used to establish property boundaries
- PUE- Public Utility Easement
- TYP- Typical
- N/F- Now or Formerly
- IRS- Iron Rod Set
- IRF- Iron Rod Found

Legend:

- W-6 Existing Water Line, Size Noted
- W-6 Proposed Water Line, Size Noted
- W Existing Water Service
- W Proposed Water Service
- ST Existing Storm Sewer Piping
- ST Proposed Storm Sewer Piping
- GAS Existing Natural Gas Line
- UE T Proposed Underground Electrical/Telecomm Line
- AE Existing Aerial Electrical Line
- Existing Contour, Elevation Noted
- Proposed Contour, Elevation Noted
- Existing Easement
- Proposed Easement
- Existing Wire Fence
- Hydrant
- Water Valve
- Water Meter
- Sign
- S.E.T.
- Power Pole



Preliminary Plan

Winchester Estates Phase 1

Block 1 Lots 1-7, Block 2 Lots 1-2, Block 3 Lots 1-12, Common Area, & ROW - 21 Lots
Being a total of 31.68 Acres out of George W. Singleton League Survey, Abstract 51

Bryan, Brazos County, Texas
June 2022

Owner/Developer:
Greenbelt Group LTD
P.O. Box 9894
College Station, TX 77842

Surveyor:
Kerr Surveying, LLC
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Bryan, TX 77800
979-739-4567
Job No. 21-412 & 22-024

Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE F-9951