

SCALE IN FEET
100 50 0 100

N/F FRANCISCO & ROSA RODRIGUEZ
CALLED 11.627 ACRE TRACT
(17065/081 OPRBCT)

N/F ROBERT MEYER AND DONNA MEYER
CALLED 11.627 ACRE TRACT
(4294/136 OPRBCT)

N/F JIM PAUL HAVENS AND VIRGINIA H. HAVENS
CALLED 3.302 ACRE TRACT
TRACT 1 (14699/274 OPRBCT)
[DESCRIBED IN 10068/31 OPRBCT]

N/F ERIC DANIEL BURCH AND TAMMY LONELL BURCH
CALLED 2.00 ACRE TRACT
(9096/128 OPRBCT)

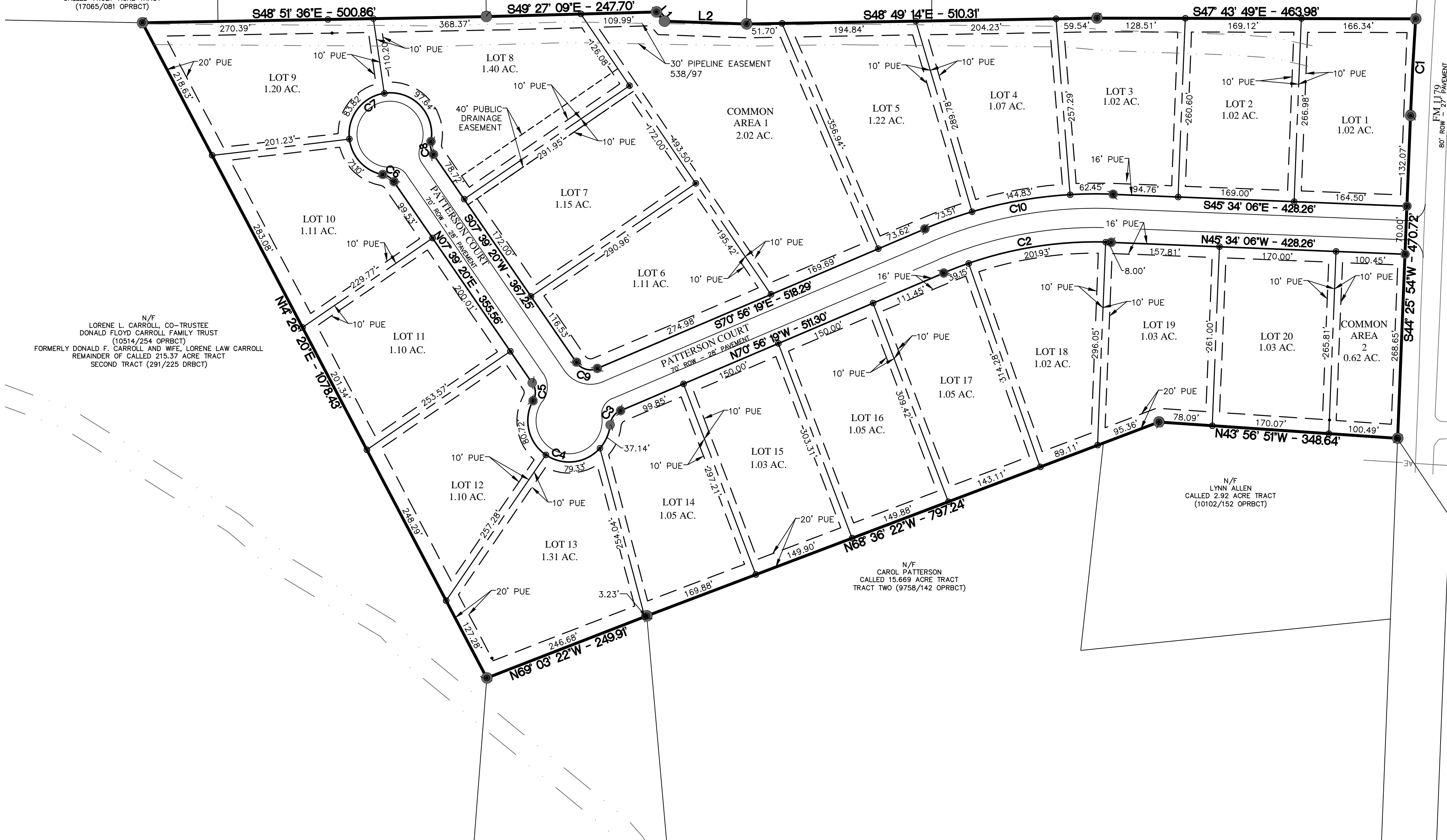
N/F JIM PAUL HAVENS AND VIRGINIA H. HAVENS
REMAINDER OF CALLED 7.328 ACRE TRACT
TRACT 2 (14699/274 OPRBCT)
[DESCRIBED IN 1898/243 OPRBCT]

N/F LORENE L. CARROLL CO-TRUSTEE
DONALD FLOYD CARROLL FAMILY TRUST
(10514/254 OPRBCT)
FORMERLY DONALD F. CARROLL AND WIFE LORENE LAW CARROLL
REMAINDER OF CALLED 215.37 ACRE TRACT
SECOND TRACT (291/225 OPRBCT)

N/F CAROL PATTERSON
CALLED 18.699 ACRE TRACT
TRACT TWO (9758/142 OPRBCT)

N/F LYNN ALLEN
CALLED 2.92 ACRE TRACT
(10102/152 OPRBCT)

- 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 NODES (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MTC52).
 - DISTANCE SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A CORNER SCALE FACTOR OF 1.0001691284136 (CALCULATED USING GEOID28).
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL SURVEY DATA.
 - A PORTION OF THIS TRACT IS WITHIN THE ZONE A 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0210E, EFFECTIVE DATE: MAY 16, 2012.
 - THE SUBJECT PROPERTY IS IN BRAZOS COUNTY AND THE CITY OF BRYAN, TX.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT. CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
 - BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS ACCORDING TO BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS OR THIS PLAT.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALTIC CONCRETE TO MEET CITY OF BRYAN REQUIREMENTS.
 - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
 - LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. 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. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENOUGH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
 - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
 - ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
 - BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS. THE HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.
 - THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY NATHAN PAUL KERR RPLS NO. 6834.
 - THE INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. THE PLAN IS PRELIMINARY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.
 - PLANNING EXCEPTION REQUEST WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON TO ALLOW LOTS 9 & 13 IN BLOCK 1 TO HAVE A REDUCTION IN LOT WIDTH FROM 150 FEET TO 118.7' AND 100.0' RESPECTIVELY.



LINE TABLE		Curve Table							
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
L1	17.90'	S0° 49' 05"W	C1	141.20'	5775.95'	001°24'02"	70.60'	141.20'	S45°07'55"W
L2	119.55'	S45° 50' 49"E	C2	250.18'	565.00'	025°22'13"	127.17'	248.14'	N58°15'12"W
			C3	26.77'	25.00'	061°21'46"	14.83'	25.51'	S78°22'48"W
			C4	212.96'	60.00'	203°21'55"	290.17'	117.51'	N30°37'07"W
			C5	27.67'	25.00'	063°24'30"	15.44'	26.28'	N39°21'35"E
			C6	19.68'	25.00'	045°05'57"	10.38'	19.17'	N14°53'39"W
			C7	282.95'	60.00'	270°11'54"	59.79'	84.71'	S82°20'40"E
			C8	19.68'	25.00'	045°05'57"	10.38'	19.17'	S30°12'18"W
			C9	34.29'	25.00'	078°35'38"	20.46'	31.67'	S31°38'29"E
			C10	281.17'	635.00'	025°22'13"	142.93'	278.88'	S58°15'12"E

LOT TABLE						
BLOCK #	LOT #	LOT WIDTH AT FRONT SETBACK (FT)	LOT DEPTH (FT)	LOT AREA (AC)	LOT AREA OUTSIDE DRAINAGE EASEMENT (SF)	
1	1	164.5	266.98	1.02	44431.2	
1	2	169.0	260.60	1.02	44431.2	
1	3	160.2	257.29	1.02	44431.2	
1	4	150.0	289.78	1.07	46609.2	
1	5	150.0	356.94	1.22	53143.2	
1	6	270.0	195.42	1.11	48351.6	
1	7	172.0	290.96	1.15	47209.1	
1	8	176.6	291.95	1.40	52274.4	
1	9	118.7	201.23	1.20	52272.0	
1	10	199.1	229.77	1.11	48351.6	
1	11	200.0	253.57	1.10	47916.0	
1	12	162.7	257.28	1.11	48351.6	
1	13	100.1	254.04	1.31	57063.6	
1	14	150.0	297.21	1.05	45738.0	
1	15	150.0	303.31	1.03	44866.8	
1	16	150.0	309.41	1.05	45738.0	
1	17	150.0	314.28	1.05	45738.0	
1	18	192.5	296.05	1.02	44431.2	
1	19	165.8	261.00	1.03	44866.8	
1	20	170.0	265.81	1.03	44866.8	

VICINITY MAP



PRELIMINARY PLAN
NOT FOR RECORD
PRELIMINARY PLAN
WINDMILL HILL SUBDIVISION
PHASE 1

27.87 ACRES - 20 LOTS
JOHN H JONES LEAGUE, A-26
BRAZOS COUNTY, TEXAS
PHASE 1: 27.87 ACRES - 20 LOTS (2.64 ACRES COMMON AREA)

SCALE: AS SHOWN
DECEMBER 2021

OWNER:
Carol Patterson
7227 FM 1179
Bryan, TX 77808

SURVEYOR:
KERR
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
www
(979) 764-3900

DEVELOPER:
Mike Patrainella
1505 S. College Ave
Bryan, TX 77801

TBPELS FIRM # 10018500