

MASTER PLAN NOTES:

1. 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. 48041C0250E, REVISED DATE: 05-16-2012.
2. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011289313524 (CALCULATED USING GEOID12B).
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS, WITH CAP (KERR), UNLESS OTHERWISE NOTED.
4. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE BRAZOS COUNTY SUBDIVISION & DEVELOPMENT REGULATIONS.
- FRONT SETBACK = 50' ALONG ELMO WEEDON ROAD & 25' ALONG LOCAL STREETS.
 - REAR SETBACK = 20'
 - SIDE SETBACK = 10' BETWEEN LOTS & 25' ALONG LOCAL STREETS.
5. DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.
6. ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. 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.
7. THE PROPOSED LAND USE IS OFFICE, COMMERCIAL, AND WAREHOUSE.
8. NO PUBLIC FACILITIES (I.E. PARKS, SCHOOLS, ETC...) ARE PROPOSED WITH THIS MASTER PLAN.
9. THE DETENTION POND WILL BE CONSTRUCTED WITH PHASE ONE IMPROVEMENTS AND LOCATED IN A PRIVATE DRAINAGE EASEMENT (PDE) UNTIL PHASE TWO HAS BEEN PLATTED. BOTH THE DETENTION POND AND OUTFALL STRUCTURES WILL BE SIZED SO THAT THE RELEASE RATE IS AT, OR LESS THAN, PRE-DEVELOPMENT RUNOFF RATE OR AT, OR LESS THAN, THE RECEIVING DOWNSTREAM STRUCTURE CAPACITY (WHICHEVER IS LESS).
- POND #1 ~ DISCHARGES INTO THE EXISTING NATURAL DRAINAGE SYSTEM OF BRUSHY CREEK TRIBUTARY No. 6.
- MAINTENANCE OF ALL PDE AND THE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE LANDOWNER WHERE THE PDE IS LOCATED.
 - THE EXISTING USE OF THIS TRACT IS VACANT/AGRICULTURAL WITH THE PREDOMINANT COVERAGE AS OPEN PASTURE WITH SCATTERED TREES AND SHRUBS. THE PROPOSED USE IS COMMERCIAL WITH OFFICE, WAREHOUSE & OUTDOOR STORAGE.
 - DETENTION WILL BE SIZED TO ACCOMMODATE APPROXIMATELY 70% INCREASED IMPERVIOUS COVER PER LOT.
10. ALL ROADWAYS ILLUSTRATED ARE 28' WIDE HMAc PAVEMENT WITH OPEN DITCH (BOTH SIDES OF STREET). PAVEMENT RADIUS, AT ALL INTERSECTIONS, ARE 25' R UNLESS OTHERWISE SPECIFIED. THE BLOCK LENGTH OF PRESIDIO LOOP IS 2,068 FEET.
11. THIS SUBDIVISION IS LOCATED WITHIN THE BRYAN I.S.D.
12. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY AGGIELAND TITLE COMPANY, OF NO. 0P-38-TX1098-13704810. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
- ITEM 6A: PIPELINE EASEMENT TO SANTA FE PIPELINE COMPANY RECORDED IN VOLUME 287, PAGE 411 (DRBCT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
 - ITEM 6B: 18'X30' EASEMENT TO GTE SOUTHWEST INCORPORATED RECORDED IN VOLUME 2600, PAGE 79 (ORBCT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
 - ITEM 6C: 20' RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 10523, PAGE 240 (OPRBCT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
13. TOPOGRAPHICAL & UTILITY INFORMATION WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED BY KERR SURVEYING, LLC. VERTICAL DATUM UTILIZED THE CITY OF COLLEGE STATION MONUMENT CS94-242 N:10225758.95, E:3572403.18, ELEV:321.41' (ELEVATION DATUM NAVD 1988, GEOID09).
14. STREET AND DRIVEWAY CROSSINGS WILL BE COORDINATED WITH ENTERPRISE PRODUCTS COMPANY (ALIGNMENT REQUEST DB 20271) AND EITHER A LETTER OF NO OBJECTION OR AN ENCROACHMENT AGREEMENT WILL BE OBTAINED PRIOR TO CONSTRUCTION.
15. APPROXIMATE LOCATION OF MAILBOX CLUSTER. COORDINATE PLACEMENT, DETAILS & SPECIFICATIONS WITH USPS.

BRAZOS COUNTY SUBDIVISION REGULATION NOTES:

G.1 – DEVELOPMENT NOTE:
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.

G.2 – MAILBOXES:
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 DEVELOPMENTS, 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 INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

G.3 – ROADWAY CONSTRUCTION:
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 THOROUGHFARES 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 SPECIFICATIONS 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 CONSTRUCTION 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.

G.4 – OWNER'S RESPONSIBILITIES:
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 REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

OSSF NOTES:

SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (OSSF). ALL LOTS SERVED BY OSSFs MUST COMPLY WITH COUNTY AND 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 COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.

- A. ALL LOTS SERVED BY AN ON-SITE SEWAGE FACILITY (OSSF) MUST COMPLY WITH COUNTY AND STATE MINIMUM LOT SIZING REQUIREMENTS.
- B. ALL OSSF CONSTRUCTION REQUIRES AN APPLICATION FORM, FEE AND PLANNING MATERIALS BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BCDH AND NO OSSF CONSTRUCTION MAY OCCUR PRIOR TO THE "AUTHORIZATION TO CONSTRUCT" PERMIT BEING ISSUED BY THE BCDH. 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.
- C. 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 AND CONDUCTS THE ANALYSIS REQUIRED IN SECTION §285.30, AND PRODUCES THE SITE DRAWING REQUIRED BY §285.5(A).
- D. NO OSSF DISPOSAL FIELD IS TO ENDOACH ON THE 100- OR 150-FEET 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.
- E. NO OSSF TANK OR DISPOSAL FIELD MAY ENDOACH 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.
- F. NO OSSF TREATMENT, DISTRIBUTION AND COLLECTION LINES, OR DISPOSAL FIELD MAY ENDOACH 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.
- G. 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 (A) TOPOGRAPHY, (C) FLOODPLAIN, AND (G) SURFACE DRAINAGE. AREAS OF UNSUITABLE SLOPE, AREAS WITH 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.

FIELD NOTES DESCRIPTION
OF A
50.984 ACRE TRACT
THOMAS I. ALLCORN SURVEY, ABSTRACT 61
BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 50.984 ACRES IN THE THOMAS I. ALLCORN SURVEY, ABSTRACT 61, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 50.969 ACRE TRACT OF LAND CONVEYED TO WD 30, LLC IN VOLUME 17748, PAGE 43 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 50.984 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AM 8 INCH CEDAR FENCE POST FOUND ON THE NORTHWEST LINE OF A CALLED 50.58 ACRE TRACT OF LAND CONVEYED TO USX AO ACCOMMODATION, LLC IN VOLUME 17379, PAGE 27 (OPRBCT), AND ON THE NORTHEAST MARGIN OF DYESS ROAD (RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), FOR THE SOUTH CORNER OF SAID 50.969 ACRES AND THE SOUTH CORNER HEREOF;

THENCE, ALONG THE NORTHEAST MARGIN OF DYESS ROAD AND WITH THE SOUTHWEST LINE OF SAID 50.969 ACRES, N 48° 14' 54" W, FOR A DISTANCE OF 1,198.50 FEET TO AN 8 INCH CEDAR FENCE POST FOUND ON THE SOUTHEAST MARGIN OF ELMO WEEDON ROAD (RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), FOR THE WEST CORNER OF SAID 50.969 ACRES AND THE WEST CORNER HEREOF, FROM WHICH CITY OF BRYAN MONUMENT GPS-30 BEARS N 76° 44' 40" W, A DISTANCE OF 10,728.56 FEET;

THENCE, ALONG THE SOUTHEAST MARGIN OF ELMO WEEDON ROAD AND WITH THE NORTHWEST LINE OF SAID 50.969 ACRES, N 41° 54' 31" E, FOR A DISTANCE OF 1,850.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE WEST CORNER OF A CALLED 2.25 ACRE TRACT OF LAND CONVEYED TO RYAN PAZZAGLIA AND SHAWN-DELL PAZZAGLIA IN VOLUME 14433, PAGE 200 (OPRBCT), BEING THE NORTH CORNER OF SAID 50.969 ACRES AND THE NORTH CORNER HEREOF;

THENCE, WITH THE COMMON LINES OF SAID 50.969 ACRES, SAID 2.25 ACRES AND A CALLED 14.073 ACRE TRACT OF LAND CONVEYED TO LYNDA A. MARINO IN VOLUME 8405, PAGE 165 (OPRBCT), S 48° 24' 40" E, FOR A DISTANCE OF 1,200.09 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 14.073 ACRES, FOR THE NORTH CORNER OF SAID 50.58 ACRES AND BEING THE EAST CORNER OF SAID 50.969 ACRES AND THE EAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 50.58 ACRES AND SAID 50.969 ACRES, S 41° 57' 27" W, FOR A DISTANCE OF 1,853.53 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 50.984 ACRES, MORE OR LESS.

DRIVEWAY CULVERT TABLE			
BLOCK	LOT	CULVERT SIZE	ROADWAY FRONTAGE
BLOCK 1	1*	24"ø	DYESS ROAD
	2*	18"ø	CITADEL DRIVE
	3	24"ø	CITADEL DRIVE
	4	18"ø	CITADEL DRIVE
	5	18"ø	CITADEL DRIVE
	24"ø	PRESIDIO LOOP	
BLOCK 2	6*	18"ø	PRESIDIO LOOP
	7	24"ø	DYESS ROAD
	1*	18"ø	CITADEL DRIVE
	2	18"ø	ELMO WEEDON ROAD
	3	18"ø	PRESIDIO LOOP
	4	24"ø	PRESIDIO LOOP
BLOCK 3	5	30"ø	PRESIDIO LOOP (NE)
	24"ø	PRESIDIO LOOP (SE)	
	6	18"ø	PRESIDIO LOOP
	7	18"ø	CITADEL DRIVE
	2-24"ø	PRESIDIO LOOP	
	8	18"ø	CITADEL DRIVE
BLOCK 3	1*	18"ø	PRESIDIO LOOP
	2	24"ø	PRESIDIO LOOP
	3	24"ø	PRESIDIO LOOP
	4	30"ø	PRESIDIO LOOP
	5	30"ø	PRESIDIO LOOP
	6	30"ø	PRESIDIO LOOP
	7	30"ø	PRESIDIO LOOP
	8	30"ø	PRESIDIO LOOP
	9	30"ø	PRESIDIO LOOP
	10	24"ø	PRESIDIO LOOP
	11	24"ø	PRESIDIO LOOP
	12	18"ø	PRESIDIO LOOP
	13*	18"ø	PRESIDIO LOOP

NOTE: "*" – ACCESS MUST BE TAKEN FROM THE IDENTIFIED ROADWAY.

INTERIOR CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.20'	88°50'34"	N 86°49'49" E	35.31'
C2	25.00'	39.27'	90°00'00"	S 3°14'54" E	35.36'
C3	25.00'	39.27'	90°00'00"	S 86°45'06" W	35.36'
C4	25.00'	39.34'	90°09'26"	N 3°10'11" W	35.40'
C5	25.00'	39.34'	90°09'26"	N 3°10'11" W	35.40'
C6	25.00'	39.27'	90°00'00"	N 86°54'31" E	35.36'
C7	25.00'	39.20'	88°50'34"	S 3°10'11" E	35.31'
C8	25.00'	39.27'	90°00'00"	S 86°45'06" W	35.36'
C9	25.00'	39.27'	90°00'00"	N 3°05'29" W	35.36'
C10	25.00'	39.27'	90°00'00"	N 3°14'54" W	35.36'
C11	25.00'	16.18'	36°52'12"	N 60°17'27" E	15.90'
C6	50.00'	143.05'	163°44'23"	N 3°07'54" W	99.02'
C7	25.00'	16.15'	36°52'12"	N 66°35'33" W	15.87'



KERR SURVEYING, LLC
1718 BRIARCREST DRIVE
BRYAN, TEXAS 77802
PHONE (979) 268-3195
TBPELS FIRM NO. 10018500



POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 219-4174

TEXAS FIRM REGISTRATION No. F-4695

SHEET 2 OF 2

A MASTER PLAN OF
PRESIDIO PARK
SUBDIVISION
PHASE ONE & TWO
50.984 ACRE TRACT
BEING ALL OF A CALLED 50.960 ACRE TRACT
VOLUME 17748, PAGE 43 OPRBCT
THOMAS I. ALLCORN SURVEY, ABSTRACT No. 61
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 2025

LANDOWNER INFORMATION
WD 30, LLC
c/o JENNIFER DUNKIN
5001 UNIVERSITY DRIVE EAST, SUITE 210
BRYAN, TX 77802
OFF: (979) 922-5544
CELL: jennifer@cedarframe.com
FILENAME: 0792PP1A | SCALE: 1"=60'
SUBMITTED DATE: 10/22/25, 12/1/25, 12/16/25
REVISIONS:
DRAWN BY: R.A.M.
CHECKED BY: NATHAN KERR
KERR JOB No. 22-2826
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
334 – 0792