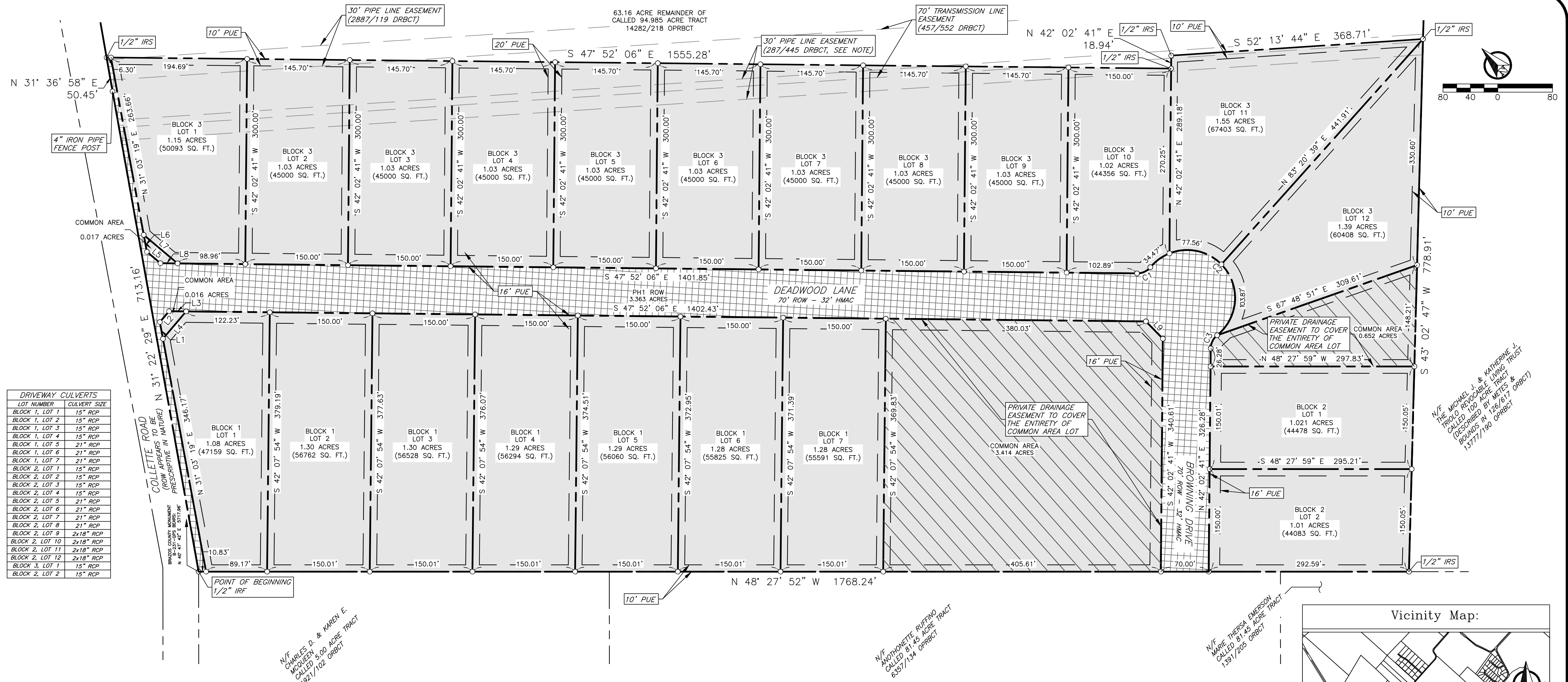


General Notes:

- 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 DFRM for Brazos County, Texas and incorporated areas, Map No. 46041C0100E, 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.
- All lots served by an individual on-site sewage facility (OSSF) must comply with all county and state (OSSF) regulations. All OSSF construction must have an Authorization to Construct (ATC) 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 encroach the 100 foot or the 150 foot sanitary zone of a private or public well respectively.
- No on-site sewage facility (OSSF) Authorization to Construct permit for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator.
- All lots will be required to have a site/soil evaluation on file with the Brazos county health department before on-site sewage facilities may be constructed.
- On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
- Wickson Creek SUD will provide water service for the subdivision.
- 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.
- 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.
- 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. F220569, 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 ORBCT) 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.



LOT NUMBER	CULVERT SIZE
BLOCK 1, LOT 1	15" RCP
BLOCK 1, LOT 2	15" RCP
BLOCK 1, LOT 3	15" RCP
BLOCK 1, LOT 4	15" RCP
BLOCK 1, LOT 5	21" RCP
BLOCK 1, LOT 6	21" RCP
BLOCK 1, LOT 7	21" RCP
BLOCK 2, LOT 1	15" RCP
BLOCK 2, LOT 2	15" RCP
BLOCK 2, LOT 3	15" RCP
BLOCK 2, LOT 4	15" RCP
BLOCK 2, LOT 5	21" RCP
BLOCK 2, LOT 6	21" RCP
BLOCK 2, LOT 7	21" RCP
BLOCK 2, LOT 8	21" RCP
BLOCK 2, LOT 9	2x18" RCP
BLOCK 2, LOT 10	2x18" RCP
BLOCK 2, LOT 11	2x18" RCP
BLOCK 2, LOT 12	2x18" RCP
BLOCK 3, LOT 1	15" RCP
BLOCK 3, LOT 2	15" RCP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Manager, Greenbelt Group LTD owner of the 41,742 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 1616, Page 234, and designated herein as Hidden Oaks Estates #3 Block 1, Lots 1-8 & Block 2, Lots 1-20, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Greenbelt Group LTD, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 2020.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, James H Thomas, Registered Professional Land Surveyor No. 5736, 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 bound describing said subdivision will describe a closed geometric form.

James H Thomas, R.P.L.S. No. 5736

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 2021.

City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, 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 _____ day of _____, 2021.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 2021 and same was duly approved on the _____ day of _____, 2021 by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF COUNTY COMMISSIONERS' COURT

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the _____ day of _____, 2021.

County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2021, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

FIELD NOTES DESCRIPTION OF A 31.68 ACRE TRACT BEING A PORTION OF A CALLED 94.985 ACRES IN VOLUME 14282, PAGE 218 ORPBC

A FIELD NOTES DESCRIPTION OF 13.44 ACRES IN THE GEORGE W. SINGLETON LEAGUE SURVEY, ABSTRACT 51, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 94.985 ACRE TRACT OF LAND CONVEYED TO PAUL C. PATRANELLA JR. AND LAURA C. PATRANELLA IN VOLUME 14282, PAGE 218 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (ORPBC); SAID 13.44 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST SIDE OF COLLETTE LANE (RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), AT THE EAST CORNER OF SAID 94.985 ACRE TRACT, SAME BEING THE NORTH CORNER OF A CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO CHARLES D. MCOQUEEN AND KAREN E. MCOQUEEN IN VOLUME 1921, PAGE 102 (ORBCT), AND ALSO FROM SAID IRON ROD FOUND, THE BRAZOS COUNTY MONUMENT B-231-GPS BEARS N 40° 47' 42" E, A DISTANCE OF 5,717.96 FEET;

THENCE, WITH THE FENCED NORTHWEST LINE OF SAID 94.985 ACRE TRACT, ALONG THE SOUTHWEST SIDE OF COLLETTE LANE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 31° 22' 29" E, A DISTANCE OF 713.16 FEET TO A 1/2 INCH IRON PIPE FENCE POST FOUND;
- 2) N 31° 36' 58" E, A DISTANCE OF 50.45 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, THROUGH SAID 94.985 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

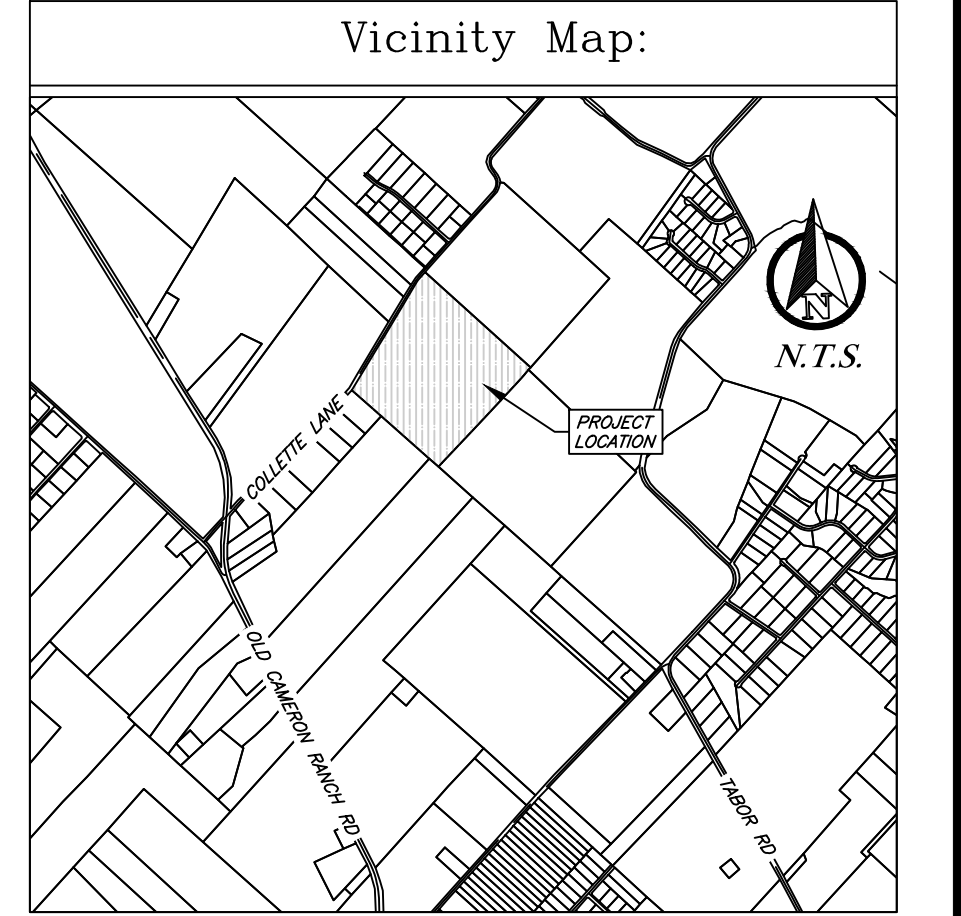
- 1) S 47° 52' 06" E, A DISTANCE OF 1547.28 FEET TO A 1/2 INCH IRON ROD SET;
- 2) N 42° 02' 41" W, A DISTANCE OF 18.33 FEET TO A 1/2 INCH IRON ROD SET;
- 3) S 52° 12' 44" E, A DISTANCE OF 376.73 FEET TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID 94.985 ACRE TRACT AND A CALLED 100 ACRE TRACT OF LAND ALSO CONVEYED IN SAID DEED, 13777/190 (ORBCT);

THENCE, WITH THE COMMON LINE OF SAID 94.985 ACRE TRACT AND SAID 100 ACRE TRACT, S 43° 02' 47" W, A TOTAL DISTANCE OF 778.91 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE NORTHEAST LINE OF A CALLED 81.45 ACRE TRACT OF LAND CONVEYED TO MARIE THERESA EMERSON IN VOLUME 1391, PAGE 205 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), AT THE WEST CORNER OF SAID 100 ACRE TRACT, THE SOUTH CORNER OF SAID 94.985 ACRE TRACT AND THE SOUTH CORNER HEREOF, FROM WHICH A 2 INCH PIPE FENCE CORNER POST FOUND AT THE SOUTH CORNER OF SAID 100 ACRE TRACT BEARS S 48° 27' 52" E, A DISTANCE OF 2,283.70 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 94.985 ACRE TRACT, N 48° 27' 52" W, AT A DISTANCE OF 1,168.20 FEET PASSING A POINT AT OR NEAR THE COMMON CORNER OF A CALLED 81.45 ACRE TRACT OF LAND CONVEYED TO ANTHONETTE RUFFINO IN VOLUME 6357, PAGE 134 (ORBCT) AND A CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO CHARLES D. MCOQUEEN AND KAREN E. MCOQUEEN IN VOLUME 1921, PAGE 102 (ORBCT), FROM WHICH A 1/2 INCH IRON ROD FOUND DISTURBED BEARS N 41° 52' 08" E, A DISTANCE OF 1.66 FEET, AND CONTINUING WITH THE SOUTHWEST LINE OF SAID 94.985 ACRE TRACT FOR A TOTAL DISTANCE OF 1,768.24 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 13.44 ACRES, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2022.

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'



Final Plat
Winchester Estates
Phase 1

Block 1 Lots 1-7, Block 2 Lot 1, Block 3 Lots 1-12,
Common Area, & ROW - 21 Lots
31.68 Acres

Bryan, Brazos County, Texas
June 2022

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

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
Firm No. 10018500
Job No. 21-412 & 22-024

Engineering:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE F-9951