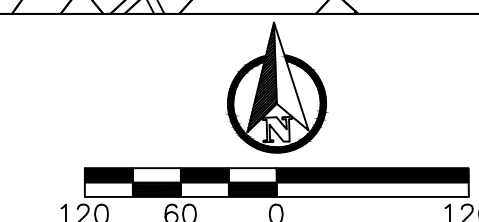
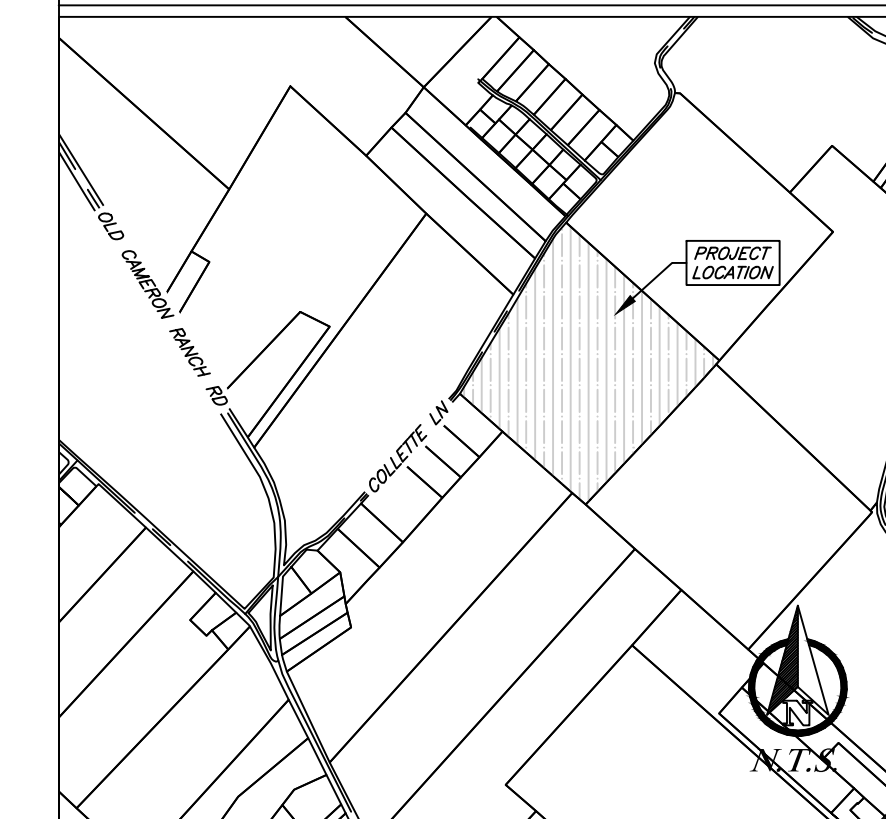


Master Plan		
Phase	Lot Count	AC
Phase 1	20	26.54
Phase 2	24	30.29
Phase 3	25	32.70
Common Area/ Detention	8	5.21

General Notes:

1. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas. Map No. 48041C0100E, effective 05/16/2012.
2. The topography shown is from field survey data.
3. Setbacks shall be in accordance with all Brazos County Ordinances and Regulations.
4. All Drainage Easements are private.
5. Intended use for land is residential subdivision.

Vicinity Map:



Master Plan

Winchester Subdivision Phases 1-3

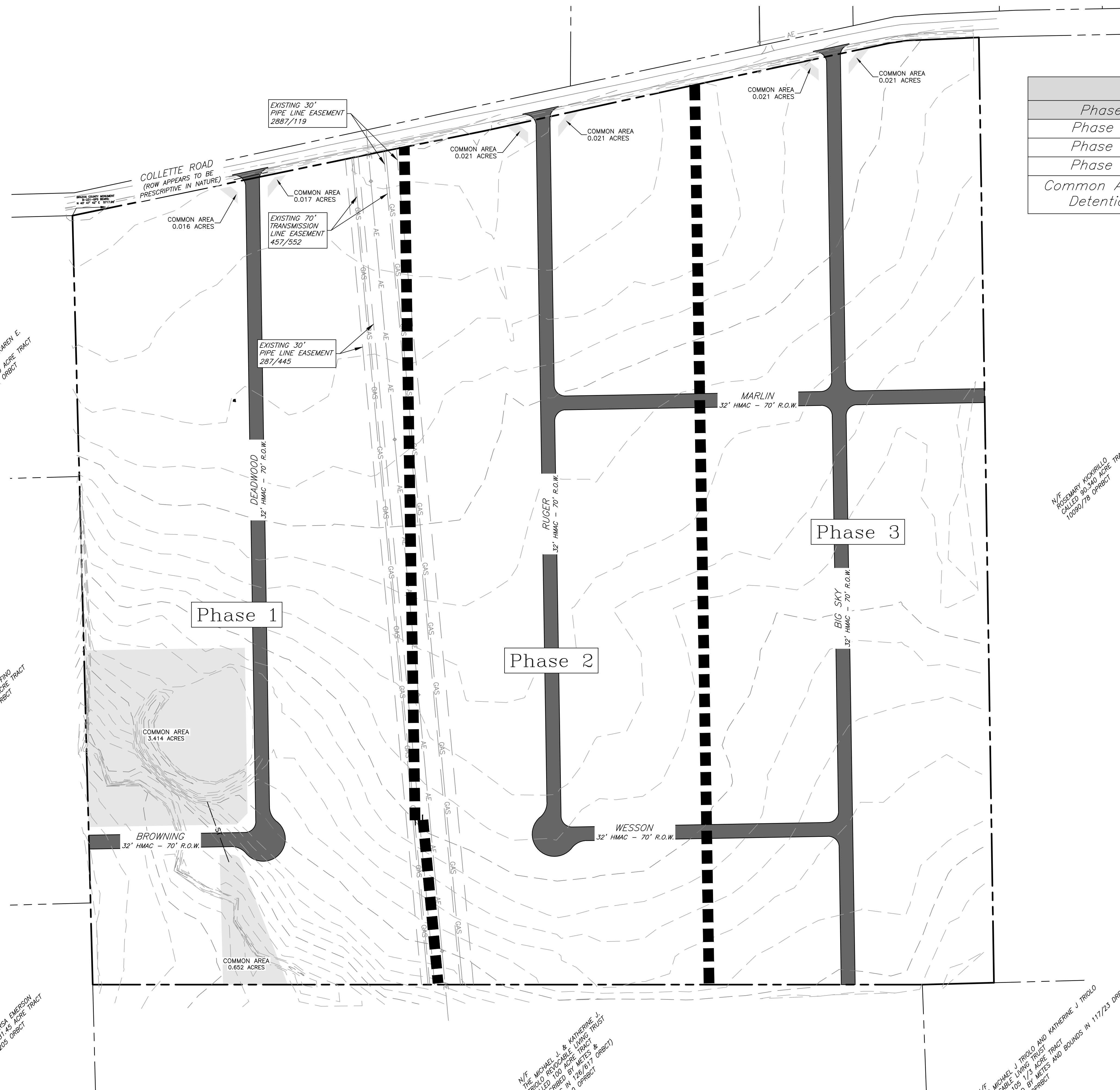
Brazos County, Texas

June 2022

Owner/Developer:

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
Firm No. 10018500
RPLS No. 4502
Job No. 20-522

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



N/E CHARLES D. & KAREN E. WOODRUFF TRACT CALLED 5.00 ACRE TRACT 1927/102 OBJECT

N/E ANTONOVETTE RUTINGO CALLED 81.25 ACRE TRACT 6357/134 OBJECT

N/E MARI THERESA EMERSON CALLED 81.25 ACRE TRACT 1391/205 OBJECT

N/E THE MICHAEL J. FRIOLO AND KATHERINE J. FRIOLO REVOCABLE LIVING TRUST CALLED 105 ACRES TRACT & DESCRIBED BY METES & BOUNDS IN 126/617 OBJECT 13777/190 OBJECT

N/E THE MICHAEL J. FRIOLO AND KATHERINE J. FRIOLO REVOCABLE LIVING TRUST CALLED 80.340 ACRE TRACT 10090/78 OBJECT