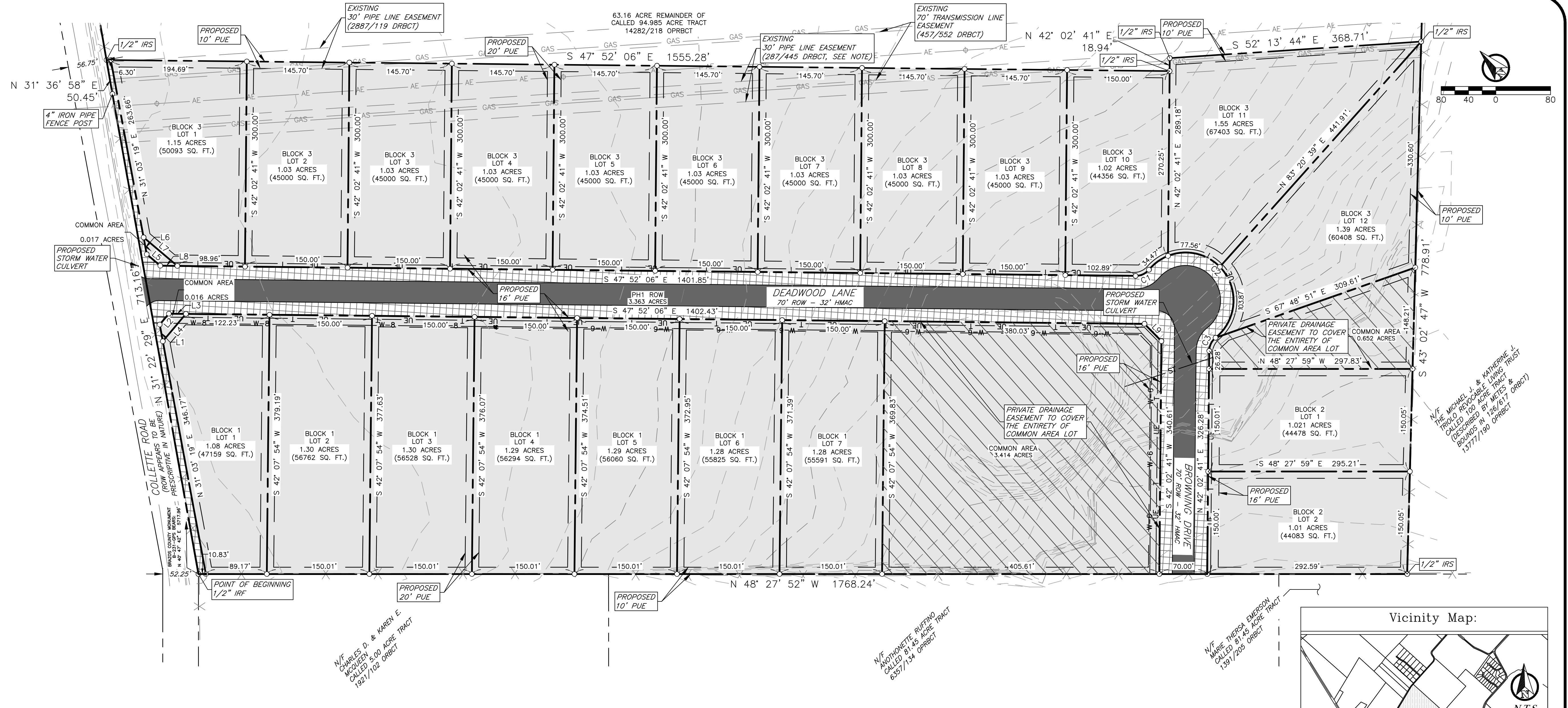


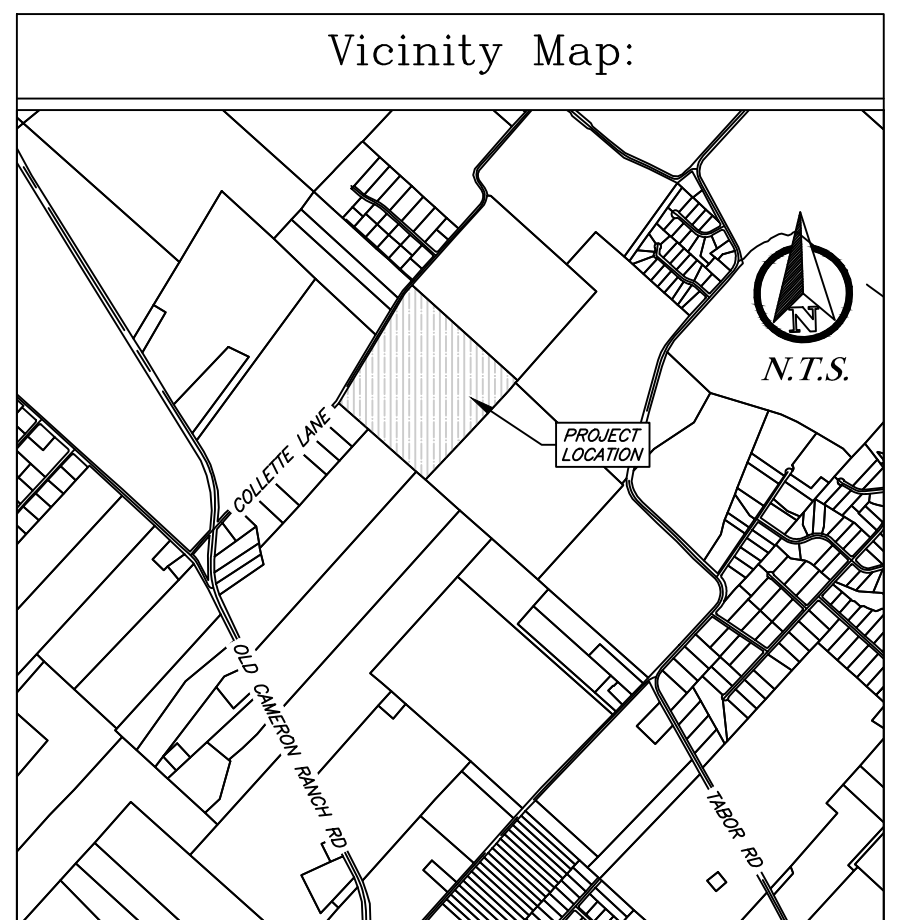
General Notes:

- 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 DIRM for Brazos County, Texas and Incorporated areas, Map No. 460410100E, 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 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'



Preliminary Plan

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
979-739-4567
Job No. 21-412 & 22-024

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

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