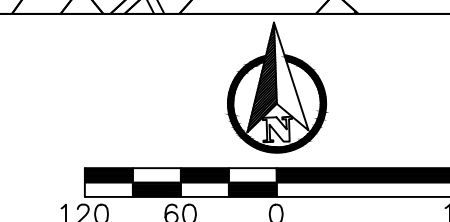
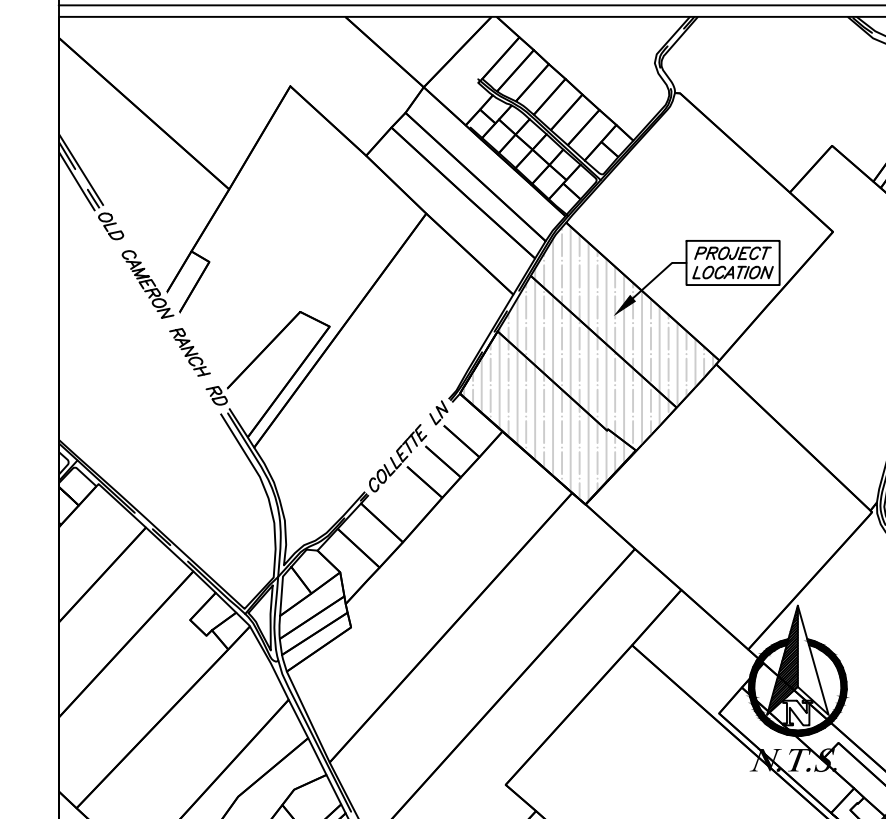


Master Plan		
Phase	Lot Count	AC
Phase 1	21	26.54
Phase 2	24	30.29
Phase 3	25	32.70
Common Area/ Detention	8	5.21

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.
6. Where electric facilities are install, 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. All Right-of-Way for the proposed future major collectors will be dedicated as required with each phase.

Vicinity Map:



# Master Plan

## Winchester Subdivision Phases 1-3

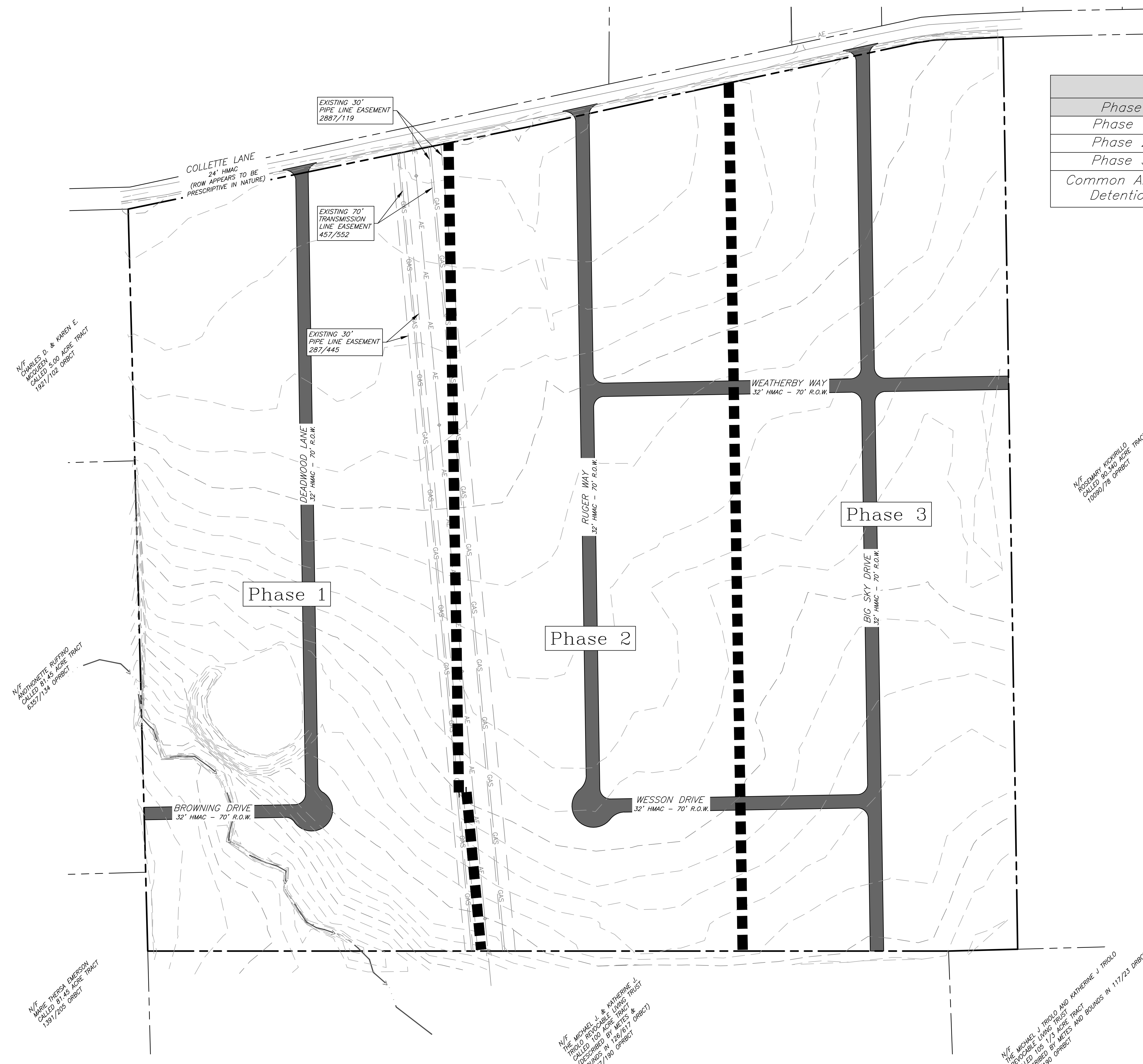
94.84 Acres of  
George W. Singleton League Survey, Abstract 51  
Volume 14282, Page 218 OPRBCT  
Brazos County, Texas

July 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  
RPLS No. 4502  
Job No. 20-522

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



N/E CHARLES D. & KAREN E. MOOREY CALLED 5.00 ACRE TRACT 1927/102 OPRBCT

N/E ANTONOVETTE RUTINGO CALLED 81.45 ACRE TRACT 6357/134 OPRBCT

N/E MARIE THERESA EMERSON CALLED 81.45 ACRE TRACT 1391/205 OPRBCT

EXISTING 30' PIPE LINE EASEMENT 2887/119

EXISTING 70' TRANSMISSION LINE EASEMENT 457/552

EXISTING 30' PIPE LINE EASEMENT 287/445

N/E THE MICHAEL J. FRIOLO AND KATHERINE J. FRIOLO REVOCABLE LIVING TRUST CALLED 100 ACRES TRACT DESCRIBED BY METES & BOUNDS IN 126/617 OPRBCT 13777/190 OPRBCT

N/E THE MICHAEL J. FRIOLO AND KATHERINE J. FRIOLO CALLED 90.340 ACRE TRACT 10090/78 OPRBCT