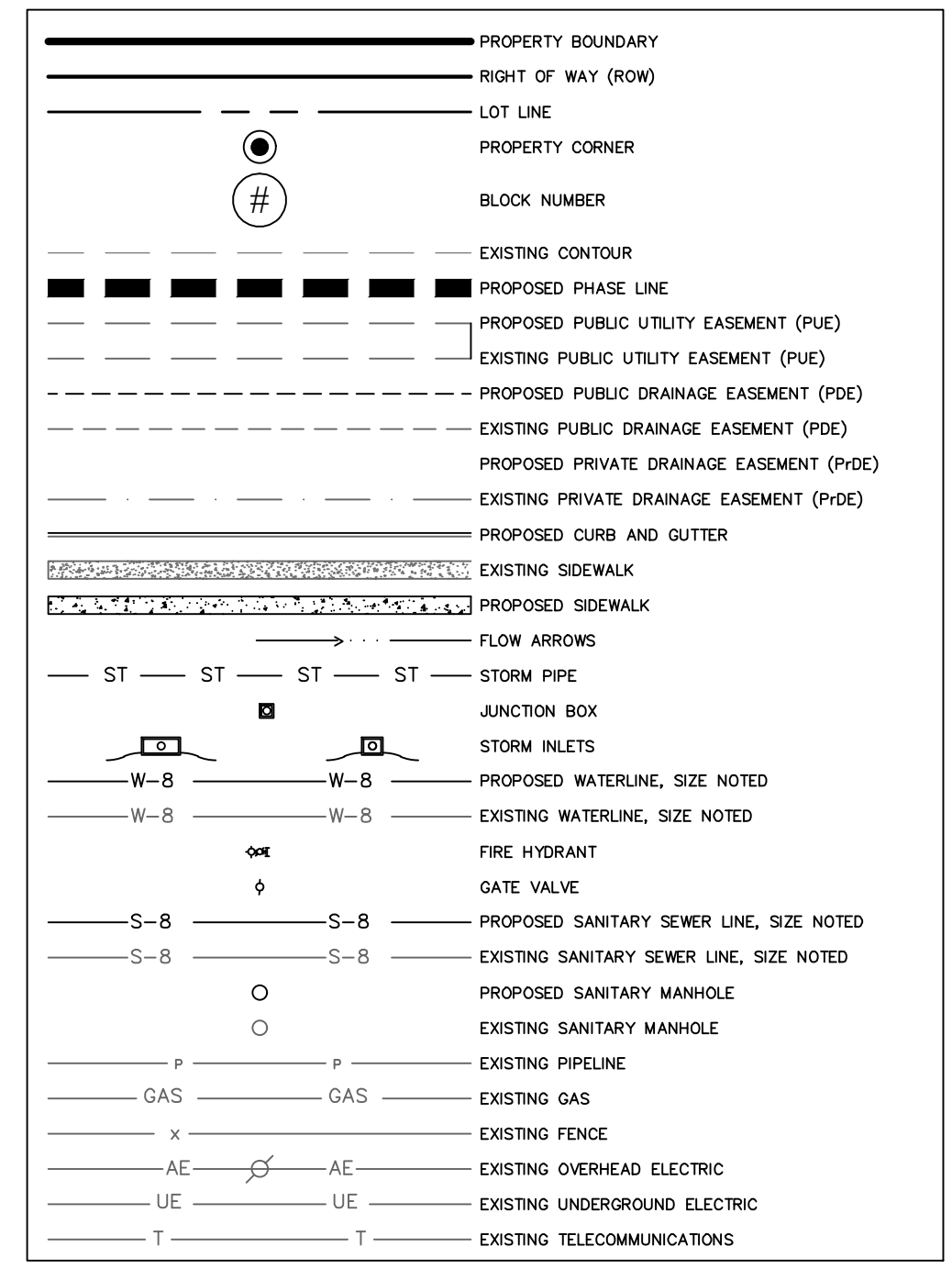


- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN MONUMENT GPS-55 (N:10222822.56, E:3536418.43) AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001131 (CALCULATED USING GEOID2B).
 - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0195E, EFFECTIVE DATE: MAY 16, 2012.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN LAND DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPED THE FLOW OF THE PRIVATE DRAINAGE EASEMENT. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA). THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THE DETENTION PONDS AND COMMON AREAS.
 - IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 - SIX FOOT SIDEWALKS, FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF THE STREETS.
 - THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY NATHAN PAUL KERR RPLS NO. 6834.
 - THE INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND SUBJECT TO CHANGE WITH THE FINAL ENGINEERING DESIGN. THE PLAN IS PRELIMINARY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.
 - 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.

LEGEND



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON JULY 07, 2022. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

NOTE: PHASE 2 OR PHASE 4 MAY DEVELOP AFTER PHASE 1

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	59.99'	S70° 43' 49"E

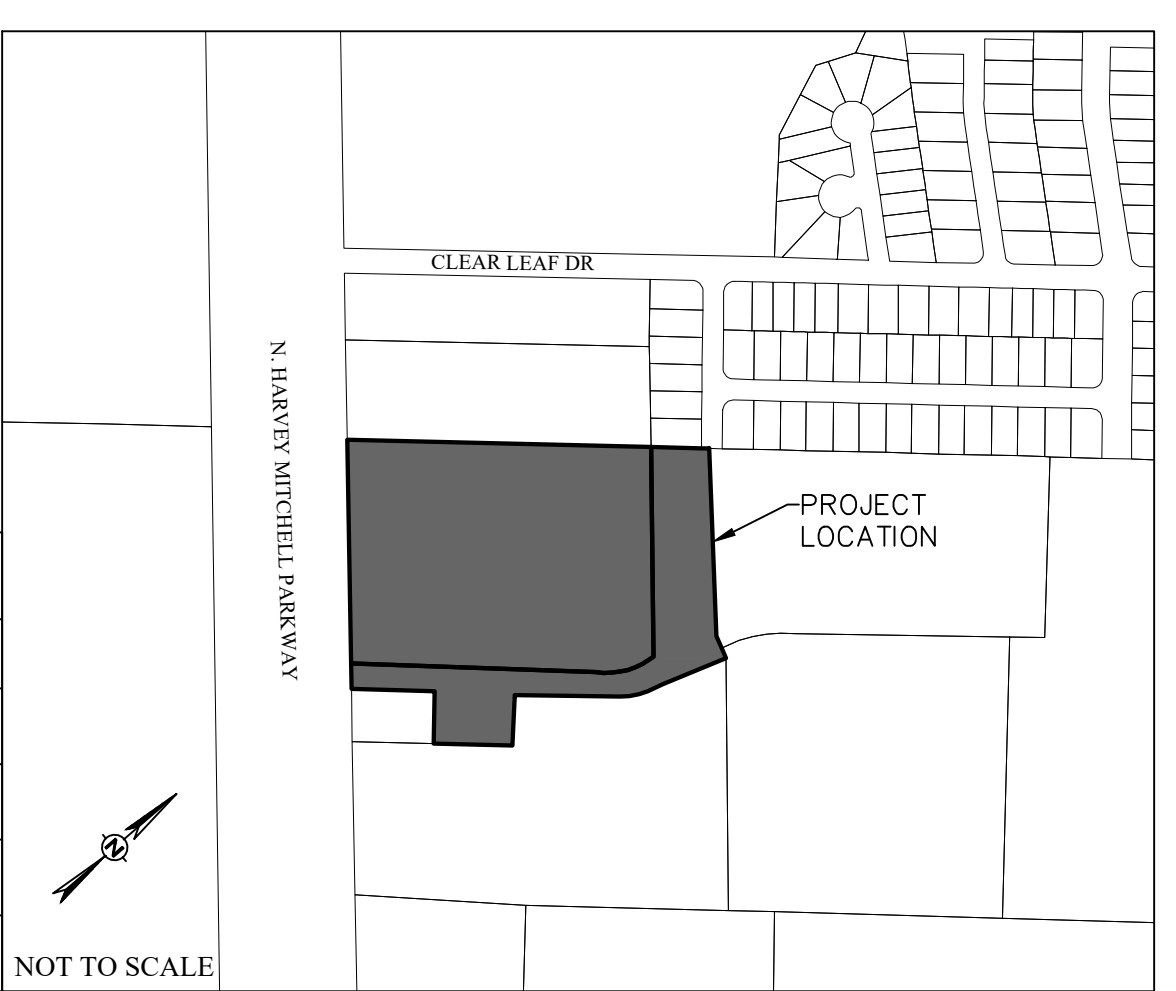
Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	132.46'	329.96'	023°00'00"	67.13'	131.57'	S30°46'11"W

MASTER PLAN

Phase	Number of Lots	Acreage
1	5	9.739
2	1	0.594
3	1	1.607
4	1	0.550

VICINITY MAP



MASTER PLAN
WINDMILL PARK SUBDIVISION
 12.49 ACRES
 BLOCK 18, LOTS 34.2 AND 34
 ZENO PHILLIPS LEAGUE, A-45
 BRYAN, BRAZOS, TEXAS
 PHASE 1: 9.739 ACRES - 5 LOTS (2.036 ACRES COMMON AREA)
 PHASE 2: 0.594 ACRES - 1 LOT
 PHASE 3: 1.607 ACRES - 1 LOT
 PHASE 4: 0.550 ACRES - 1 LOT

OWNER/DEVELOPER:
 S J LAND & DEVELOPMENT LLC
 1531 W. VILLA MARIA ROAD
 BRYAN, TX 77807
 (979) 823-5004
OWNER/DEVELOPER:
 REGENCY PARKWAY INC.
 729 ROSEMARY DRIVE
 BRYAN, TX 77802
 (979) 777-2846

SCALE: AS SHOWN
 JULY, 2022
SURVEYOR:

 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195
 TBPELS FIRM # 10018500
 surveys@kerrsurveying.net

ENGINEER:

 TBPEN 12327
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
 (979) 764-3900