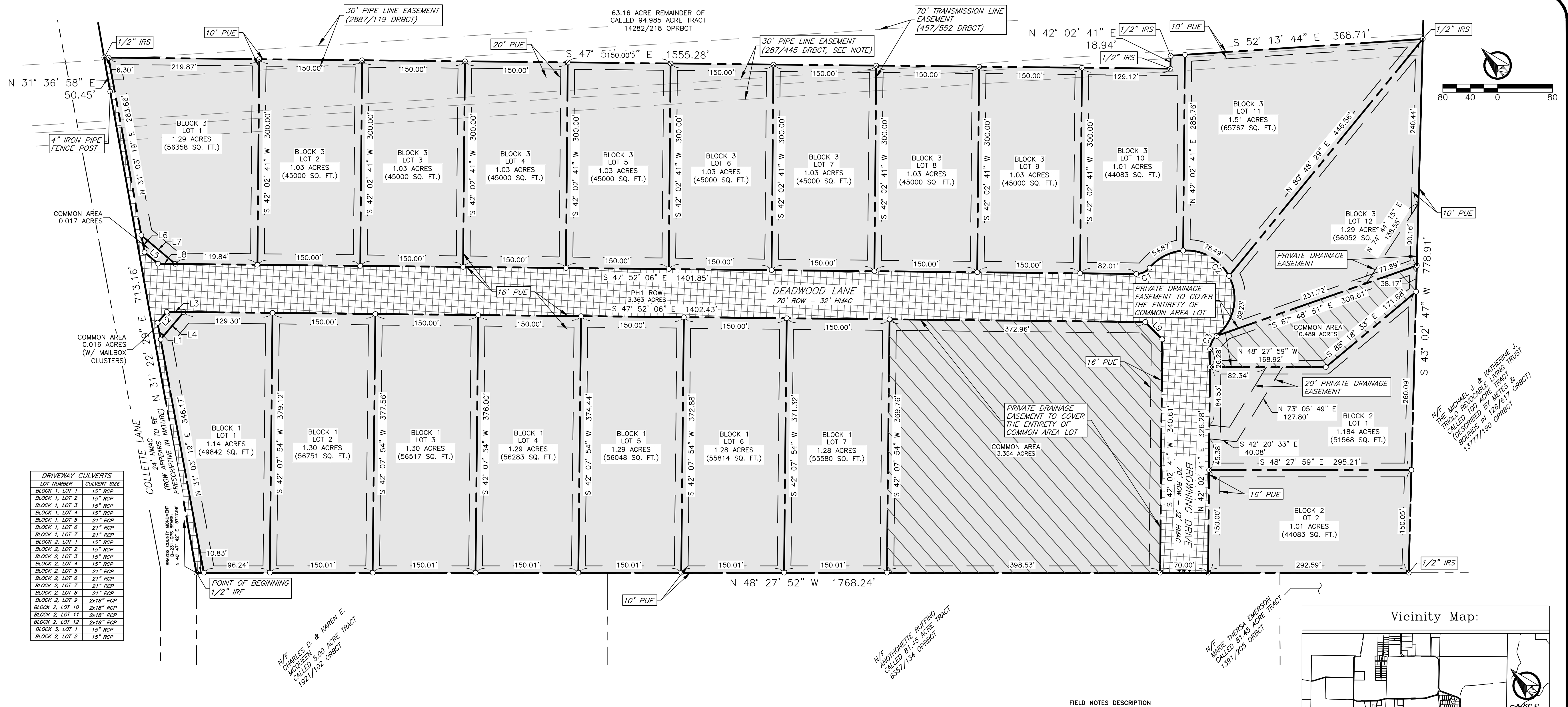


General Notes:

- 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 DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0100B, 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.
- Notes from the Brazos County Health District (BCHD):
 - All lots served by an on-site sewage facility (OSSF) must comply with county and state minimum lot sizing requirements.
 - All OSSF construction requires an application form, fee and planning materials be submitted for review and approval by the BCHD and no OSSF construction may occur prior to the authorization to construct permit being issued by the BCHD. 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.
 - A site evaluation is required for each lot where an OSSF is proposed. The site evaluation must be performed by a state licensed site evaluator or professional engineer. (c) visits the property and conducts the analysis required in section §285.30, and produces the site drawing required by §285.5(a).
 - No OSSF disposal field is to encroach on the 100- or 150-foot sanitary zone of private water wells or public water wells respectively. The required sanitary zone must be clearly delineated around all existing private or public wells located on the subdivision plat or wells located within 150 feet of a subdivision boundary on adjacent properties.
 - No OSSF tank or disposal field may encroach on the separation distance to surface waters including streams, ponds, lakes, rivers, creeks, or any other setback features indicated in 30 Texas Administrative Code Chapter §285.91. (10) Table X.
 - No OSSF treatment, distribution and collection lines, or disposal field may encroach into a Public Utility Easements (PUE). Encroachment into any underground or overhead pipeline or utility easement will not be allowed without the written permission of all easement holders. All underground and overhead easements must be clearly delineated on the subdivision plat.
 - Areas of ground with >30 percent slope are not suitable for installation of OSSF tanks or disposal fields (>15 percent slope for surface application). 30 Texas Administrative Code §285.4(c) Review of subdivision plans specifies subdivision planning materials (1) must include information on (B) topography, (C) floodplain, and (D) surface drainage. Areas of unsuitable slope, areas within SFHA Zones A (floodplain) or complex drainage features and drainage easements should be indicated on the subdivision plat for any proposed lots where these conditions exist and may interfere with construction of an OSSF.
- Wickson Creek SUD will provide water service for the subdivision.
- 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.
- 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. For Single-Family Residential Development, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes, shall be required. If possible, these mailbox units should be installed on low volume intersection roadways or on private property. Location for the NDCBUs shall be shown on the construction plans.
- No lots shall take access off of Collette Lane.
- 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.
- In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specification prescribed by the Commissioner's Court of Brazos County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
- 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. P220569, 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 affect 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.



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, Greenbelt Group LLC, Manager, 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 _____, 2022.

CERTIFICATE OF COUNTY COMMISSIONERS' COURT

STATE OF TEXAS
 COUNTY OF BRAZOS

I, James H Thomas, R.P.L.S. No. 5736, 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 _____, 2022, in the Official Records of Brazos County in Volume ____ Page ____.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, James H Thomas, R.P.L.S. No. 5736, in and for said county, do 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 _____, 2022.

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 _____, 2022.

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 _____, 2022.

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 _____, 2022 and same was duly approved on the ____ day of _____, 2022 by said Commission.

CERTIFICATE OF COUNTY COMMISSIONERS' COURT

STATE OF TEXAS
 COUNTY OF BRAZOS

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 _____, 2022, in the Official Records of Brazos County in Volume ____ Page ____.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

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 _____, 2022, in the Official Records of Brazos County in Volume ____ Page ____.

LINE TABLE

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

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

FIELD NOTES DESCRIPTION

OF A 31.68 ACRE TRACT BEING A PORTION OF A CALLED 94.985 ACRES IN VOLUME 14282, PAGE 218 OPRBCT GEORGE W. SINGLETON LEAGUE SURVEY, ABSTRACT 51 BRAZOS COUNTY, TEXAS.

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 (OPRBCT); 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 SOUTHEAST SIDE OF COLLETTE LANE (RIGHT-OF-WAY) BEING THE NORTH CORNER OF A CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO CHARLES D. MCGOUEEN AND KAREN E. MCGOUEEN 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 SOUTHEAST SIDE OF COLLETTE LANE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N 31° 22' 29" E, A DISTANCE OF 713.16 FEET TO A 4 INCH IRON PIPE FENCE POST FOUND;
- 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:

- S 47° 52' 06" E, A DISTANCE OF 1547.28 FEET TO A 1/2 INCH IRON ROD SET;
- N 42° 02' 41" W, A DISTANCE OF 183.33 FEET TO A 1/2 INCH IRON ROD SET;
- 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, 1377/190 (OPRBCT);

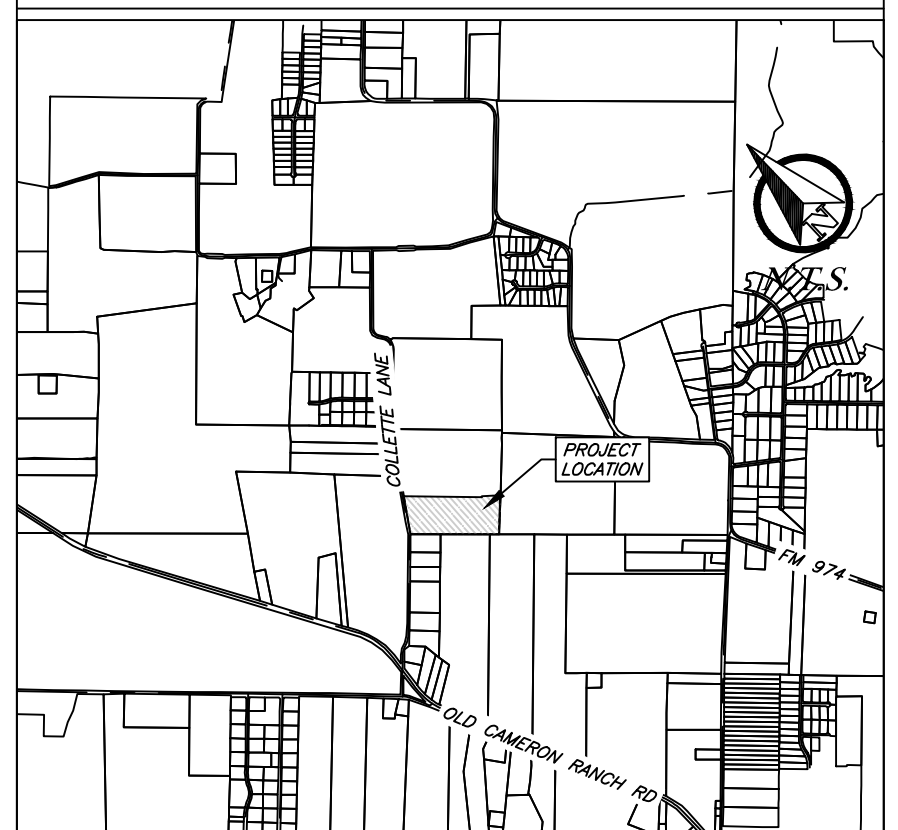
THENCE, WITH THE COMMON LINE OF SAID 94.985 ACRE TRACT AND SAID 100 ACRE TRACT, S 43° 02' 47" W, A TOTAL DISTANCE OF 778.91 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE NORTHEAST LINE OF A CALLED 81.45 ACRE TRACT OF LAND CONVEYED TO MARIE THERESA EMERSON IN VOLUME 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 IRON 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 1,188.20 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 (OPRBCT) AND A CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO CHARLES D. MCGOUEEN AND KAREN E. MCGOUEEN 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.

CURVE TABLE

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'

Vicinity Map:



Final Plat
Winchester Estates
Phase 1

Block 1 Lots 1-7, Block 2 Lots 1-2, Block 3 Lots 1-12, Common Area, & ROW - 21 Lots
 Being a total of 31.68 Acres out of George W. Singleton League Survey, Abstract 51

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