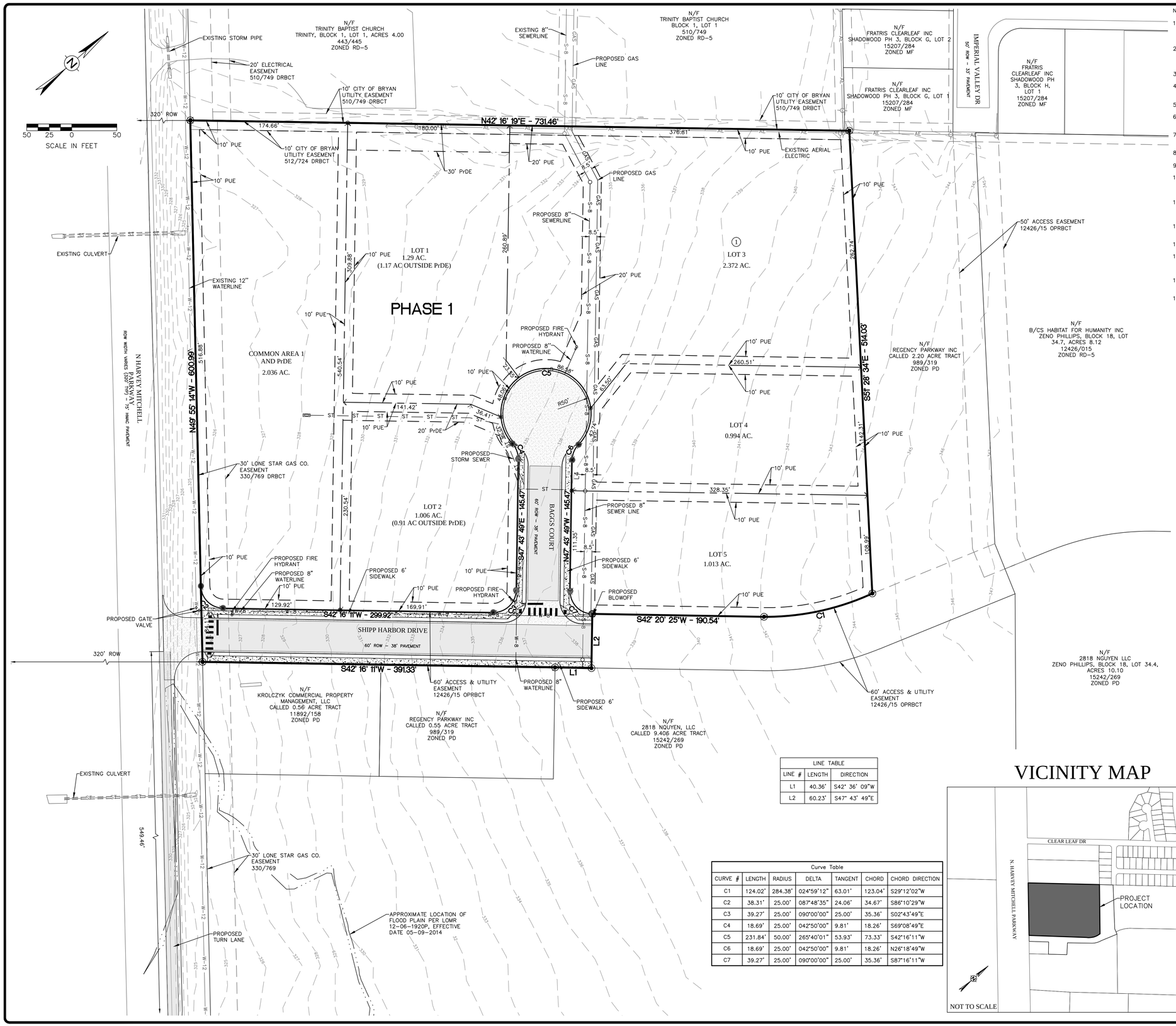


NOTES:

1. 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.
2. 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 1.00011131 (CALCULATED USING GEOID12B).
3. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
4. 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.
5. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT – MIXED USE DISTRICT (PD-M).
6. 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.
7. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS.
8. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
10. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE 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.
11. 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.
12. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
13. SIX FOOT SIDEWALKS, FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF THE STREETS.
14. 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.
15. THE INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AMD SUBJECT TO CHANGE WITH THE FINAL ENGINEERING DESIGN. THE PLAN IS PRELIMINARY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.
16. 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 FACELIFTS 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

- PROPERTY BOUNDARY
- RIGHT OF WAY (ROW)
- LOT LINE
- PROPERTY CORNER
- # BLOCK NUMBER
- EXISTING CONTOUR
- PROPOSED PHASE LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (PrDE)
- EXISTING PRIVATE DRAINAGE EASEMENT (PrDE)
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- FLOW ARROWS
- ST STORM PIPE
- JUNCTION BOX
- STORM INLETS
- W-8 PROPOSED WATERLINE, SIZE NOTED
- W-8 EXISTING WATERLINE, SIZE NOTED
- FIRE HYDRANT
- GATE VALVE
- S-8 PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S-8 EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- P EXISTING PIPELINE
- GAS EXISTING GAS
- x EXISTING FENCE
- AE EXISTING OVERHEAD ELECTRIC
- UE EXISTING UNDERGROUND ELECTRIC
- T EXISTING TELECOMMUNICATIONS

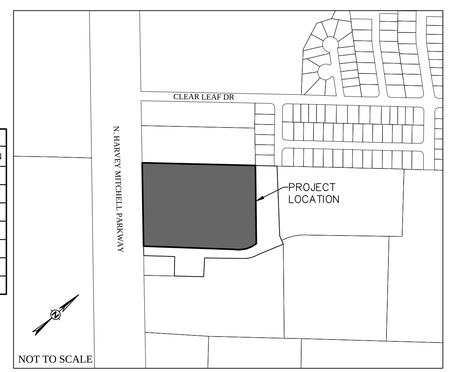
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON JULY 07, 2022. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

PRELIMINARY PLAN
NOT FOR RECORD

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.36'	S42° 36' 09"W
L2	60.23'	S47° 43' 49"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	124.02'	284.38'	024°59'12"	63.01'	123.04'	S29°12'02"W
C2	38.31'	25.00'	087°48'35"	24.06'	34.67'	S86°10'29"W
C3	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°43'49"E
C4	18.69'	25.00'	042°50'00"	9.81'	18.26'	S69°08'49"E
C5	231.84'	50.00'	265°40'01"	53.93'	73.33'	S42°16'11"W
C6	18.69'	25.00'	042°50'00"	9.81'	18.26'	N26°18'49"W
C7	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°16'11"W

VICINITY MAP



PRELIMINARY PLAN
WINDMILL PARK SUBDIVISION
9.739 ACRES - 5 LOTS
BLOCK 18, LOT 34.2
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS, TEXAS

PHASE 1: 9.739 ACRES - 5 LOTS (2.036 ACRES COMMON AREA)

OWNER/DEVELOPER:
5 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
AUGUST 2022

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

ENGINEER:
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
www
(979) 764-3900