

**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. 48041C0100E, effective May 16, 2012.
- Setbacks shall be in accordance with all Brazos County ordinances and regulations.
- Distances shown along curves are chord lengths.
- 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 who visits the property and conducts the analysis required in section §285.50, 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 §285.01. (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 (G) surface drainage. Areas of unsuitable slope, as shown within SPA 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.
- Regional detention has been approved by the County whereby detention for Phases 2 & 3 is being provided in Phase 1 by over-detaining upstream runoff.
- 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 plotting 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, GP 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 (588/398 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.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, Manager, Greenbelt Group LTD owner of the 30.37 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Record of Brazos County in Volume 18079, Page 240, and designated herein as Prairie Ridge Estates Block 3 Lots 13-26, Block 4 Lots 1-4, & Block 5 Lots 1-6 in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Greenbelt Group LTD, Manager

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, Brazos County, Texas

**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.

City Planner  
Bryan, Texas

**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.

City Engineer, Bryan, Texas

**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.

Chair, Planning & Zoning Commission, Bryan, Texas

**CERTIFICATE OF COUNTY COMMISSIONERS' COURT**

I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

County Judge, Brazos County, Texas

**CERTIFICATE OF THE COUNTY CLERK**

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 \_\_\_\_\_.

County Clerk, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, James H Thomas, Registered Professional Land Surveyor No. 5736, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

James H Thomas, R.P.L.S. No. 5736

**ANNOTATIONS:**

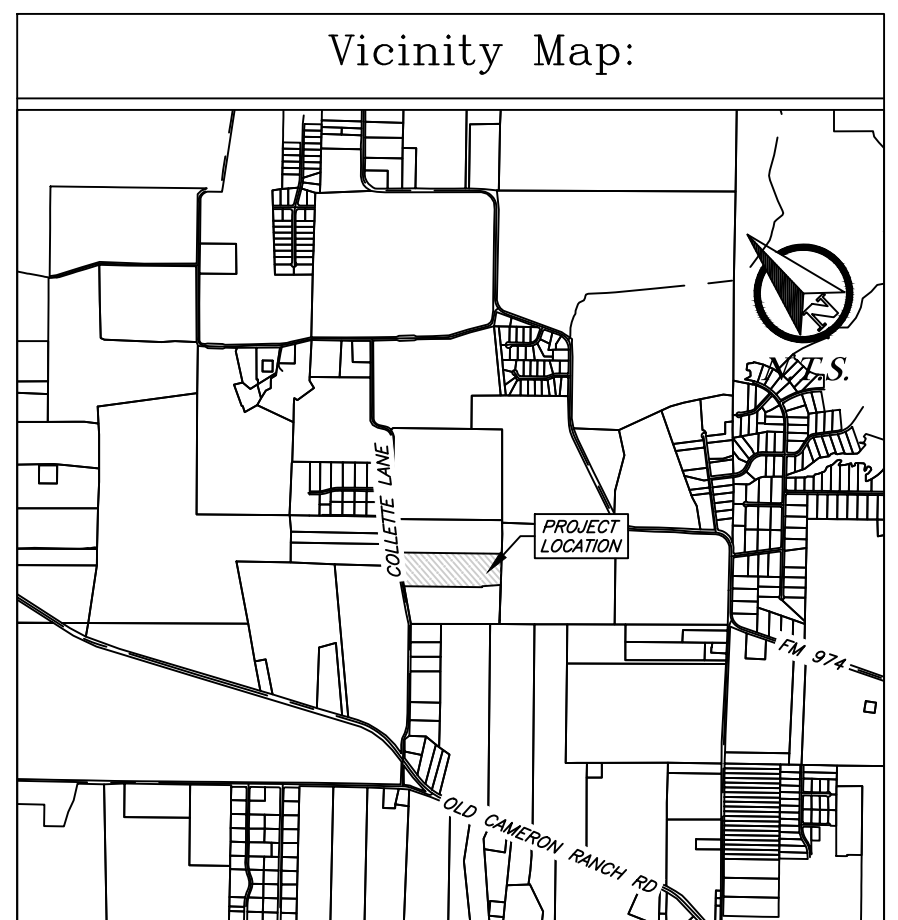
- ROW- Right-of-Way
- HMAC- Hot mix Asphaltic concrete
- DRBCT- Deed Records Of Brazos County, Texas
- ORBCT- Official Records Of Brazos County, Texas
- OPRBCT- Official Public Records Of Brazos County, Texas
- (-)- Record information
- (CM)- Controlling Monument used to establish property boundaries
- PUE- Public Utility Easement
- TYP- Typical
- N/P- Now or Formerly
- IRS- Iron Rod Set
- IRF- Iron Rod Found

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	25.13'	N 31° 03' 19" E
L2	25.68'	N 81° 24' 58" E
L3	25.00'	S 47° 52' 06" E
L4	57.54'	N 81° 24' 58" E
L5	30.30'	N 8° 35' 02" W
L6	24.84'	N 31° 00' 31" E
L7	68.79'	S 8° 35' 02" E
L8	25.00'	S 47° 52' 06" E
L9	35.33'	S 87° 05' 17" W
L10	35.38'	N 2° 54' 43" W
L11	35.33'	S 87° 05' 17" W

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	22.18'	25.00'	50° 49' 57"	S 16° 37' 41" W	21.46'	11.88'
C2	234.27'	70.00'	191° 45' 12"	N 87° 05' 17" E	139.26'	680.08'
C3	22.18'	25.00'	50° 49' 58"	N 22° 27' 05" W	21.46'	11.88'



**Final Plat**

**Prairie Ridge Estates Phase 2**

Block 3 Lots 13-26, Block 4 Lots 1-4, Block 5 Lots 1-6, Common Area, & ROW - 24 Lots  
Being a total of 30.37 Acres out of George W. Singleton League Survey, Abstract 51

Bryan, Brazos County, Texas  
September 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. 22-811

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

JAE Project # 22-073  
 Winchestr Estates Part 2 - Plat.dwg  
 9/28/2022  
 JA Engineering