

- 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 1.00011131 (CALCULATED USING GEOID12B).
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - 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) AS APPROVED BY THE CITY OF BRYAN CITY COUNCIL ON NOVEMBER 9, 2021.
 - 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 AND SEWER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN, THE WATERLINES AND SEWER LINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS.
 - 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 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.
 - 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 PRIVATE DRAINAGE EASEMENT.
 - 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.
 - SIX FOOT SIDEWALKS, FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF THE STREET.
 - 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.
 - 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 NOT FOR CONSTRUCTION. REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
 - ALL STORM SEWER INFRASTRUCTURE AND THE DETENTION PONDS SHALL BE OPERATIONAL PRIOR TO ANY FURTHER CONSTRUCTION.

BENCHMARK NOTES
 PROJECT BENCHMARK
 CITY OF BRYAN MONUMENT GPS-55
 N:10222822.56
 E:3536418.43
 ELEV:347.29'
 (ELEVATION DATUM NAVD 1988)

TBM #1
 5/8" INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR TRAV' SET ON THE SOUTHWEST SIDE OF N. HARVEY MITCHELL PARKWAY, 2.75' FROM THE EDGE OF PAVEMENT, ~166' NORTHWEST OF A 24" CULVERT
 N:10220992.06
 E:3535555.18
 ELEV:330.63'

TBM #2
 5/8" INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR TRAV' SET ON THE NORTHEAST SIDE OF N. HARVEY MITCHELL PARKWAY, 31' NORTH OF THE SOUTH CORNER OF THE TRINITY SUBDIVISION, ~44.3' SOUTHWEST OF THE SOUTHERNMOST ASPHALT ENTRANCE
 N:10221487.80
 E:3535180.31
 ELEV:329.26'

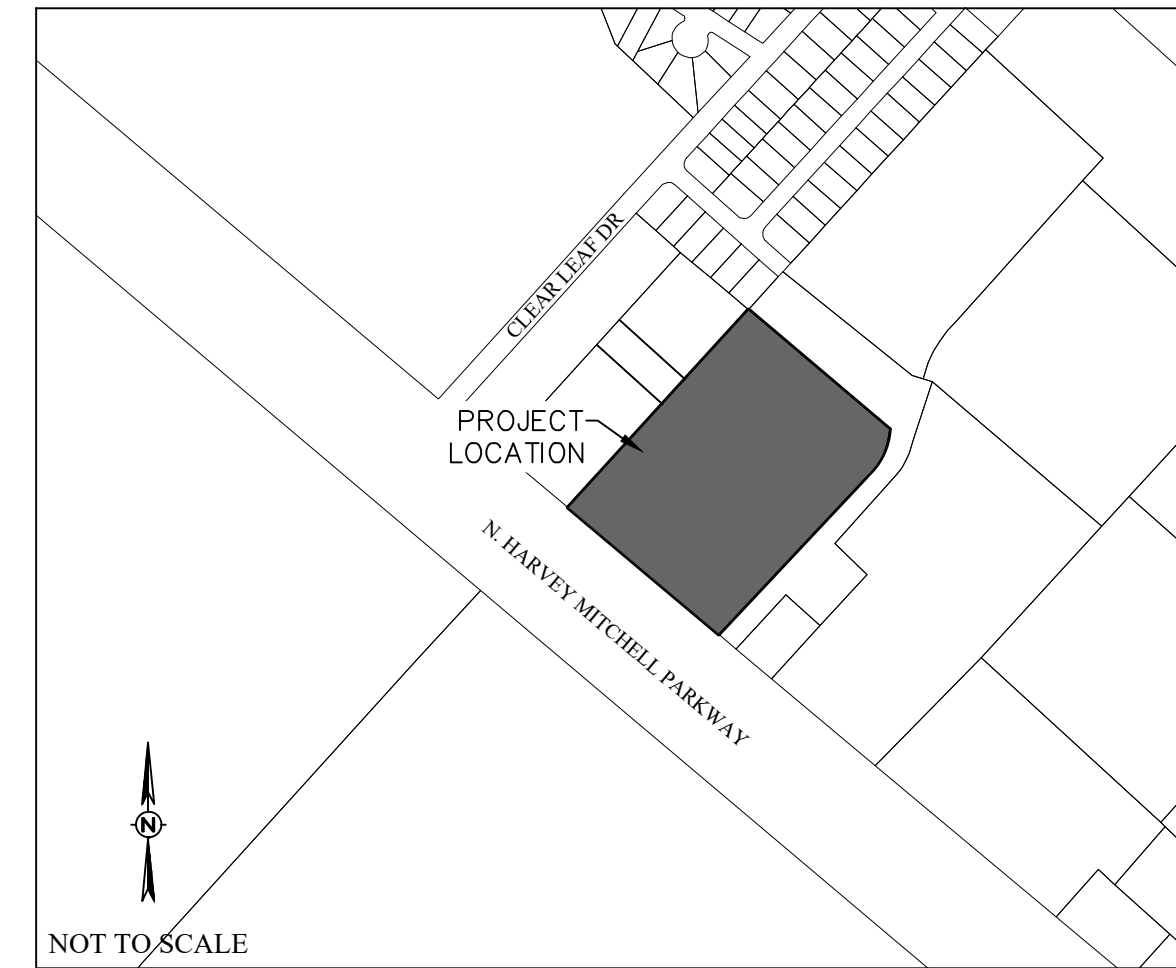
TBM #3
 5/8" INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR TRAV' SET ON THE NORTHEAST SIDE OF N. HARVEY MITCHELL PARKWAY NEAR THE EAST CORNER OF LOT 1, BLOCK G, SHADOWOOD SUB. PHASE 5, ~203' NORTHWEST OF A FIRE HYDRANT
 N:10221711.74
 E:3534966.97
 ELEV:336.36'

LINE #	LENGTH	DIRECTION
L1	15.71'	S19° 16' 11" W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	108.37'	269.97'	02°30'00"	54.93'	107.65'	S30°46'11" W
C2	40.23'	25.00'	092°11'46"	25.98'	36.03'	N03°49'35" W
C4	27.13'	25.00'	062°10'55"	15.08'	25.82'	N73°21'46" E
C5	211.35'	50.00'	242°10'58"	82.91'	85.63'	N16°38'14" W
C7	38.31'	25.00'	087°48'14"	24.06'	34.67'	S86°10'25" W

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON NOVEMBER 9, 2022. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

VICINITY MAP



PRELIMINARY PLAN
 WINDMILL PARK SUBDIVISION
 9.142 ACRES - 5 LOTS
 BLOCK 1, LOTS 1 - 5
 COMMON AREAS 1 AND 2 - 1.857 ACRES
 ZENO PHILLIPS LEAGUE, A-45
 BLOCK 18, LOT 34.2
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN
 NOVEMBER 2022

OWNER/DEVELOPER:
 SJ LAND & DEVELOPMENT LLC
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 BRYAN, TX 77803
 (979) 823-5004

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 (979) 268-3195
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 SURVEYS@KERRSURVEYING.NET

ENGINEER:
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