

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I(We), _____ the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume _____ Page _____ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner Name, Title, Company Name _____

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Owner Name, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas _____

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 bounds describing said subdivision will describe a closed geometric form.

_____, R.P.L.S. No. 4502

CERTIFICATION 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 _____, 20____ in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

County Clerk
 Brazos County, 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 _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

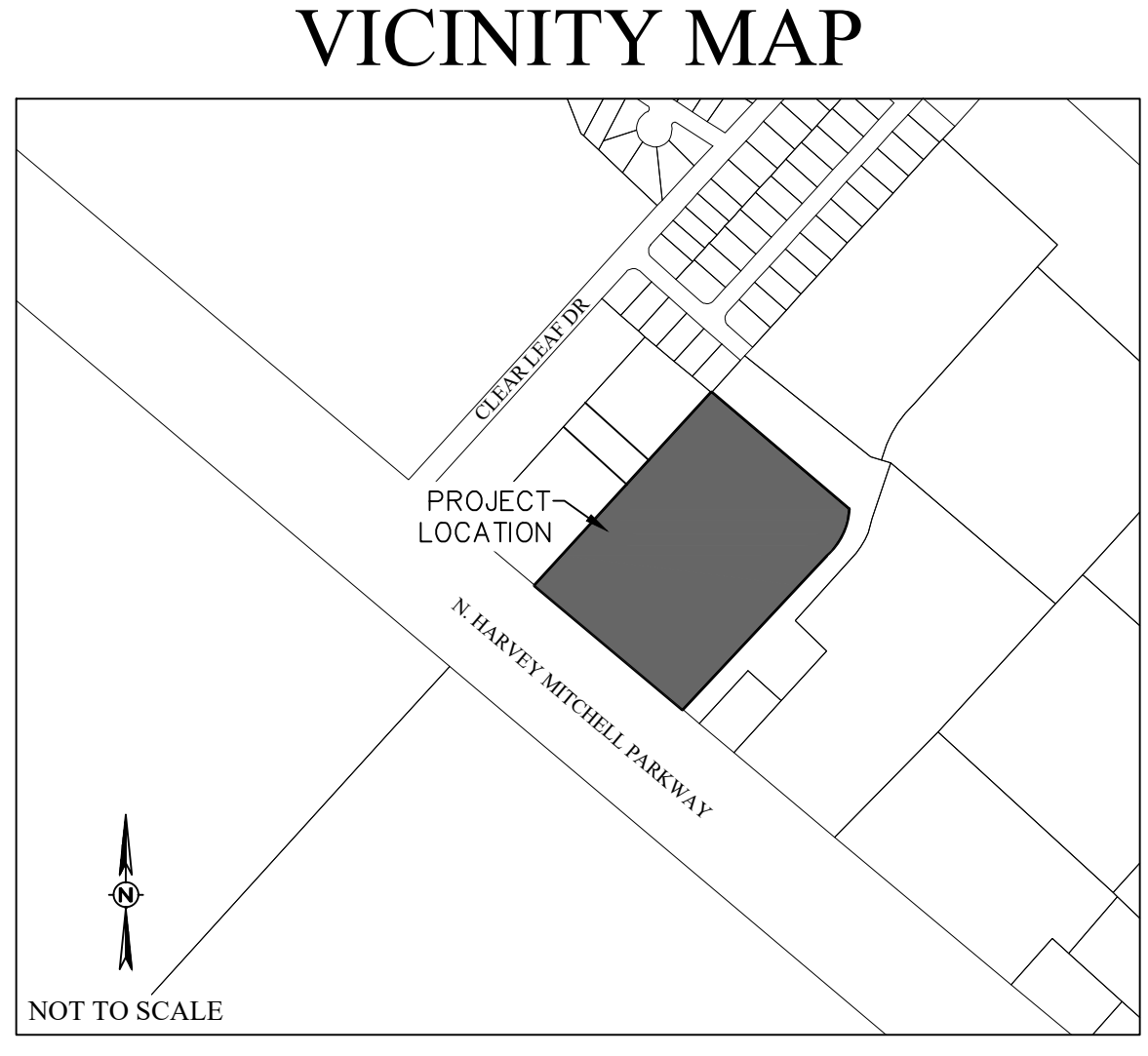
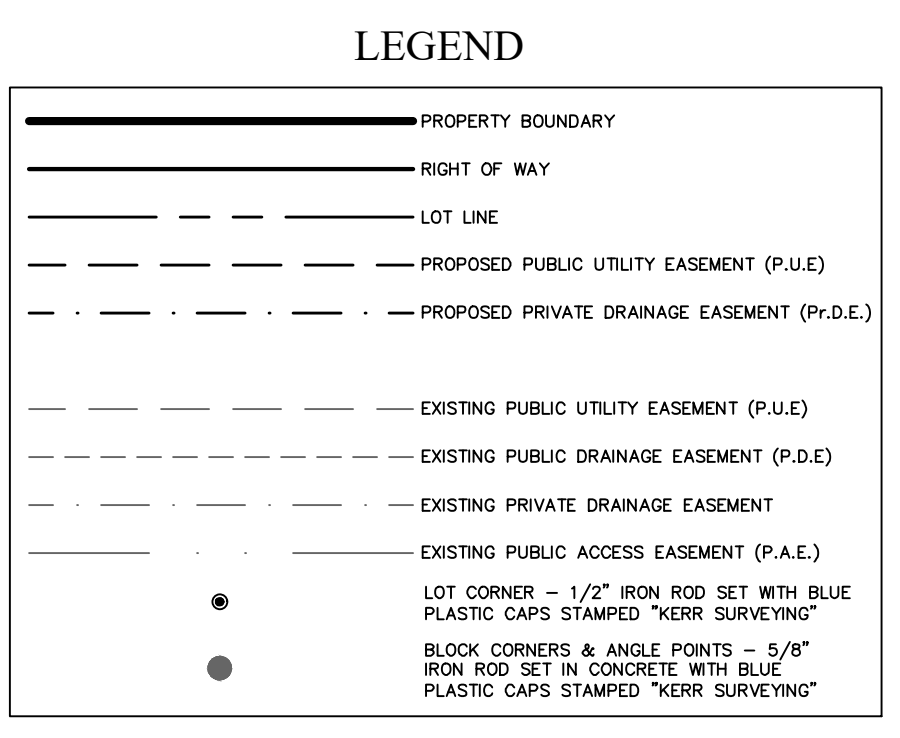
Chair
 Planning & Zoning Commission
 Bryan, Texas _____

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 _____, 20____.

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 _____, 20____.

City Engineer, Bryan, Texas _____



- 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. 4804100195E, 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 DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - THE WATER & SEWER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES AND SEWERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE CITY OF BRYAN SPECIFICATIONS AND STANDARDS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA. PROPERTY OWNERS' ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDS 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 STORM WATER 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.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - 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.

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' SOUTHEAST 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:3534886.97
 ELEV: 336.36'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.71'	S19° 16' 11"W
L2	34.44'	S76° 25' 12"E
L3	40.00'	S76° 25' 12"E
L4	50.00'	N47° 43' 41"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	108.37'	269.97'	023°00'00"	54.93'	107.65'	S30°46'11"W
C2	40.23'	25.00'	092°11'46"	25.98'	36.03'	N03°49'35"W
C3	27.13'	25.00'	062°10'55"	15.08'	25.82'	N73°21'46"E
C4	211.35'	50.00'	242°10'58"	82.91'	85.63'	N16°38'14"W
C5	38.31'	25.00'	087°48'14"	24.06'	34.67'	S86°10'25"W

FINAL PLAT

WINDMILL PARK SUBDIVISION

9.142 ACRES

ZENO PHILLIPS LEAGUE LEAGUE, A-45
 BRYAN, BRAZOS COUNTY, TEXAS

5 LOTS
 BLOCK 1, LOTS 1-5
 COMMON AREAS 1 & 2

SCALE 1" = 50'
 NOVEMBER 2022

OWNER/DEVELOPER:
 51 LAND & DEVELOPMENT LLC
 1531 W VILLA MARIA ROAD
 BRYAN, TX 77807
 (979) 823-5004

SURVEYOR:

 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195
 TBPELS FIRM # 10018500
 SURVEYS@KERRSURVEYING.NET

ENGINEER:

 TPBE NO. 12327
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
 (979) 764-9900