

FIELD NOTES DESCRIPTION
 OF A
9.143 ACRE TRACT
 OF A
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 9.143 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 9.142 ACRE TRACT OF LAND CONVEYED TO S J LAND & DEVELOPMENT LLC IN VOLUME 17116, PAGE 273 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT), SAID 9.143 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found in the southeast line of Lot 1, Block "C" of Shadowwood Subdivision Phase 3 filed in Volume 558, Page 369 of the Deed Records of Brazos County, Texas (DRBCT), at the north corner of said 9.142 acre tract and the northwest corner of a 3.347 acre remainder of a called 49.73 acre tract of land conveyed to Regency Parkway, Inc. in Volume 989, Page 319 of the Official Records of Brazos County, Texas (DRBCT);

THENCE, with the northeast line of said 9.142 acre tract, **S 51° 29' 14" E**, for a distance of **514.03** feet to a 1/2 inch iron rod with broken plastic cap found in the northwest line of a 60' wide access and utility easement (12426/15 OPRBT), at the east corner of said 9.142 acre tract and the east corner hereof;

THENCE, with the southeast line of said 9.142 acre tract, same being the northwest line of said 60' wide easement, the following three (3) courses and distances:

- 1) **S 19° 16' 11" W**, a distance of **15.71** feet to a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found at the beginning of a tangent curve;
- 2) with a curve to the right, having a radius of **269.97** feet, an arc length of **108.37** feet, a delta angle of **23° 00' 00"**, and a chord which bears **S 30° 46' 11" W**, a distance of **107.65** feet to a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found at the end point of said curve;
- 3) **S 42° 16' 11" W**, a distance of **624.52** feet to a 5/8 inch iron rod with orange plastic cap stamped "Carlomagno RPLS 1562" found in the northeast right-of-way line of N. Harvey Mitchell Parkway - FM 2818 (right-of-way width varies per TxDOT plans) at the south corner of said 9.142 acre tract and the south corner hereof, from which a 5/8 inch iron rod with broken plastic cap found at the west corner of a called 0.56 acre tract of land conveyed to Krolczyk Commercial Property Management, LLC in Volume 11892, Page 158 (OPRBT) bears **S 49° 55' 14" E**, a distance of **60.04** feet and also from said south corner, a 1/2 inch iron rod found in the northeast right-of-way line of FM 2818, at the original south corner of said 49.73 acre tract, bears **S 49° 55' 14" E**, a distance of **558.97** feet;

THENCE, with the northeast right-of-way line of FM 2818 and the southwest line of said 9.142 acre tract, **N 49° 55' 14" W**, for a distance of **540.95** feet to a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found at the south corner of Lot 1, Block 1, Trinity (Subdivision) filed in Volume 510, Page 749 (DRBCT), same being the west corner of said 9.142 acre tract and the west corner hereof;

THENCE, with the common line of said 9.142 acre tract and said Trinity (Subdivision), along the common line of the Zeno Phillips League Survey and the Stephen F. Austin League #9 Survey, Abstract 62, **N 42° 16' 19" E**, for a distance of **731.45** feet to the **POINT OF BEGINNING** hereof and containing **9.143** acres, more or less.

Surveyed on the ground May 2022 under my supervision. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.0001131 (calculated using GEOID12B).

- 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 1.0001131 (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) ORDINANCE NO. 2522 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 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 STORM WATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 - BRYAN TEXAS UTILITIES (BTU) WILL INSTALL/ SERVICE THE ELECTRICAL/ LIGHTING INFRASTRUCTURE.
 - 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:10220993.86
 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 "C", SHADOWWOOD 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	17.50'	N42° 16' 19"E
L5	50.00'	N47° 43' 41"W
L6	42.43'	N87° 16' 15"E
L7	42.43'	N2° 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, S J Land & Development LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 17116, Page 273, 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.

S J Land & Development LLC,
 Dr. James Baggs, _____

**STATE OF TEXAS
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared Dr. James Baggs, 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

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

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____.

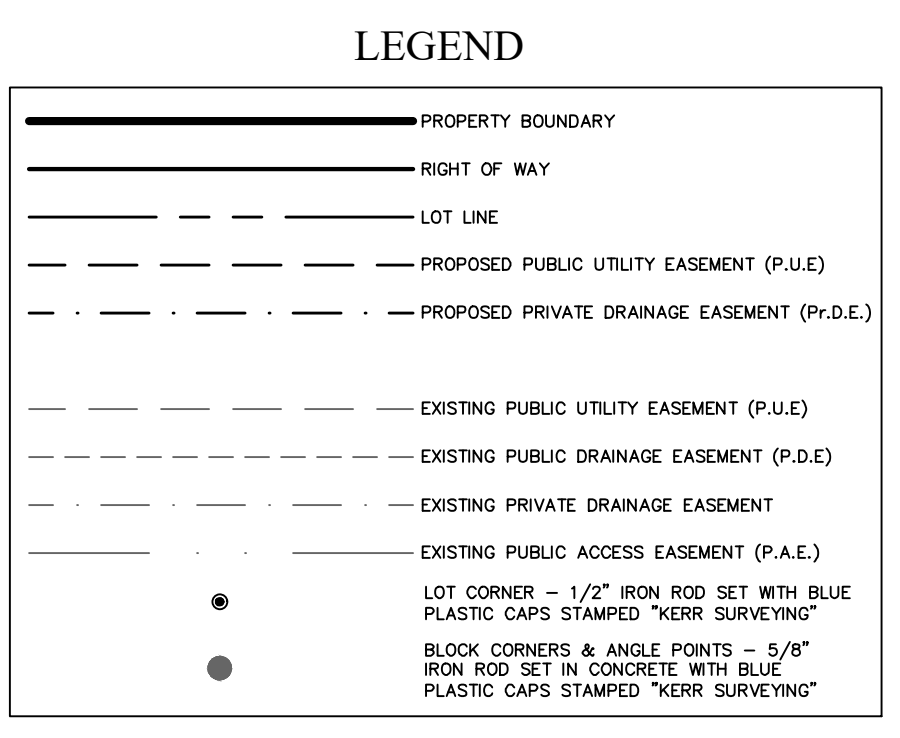
 City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

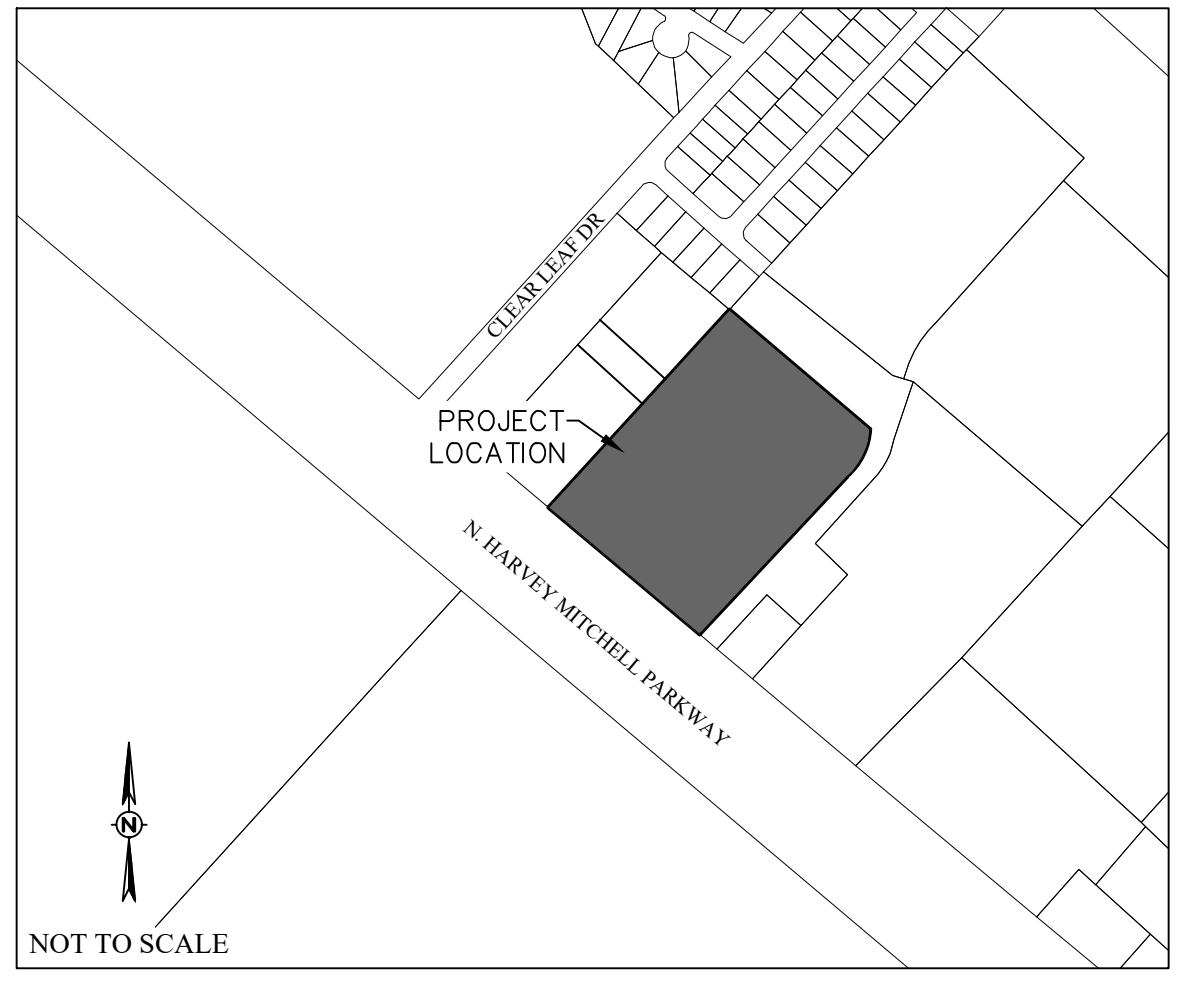
STATE OF TEXAS
 COUNTY OF BRAZOS

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



VICINITY MAP



FINAL PLAT
WINDMILL PARK SUBDIVISION
 9.143 ACRES
 ZENO PHILLIPS LEAGUE LEAGUE, A-45
 BLOCK 18, LOT 34.2
 BRYAN, BRAZOS COUNTY, TEXAS
 5 LOTS
 BLOCK 1, LOTS 1-5
 COMMON AREAS 1 & 2
 SCALE 1" = 50'
 DECEMBER 2022

OWNER/DEVELOPER: S J LAND & DEVELOPMENT LLC
 1511 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: SCHULTZ ENGINEERS, P.C.
 TBPE NO. 12327
 911 SOUTHWEST PKWY E.
 COLLEGE STATION, TEXAS 77840
 (979) 764-3900