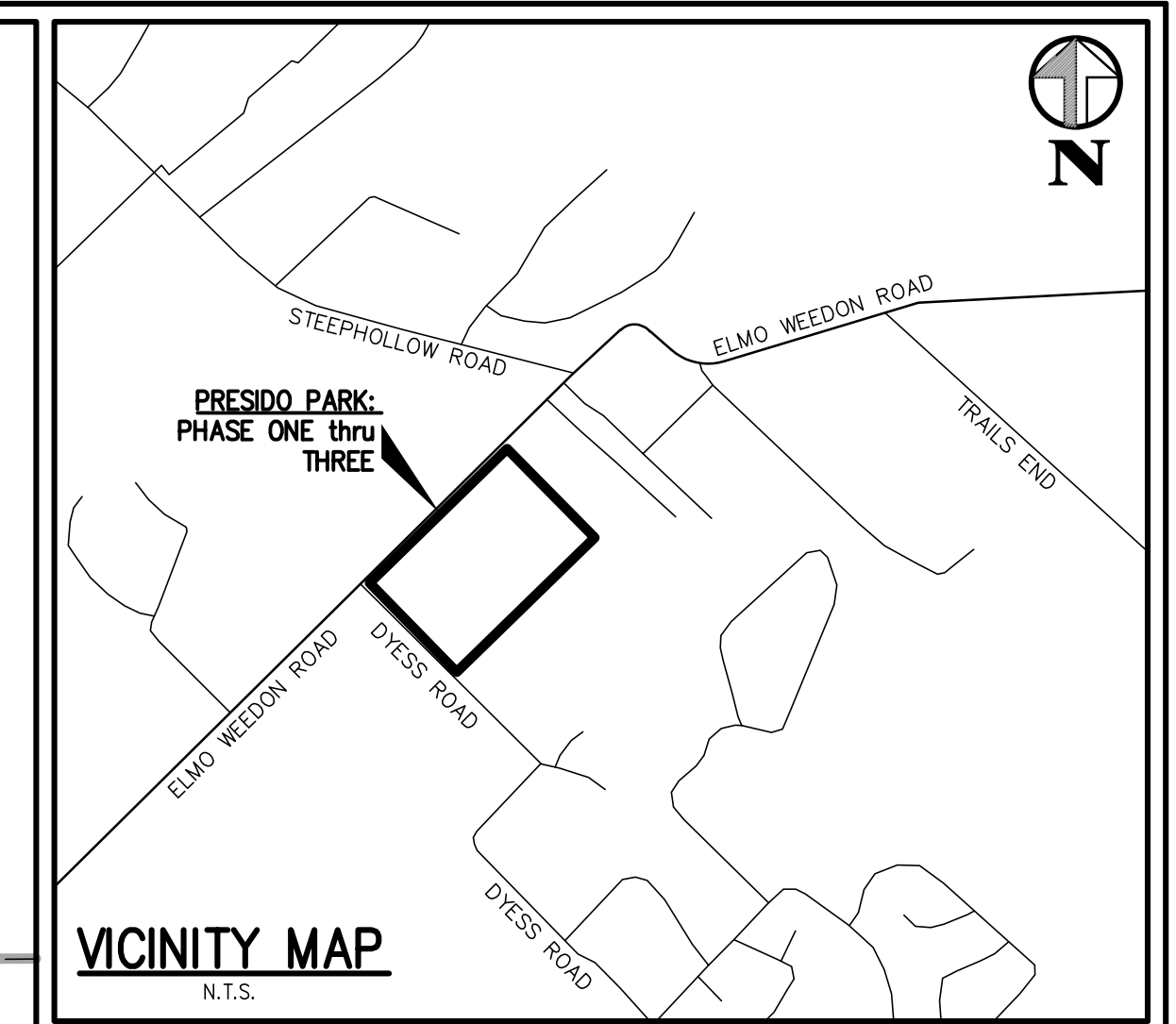
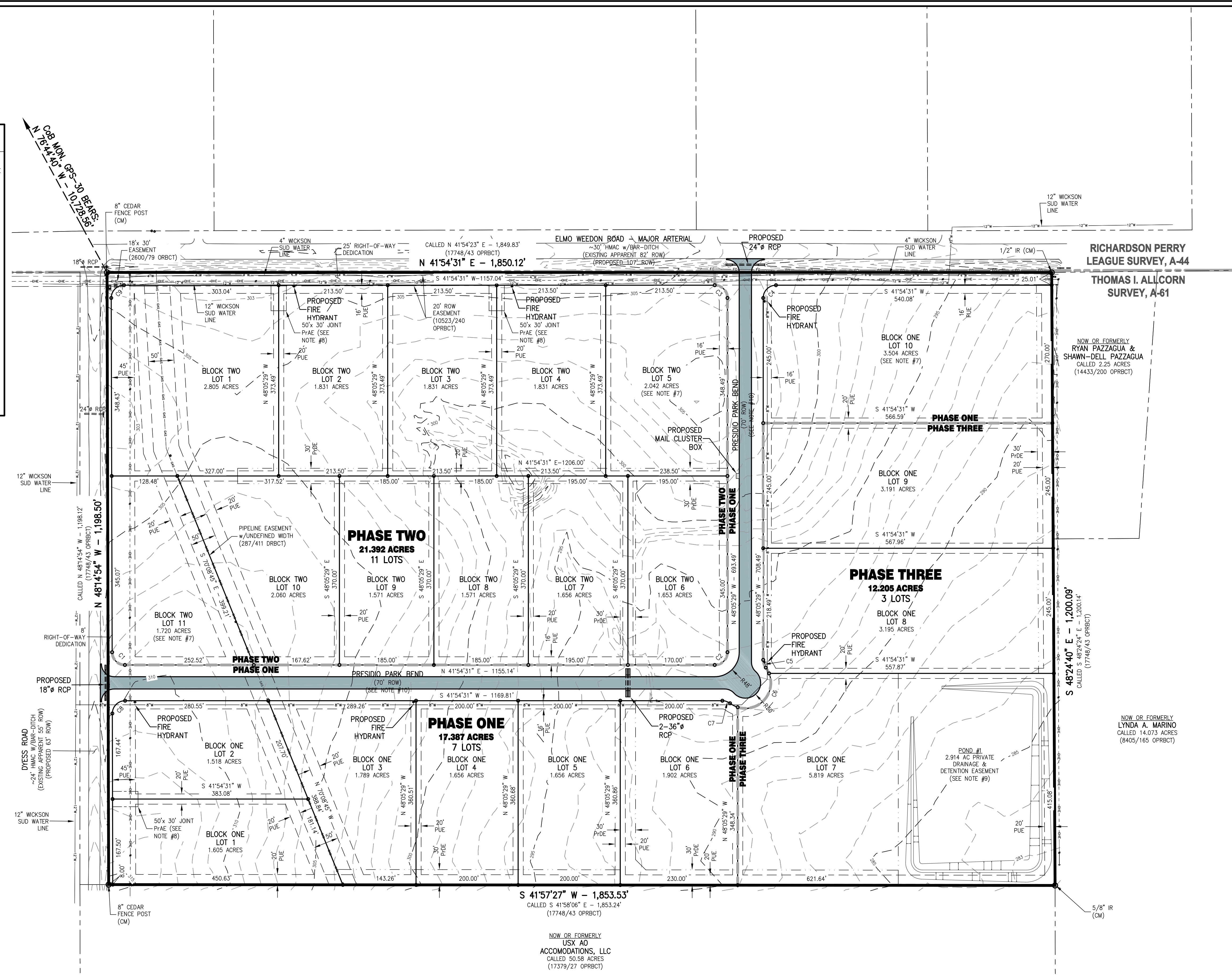


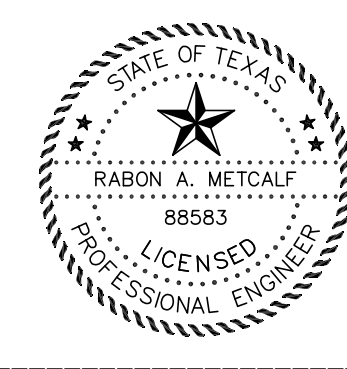
ABBREVIATIONS & LINE LEGEND

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EXISTING OR NEW UTILITY EASEMENT
- EXISTING OR NEW ACCESS EASEMENT
- EXISTING OR NEW DRAINAGE EASEMENT
- 100-YEAR FLOODPLAIN
- PUE PUBLIC UTILITY EASEMENT
- PyAE PRIVATE ACCESS EASEMENT
- PyDE PRIVATE DRAINAGE EASEMENT
- IRF IRON ROD FOUND
- VOL VOLUME
- PG PAGE
- ROW RIGHT-OF-WAY
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- (CM) CONTROLLING MONUMENT - FOUND & USED TO ESTABLISH PROPERTY LINES



CERTIFICATE OF ENGINEER

THE PRELIMINARY PLAN HAS BEEN PREPARED BY THIS OFFICE AND REPRESENTS PRELIMINARY LOT CONFIGURATIONS, STREET ALIGNMENTS, DRAINAGE & DETENTION INFORMATION, AND APPROXIMATE UTILITY LINE SIZING AND PATHWAYS. CONSTRUCTION DRAWINGS AND SUPPORTING DESIGN INFORMATION WILL BE PROVIDED WITH THE FINAL PLAN. THE EXTERIOR BOUNDARY INFORMATION ILLUSTRATED UTILIZED A TSPS STANDARD LAND SURVEY PREPARED BY KERR SURVEYING, LLC UNDER THE DIRECTION OF NATHAN PAUL KERR, RPLS NO. 6834.



RABON A. METCALF, PE No. 88583

NOT FOR RECORD

KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195
 TBPELS FIRM No. 10018500

**A MASTER PRELIMINARY PLAN OF
 PRESIDIO PARK
 SUBDIVISION
 PHASE ONE, TWO & THREE
 BLOCK ONE, LOTS 1 - 10 & BLOCK TWO, LOTS 1 - 11
 50.984 ACRE TRACT**

BEING ALL OF A CALLED 50.960 ACRE TRACT
 VOLUME 17748, PAGE 43 OPRBCT
 THOMAS I. ALLCORN SURVEY, ABSTRACT No. 61
 BRYAN, BRAZOS COUNTY, TEXAS
 OCTOBER 2022

	<p>LANDOWNER INFORMATION</p> <p>WD 30, LLC c/o JENNIFER DUNKIN 3001 UNIVERSITY DRIVE EAST, SUITE 210 BRYAN, TX 77802</p> <p>OFF: (979) 922-5544 CELL: jennifer@cedrframe.com</p> <p>FILENAME: 0792PPIA SCALE: 1"=60' SUBMITTED DATE: 3/29/23</p> <p>REVISIONS: DRAWN BY: R.A.M. CHECKED BY: NATHAN KERR KERR JOB No. 22-2826</p> <p>TEXAS FIRM REGISTRATION No. F-4695 RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 334 - 0792</p>
<p>POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE - (979) 764-0704</p>	
<p>SHEET 1 OF 2</p>	

PLAT NOTES:

- THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0250E, REVISED DATE: 05-16-2012.
- BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011289313524 (CALCULATED USING GEOD128).
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS, WITH CAP (KERR), UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE ZONING OF THE SUBJECT PROPERTY (RD-5) PER ORDINANCE NO. 2500. IMPERVIOUS COVER WILL BE IN ACCORDANCE WITH THE DRAINAGE REPORT PREPARED FOR THIS PHASE AT 75% ALL PARKING WILL BE LOCATED IN THE FRONT OF THE BUILDING.
 - FRONT SETBACK = 50' ALONG ELMO WEEDON ROAD & 25' ALONG LOCAL STREETS.
 - REAR SETBACK = 20'
 - SIDE SETBACK = 7.5' BETWEEN LOTS & 15' ALONG LOCAL STREETS.
 - IT IS PERMISSIBLE FOR ROOF EAVES TO OVERHANG INTO THE SIDE SETBACK UP TO EIGHTEEN (18) INCHES.
- DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.
- ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. 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.
- LOT MAY ONLY TAKE DIRECT ROADWAY ACCESS TO PRESIDIO LOOP.
- LOT MAY ONLY TAKE DIRECT ROADWAY ACCESS TO ELMO WEEDON ROAD OR DYESS ROAD, WHICHEVER APPLIES, BY MEANS OF THE JOINT PRAE. MAINTENANCE OF THE COMMON DRIVEWAY, LOCATED WITHIN THE JOINT PRAE, SHALL BE THE RESPONSIBILITY OF THE POA.
- DETENTION POND OUTFALL STRUCTURES WILL BE SIZED SO THAT THE RELEASE RATE IS AT, OR LESS THAN, PRE-DEVELOPMENT RUNOFF RATE OR AT, OR LESS THAN, THE RECEIVING DOWNSSTREAM STRUCTURE CAPACITY (WHICHEVER IS LESS). **POND #1** - DISCHARGES INTO THE EXISTING NATURAL DRAINAGE SYSTEM OF BRUSHY CREEK TRIBUTARY No. 6.
 - MAINTENANCE OF ALL PDE AND THE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE POA.
 - THE EXISTING USE OF THIS TRACT IS VACANT/AGRICULTURAL WITH THE PREDOMINANT COVERAGE AS OPEN PASTURE WITH SCATTERED TREES AND SHRUBS. THE PROPOSED USE IS COMMERCIAL WITH OFFICE, WAREHOUSE & OUTDOOR STORAGE.
 - DETENTION WILL BE SIZED TO ACCOMMODATE APPROXIMATELY 65% INCREASED IMPERVIOUS COVER PER LOT.
- ALL ROADWAYS ILLUSTRATED ARE 24' WIDE HMAC PAVEMENT WITH OPEN DITCH (BOTH SIDES OF STREET). PAVEMENT RADIUS, AT ALL INTERSECTIONS, ARE 25' R UNLESS OTHERWISE SPECIFIED. THE BLOCK LENGTH OF PRESIDIO LOOP IS 2,068 FEET.
- THIS SUBDIVISION IS LOCATED WITHIN THE BRYAN I.S.D.
- PROPERTY OWNER'S ASSOCIATION (POA) EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY AGGELAND TITLE COMPANY, OF NO. OP-38-TX1098-13704810. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 6A: PIPELINE EASEMENT TO SANTA FE PIPELINE COMPANY RECORDED IN VOLUME 287, PAGE 411 (DRBCT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
 - ITEM 6B: 18'X30' EASEMENT TO GTE SOUTHWEST INCORPORATED RECORDED IN VOLUME 2600, PAGE 79 (ORBCT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
 - ITEM 6C: 20' RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 10523, PAGE 240 (OPRBT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- TOPOGRAPHICAL & UTILITY INFORMATION WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED BY KERR SURVEYING, LLC. VERTICAL DATUM UTILIZED THE CITY OF COLLEGE STATION MONUMENT CS94-242 N:10225758.95, E:3572403.18, ELEV:321.41' (ELEVATION DATUM NAVD 1988, GEOD09).

BRAZOS COUNTY SUBDIVISION REGULATION NOTES:

- G.1 - DEVELOPMENT NOTE:**
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.
- G.2 - MAILBOXES:**
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 DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBU's") OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBU's SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- G.3 - ROADWAY CONSTRUCTION:**
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 SPECIFICATIONS 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 CONSTRUCTION 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.
- G.4 - OWNER'S RESPONSIBILITIES:**
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 PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

OSSF NOTES:

- SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (OSSF). ALL LOTS SERVED BY OSSF's MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.
 - OSSF DISPOSAL AREAS SHALL NOT ENCRoACH THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - OSSF SHALL BE DESIGNED WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.
 - A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOTATION.
 - ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.
 - OSSF STORAGE TANKS SHALL NOT BE PERMITTED WITH THE 100-YEAR FLOODPLAIN.

**FIELD NOTES DESCRIPTION
OF A
50.984 ACRE TRACT
THOMAS I. ALLCORN SURVEY, ABSTRACT 61
BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 50.984 ACRES IN THE THOMAS I. ALLCORN SURVEY, ABSTRACT 61, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 50.969 ACRE TRACT OF LAND CONVEYED TO WD 30, LLC IN VOLUME 17748, PAGE 43 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT); SAID 50.984 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AM 8 INCH CEDAR FENCE POST FOUND ON THE NORTHWEST LINE OF A CALLED 50.58 ACRE TRACT OF LAND CONVEYED TO USX AD ACCOMMODATION, LLC IN VOLUME 17379, PAGE 27 (OPRBT), AND ON THE NORTHEAST MARGIN OF DYESS ROAD (RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), FOR THE SOUTH CORNER OF SAID 50.969 ACRES AND THE SOUTH CORNER HEREOF;

THENCE, ALONG THE NORTHEAST MARGIN OF DYESS ROAD AND WITH THE SOUTHWEST LINE OF SAID 50.969 ACRES, N 48° 14' 54" W, FOR A DISTANCE OF 1,198.50 FEET TO AN 8 INCH CEDAR FENCE POST FOUND ON THE SOUTHEAST MARGIN OF ELMO WEEDON ROAD (RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), FOR THE WEST CORNER OF SAID 50.969 ACRES AND THE WEST CORNER HEREOF, FROM WHICH CITY OF BRYAN MONUMENT GPS-30 BEARS N 76° 44' 40" W, A DISTANCE OF 10,728.56 FEET;

THENCE, ALONG THE SOUTHEAST MARGIN OF ELMO WEEDON ROAD AND WITH THE NORTHWEST LINE OF SAID 50.969 ACRES, N 41° 54' 31" E, FOR A DISTANCE OF 1,850.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE WEST CORNER OF A CALLED 2.25 ACRE TRACT OF LAND CONVEYED TO RYAN PAZZAGLIA AND SHAWN-DELL PAZZAGLIA IN VOLUME 14433, PAGE 200 (OPRBT), BEING THE NORTH CORNER OF SAID 50.969 ACRES AND THE NORTH CORNER HEREOF;

THENCE, WITH THE COMMON LINES OF SAID 50.969 ACRES, SAID 2.25 ACRES AND A CALLED 14.073 ACRE TRACT OF LAND CONVEYED TO LYNDA A. MARINO IN VOLUME 8405, PAGE 165 (OPRBT), S 48° 24' 40" E, FOR A DISTANCE OF 1,200.09 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 14.073 ACRES, FOR THE NORTH CORNER OF SAID 50.58 ACRES AND BEING THE EAST CORNER OF SAID 50.969 ACRES AND THE EAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 50.58 ACRES AND SAID 50.969 ACRES, S 41° 57' 27" W, FOR A DISTANCE OF 1,853.53 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 50.984 ACRES, MORE OR LESS.

DRIVEWAY CULVERT TABLE			
BLOCK	LOT	CULVERT SIZE	ROADWAY FRONTAGE
BLOCK 1	1*	24"	DYESS ROAD
	2*	24"	DYESS ROAD
	3	18"	PRESIDIO LOOP
	4	24"	PRESIDIO LOOP
	5	30"	PRESIDIO LOOP
	6	30"	PRESIDIO LOOP
	7	24"	PRESIDIO LOOP
	8	18"	PRESIDIO LOOP
	9	18"	PRESIDIO LOOP
	10	18"	PRESIDIO LOOP
BLOCK 2	1*	18"	ELMO WEEDON ROAD
	2*	18"	ELMO WEEDON ROAD
	3*	18"	ELMO WEEDON ROAD
	4*	18"	ELMO WEEDON ROAD
	5	18"	PRESIDIO LOOP
	6	24"	PRESIDIO LOOP
	7	30"	PRESIDIO LOOP
	8	24"	PRESIDIO LOOP
	9	24"	PRESIDIO LOOP
	10	18"	PRESIDIO LOOP
	11	18"	PRESIDIO LOOP

* DRIVEWAY CULVERT LOCATED AT JOINT PRIVATE ACCESS EASEMENT (PRAE)

INTERIOR CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.20'	89°50'34"	N 86°49'49" E	35.31'
C2	25.00'	39.27'	89°59'58"	N 3°05'27" W	35.36'
C3	25.00'	39.27'	90°00'16"	S 86°54'23" W	35.36'
C4	25.00'	39.27'	90°00'00"	S 3°05'29" E	35.36'
C5	25.00'	16.09'	36°52'12"	S 66°31'54" E	15.81'
C6	50.00'	142.89'	163°44'23"	S 3°05'29" E	98.99'
C7	25.00'	16.09'	36°52'12"	S 60°20'37" W	15.81'
C8	25.00'	39.34'	90°09'26"	S 3°10'11" E	35.40'
C9	25.00'	39.34'	90°09'26"	S 3°10'11" E	35.40'

NOT FOR RECORD

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BRYAN, TEXAS 77803
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RME Consulting Engineers
LANDOWNER INFORMATION
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TEXAS FIRM REGISTRATION No. F-4695
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