

PRELIMINARY PLAN

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, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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. 6537

CERTIFICATE OF 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 in Volume _____ Page _____.

County Clerk
 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

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

BENCHMARK NOTES:

- TBM #1
 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET ~28.27' SOUTHWEST OF THE EAST PROPERTY CORNER SHOWN HEREON.
 N: 10220523.38
 E: 3580425.80
 ELEV: 307.18'
- TBM #2
 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET ~218.35' NORTHEAST OF THE EAST PROPERTY CORNER SHOWN HEREON.
 N: 10220679.29
 E: 3580613.56
 ELEV: 301.92'
- TBM #3
 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET ~22.77' EAST OF THE SOUTH PROPERTY CORNER SHOWN HEREON.
 N: 10220345.80
 E: 3580270.33
 ELEV: 312.81
- **COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE CENTRAL ZONE GRID (NOT SURFACE) NAD 83 COORDINATES**

FIELD NOTES DESCRIPTION OF A 1.821 ACRE TRACT MARIA KEGANS LEAGUE SURVEY, ABSTRACT 28 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.821 ACRES IN THE MARIA KEGANS LEAGUE SURVEY, ABSTRACT 28, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 1.821 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SONY NEW HOMES, LLC., RECORDED IN VOLUME 15718, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), SAID 1.821 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 30 (VARIABLE WIDTH RIGHT-OF-WAY), BEING THE WEST CORNER OF SAID 1.821 ACRE TRACT, SAME BEING THE SOUTH CORNER OF A CALLED 8.69 ACRE TRACT DESCRIBED IN A DEED TO GLADYS PAULINE WATSON IN VOLUME 10092, PAGE 282 (OPRBC);

THENCE, WITH THE COMMON LINES OF SAID 1.821 ACRE TRACT AND SAID REMAINING 8.69 ACRE TRACT FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

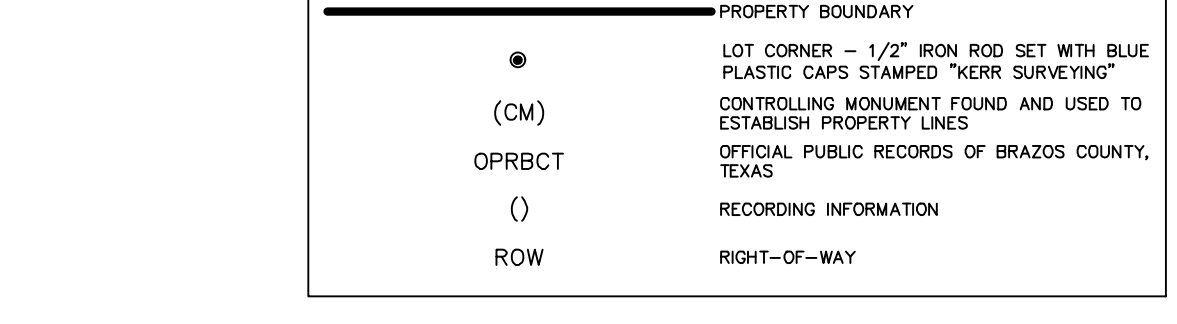
- N 41° 58' 37" E, A DISTANCE OF 126.46 FEET TO A 3/8 INCH IRON ROD FOUND;
- S 48° 03' 44" E, A DISTANCE OF 167.32 FEET TO A 1/2 INCH IRON ROD FOUND;
- N 41° 56' 21" E, A DISTANCE OF 259.87 FEET TO A 3/8 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF A CALLED 4.9930 ACRE TRACT DESCRIBED IN A DEED TO LARRY J. DOVER AND SPOUSE, CHRISTINE M. DOVER IN VOLUME 5804, PAGE 292 (OPRBC), BEING THE NORTH CORNER OF SAID 1.821 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID REMAINING 8.69 ACRE TRACT;

THENCE, WITH THE COMMON LINE OF SAID 1.821 ACRE TRACT AND SAID 4.9930 ACRE TRACT, S 42° 17' 54" W, A DISTANCE OF 282.83 FEET TO A POINT FOR CORNER AT THE NORTH INTERSECTION OF SAID STATE HIGHWAY 30 AND SAID WINDING CREEK ROAD, BEING THE SOUTH CORNER OF SAID 1.821 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 66° 38' 16" W, A DISTANCE OF 0.67 FEET;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WINDING CREEK ROAD, SAME BEING THE SOUTHWEST LINE OF SAID 1.821 ACRE TRACT, S 42° 17' 54" W, A DISTANCE OF 282.83 FEET TO A POINT FOR CORNER AT THE NORTH INTERSECTION OF SAID STATE HIGHWAY 30 AND SAID WINDING CREEK ROAD, BEING THE SOUTH CORNER OF SAID 1.821 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 66° 38' 16" W, A DISTANCE OF 0.67 FEET;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINES OF SAID STATE HIGHWAY 30, SAME BEING THE SOUTHWEST LINES OF SAID 1.821 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

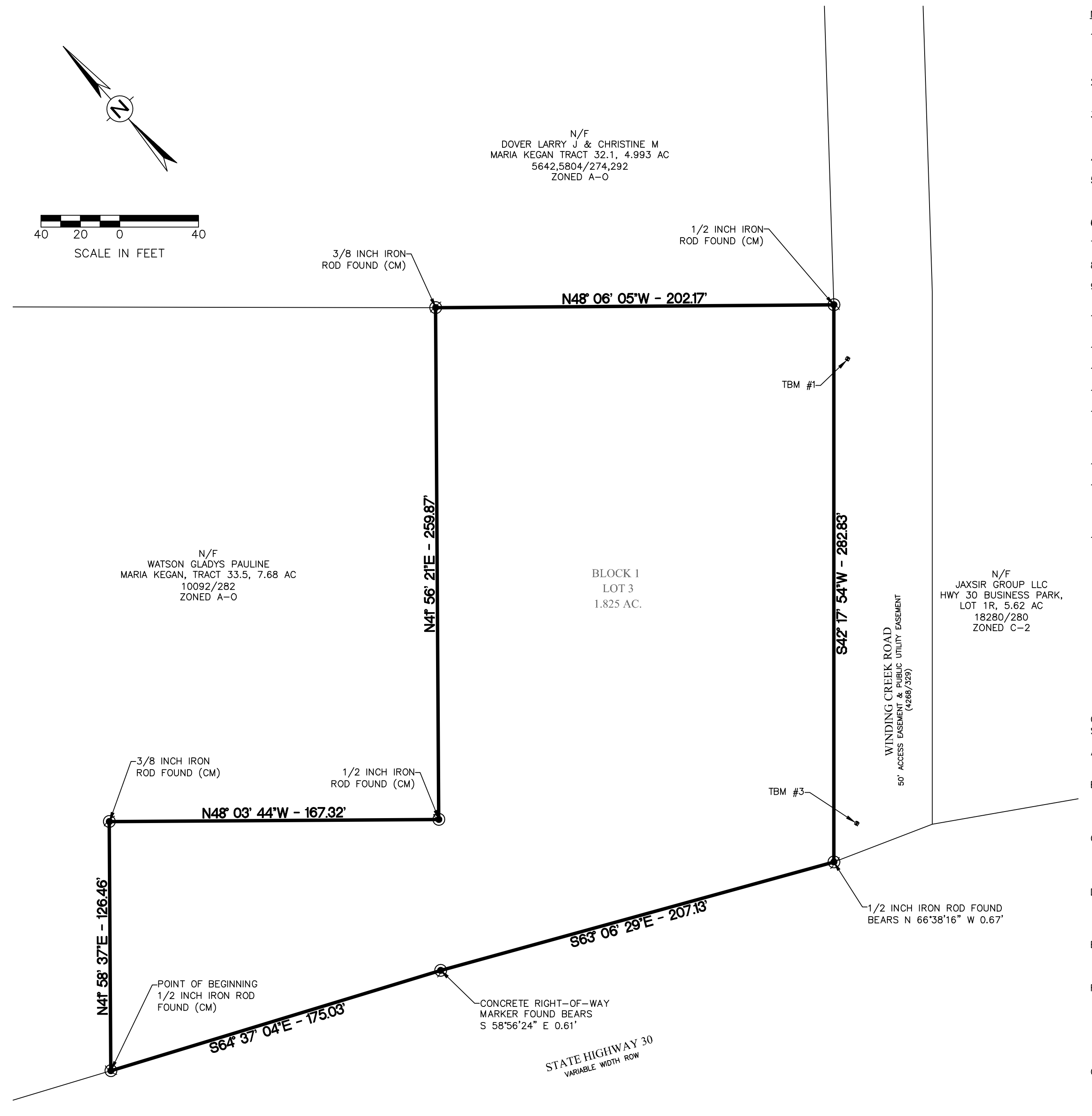
- N 63° 06' 29" W, A DISTANCE OF 207.13 FEET TO A POINT FOR CORNER IN SAID LINE, FROM WHICH CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS N 58° 56' 24" E, A DISTANCE OF 0.61 FEET;
- N 64° 37' 04" W, A DISTANCE OF 175.03 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 1.821 ACRES, MORE OR LESS.



VICINITY MAP



FINAL PLAT



NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) 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 1.00010927079323 (CALCULATED USING GEOID12B).
- CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING AERIAL DRONE LIDAR AND CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (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. 48041C0220E, EFFECTIVE DATE: APRIL 02, 2014 AND MAP NO. 48041C0250E, REVISED DATE: MAY 16, 2012.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS RETAIL DISTRICT C-2.
- 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 PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE LOT OWNER.
- DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF BRYAN DETAILS AND SPECIFICATIONS.
- ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- 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 SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 2404309CS, CERTIFICATION DATE: JUNE 12TH, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - BLANKET EASEMENT TO THE CITY OF BRYAN IN VOLUME 340, PAGE 474, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 - BLANKET EASEMENT TO WIXON WATER SUPPLY CORPORATION IN VOLUME 373, PAGE 140, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 - BLANKET EASEMENT TO THE CITY OF BRYAN IN VOLUME 141, PAGE 421, DRBCT, DOES NOT AFFECT THIS TRACT.
 - BLANKET EASEMENT TO BRAZOS RIVER TRANSMISSION ELECTRIC COMPANY IN VOLUME 134, PAGE 16, DRBCT, DOES NOT AFFECT THIS TRACT.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

OSPF NOTES
 SANITARY SEWAGE TREATMENT AND DISPOSAL WILL BE PROVIDED BY ON-SITE SEWAGE FACILITY (OSSF) SYSTEMS.

- ALL PROPOSED LOTS TO BE SERVED BY OSSSF SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS INCLUDING THE MINIMUM LOT REQUIREMENTS REQUIRED BY BRAZOS COUNTY.
- PROPERTY THAT WILL USE AN ON-SITE SEWAGE FACILITY (OSSF) FOR SEWAGE DISPOSAL SHALL BE EVALUATED FOR OVERALL SITE SUITABILITY. THE RESULTS OF A SITE EVALUATION, CONDUCTED ACCORDING TO 30 TAC §285.30 PREPARED BY A LICENSED SITE EVALUATOR OR TEXAS PROFESSIONAL ENGINEER SHALL BE REQUIRED BEFORE APPROVAL OF AN OSSSF BY THE PERMITTING AUTHORITY.
- A COMPLETE PERMIT APPLICATION FORM, FEE AND THE REQUIRED PLANNING MATERIALS APPROVED BY THE PERMITTING AUTHORITY ARE REQUIRED PRIOR TO THE ISSUANCE OF AUTHORIZATION TO CONSTRUCT (ATC) FOR ALL OSSSF IN BRAZOS COUNTY REGARDLESS OF THE ACREAGE OF THE TRACT. NO OSSSF SHALL BEGIN CONSTRUCTION IN BRAZOS COUNTY PRIOR TO THE ISSUANCE OF THE ATC.
- OSSSF PLANNING MATERIALS SHALL INCLUDE THE REQUIRED TOPOGRAPHY ANALYSIS FOR EACH TRACT AND DEMONSTRATE TO THE SATISFACTION OF THE PERMITTING AUTHORITY IN THE DESIGN TECHNICAL REPORT AND SITE DRAWINGS THE SUITABILITY OF THE PROPOSED DISPOSAL METHOD FOR THE SLOPE AND DRAINAGE FEATURES OF EACH TRACT TO ENSURE PROTECTION OF SURFACE AND GROUNDWATERS OF THE STATE.
- ANY POTENTIAL OSSSF SITE WITHIN A 100-YEAR FLOODPLAIN IS SUBJECT TO THE SPECIAL PLANNING REQUIREMENTS IN 30 TAC §285.31(C)(2) AND SHALL BE LOCATED SO THAT A FLOOD WILL NOT DAMAGE THE OSSSF DURING A FLOOD EVENT, RESULTING IN CONTAMINATION OF THE ENVIRONMENT.
- NO OSSSF TANK, COLLECTION, DISTRIBUTION, OR DISPOSAL MAY ENCROACH THE SEPARATION REQUIREMENTS OF SURFACE OR GROUND WATER INCLUDING FOR INTERMITTENT AND PERENNIAL STREAMS AND THE NORMAL POOL LEVEL OF IMPOUNDMENTS OR SPILLWAY ELEVATION. SUBDIVISION AND DEVELOPMENT PLANS ALTERING THE LOCATION AND NATURAL STREAMBED OF MAPPED DRAINAGES SHOULD OBTAIN THE PERMISSION OF THE BRAZOS COUNTY ENGINEER AND ANY OTHER STATE OR FEDERAL AGENCY REGULATING SURFACE WATERS OF THE STATE AND WHERE SUCH ALTERATION OCCUR PROVIDE A COPY OF THE ENGINEERED DRAINAGE PLAN TO THE OSSSF PERMITTING AUTHORITY WITH THE SUBDIVISION PLAT OR DEVELOPMENT PLAN.
- THE LOCATIONS OF ALL PRIVATE AND PUBLIC WATER WELLS, WHETHER CURRENTLY IN USE OR ABANDONED, AND REGARDLESS OF AVAILABILITY OF POTABLE WATER SUPPLY FROM PWS AT A TRACT, SHALL BE INDICATED ON THE SUBDIVISION SURVEY AND ANY SITE DRAWINGS AND SHALL REQUIRE THE SEPARATION DISTANCES SPECIFIED IN 30 TAC §285.91(10). A COPY OF THE WELL PLUGGING REPORT FILED WITH THE TEXAS WATER DEVELOPMENT BOARD IS REQUIRED FOR ANY WELL PREVIOUSLY KNOWN OR INDICATED AT A TRACT. DO NOT REMOVE WELL HEADS PRIOR TO THE REQUIRED PLUGGING OF THE BORE. SEPARATION DISTANCES OF OSSSF FROM PREVIOUSLY KNOWN WATER WELLS WILL NOT BE REDUCED WITHOUT A PLUGGING REPORT DOCUMENTING PROTECTION OF GROUNDWATER ACQUIFERS. THIS SITUATION COULD PREVENT APPROVAL OF AN OSSSF FOR A SMALL TRACT.
- NO OSSSF TREATMENT OR DISPOSAL COMPONENTS MAY ENCROACH INTO ANY AREA RESERVED AS A PUBLIC UTILITY EASEMENT (PUE) WITHOUT A VARIANCE BEING REQUESTED AND APPROVED BY THE PERMITTING AUTHORITY. VARIANCE WILL BE REVIEWED AND APPROVED ON A CASE-BY-CASE BASIS. PROPOSED ENCROACHMENTS INTO PIPELINE AND ELECTRICAL TRANSMISSION EASEMENTS SHALL REQUIRE BOTH THE APPROVED VARIANCE BY THE PERMITTING AUTHORITY AND ALL LETTERS OF PERMISSION DESCRIBED IN §285.91(10) OR AS REQUIRED BY THE PERMITTING AUTHORITY IN SUPPORT OF ANY APPROVED VARIANCE. ALL UNDERGROUND AND OVERHEAD EASEMENTS MUST BE CLEARLY DELINEATED ON THE SUBDIVISION PLAT WITH DIMENSIONS INDICATED.

FINAL PLAT

and

PRELIMINARY PLAN

WINDING CREEK RETAIL CENTER

1.821 ACRES
 VOL. 15718, PG. 50
 MARIA KEGANS LEAGUE, A-28
 BRYAN, BRAZOS COUNTY, TEXAS
 1 LOT

SCALE 1" = 40'
 JULY, 2024

OWNER/DEVELOPER:
 Sony New Homes LLC
 17348 Makawee CT
 College Station, TX 77845

SURVEYOR:

 Kerr Surveying, LLC
 1718 Briarcrest Dr.
 Bryan, TX 77802
 (979) 268-3195
 TBPES FIRM # 1001850
 SURVEY@KERRSURVEYING.NET

ENGINEER:

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