

EASTERLING DRIVE

A FIELD NOTES DESCRIPTION OF 27.84 ACRES IN THE RICHARDSON PERRY LEAGUE SURVEY, ABSTRACT 44, AND THE THOMAS M. SPLANE LEAGUE SURVEY, ABSTRACT 53, BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 27.87 ACRE TRACT CONVEYED TO MILL WATER DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY IN VOLUME 18621, PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), SAID 27.84 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap stamped "KERR SURVEYING" set on the northeast line of Farm to Market Road 1179 (80' R.O.W. per TxDOT plans) marking the re-established east corner of a called 2.92 acre tract conveyed to Lynn Allen in Volume 10102, Page 152 (OPRBC) and the south corner of this herein described tract, for reference a concrete right-of-way marker found on the northwest line of FM 1179 bears S 44° 25' 54" W a distance of 727.71 feet; also for reference the City of Bryan Control monument GPS-30 bears S 08° 19' 40" W a distance of 6601.12 feet;

THENCE, with the common boundary of said 27.87 acre tract and said 2.92 acre tract, N 43° 56' 51" W, at a distance of 11.53 feet pass a 1/2 inch metal anchor found in the fenced northwest line of Farm to Market Road 1179, continue a total distance of 348.64 feet to a 5/8 inch iron rod found for an angle point in said common boundary;

THENCE, continuing with the common boundary of said 27.87 acre tract and said 2.92 acre tract and a called 15.669 acre tract conveyed to Carol Patterson (9738/142 OPRBC), N 48° 36' 22" W a distance of 797.24 feet to a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the common north corner of said 15.669 acre tract and a called 13.13 acre tract conveyed to Lorene L. Carroll, Co-trustee of the Donald Floyd Carroll Family Trust in Volume 10514, Page 254 (OPRBC) and an angle point in the southwest line of this herein described tract;

THENCE, with the common boundary of said 27.87 acre tract and said 13.13 acre tract, N 69° 03' 22" W a distance of 248.81 feet to a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the common north corner of said 27.87 acre tract and said 13.13 acre tract and west corner of this herein described tract;

THENCE, with the common boundary of said 27.87 acre tract and said remainder of 215.37 acre tract, N 14° 26' 20" E a distance of 1078.43 feet to a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set on the southwest line of a called 11.627 acre tract conveyed to Francisco Javier Rodriguez and Rosa Haza de Rodriguez in Volume 17065, Page 81 (OPRBC) for the north corner of this herein described tract, for reference a 1/2 inch iron rod found bears N 22° 47' 05" W a distance of 0.53 feet and another 1/2 inch iron rod found bears N 46° 34' 28" W a distance of 278.97 feet;

THENCE, with the common boundary of said 27.87 acre tract and said 11.627 acre tract, S 48° 51' 36" E, a distance of 110.11 feet to a 1/2 inch iron rod found marking the south corner of said 11.627 acre tract and the west corner of another called 11.627 acre tract conveyed to Robert Meyer and Donna Meyer in Volume 4294, Page 136 (OPRBC) and the south corner of a 0.027 acre tract to be relinquished to Robert Meyer and Donna Meyer;

THENCE, with the common lines of said 0.027 acre tract and said remainder of 27.87 acre tract for the following three (3) courses and distances:

1) S 41° 24' 24" W a distance of 1.47 feet to a 1/2 inch iron rod set with blue plastic cap stamped "KERR SURVEYING";

2) S 48° 23' 40" E a distance of 390.75 feet to a 1/2 inch iron rod set with blue plastic cap stamped "KERR SURVEYING";

3) N 41° 24' 24" E a distance of 4.65 feet to a 1/2 inch iron rod found marking the common west corner of said 11.627 acre tract and a called 3.302 acre tract conveyed to Jim Paul Havens and Virginia H. Havens in Volume 14699, Page 274 (OPRBC) and the east corner of a 0.027 acre tract;

THENCE, with the common boundary of said 27.87 acre tract and said 3.302 acre tract for the following three (3) courses:

1) S 49° 27' 09" E a distance of 247.70 feet to a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set;

2) S 00° 49' 05" W a distance of 17.90 feet to a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set;

3) S 45° 50' 49" E a distance of 119.55 feet to a 1/2 inch iron rod found marking the common west corner of said 3.302 acre tract and a called 2.00 acre tract conveyed to Eric Daniel Burch and Tammy LaNeil Burch in Volume 9095, Page 128 (OPRBC) and an angle point in the northeast line of this herein described tract, for reference a 1/2 inch iron rod found on the common boundary of said 3.302 acre tract and said 2.00 acre tract bears N 42° 55' 30" E a distance of 296.86 feet;

THENCE, with the common boundary of said 27.87 acre tract and said 2.00 acre tract and the remainder of a called 7.328 acre tract conveyed to Jim Paul Havens and Virginia H. Havens (14699/274 OPRBC), S 48° 49' 14" E a distance of 510.31 feet to an angle point in said common boundary of said 27.87 acre tract and said remainder of 7.328 acre tract near the base of a 30 inch Post Oak tree found and an angle point in the northeast line of this herein described tract;

THENCE, with the northwest line of Farm to Market Road 1179, with a curve to the left having a radius of 5775.95 feet, an arc distance of 141.20 feet, a delta angle of 01° 24' 02" and a chord which bears S 48° 07' 55" W a distance of 141.20 feet to a concrete right-way marker found marking the end of said curve;

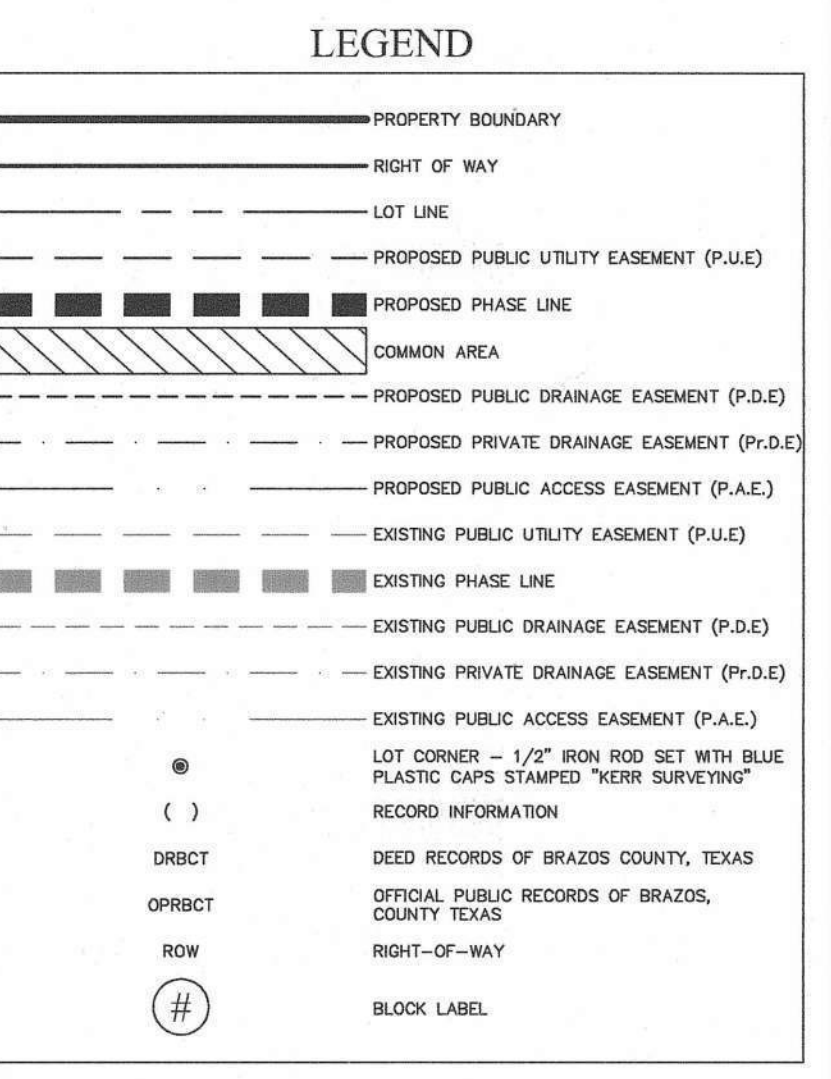
- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORE SOLUTION 2 (MYS2).
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES (NOT AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000116912846136 (CALCULATED USING GEOID128).
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - THIS TRACT IS NOT WITHIN THE ZONE A 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 480410221E, EFFECTIVE DATE: MAY 16, 2012.
 - THE SUBJECT PROPERTY IS IN BRAZOS COUNTY AND THE CITY OF BRYAN ETJ.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, BRACING ETC. CANNOT INTERFERE WITH THE FLOW OF THE PRIVATE DRAINAGE EASEMENT. CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA), CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
 - BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS ACCORDING TO BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS OR THIS PLAT. LOT 1 SHALL HAVE A 50' SIDE SETBACK FROM FM 1179 RIGHT-OF-WAY.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRAZOS COUNTY UTILITIES (BCU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BCU.
 - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALTIC CONCRETE TO THIS CITY OF BRYAN REQUIREMENTS.
 - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO COLLECT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGEWAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGEWAYS SHALL NOT BE OBTAINED.
 - LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSP REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES (OSSFs) SHALL NOT ENCRUST THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
 - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADDON ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGEWAYS.
 - ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
 - BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS. THE HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.
 - THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS A PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY MARYAN PAUL KERR, RLS, NO. 5854.
 - LOT 1 SHALL NOT TAKE ACCESS FROM FM 1179.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BCU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCTION, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E. AND THE RIGHT OF INGRESS AND EGRESS OF PROPERTY ADJACENT TO THE LOT TO ACCESS ELECTRIC FACILITIES.
 - PLANNING EXCEPTION REQUEST P22-01 WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON JANUARY 20, 2022 TO ALLOW LOTS 9 & 13 IN BLOCK 1 TO HAVE A REDUCTION IN LOT WIDTH FROM 150 FEET TO 118.7 AND 150.0, RESPECTIVELY.

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	1.47'	S41° 24' 24" W	L11	51.24'	N70° 55' 29" W
L2	4.65'	N41° 24' 24" E	L12	26.09'	N25° 55' 19" W
L3	17.90'	S0° 49' 05" W	L13	11.95'	S89° 24' 58" W
L4	119.55'	S45° 50' 49" E	L14	42.95'	N45° 35' 11" W
L5	106.77'	S33° 50' 38" W	L15	11.98'	N0° 35' 02" W
L6	21.28'	S37° 21' 36" E	L16	26.02'	S64° 02' 42" W
L7	33.58'	S7° 37' 49" W	L17	30.81'	N70° 32' 34" W
L8	21.31'	S52° 38' 24" W	L18	25.73'	N25° 57' 18" W
L9	21.14'	S37° 09' 23" E	L19	22.83'	N64° 03' 41" E
L10	26.12'	S84° 04' 41" W	L20	44.00'	S70° 56' 19" E

THE FOLLOWING EASEMENTS REFLECT THE TITLE REPORT PREPARED BY LAWYERS TITLE, OF NO. M2864, DATED: AUGUST 16, 2021. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- RIGHT-OF-WAY EASEMENT TO CITY OF BRYAN 88/384 DOES APPLY TO THE NORTHERN PORTION OF THIS TRACT; BLANKET IN NATURE SO THEREFORE NOT SHOWN.
- RIGHT-OF-WAY EASEMENT TO FERUGSON CROSSING PIPELINE COMPANY (089/238 OPRBC) RELEASED (18379/168 OPRBC) AND THEREFORE NOT SHOWN HEREON.
- COMPANY RECORDED 538/63 (DRBC) SHOWN HEREON.
- RIGHT-OF-WAY EASEMENT TO FERUGSON CROSSING PIPELINE COMPANY RECORDED IN 538/67 (DRBC) SHOWN HEREON.
- 30' WIDE RISE-OF-WAY EASEMENT TO FERUGSON-BURLESON COUNTY GAS GATHERING SYSTEM RECORDED IN 1723/68 (OPRBC) RELEASED (1813/28 OPRBC) AND THEREFORE NOT SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND ARE NOT ADDRESSED BY THIS PLAT.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	141.20'	5775.95'	001°24'02"	70.60'	141.20'	S45°07'55" W
C2	39.27'	25.00'	090°00'00"	25.00'	35.36'	N00°15'12" W
C3	250.18'	565.00'	025°22'13"	127.17'	248.14'	N58°15'12" W
C4	26.77'	25.00'	061°21'46"	14.83'	25.51'	S78°22'48" W
C5	212.96'	60.00'	203°21'55"	290.17'	117.51'	N30°37'07" W
C6	27.67'	25.00'	063°24'30"	15.44'	26.28'	N39°21'35" E
C7	19.68'	25.00'	045°05'57"	10.38'	19.17'	N14°53'39" W
C8	282.95'	60.00'	270°11'54"	59.79'	84.71'	S82°20'40" E
C9	19.68'	25.00'	045°05'57"	10.38'	19.17'	S30°12'18" W
C10	34.29'	25.00'	078°35'38"	20.46'	31.67'	S31°38'29" E
C11	281.17'	635.00'	025°22'13"	142.93'	278.88'	N58°15'12" E
C12	39.27'	25.00'	090°00'00"	25.00'	35.36'	N89°25'54" E
C13	140.44'	5795.95'	001°23'18"	70.23'	140.44'	N45°07'33" E



FINAL PLAT

WINDMILL HILL SUBDIVISION

PHASE 1

27.84 ACRES

BEING A REMAINDER OF A CALLED 27.87 ACRES
IN VOLUME 18621, PAGE 89 OPRBC
RICHARDSON PERRY LEAGUE SURVEY, A-44 AND
THOMAS M. SPLANE LEAGUE SURVEY, A-53
CITY OF BRYAN ETJ, BRAZOS COUNTY, TEXAS

20 LOTS
BLOCK 1, LOTS 1-20
COMMON AREAS 1 & 2

SCALE 1" = 60'
NOVEMBER 2023

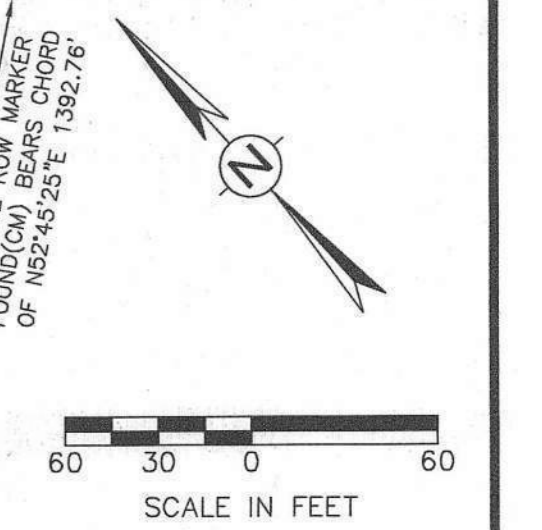
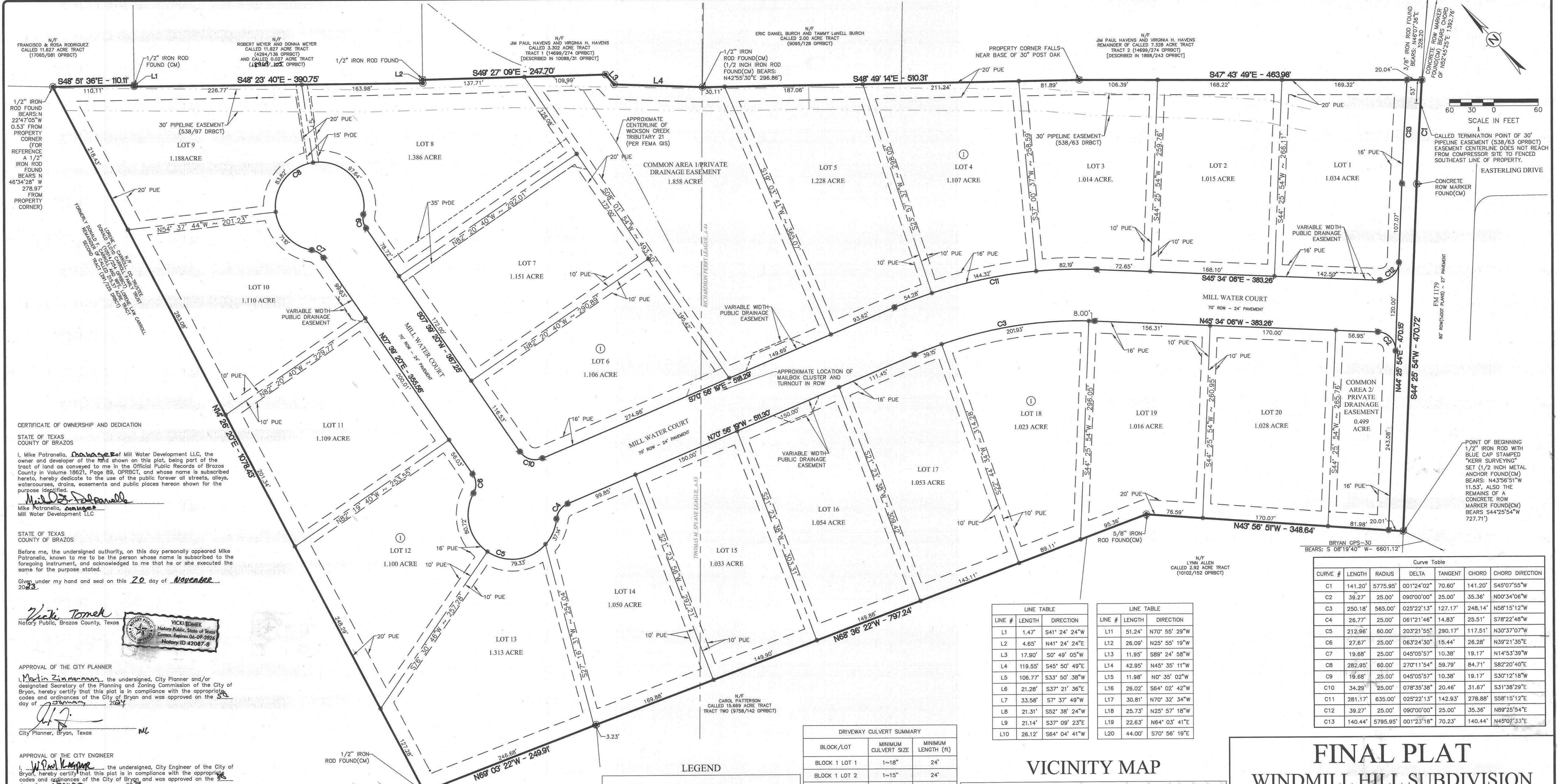
OWNER/DEVELOPER: Mill Water Development LLC
1505 S College Ave
Bryan, TX 77808

SURVEYOR: KERR SURVEYING, L.L.C.
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBP&L'S FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
KERR JOB 22-372

ENGINEER: SCHULTZ
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

TBP&L'S FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
KERR JOB 22-372

SHEET 2 OF 2



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mike Patranello, Owner of Mill Water Development LLC, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18621, Page 89, OPRBCT, 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.

Mike Patranello
Mike Patranello, Owner
Mill Water Development LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mike Patranello, known to me to be the person whose name is 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 20 day of November 2023.

Vicki Tomek
Notary Public, Brazos County, Texas

VICKI TOMEK
Notary Public, State of Texas
Comm. Expires 06-09-2026
Notary ID 420676

APPROVAL OF THE CITY PLANNER

I, *Martin Zimmerman*, 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 20 day of November, 2023.

Martin Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *W Paul Kosper*, 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 20 day of November, 2023.

W Paul Kosper
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Anne McQueen*, 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 16 day of November, 2023 and some was duly approved on the 20 day of November, 2023 by said Commission.

Anne McQueen
Chair, Planning & Zoning Commission
Bryan, Texas

COUNTY COMMISSIONERS COURT CERTIFICATION

I, *Karen McQueen*, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 20 day of November, 2023.

Karen McQueen
County Judge, Brazos County

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

Nathan Paul Kerr
Nathan Paul Kerr
Professional Land Surveyor
6834

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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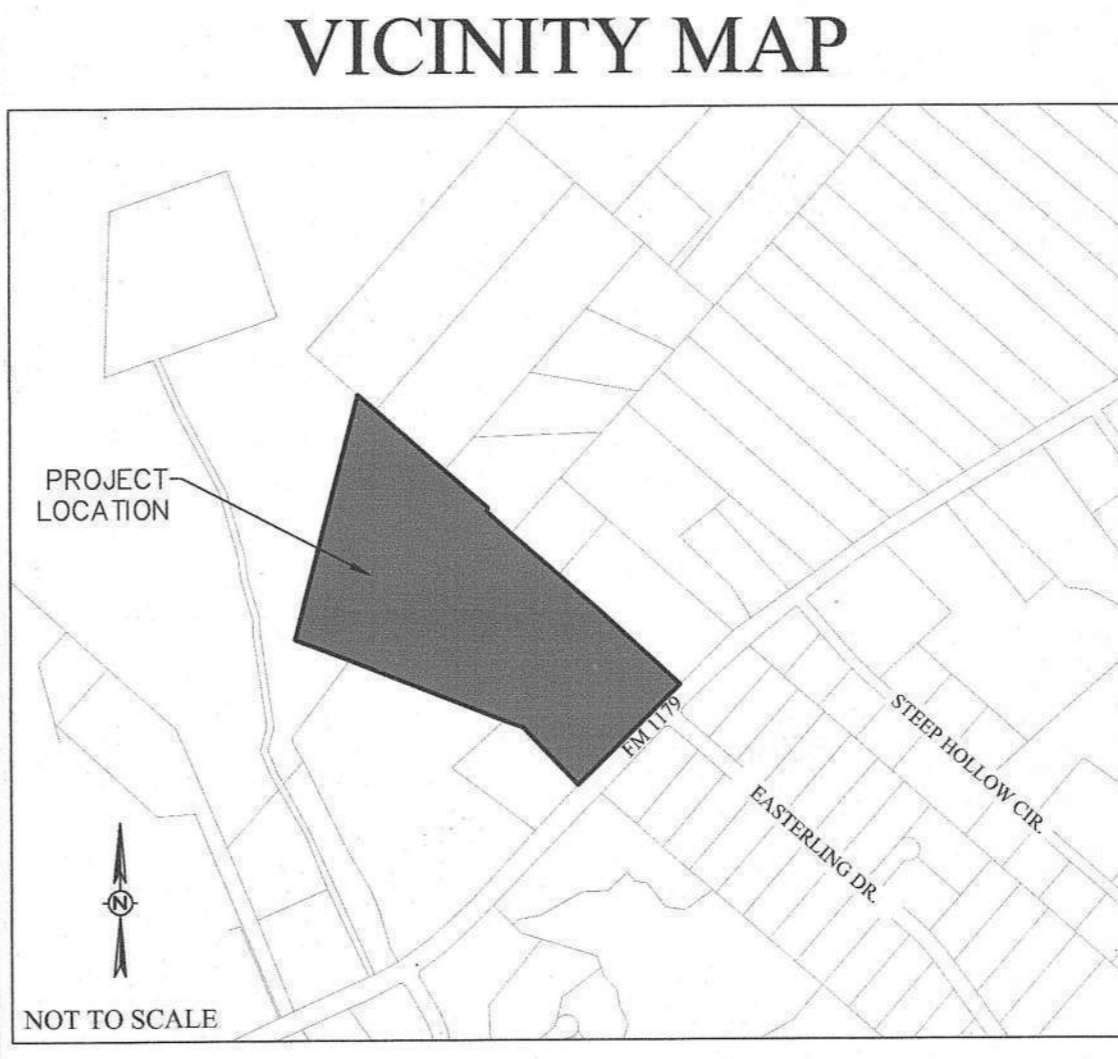


LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PHASE LINE
- COMMON AREA
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PHASE LINE
- EXISTING PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
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- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- RECORD INFORMATION
- DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- RIGHT-OF-WAY
- BLOCK LABEL

DRIVEWAY CULVERT SUMMARY

BLOCK/LOT	MINIMUM CULVERT SIZE	MINIMUM LENGTH (ft)
BLOCK 1 LOT 1	1~18"	24'
BLOCK 1 LOT 2	1~15"	24'
BLOCK 1 LOT 3	1~15"	24'
BLOCK 1 LOT 4	1~15"	24'
BLOCK 1 LOT 5	1~15"	24'
BLOCK 1 LOT 6	1~15"	24'
BLOCK 1 LOT 7	1~15"	24'
BLOCK 1 LOT 8	1~15"	24'
BLOCK 1 LOT 9	1~15"	24'
BLOCK 1 LOT 10	1~15"	24'
BLOCK 1 LOT 11	2~18"	24'
BLOCK 1 LOT 12	1~18"	24'
BLOCK 1 LOT 13	1~18"	24'
BLOCK 1 LOT 14	1~24"	24'
BLOCK 1 LOT 15	2~18"	24'
BLOCK 1 LOT 16	2~18"	24'
BLOCK 1 LOT 17	1~18"	24'
BLOCK 1 LOT 18	1~18"	24'
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BLOCK 1 LOT 20	1~15"	24'



Curve Table

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WINDMILL HILL SUBDIVISION
PHASE 1
27.84 ACRES

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IN VOLUME 18621, PAGE 89 OPRBCT
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THOMAS M. SPLANE LEAGUE SURVEY, A-53
CITY OF BRYAN ETI, BRAZOS COUNTY, TEXAS

20 LOTS
BLOCK 1, LOTS 1-20
COMMON AREAS 1 & 2

SCALE 1" = 60'
NOVEMBER 2023

OWNER/DEVELOPER: Mill Water Development LLC
1505 S College Ave
Bryan, TX 77808

SURVEYOR: **KERR** Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
KERR JOB 23-372

ENGINEER: **SCHULTZ**
TBPEN No. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

SHEET 1 OF 2