

EASTERLING DRIVE
CONCRETE ROW MARKER FOUND

FM 1179
80' ROW - 2' PAVEMENT

LINE #	LENGTH	DIRECTION
L1	17.90'	S0° 49' 05"W
L2	119.55'	S45° 50' 49"E
L3	110.11'	S33° 50' 38"W
L4	21.28'	S37° 21' 36"E
L5	33.58'	S7° 37' 49"W
L6	21.31'	S52° 38' 24"W
L7	26.12'	S64° 04' 41"W
L8	51.24'	N70° 55' 29"W
L9	26.09'	N25° 55' 19"W
L10	25.73'	N25° 57' 18"W
L11	30.81'	N70° 32' 34"W
L12	26.02'	S64° 02' 42"W
L13	11.95'	S89° 24' 58"W
L14	42.95'	N45° 35' 11"W
L15	11.98'	N0° 35' 02"W
L16	21.14'	S37° 09' 23"E

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°34'06"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'	S58°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

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

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____.

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____.

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

CERTIFICATE OF COUNTY JUDGE

This subdivision was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on ____ day of _____, 20____.

Signed this the day of _____, 20____.

County Judge, Brazos County

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 _____.

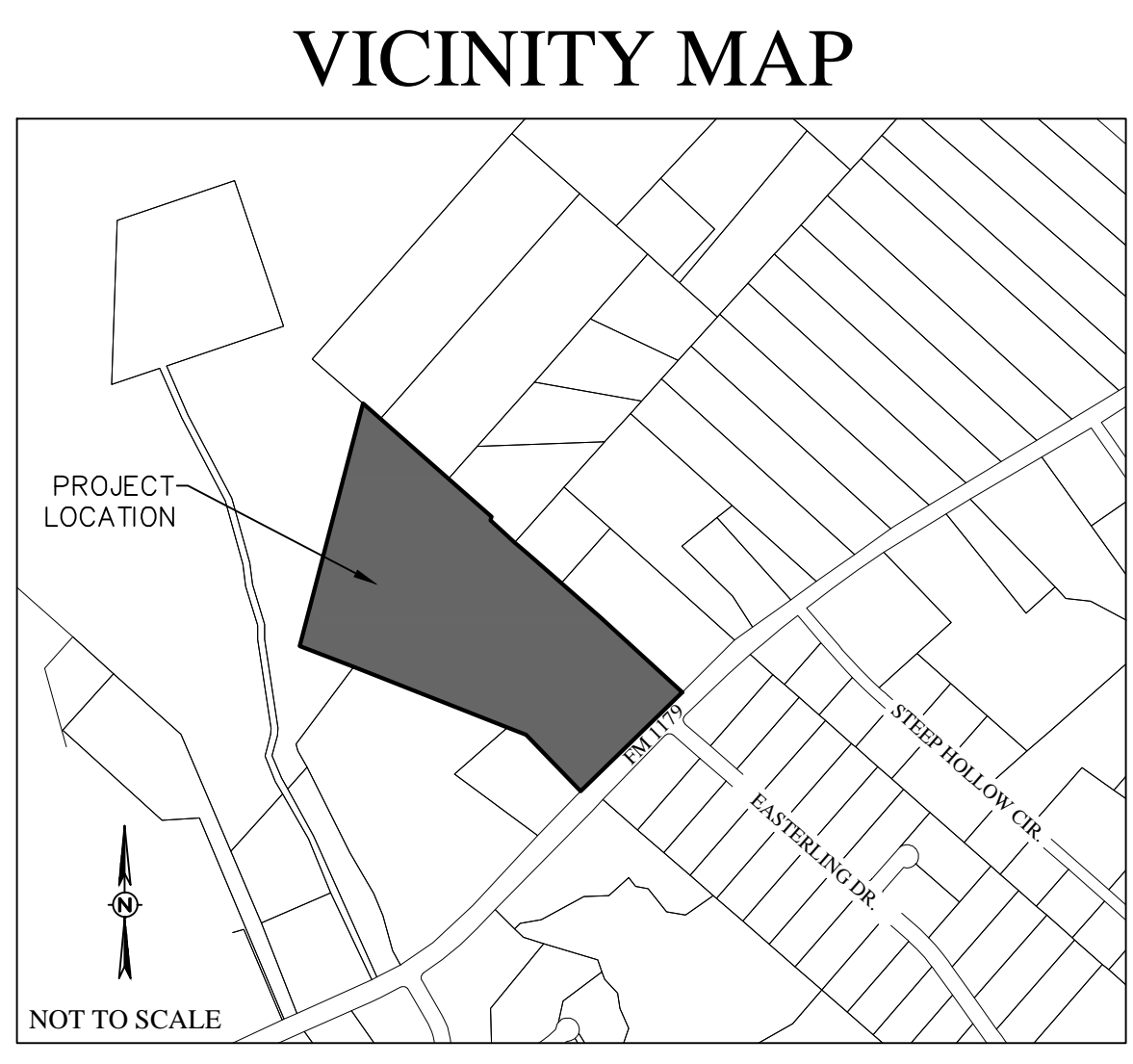
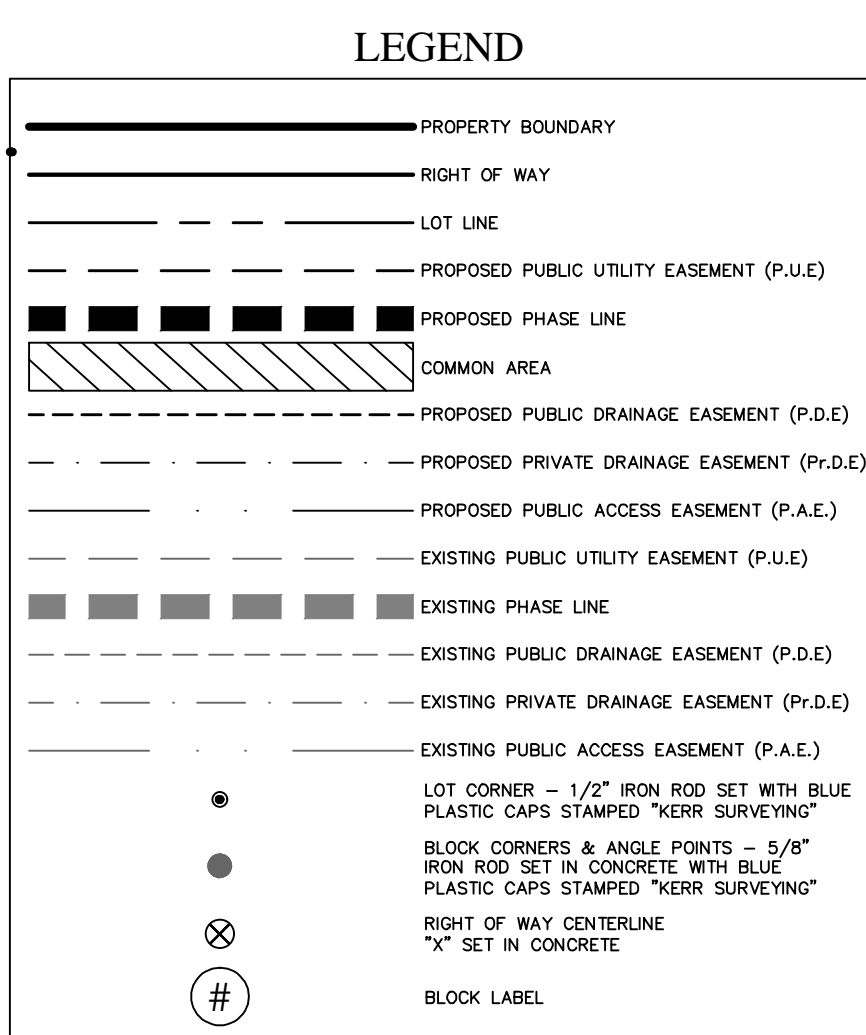
County Clerk
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

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.

R.P.L.S. No. 6834



FINAL PLAT

WINDMILL HILL SUBDIVISION

PHASE 1

27.87 ACRES

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

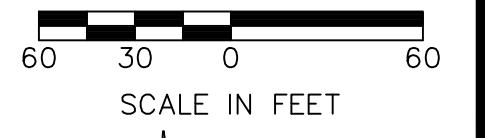
SCALE 1" = 60'
APRIL 2022

OWNER/DEVELOPER: Carol Patterson
7227 FM 1179
Bryan, TX 77808
(###) ###-####

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

ENGINEER: SCHULTZ
TBPEN 10.12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

SHEET 1 OF 2



SCALE IN FEET

LINE #	LENGTH	DIRECTION
L1	17.90'	S0° 49' 05"W
L2	119.55'	S45° 50' 49"E
L3	110.11'	S33° 50' 38"W
L4	21.28'	S37° 21' 36"E
L5	33.58'	S7° 37' 49"W
L6	21.31'	S52° 38' 24"W
L7	26.12'	S64° 04' 41"W
L8	51.24'	N7° 55' 29"W
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L11	30.81'	N7° 32' 34"W
L12	26.02'	S64° 02' 42"W
L13	11.95'	S89° 24' 58"W
L14	42.95'	N45° 35' 11"W
L15	11.98'	N0° 35' 02"W
L16	21.14'	S37° 09' 23"E

A FIELD NOTES DESCRIPTION OF 27.87 ACRES IN THE RICHARDSON PERRY LEAGUE SURVEY, ABSTRACT 44, AND THE THOMAS M. SPLANE LEAGUE SURVEY, ABSTRACT 53, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 27.87 ACRE TRACT CONVEYED TO CAROL PATTERSON IN VOLUME 9758, PAGE 142 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCCT), SAID 27.87 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET ON THE NORTHWEST CORNER OF A CALLED 2.92 ACRE TRACT CONVEYED TO LYNN ALLEN IN VOLUME 10026, PAGE 152 (OPRBCCT) 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 727.80 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 11.54 FEET PASS A 1/2" IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET ON THE NORTHWEST LINE OF SAID 2.92 ACRE TRACT, CONTINUE A TOTAL DISTANCE OF 348.88 FEET TO A 5/8" 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 (9758/142 OPRBCCT), N 68° 36' 22" W A DISTANCE OF 792.23 FEET TO A 1/2" IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET MARKING THE COMMON NORTH CORNER OF SAID 15.669 ACRE TRACT AND A CALLED 15.13 ACRE TRACT CONVEYED TO LORENE L. CARROLL, CO-TRUSTEE OF THE DONALD FLOYD CARROLL FAMILY TRUST IN VOLUME 10514, PAGE 254 (OPRBCCT) 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 15.13 ACRE TRACT, N 89° 03' 22" W A DISTANCE OF 218.88 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 215.37 ACRE TRACT CONVEYED TO LORENE L. CARROLL (10014/254 OPRBCCT) MARKING THE COMMON CORNER OF SAID 27.87 ACRE TRACT AND SAID 15.13 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° 28' 20" E A DISTANCE OF 1078.58 FEET TO A 1/2" IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET ON THE SOUTHWEST LINE OF A CALLED 11.627 ACRE TRACT CONVEYED TO JOHNNY T. BELASQUEZ, JR. AND DEBORAH M. BELASQUEZ IN VOLUME 14942, PAGE 157 (OPRBCCT) FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE, A 1/2" IRON ROD FOUND BEARS N 22° 47' 05" W A DISTANCE OF 0.53 FEET AND ANOTHER 1/2" IRON ROD FOUND BEARS N 46° 54' 28" W A DISTANCE OF 279.50 FEET.

THENCE, WITH THE COMMON BOUNDARY OF SAID 27.87 ACRE TRACT AND SAID 11.627 ACRE TRACT, S 48° 51' 56" E, AT A DISTANCE OF 110.12 FEET PASS A 1/2" IRON ROD FOUND MARKING THE COMMON WEST CORNER OF SAID 11.627 ACRE TRACT AND ANOTHER CALLED 11.627 ACRE TRACT CONVEYED TO ROBERT MEYER AND DONNA MEYER IN VOLUME 4204, PAGE 136 (OPRBCCT), CONTINUE WITH THE COMMON BOUNDARY OF SAID 27.87 ACRE TRACT AND SAID 11.627 ACRE TRACT A TOTAL DISTANCE OF 500.92 FEET TO A 1/2" IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET 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 (OPRBCCT) AND AN ANGLE POINT IN THE NORTHEAST LINE OF THIS HEREIN DESCRIBED 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 45° 50' 48" E A DISTANCE OF 119.56 FEET TO A 1/2" 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 LONELL BURCH IN VOLUME 9095, PAGE 128 (OPRBCCT) AND AN ANGLE POINT IN THE NORTHEAST LINE OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE, A 1/2" 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 298.69 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 OPRBCCT), S 48° 49' 14" E A DISTANCE OF 510.57 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" IRON POST OAK TREE FOUND AND AN ANGLE POINT ON THE NORTHEAST LINE OF THIS HEREIN DESCRIBED TRACT.

THENCE, CONTINUING WITH THE COMMON BOUNDARY OF SAID 27.87 ACRE TRACT AND SAID REMAINDER OF 7.328 ACRE TRACT, S 47° 43' 49" E A DISTANCE OF 464.03 FEET TO A 1/2" IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET ON THE NORTHWEST LINE OF FARM TO MARKET ROAD 1179 MARKING THE COMMON SOUTH CORNER OF SAID 27.87 ACRE TRACT AND SAID REMAINDER OF 7.328 ACRE TRACT IN A CURVE IN SAID NORTHWEST LINE OF FARM TO MARKET ROAD 1179 MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE NORTHWEST LINE OF SAID ROAD BEARS S 45° 07' 55" W A DISTANCE OF 25' E A DISTANCE OF 1352.92 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 27.87 ACRES, MORE OR LESS.

THENCE, CONTINUING WITH THE NORTHWEST LINE OF FARM TO MARKET ROAD 1179, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 5776.63 FEET, AN ARC DISTANCE OF 141.21 FEET, A DELTA ANGLE OF 3° 24' 02" AND A CHORD WHICH BEARS S 45° 07' 55" W A DISTANCE OF 141.21 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND MARKING THE END OF SAID CURVE.

THENCE, CONTINUING WITH THE NORTHWEST LINE OF FARM TO MARKET ROAD 1179, S 44° 25' 54" W A DISTANCE OF 470.77 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 27.87 ACRES, MORE OR LESS.

SURVEYED ON THE GROUND JULY 20, 2021 UNDER MY SUPERVISION. THE BEARING BASIS FOR THIS SURVEY 7, IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID (NAD83) AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD83) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MWC2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00018918948136 (CALCULATED USING GCD0128).

8. 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.

9. 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 ON THIS PLAT.

10. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). 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 ON THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.

11. 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 MEET CITY OF BRYAN REQUIREMENTS.

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 98/244 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 RECORDED IN 509/239 (OPRBCCT) SHOWN HERON.

RIGHT-OF-WAY EASEMENT TO FERUGSON CROSSING PIPELINE COMPANY RECORDED IN 538/63 (OPRBCCT) SHOWN HERON.

RIGHT-OF-WAY EASEMENT TO FERUGSON CROSSING PIPELINE COMPANY RECORDED IN 538/67 (OPRBCCT) SHOWN HERON.

30' WIDE HIDE-OF-WAY EASEMENT TO FERUGSON-BURLESON COUNTY GAS GATHERING SYSTEM RECORDED IN 725/56 (OPRBCCT) DOES APPLY TO THIS TRACT, SAID 30' WIDE EASEMENT UNDESIGNED (NOT PLOTTABLE) SO THEREFORE NOT SHOWN HERON.

ALL OTHER ITEMS ARE NOT SURVEYED ITEMS AND/OR 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°34'06"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	18.66'	25.00'	045°05'57"	10.38'	19.17'	N14°53'39"W
C8	262.95'	60.00'	270°11'54"	59.79'	84.71'	S82°20'40"E
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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

LEGEND

—	PROPERTY BOUNDARY
- - -	RIGHT OF WAY
---	LOT LINE
- - - - -	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
■	PROPOSED PHASE LINE
□	COMMON AREA
- - - - -	PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
- - - - -	PROPOSED PRIVATE DRAINAGE EASEMENT (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.D.E.)
- - - - -	EXISTING PRIVATE DRAINAGE EASEMENT (P.D.E.)
□	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
●	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
●	BLOCK CORNERS & ANGLE POINTS - 5/8" IRON ROD SET IN CONCRETE WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
⊗	RIGHT OF WAY CENTERLINE
*	"X" SET IN CONCRETE
#	BLOCK LABEL

FINAL PLAT

WINDMILL HILL SUBDIVISION

PHASE 1

27.87 ACRES

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'
APRIL 2022

OWNER/DEVELOPER: Carol Patterson
SURVEYOR: KERR SURVEYING, LLC
ENGINEER: SCHULTZ ENGINEERS

BPPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET

SHEET 2 OF 2