

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, Carol Patterson, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 9758, Page 142,145, 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.

Carol Patterson, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Carol Patterson, 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 ____ 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__.

City Planner, Bryan, 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 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

COUNTY COMMISSIONERS COURT CERTIFICATION
I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the ____ day of _____ 2022.

County Judge, Brazos County

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

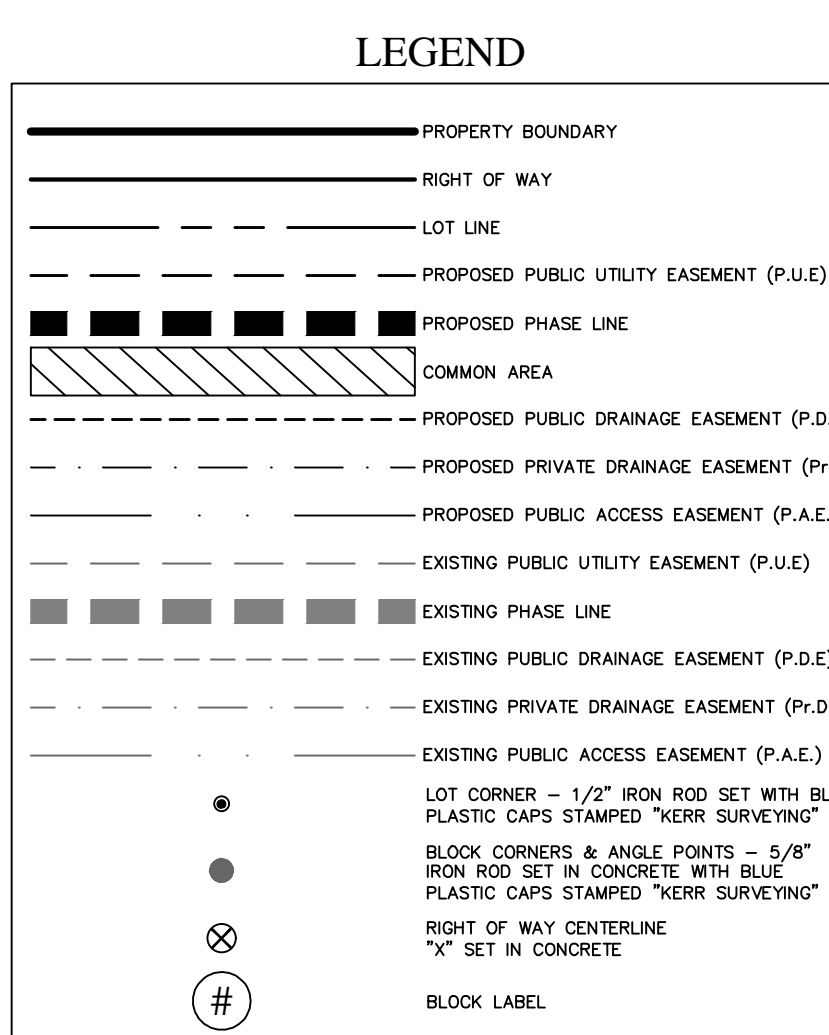
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____ 20__ in the Official Records of Brazos County, Texas, in Volume Page _____.

County Clerk
Brazos County, Texas

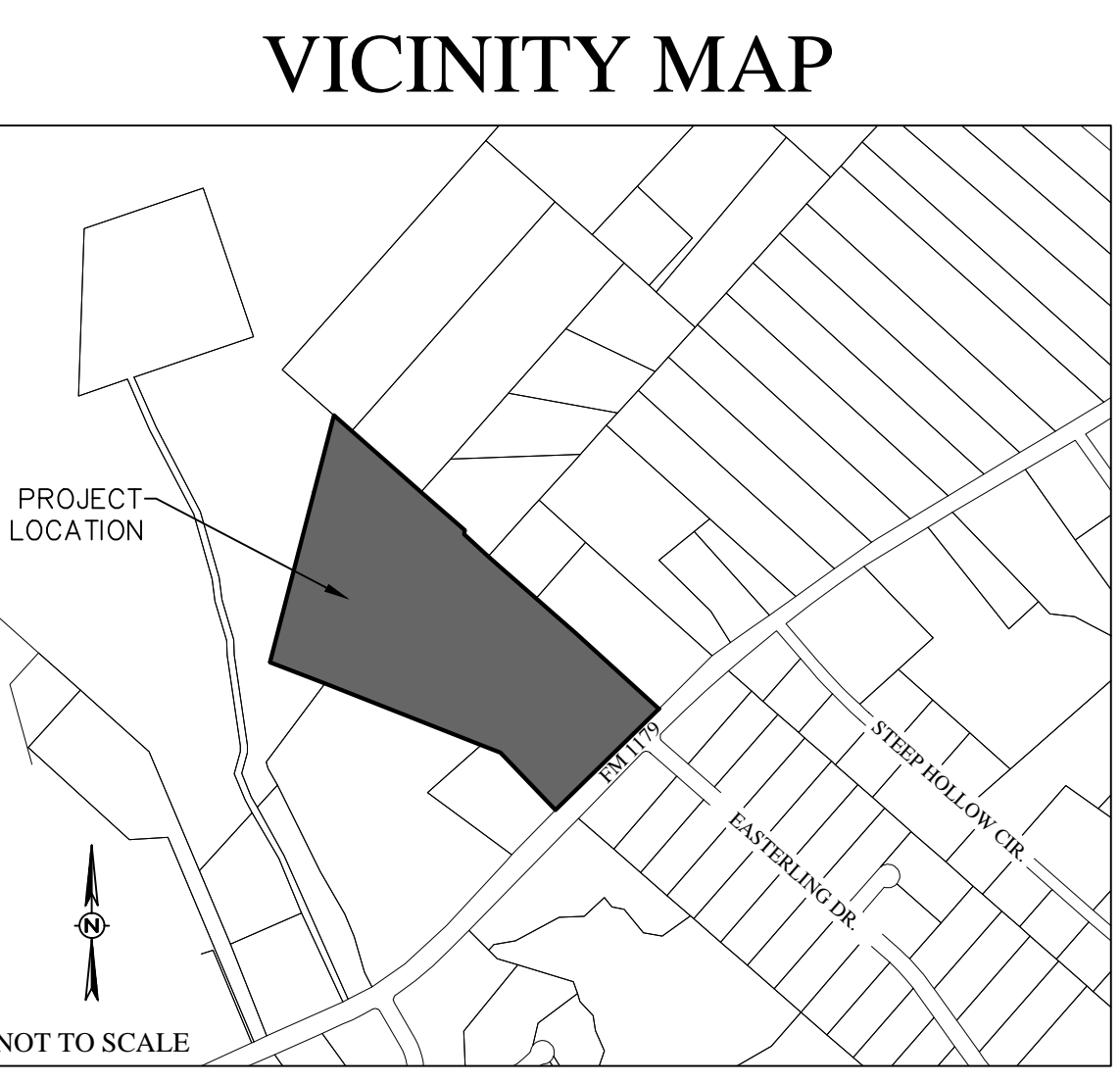
CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

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



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'
BLOCK 1 LOT 19	1~15"	24'
BLOCK 1 LOT 20	1~15"	24'



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

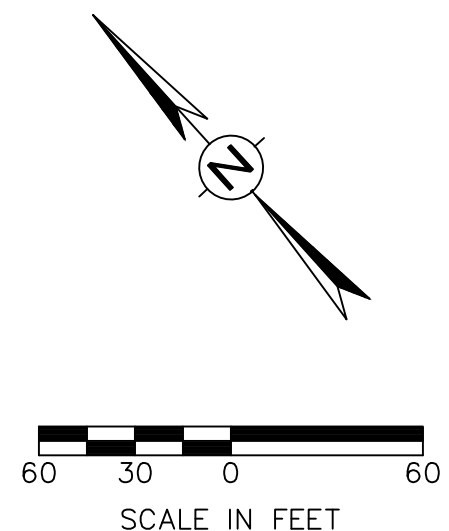
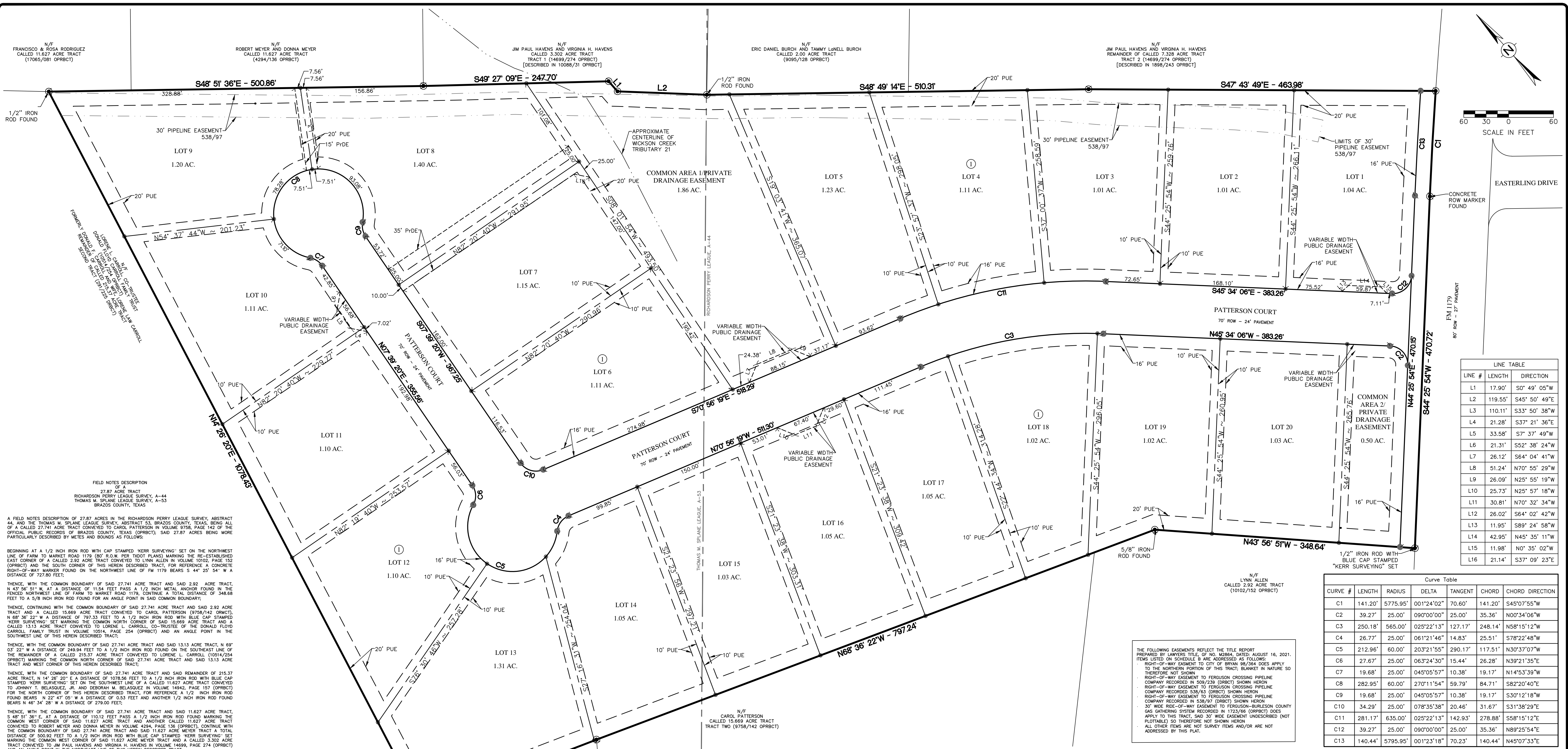
SCALE 1" = 60'
MAY 2022

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 ENGINEERS
1911 SOUTHWEST PKWY. E.
College Station, Texas 77840
(979) 764-9800
TBPEN NO. 12237

SHEET 1 OF 2



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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 27.741 ACRE TRACT CONVEYED TO LYNN ALLEN IN VOLUME 10704, PAGE 152 (OPRBCT) 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.

BEGINS AT A 1/2" IRON ROD WITH CAP STAMPED "KERR SURVEYING" SET ON THE NORTHWEST LINE OF FARM TO MARKET ROAD 1179 (80' R.O.W. PER T200T PLANS) MARKING THE RE-ESTABLISHED EAST CORNER OF A CALLED 2.92 ACRE TRACT CONVEYED TO LYNN ALLEN IN VOLUME 10704, PAGE 152 (OPRBCT) 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 27.741 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 ANCHOR FOUND IN THE FENCED NORTHWEST LINE OF FARM TO MARKET ROAD 1179. 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 27.741 ACRE TRACT AND SAID 2.92 ACRE TRACT AND A CALLED 15.669 ACRE TRACT CONVEYED TO CAROL PATTERSON (9758/142 OPRBCT), N 68° 36' 22" W A DISTANCE OF 797.23 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 13.13 ACRE TRACT CONVEYED TO LORENE L. CARROLL, CO-TRUSTEE OF THE DONALD FLOYD CARROLL FAMILY TRUST IN VOLUME 10514, PAGE 254 (OPRBCT) AND AN ANGLE POINT IN THE SOUTHWEST LINE OF THIS HEREIN DESCRIBED TRACT.

THENCE, WITH THE COMMON BOUNDARY OF SAID 27.741 ACRE TRACT AND SAID 13.13 ACRE TRACT, N 69° 03' 22" W A DISTANCE OF 278.68 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 OPRBCT) MARKING THE COMMON CORNER OF SAID 27.741 ACRE TRACT AND SAID 13.13 ACRE TRACT AND WEST CORNER OF THIS HEREIN DESCRIBED TRACT.

THENCE, WITH THE COMMON BOUNDARY OF SAID 27.741 ACRE TRACT AND SAID REMAINDER OF 215.37 ACRE TRACT, N 14° 28' 20" E A DISTANCE OF 1078.56 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 14944, PAGE 157 (OPRBCT) 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 27.741 ACRE TRACT AND SAID 11.627 ACRE TRACT, S 48° 51' 36" 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 4294, PAGE 136 (OPRBCT) CONTINUE WITH THE COMMON BOUNDARY OF SAID 27.741 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 MEYER TRACT AND A CALLED 3.302 ACRE TRACT CONVEYED TO JIM PAUL HAVENS AND VIRGINIA H. HAVENS IN VOLUME 14699, PAGE 274 (OPRBCT) AND AN ANGLE POINT IN THE NORTHEAST LINE OF THIS HEREIN DESCRIBED TRACT.

THENCE, WITH THE COMMON BOUNDARY OF SAID 27.741 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 (OPRBCT) 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 296.69 FEET.

THENCE, WITH THE COMMON BOUNDARY OF SAID 27.741 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 OPRBCT), S 48° 49' 14" E A DISTANCE OF 101.37 FEET TO AN ANGLE POINT IN SAID COMMON BOUNDARY OF SAID 27.741 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 IN THE NORTHEAST LINE OF THIS HEREIN DESCRIBED TRACT.

THENCE, CONTINUING WITH THE COMMON BOUNDARY OF SAID 27.741 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.

THENCE, WITH THE COMMON BOUNDARY OF SAID 27.741 ACRE TRACT AND SAID REMAINDER OF 7.328 ACRE TRACT IN A CURVE IN SAID NORTHWEST LINE OF FM 1179 AND FURTHER TO THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE NORTHWEST LINE OF FM 1179 MARKING THE END OF SAID CURVE BEARS A CHORD OF N 52° 45' 25" E A DISTANCE OF 1352.92 FEET.

THENCE, 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 141.22 FEET, A DELTA ANGLE OF 2° 21' 02" AND A CHORD WHICH BEARS S 45° 07' 35" W A DISTANCE OF 141.22 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 IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD83) AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NA00111 EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00016918948436 (CALCULATED USING GCS2011Z).

12. DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.

13. LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OFFICE 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 21.0264 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.

14. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.

15. 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.

16. ALL INTERIOR LOT LINES SHALL HAVE A 20" PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.

17. ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.

18. BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS. THE HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.

19. THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY NATHAN PAUL KERR BRLS NO. 6854.

20. LOT 1 SHALL NOT TAKE ACCESS FROM FM 1179.

21. WHERE ELECTRIC FACILITIES ARE INSTALLED, ETU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCTION, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON OVER LINES 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.

22. PLANNING EXCEPTION REQUEST PP22-01 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 102.01, RESPECTIVELY.

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 98/264 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 (OPRBCT) SHOWN HEREON.

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

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

30' WIDE HIDE-OF-WAY EASEMENT TO FERUGSON-BURLESON COUNTY GAS GATHERING SYSTEM RECORDED IN 1725/6 (OPRBCT) DOES APPLY TO THIS TRACT, SAID 30' WIDE EASEMENT UNDESIGNED (NOT PLOTTABLE) SO THEREFORE NOT SHOWN HEREON.

ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

[Symbol]	PROPERTY BOUNDARY
[Symbol]	RIGHT OF WAY
[Symbol]	LOT LINE
[Symbol]	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
[Symbol]	PROPOSED PHASE LINE
[Symbol]	COMMON AREA
[Symbol]	PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
[Symbol]	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
[Symbol]	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
[Symbol]	EXISTING PHASE LINE
[Symbol]	EXISTING PRIVATE DRAINAGE EASEMENT (P.D.E.)
[Symbol]	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
[Symbol]	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
[Symbol]	BLOCK CORNERS & ANGLE POINTS - 5/8" IRON ROD SET IN CONCRETE WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
[Symbol]	RIGHT OF WAY CENTERLINE
[Symbol]	"X" SET IN CONCRETE
[Symbol]	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'
MAY 2022

OWNER/DEVELOPER: **Carol Patterson**
7227 FM 1179
Bryan, TX 77808

SURVEYOR: **KERR SURVEYING, LLC**
409 N. TEXAS AVE.
Bryan, TX 77803
(979) 268-3199
TBPES FIRM # 10018500
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ENGINEER: **SCHULTZ ENGINEERS**
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SHEET 2 OF 2