

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

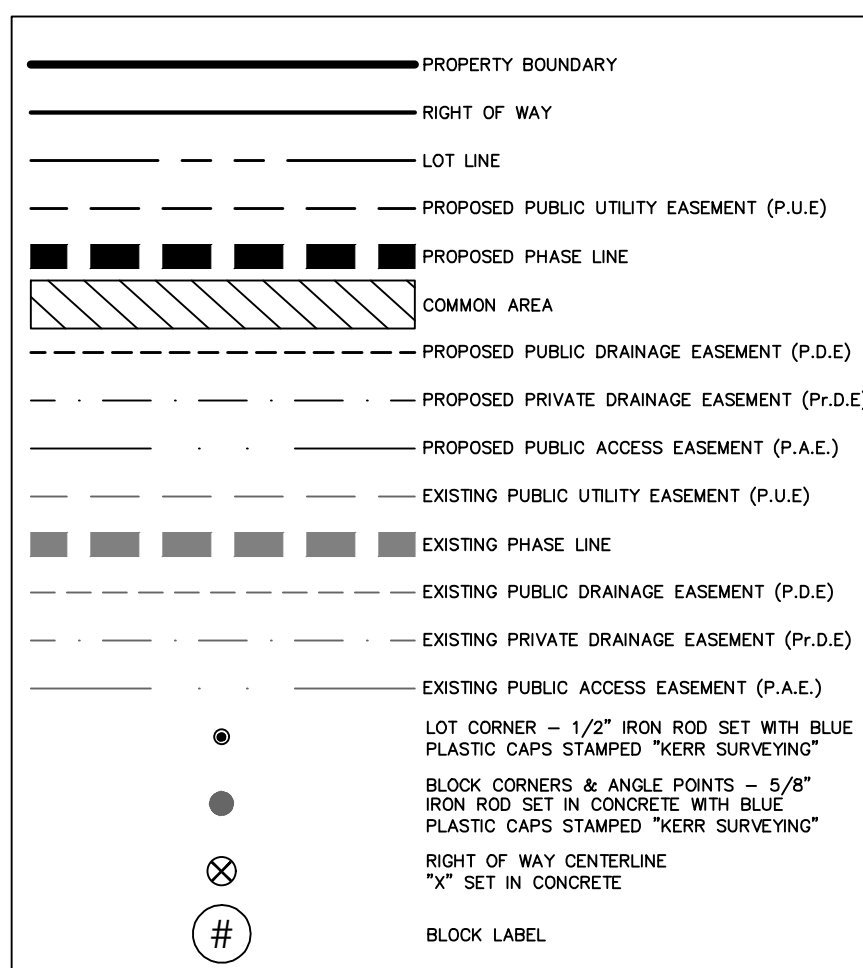
CERTIFICATION OF THE SURVEYOR

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

LEGEND



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

VICINITY MAP



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 ENGINEERING, P.C.
1911 S. W. 10th St.
Bryan, TX 77803
(979) 764-9800
TBPES NO. 12327
911 SOUTHWEST PKWY. E.
College Station, Texas 77840

SHEET 1 OF 2

