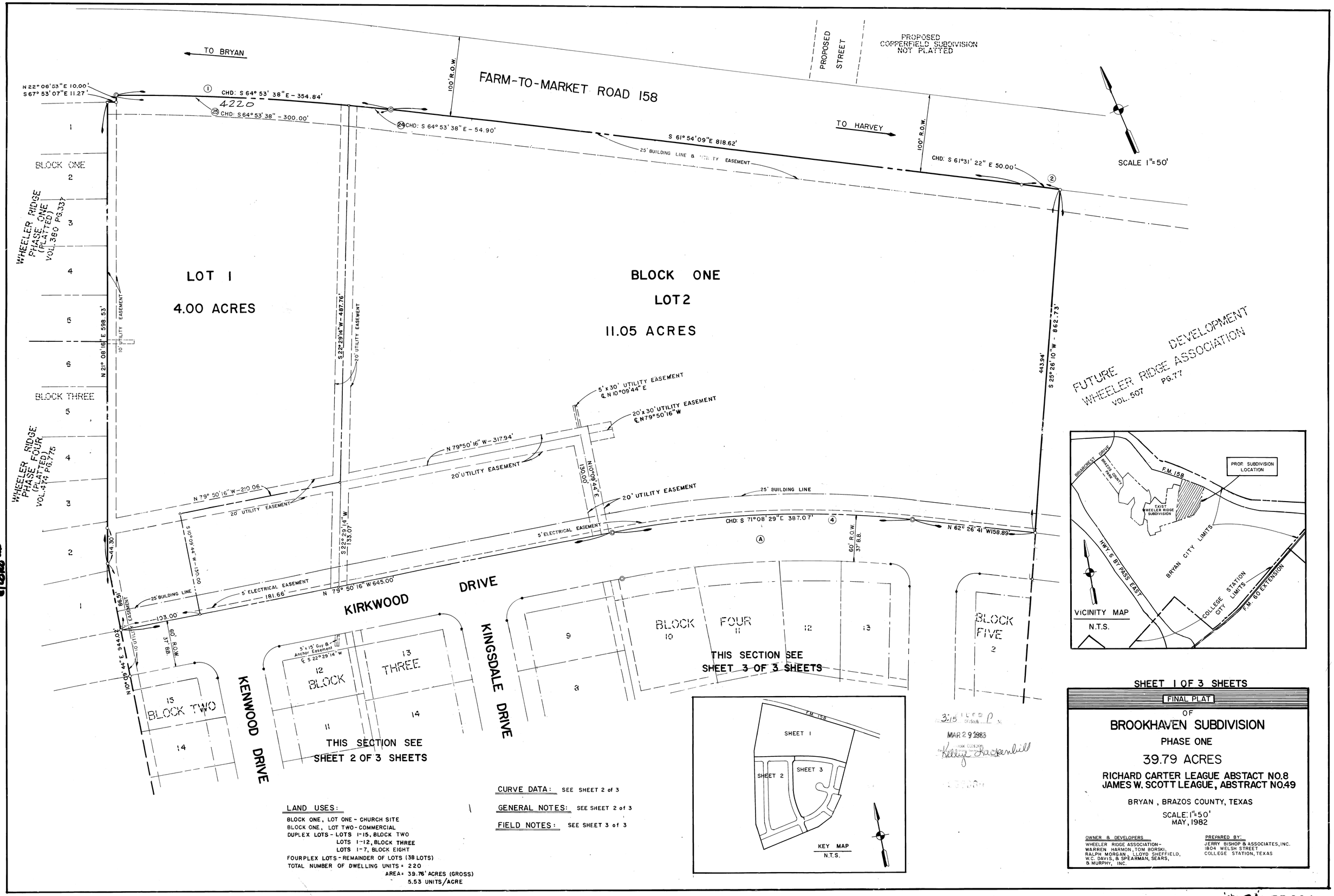

LAND USES:

BLOCK ONE, LOT ONE - CHURCH SITE
BLOCK ONE, LOT TWO - COMMERCIAL
DUPLEX LOTS - LOTS 1-15, BLOCK TWO
LOTS 1-12, BLOCK THREE
LOTS 1-7, BLOCK EIGHT
FOURPLEX LOTS - REMAINDER OF LOTS (38 LOTS)
TOTAL NUMBER OF DWELLING UNITS = 220
AREA = 39.76' ACRES (GROSS)
5.53 UNITS/ACRE

CURVE DATA: SEE SHEET 2 of 3

GENERAL NOTES: SEE SHEET 2 of 3

FIELD NOTES: SEE SHEET 3 of 3

3:15 FILED P
MAR 29 1983
Kellye Rackenbill

SHEET 1 OF 3 SHEETS

FINAL PLAT

OF

BROOKHAVEN SUBDIVISION

PHASE ONE

39.79 ACRES

RICHARD CARTER LEAGUE ABSTACT NO.8
JAMES W. SCOTT LEAGUE, ABSTRACT NO.49

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'
MAY, 1982

OWNER & DEVELOPERS
WHEELER RIDGE ASSOCIATION -
WARREN HARMON, TOM BORSKI,
RALPH MORGAN, LLOYD SHEFFIELD,
W.C. DAVIS, & SPEARMAN, SEARS,
& MURPHY, INC.

PREPARED BY:
JERRY BISHOP & ASSOCIATES, INC.
1804 WELSH STREET
COLLEGE STATION, TEXAS

on land base 6/28/00 WD

11.31 FP 204a

GENERAL NOTES:

1. IRON RODS SET AT ALL LOT CORNERS, P.I.'s, P.H.C.'s & P.H.T.'s
2. ALL DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES
3. DENOTES RADIUS POINT
4. DENOTES PERIMETER CORNER
5. DENOTES P.H.C. or P.H.T.
6. DENOTES P.H.C. or P.H.T. and RADIUS POINT
7. (P.O.B.) DENOTES POINT OF BEGINNING
8. R.O.W. DENOTES RIGHT-OF-WAY
9. B.B. DENOTES BACK of CURB TO BACK of CURB
10. MINIMUM SIDE YARD SET BACK 5'

FIELD NOTES: SEE SHEET 3 of 3

LAND USES: SEE SHEET 1 of 3

℄ CURVE DATA					
	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
A	17° 23' 35"	1250.00'	191.20'	379.46'	378.00'
B	21° 31' 27"	800.00'	152.06'	300.53'	298.77'
C	21° 31' 27"	450.00'	85.53'	169.05'	168.06'
D	56° 17' 13"	425.00'	227.34'	417.52'	400.93'
E	12° 10' 36"	495.00'	52.80'	105.20'	105.00'

℄ CURVE DATA					
	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
1	05° 58' 58"	3399.84'	177.66'	355.00'	354.84'
2	00° 45' 35"	3771.32'	25.00'	50.00'	50.00'
3	90° 00' 00"	25.00'	25.00'	39.27'	35.36'
4	17° 23' 35"	1280.00'	195.79'	388.56'	387.07'
5	16° 25' 27"	1220.00'	176.07'	349.72'	348.53'
6	21° 31' 27"	830.00'	157.76'	311.80'	309.97'
7	21° 31' 27"	770.00'	146.36'	289.26'	287.57'
8	19° 12' 10"	480.00'	81.20'	160.87'	160.12'
9	18° 33' 21"	420.00'	68.61'	136.02'	135.43'
10	87° 40' 43"	25.00'	24.01'	38.26'	34.63'
11	92° 58' 06"	25.00'	26.33'	40.57'	36.26'
12	52° 47' 53"	395.00'	196.07'	363.99'	351.25'
13	20° 38' 19"	455.00'	82.85'	163.90'	163.01'
14	19° 12' 10"	455.00'	76.97'	152.49'	151.78'
15	83° 13' 45"	25.00'	22.21'	36.32'	33.21'
16	83° 39' 33"	25.00'	22.38'	36.50'	33.35'
17	11° 59' 06"	525.00'	55.11'	109.82'	109.62'
18	11° 56' 14"	465.00'	48.62'	96.88'	96.70'
19	93° 29' 19"	25.00'	26.57'	40.79'	36.42'
20	86° 42' 50"	25.00'	23.61'	37.84'	34.33'
21	70° 31' 44"	25.00'	17.68'	30.77'	28.87'
22	95° 12' 14"	25.00'	27.38'	41.54'	36.92'
23	85° 45' 53"	25.00'	23.22'	37.42'	34.02'
24	00° 55' 31"	3399.84'	27.45'	54.90'	54.90'
25	05° 03' 27"	3399.84'	150.15'	300.10'	300.00'

SHEET 2 OF 3 SHEETS

FINAL PLAT

BROOKHAVEN SUBDIVISION

PHASE ONE

39.79 ACRES

RICHARD CARTER LEAGUE, ABSTRACT NO. 8
JAMES W. SCOTT LEAGUE, ABSTRACT NO. 49

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
MAY 1982

OWNER & DEVELOPERS
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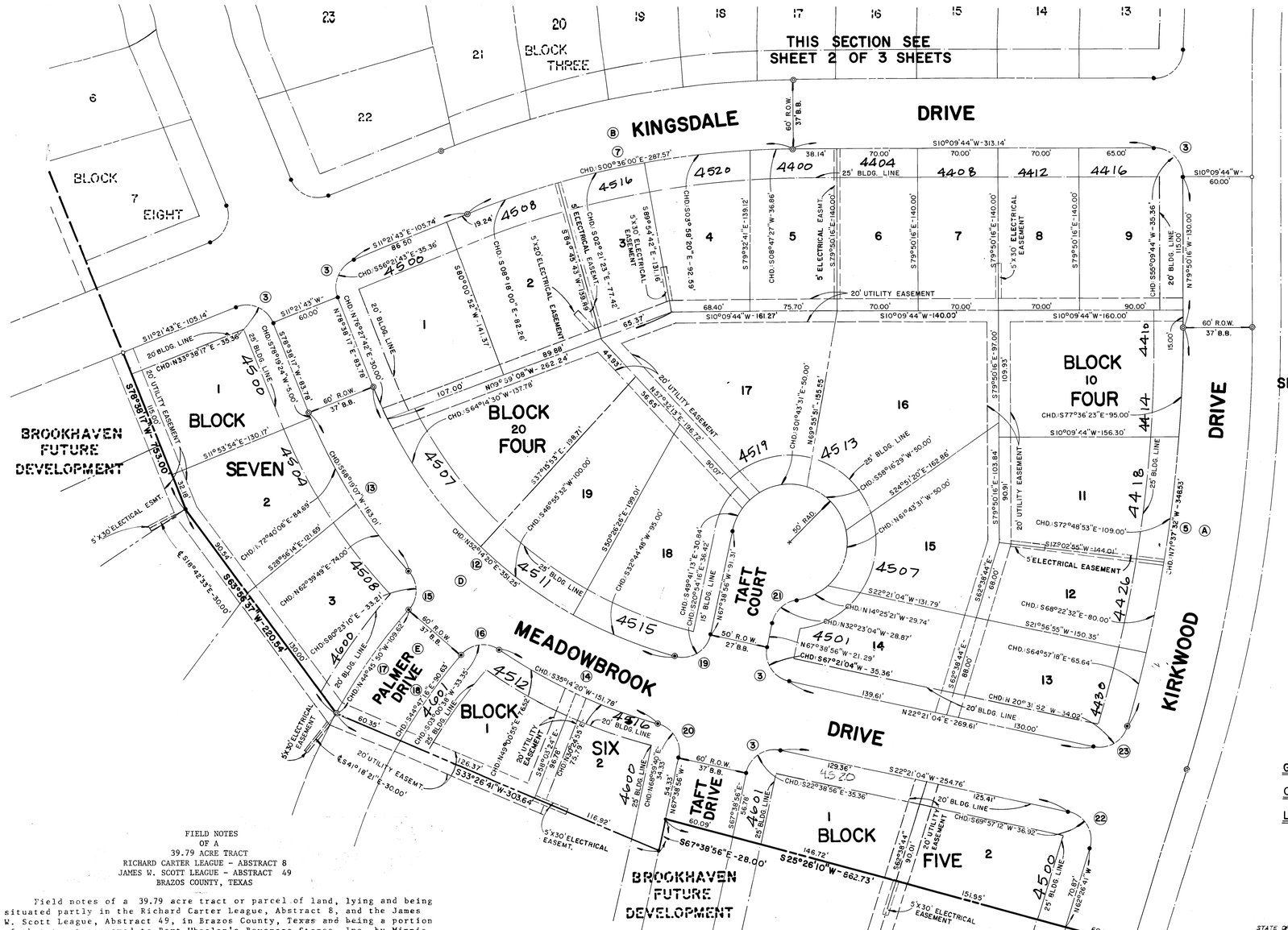
1804 WELSH STREET
COLLEGE STATION, TEXAS 77840
713 693 4216

1631 FP204b



THIS SECTION SEE
SHEET 1 OF 3 SHEETS

LOT 2

BLOCK ONE

APPROVAL OF THE PLANNING COMMISSION

I, Frank Murphy, Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 1st day of July, 1982, and same was duly approved on the 19th day of August 1982, by said Commission.

Chairman, City Planning Commission
Bryan, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

Director of Planning
City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Public Surveyor No. 2557 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

Registered Public Surveyor

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Professional Engineer No. 37428 in the State of Texas hereby certify that proper engineering consideration has been given this plat.

Registered Professional Engineer

CERTIFICATE BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cheryl Thompson, BRAZOS County Clerk in and for the said County, do certify that this plat together with its certificates of authentication was filed for record in my office the 24 day of March, 1983, in the Deed Records of Brazos County, Volume 3069, Page 545.

By Cheryl Thompson
County Clerk
Brazos County, Texas

GENERAL NOTES: SEE SHEET 2 OF 3

CURVE DATA: SEE SHEET 2 OF 3

LAND USES: SEE SHEET 1 OF 3

FIELD NOTES
OF A
39.79 ACRE TRACT
RICHARD CARTER LEAGUE - ABSTRACT 8
JAMES W. SCOTT LEAGUE - ABSTRACT 49
BRAZOS COUNTY, TEXAS

Field notes of a 39.79 acre tract or parcel of land, lying and being situated partly in the Richard Carter League, Abstract 8, and the James W. Scott League, Abstract 49, in Brazos County, Texas and being a portion of that tract conveyed to Bert Wheeler's Beverage Stores, Inc. by Minnie M. Dansby, a femme sole; Mit W. Dansby and wife, Esther M. Dansby; and H.P. Dansby, Jr. and wife, Gussie O. Dansby, by deed dated January 26, 1971 and being recorded in Volume 291, page 764 of the Deed Records of Brazos County, Texas; said 39.79 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found marking the South corner of Lot 2, Block 5, Wheeler Ridge-Phase 4, and addition to the City of Bryan, Texas;

THENCE N 05° 43' 16" W for a distance of 357.57 feet to an iron rod for corner;

THENCE N 10° 09' 44" E for a distance of 944.02 feet to an iron rod for corner;

THENCE N 21° 08' 16" E at a distance of 598.53 feet past the common corner of Wheeler Ridge-Phase One continue for a total distance of 598.53 feet to an iron rod lying on the Southwest right-of-way line of Farm-to-Market Road 158;

THENCE Southeasterly along the Southwest right-of-way line of Farm-to-Market Road 158 for the following calls;

S 67° 53' 07" E for a distance of 11.27 feet to an concrete monument;

N 22° 06' 53" E for a distance of 10.00 feet to an concrete monument; same being the beginning of a curve to the right;

THENCE Southeasterly along said curve to the right for an arc distance of 355.00 feet to the end of said curve,(Curve Data: central angle = 5° 58' 58", Radius = 3399.84 feet, Tangent = 177.66 feet, the chord bears S 64° 53' 38" E for a distance of 354.84 feet);

THENCE S 61° 54' 09" E for a distance of 818.62 feet to the beginning of a curve to the right;

THENCE Southeasterly along said curve to the right for an arc distance of 50.00 feet to the end of said curve, (Curve Data: central angle = 00° 45' 35", Radius = 3771.32 feet, Tangent = 25.00 feet, the chord bears S 61° 31' 22" E for a distance of 50.00 feet);

THENCE S 25° 26' 10" W for a distance of 862.73 feet to an iron rod for corner;

THENCE S 67° 38' 56" E for a distance of 28.00 feet to an iron rod for corner;

THENCE S 33° 26' 41" W for a distance of 303.64 feet to an iron rod for corner;

THENCE S 63° 56' 37" W for a distance of 220.54 feet to an iron rod for corner;

THENCE S 78° 38' 17" W for a distance of 753.00' feet to the PLACE OF BEGINNING and containing 39.79 acres of land, more or less.

Prepared By: Jerry Bishop
Jerry Bishop
Registered Public
Surveyor No. 2557

STATE OF TEXAS
JERRY BISHOP
2557
REGISTERED
PUBLIC SURVEYOR

MAY, 1982

OWNERS ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), WHEELER RIDGE ASSOCIATION owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 507, Page 77 and designated herein as the BROOKHAVEN SUBDIVISION-PHASE ONE in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNERS (JOINT OWNERS ACKNOWLEDGEMENT & DEDICATION & OFF-SITE EASEMENT DEDICATION)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Warren C. Harmon, Ralph Morgan, Lloyd Sheffield, Thomas D. Borski, D.W.S. Davis, Randy Craig KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS 7 DAY OF March 1983

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS.

NOTARY PUBLIC
COUNTY OF BRAZOS, TEXAS

OWNER'S ACKNOWLEDGEMENT
AND DEDICATIONS OF OFF-SITE
EASEMENTS

I, (We) WHEELER RIDGE ASSOCIATION owner(s) of the land shown and indicated as such on this plat, being that land as conveyed to me (us) in the Deed Records of Brazos County in Volume 507, Page 77, hereby dedicate to the use of the public forever, all utility, drainage, and anchor easements as shown on this plat for the purpose and considerations therein expressed on sheets 1 through 3 of Brookhaven-Phase One.

SHEET 3 OF 3 SHEETS

FINAL PLAT

BROOKHAVEN SUBDIVISION

PHASE ONE

39.79 ACRES

RICHARD CARTER LEAGUE, ABSTRACT NO. 8
JAMES W. SCOTT LEAGUE, ABSTRACT NO. 49

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
JUNE, 1982

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WARREN HARMON, TOM BORSKI,
RALPH MORGAN, LLOYD SHEFFIELD,
W.C. DAVIS, & SPEARMAN, SEARS,
& MURPHY, INC.

PREPARED BY:
JERRY BISHOP & ASSOCIATES, INC.
1804 WELSH STREET
COLLEGE STATION, TEXAS 77840
713-693-4216

02 land base 7/15/82 WD

14.31 F.P. 204c