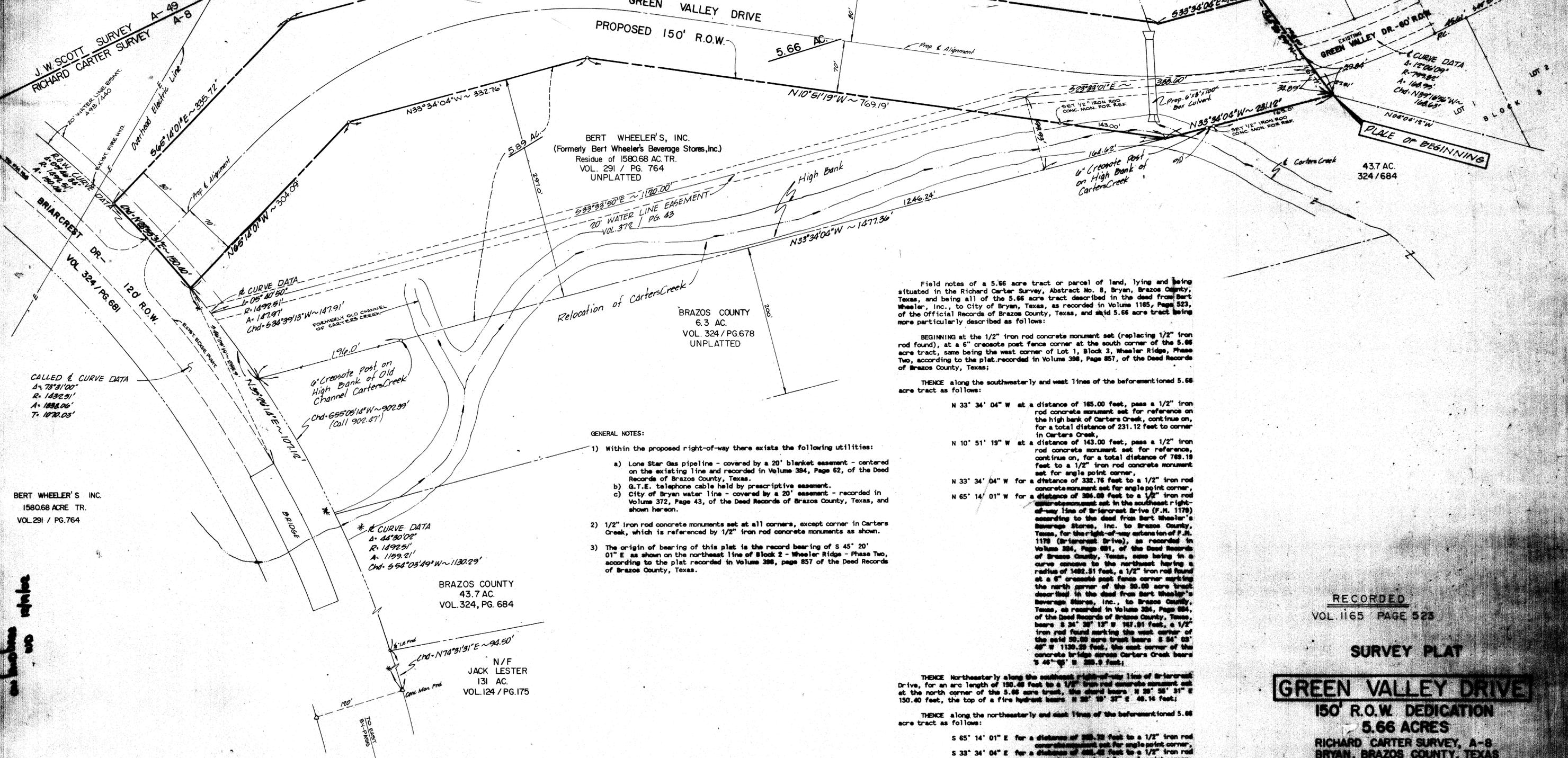


BERT WHEELER'S, INC.  
158068 AC. TR.  
VOL. 291 / PG. 764  
UNPLATTED



Field notes of a 5.66 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being all of the 5.66 acre tract described in the deed from Bert Wheeler, Inc., to City of Bryan, Texas, as recorded in Volume 1165, Page 523, of the Official Records of Brazos County, Texas, and said 5.66 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod concrete monument set (replacing 1/2" iron rod found), at a 6" creosote post fence corner at the south corner of the 5.66 acre tract, same being the west corner of Lot 1, Block 3, Wheeler Ridge, Phase Two, according to the plat recorded in Volume 398, Page 857, of the Deed Records of Brazos County, Texas;

THENCE along the southwesterly and west lines of the before-mentioned 5.66 acre tract as follows:

- N 33° 34' 04" W at a distance of 185.00 feet, pass a 1/2" iron rod concrete monument set for reference on the high bank of Carters Creek, continue on, for a total distance of 231.12 feet to corner in Carters Creek,
- N 10° 51' 19" W at a distance of 143.00 feet, pass a 1/2" iron rod concrete monument set for reference, continue on, for a total distance of 769.19 feet to a 1/2" iron rod concrete monument set for angle point corner,
- N 33° 34' 04" W for a distance of 332.76 feet to a 1/2" iron rod concrete monument set for angle point corner,
- N 65° 14' 01" W for a distance of 396.00 feet to a 1/2" iron rod concrete monument set in the southeast right-of-way line of Briarcrest Drive (P.M. 1178) according to the deed from Bert Wheeler's Beverage Stores, Inc. to Brazos County, Texas, as recorded in Volume 394, Page 62, of the Deed Records of Brazos County, Texas, same being in a curve concave to the northwest having a radius of 1482.31 feet, a 1/2" iron rod found at a 6" creosote post fence corner marking the north corner of the 30.00 acre tract described in the deed from Bert Wheeler's Beverage Stores, Inc. to Brazos County, Texas, as recorded in Volume 394, Page 62, of the Deed Records of Brazos County, Texas, bears S 34° 38' 13" W 147.91 feet, a 1/2" iron rod found marking the west corner of the said 30.00 acre tract bears S 34° 03' 48" W 1130.29 feet, the east corner of the concrete bridge across Carters Creek bears S 46° 05' W 285.9 feet;

THENCE northeasterly along the southeast right-of-way line of Briarcrest Drive, for an arc length of 130.48 feet to a 1/2" iron rod concrete monument set at the north corner of the 5.66 acre tract, the said bears N 28° 35' 31" E 150.40 feet, the top of a fire hydrant bears S 28° 58' 37" E 40.14 feet;

THENCE along the northeasterly and east lines of the before-mentioned 5.66 acre tract as follows:

- S 65° 14' 01" E for a distance of 396.00 feet to a 1/2" iron rod concrete monument set for angle point corner,
- S 33° 34' 04" E for a distance of 143.00 feet to a 1/2" iron rod concrete monument set for angle point corner,
- S 10° 51' 19" E for a distance of 143.00 feet to a 1/2" iron rod concrete monument set for angle point corner,
- S 33° 34' 04" E for a distance of 185.00 feet to a 1/2" iron rod concrete monument set in the southeast line of Lot 2, Block 3, of the before-mentioned Wheeler Ridge - Phase Two

THENCE S 34° 38' 13" W along the southwesterly line of the before-mentioned 5.66 acre tract, at a distance of 130.48 feet to a 1/2" iron rod concrete monument set at the north corner of the existing Green Valley Drive (50 feet wide), at a distance of 134.28 feet, pass the southeast right-of-way line of the existing Green Valley Drive, continue on, for a total distance of 134.28 feet to the PLACE OF BEGINNING, comprising 5.66 acres of land, more particularly described as follows:

- GENERAL NOTES:
- 1) Within the proposed right-of-way there exists the following utilities:
    - a) Lone Star Gas pipeline - covered by a 20' blanket easement - centered on the existing line and recorded in Volume 394, Page 62, of the Deed Records of Brazos County, Texas.
    - b) G.T.E. telephone cable held by prescriptive easement.
    - c) City of Bryan water line - covered by a 20' easement - recorded in Volume 372, Page 43, of the Deed Records of Brazos County, Texas, and shown hereon.
  - 2) 1/2" Iron rod concrete monuments set at all corners, except corner in Carters Creek, which is referenced by 1/2" iron rod concrete monuments as shown.
  - 3) The origin of bearing of this plat is the record bearing of S 45° 20' 01" E as shown on the northeast line of Block 2 - Wheeler Ridge - Phase Two, according to the plat recorded in Volume 398, page 857 of the Deed Records of Brazos County, Texas.

BERT WHEELER'S INC.  
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BRAZOS COUNTY  
43.7 AC.  
VOL. 324, PG. 684

N/F  
JACK LESTER  
131 AC.  
VOL. 124 / PG. 175

RECORDED  
VOL. 1165 PAGE 523

SURVEY PLAT

**GREEN VALLEY DRIVE**

**150' R.O.W. DEDICATION  
5.66 ACRES**

RICHARD CARTER SURVEY, A-8  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 60' FEBRUARY, 2003

OWNER & DEVELOPER:  
CITY OF BRYAN  
300 SOUTH TEXAS AVENUE  
BRYAN, TEXAS 77803  
409-326-3600

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, S. R. Kline, Registered Professional Land Surveyor No. 2005, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*S. R. Kline*  
S. R. Kline, R.P.L.S., No. 2003