Date Filed: 3-4-77

File No. 122156

NOW OR FORMERLY
J.G. LIGHTSEY
71.40 ACRES

NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT THE ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH UNIT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.

FORMERLY R.H. SEALE ESTATE
(NOT PLATTED)

NOTE: FINISHED FLOOR GRADES ON ALL STRUCTURES BUILT ON LOTS THAT BORDER A CREEK SHOULD BE ESTABLISHED WITH CAUTION TO PREVENT DAMAGE DUE TO FLOODING.

BRAZOS ELECTRIC POWER COOPERATIVE, INC
100' WIDE EASEMENT

POWER LINE

REDBUD DRIVE

BENCHLEY DRIVE

DOGWOOD DRIVE

MAGNOLIA DRIVE

OLD SAN ANTONIO ROAD

NEW BRYAN-MUMFORD ROAD

SPRUCE DRIVE

MAPLE DRIVE

LIVE OAK CIRCLE

MIMOSA CIRCLE

CEDAR BEND CIRCLE

HOLLY CIRCLE

CYPRESS CIRCLE

WILLOW CIRCLE

ELM CIRCLE

PINE CIRCLE

SYCAMORE CIRCLE

REDWOOD CIRCLE

CHERRY BEND CIRCLE

MESQUITE DR.

W. REED SURVEY, A-47

NOW OR FORMERLY
FORREST E. HALTOM
107.7 ACRES

LAKEWOOD ESTATES SUBDIVISION
VOL. 319, PG. 189 D/R

HERITAGE HILLS SUBDIVISION
VOL. 350, PG. 643 D/R

CITY OF BRYAN
100.805 ACRES

R CURVE DATA
A = 02°36'52"
R = 5813.36'
L = 265.38'
CHD = N43°46'45"E
265.36'

CURVE DATA
① Δ = 73° 43' 46" T = 70.80' R = 93.38'
② Δ = 73° 07' 36" T = 50.00' R = 67.53'
③ Δ = 31° 43' 18" T = 80.00' R = 280.96'
④ Δ = 33° 18' 03" T = 86.60' R = 252.64'
⑤ Δ = 90° 00' 00" T = 100.00' R = 100.00'
⑥ Δ = 23° 02' 41" T = 100.00' R = 490.54'
⑦ Δ = 14° 43' 40" T = 50.00' R = 387.33'

NOTE:
DISTANCES TO CENTER OF RAVINE ARE APPROXIMATE ONLY. PROPERTY CORNERS ARE IN THE CENTER OF RAVINES WHERE SHOWN

CENTERLINE OF RAVINE IS PROPERTY LINE

NOTE
O 1/2" DIAMETER STEEL REINFORCING ROD EXCEPT IN CENTER LINE OF CREEK

VICINITY MAP
N.T.S.

TYPICAL UTILITY EASEMENT

NOTE:
1. A ten (10) foot wide utility easement on each side of any and all lot lines shown on the plat and on each side of any and all lot lines which may be established in the future, except for any lot lines which coincide with the perimeter of the subdivision in which case the easement width shall be twenty (20) feet.
2. A five (5) foot wide anchor and guy easement extending twenty (20) feet beyond any specified utility easement where and when necessary for guys and anchors required in supporting overhead utility lines.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, R. H. Harrison, III, Partner in BENCHLEY OAKS a PARTNERSHIP, Owner and Developer of the land shown on this plat and designated hereon as Benchley Oaks Subdivision to Brazos County, Texas, hereby dedicate to the use of the public forever all roads, easements and public places thereon shown for the purpose and consideration therein expressed.

R. H. Harrison, III, Partner
Benchley Oaks

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared R. H. Harrison, III, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of said Benchley Oaks for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 21st day of January, 1977.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald W. Bockman, Registered Public Surveyor No. 1762 in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey made on the ground under my supervision.

Donald W. Bockman, R.P.S. No. 1762

Sworn and subscribed before me, the undersigned authority on this 4th day of February, 1977.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Edsel J. Burkhart, Registered Professional Engineer No. 7496, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Edsel J. Burkhart, P. E. No. 7496

Sworn and subscribed before me, the undersigned authority on this 21st day of February, 1977.

Notary Public, Brazos County, Texas

CERTIFICATION BY 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 _____, 1977, in the Deed Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

CERTIFICATION BY COUNTY JUDGE

I, _____, County Judge of Brazos County, Texas do certify that the attached plat was duly approved by the Brazos County Commissioners Court on the _____ day of _____, 1977.

122156

FILED
for record o'clock A.M.
MAR 4 1977
FRANK BORGHUE
County Clerk, Brazos County, Texas

BENCHLEY OAKS

181.382 ACRES
O. WILCOX SURVEY, A-234
BRAZOS COUNTY, TEXAS
OWNED & DEVELOPED BY
BENCHLEY OAKS
PREPARED BY
SPENCER J. BUCHANAN & ASSOCIATES, INC.
CONSULTING ENGINEERS BRYAN, TEXAS
SCALE 1"=100'
JANUARY, 1977

PLAT RECORDED IN VOL 368, Pg 671