

N 22° 06' 53" E 10.00'
S 67° 53' 07" E 11.27'

TO BRYAN

FARM-TO-MARKET ROAD 158

PROPOSED
COPPERFIELD SUBDIVISION
NOT PLATTED

TO HARVEY

SCALE 1"=50'

BLOCK ONE

WHEELER RIDGE
PHASE ONE
(PLATTED)
VOL. 380 P. 333

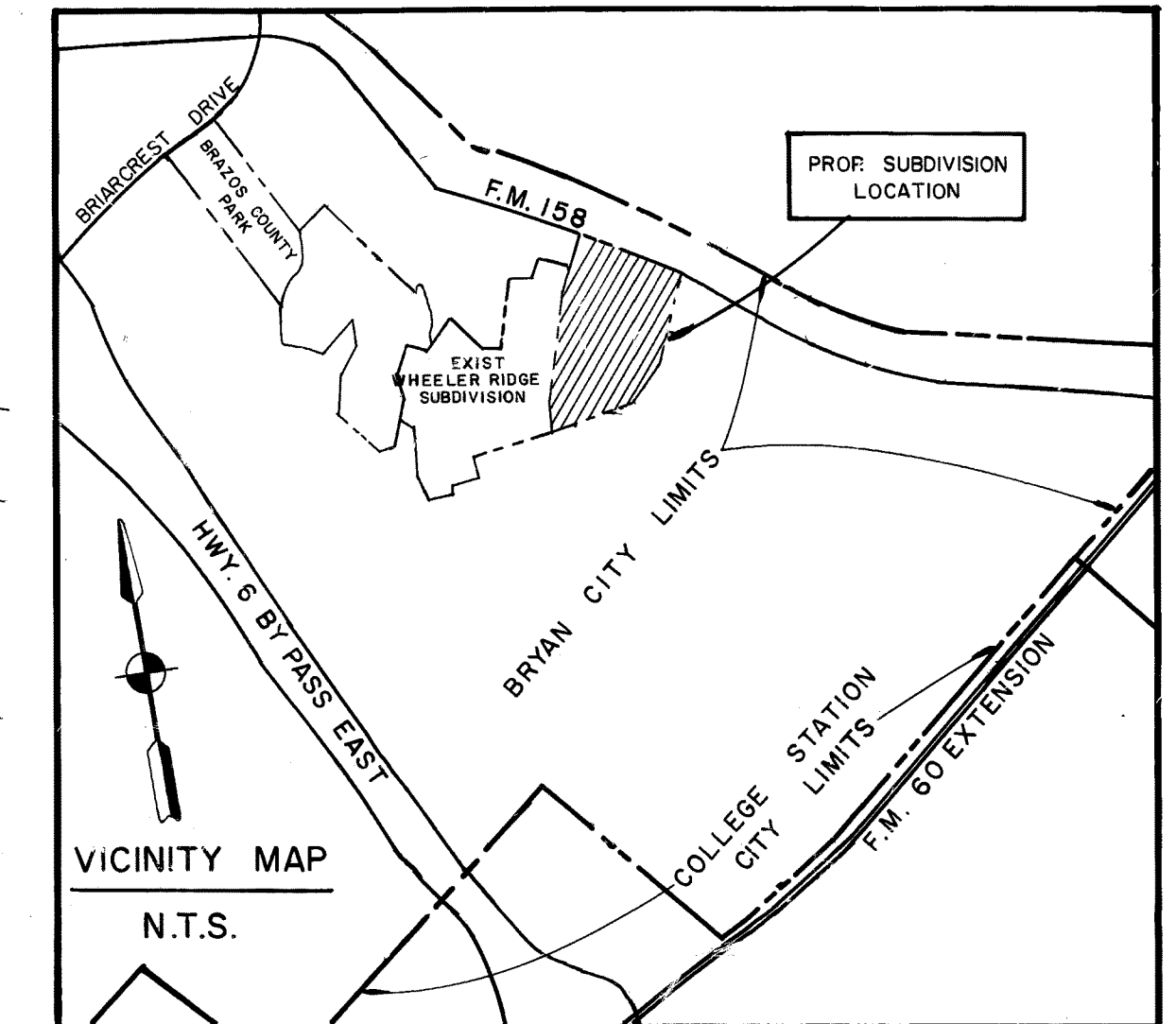
LOT 1
4.00 ACRES

BLOCK ONE
LOT 2
11.05 ACRES

DEVELOPMENT
FUTURE
WHEELER RIDGE ASSOCIATION
VOL. 507 P. 77

BLOCK THREE

WHEELER RIDGE
PHASE FOUR
(PLATTED)
VOL. 474 P. 775



on base
6/23/82
WD

66.5'

133.00'

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KIRKWOOD DRIVE

KINGSDALE DRIVE

KENWOOD DRIVE

BLOCK THREE
11
12
13
14

BLOCK FOUR
9
10
11
12
13

BLOCK FIVE
2

THIS SECTION SEE SHEET 2 OF 3 SHEETS

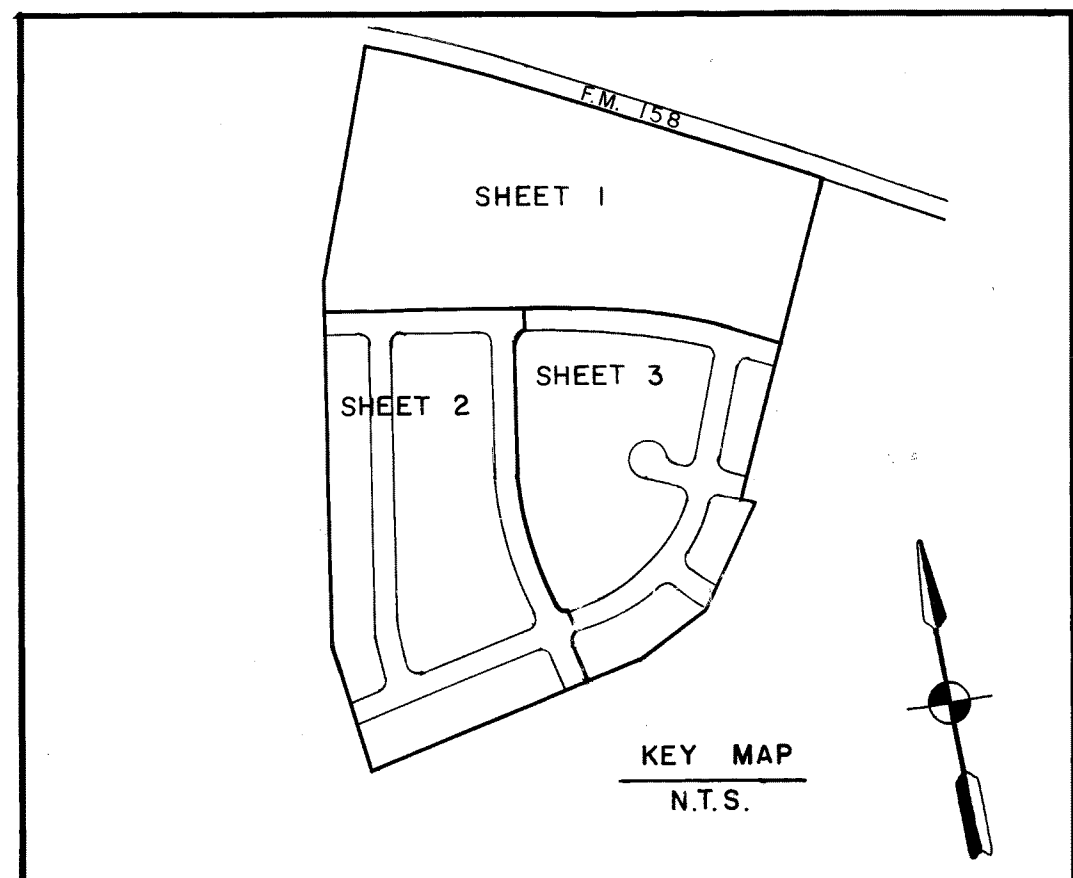
THIS SECTION SEE SHEET 3 OF 3 SHEETS

CURVE DATA: SEE SHEET 2 of 3

GENERAL NOTES: SEE SHEET 2 of 3

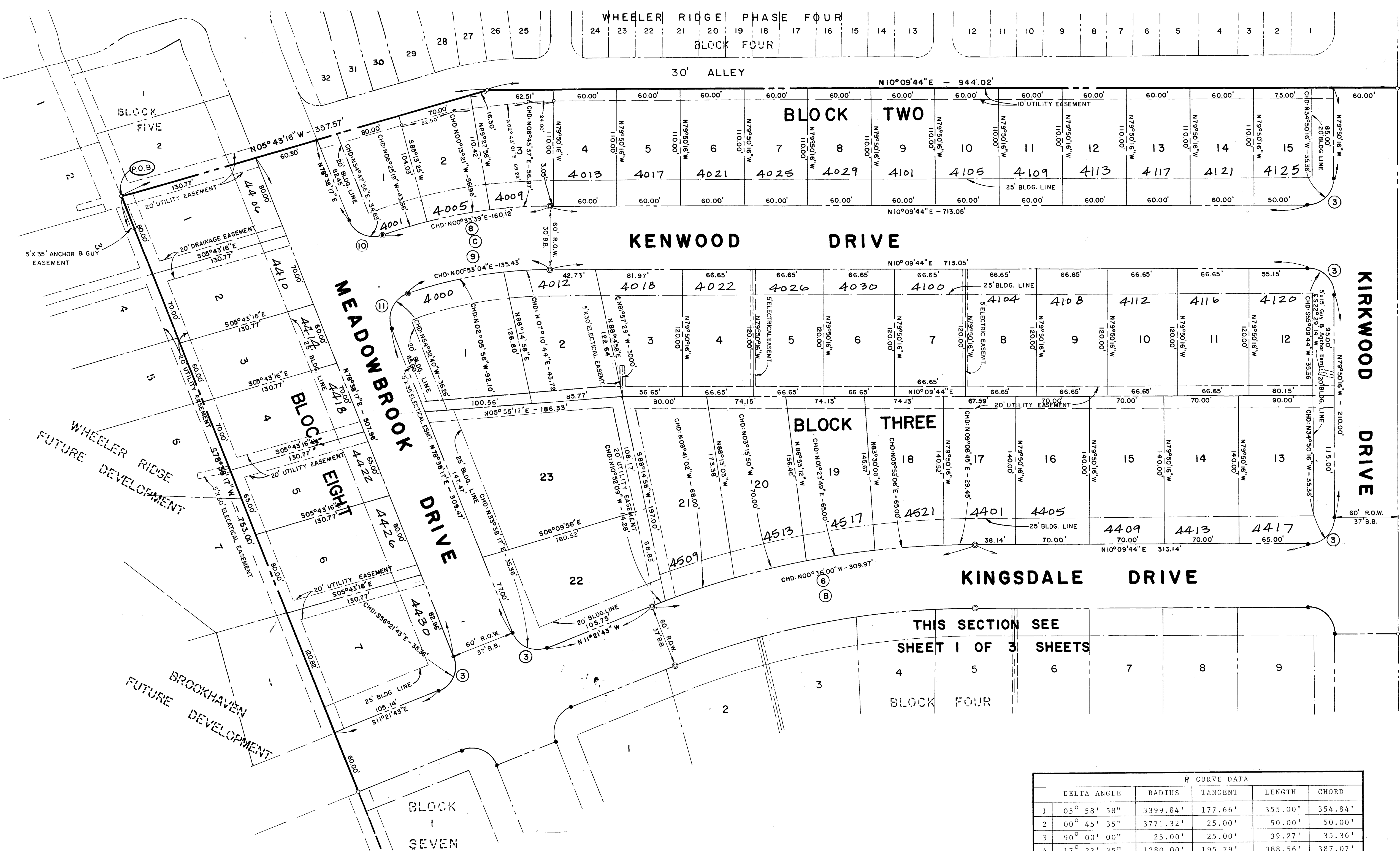
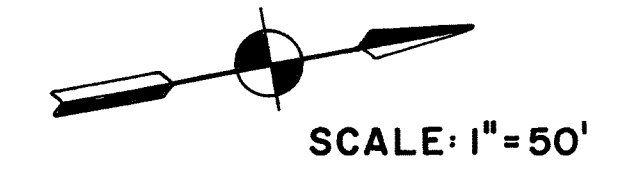
FIELD NOTES: SEE SHEET 3 of 3

LAND USES:
BLOCK ONE, LOT ONE - CHURCH SITE
BLOCK ONE, LOT TWO - COMMERCIAL
DUPLIX 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



3:15
MAR 29 1983
Kelly Chackerville

SHEET 1 OF 3 SHEETS
FINAL PLAT
OF
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: WHEELER RIDGE ASSOCIATION - WARREN, HARMON, TOM BORSKI, RALPH MORAN, LLOYD SHEFFIELD, W.C. DAVIS, B. SPEARMAN, SEARS, & MURPHY, INC.
PREPARED BY: JERRY BISHOP & ASSOCIATES, INC. 1804 WELSH STREET COLLEGE STATION, TEXAS



THIS SECTION SEE SHEET 3 OF 3 SHEETS

THIS SECTION SEE SHEET 1 OF 3 SHEETS

- 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. DENOTES POINT OF BEGINNING
 8. DENOTES RIGHT-OF-WAY
 9. 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
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'	25.00'	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' 21"	3399.84'	27.45'	54.90'	54.90'
25	05° 03' 27"	3399.84'	150.15'	300.10'	300.00'

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'

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

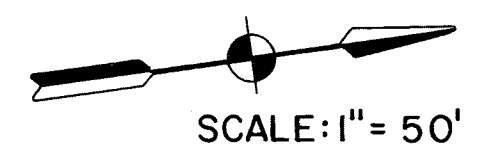
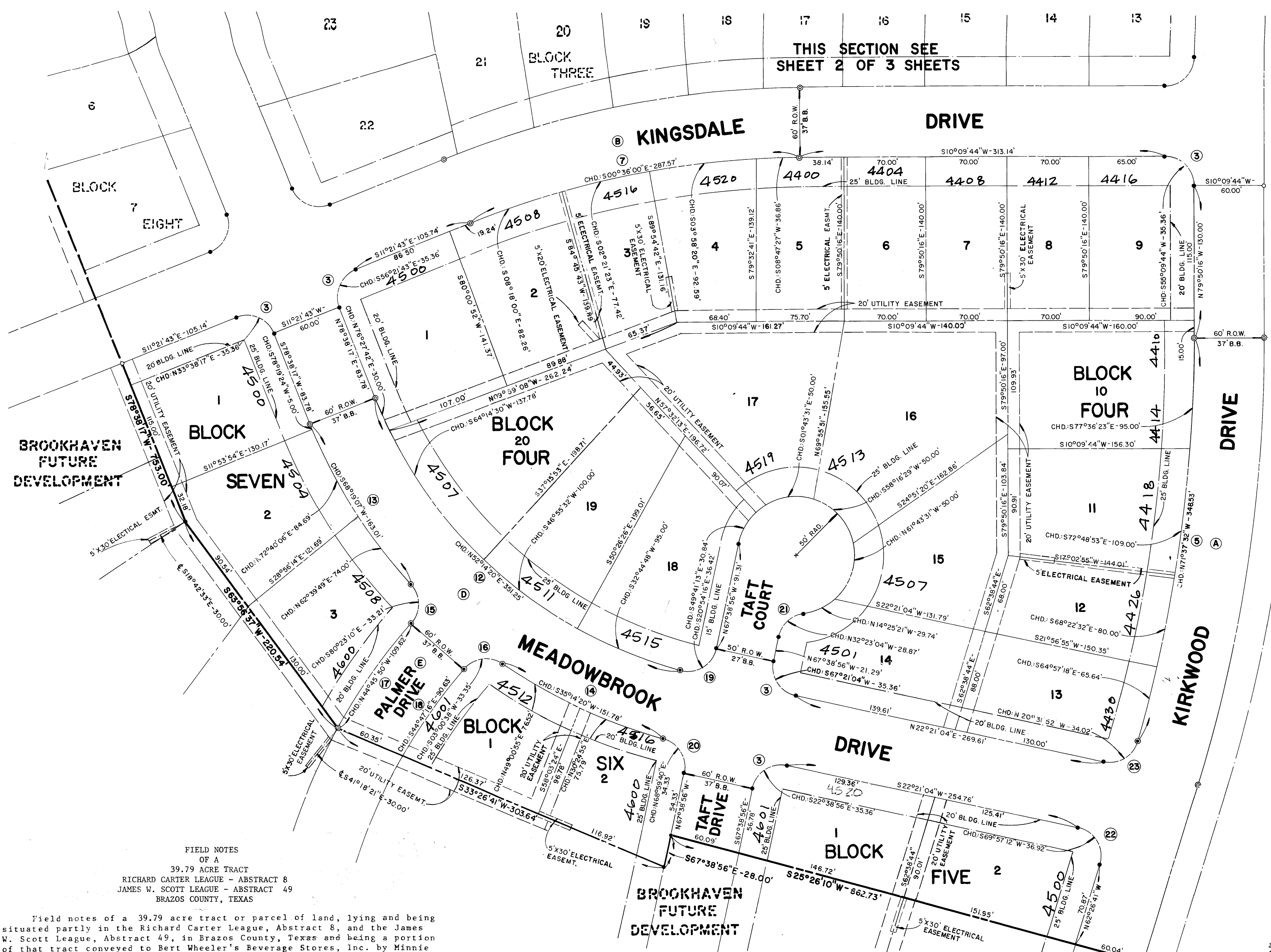
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
MAY 1982

OWNER & DEVELOPERS
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 77840
713 693 4216

ON LOW BASE 4/2/82 JLD



THIS SECTION SEE SHEET 2 OF 3 SHEETS

THIS SECTION SEE SHEET 1 OF 3 SHEETS

LOT 2
BLOCK ONE

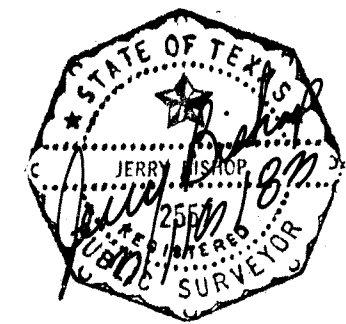
APPROVAL OF THE PLANNING COMMISSION
I, Frank Murphy, Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 19th day of July, 1982, and same was duly approved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

Frank Murphy
Chairman, City Planning Commission
Bryan, Texas

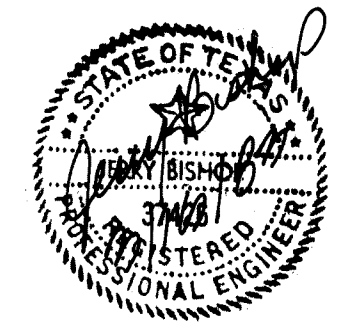
CERTIFICATION BY THE DIRECTOR OF PLANNING
I, the undersigned Director of Planning of the City of Bryan, hereby certify that this plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

Jerry Bishop
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.



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.



CERTIFICATE BY THE COUNTY CLERK:
STATE OF TEXAS
COUNTY OF BRAZOS
I, By Cheryl Thompson, County Clerk in and for the said County, do certify that this plat together with its certificate of authentication was filed for record in my office on the 24th day of August, 1982, in the Deed Records of Brazos County, Volume 309, Page 545.

GENERAL NOTES: SEE SHEET 2 OF 3
CURVE DATA: SEE SHEET 2 OF 3
LAND USES: SEE SHEET 1 OF 3

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

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 77840
713-653-4216

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 W. 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 = 3771.52 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;

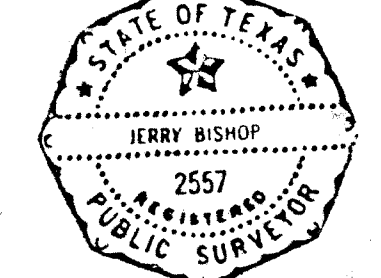
THENCE S 33° 26' 41" W for a distance of 303.64 feet to an iron rod for corner;

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.

OWNERS ACKNOWLEDGMENTS AND DEDICATIONS:
STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, They), 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) 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.

Prepared By: Jerry Bishop
Registered Public Surveyor No. 2557



MAY, 1982

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Warren Harmon, Tom Borski, Jerry Bishop, Ralph Morgan, Lloyd Sheffield, W.C. Davis, Spearman, Sears, & Murphy, Inc. 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 ON THIS 7 DAY OF March 1982
Frank L. Murphy
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS.

OWNER'S ACKNOWLEDGEMENT AND DEDICATIONS OF OFF-SITE EASEMENTS

Warren Harmon, Tom Borski, Jerry Bishop, Ralph Morgan, Lloyd Sheffield, W.C. Davis, Spearman, Sears, & Murphy, Inc.
OWNERS JOINT OWNERS ACKNOWLEDGEMENT & DEDICATION OF OFF-SITE EASEMENT DEDICATION



ON LAW BASE 7/5/82 wd