

LINE	DISTANCE	BEARING
L1	(DELETED)	
L2	230.01'	S 30°22'23" W
L3	39.40'	S 52°45'04" W
L4	38.86'	N 01°47'00" E
L5	148.11'	S 75°20'36" E
L6	172.20'	S 52°45'03" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	225.00	47°15'18"	185.57	98.43	S 17°37'16" W	180.36
C2	275.00	37°34'38"	180.36	93.56	N 06°38'59" E	177.14
C3	914.91	28°38'00"	457.22	233.49	N 22°55'57" W	452.48

on balance of 6/13/02

CERTIFICATE OF THE COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Karen McQueen, 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 on the day of 12/13/02, 2002, in the Official Public Records of Brazos County, Texas, in Volume 328, Page 124.

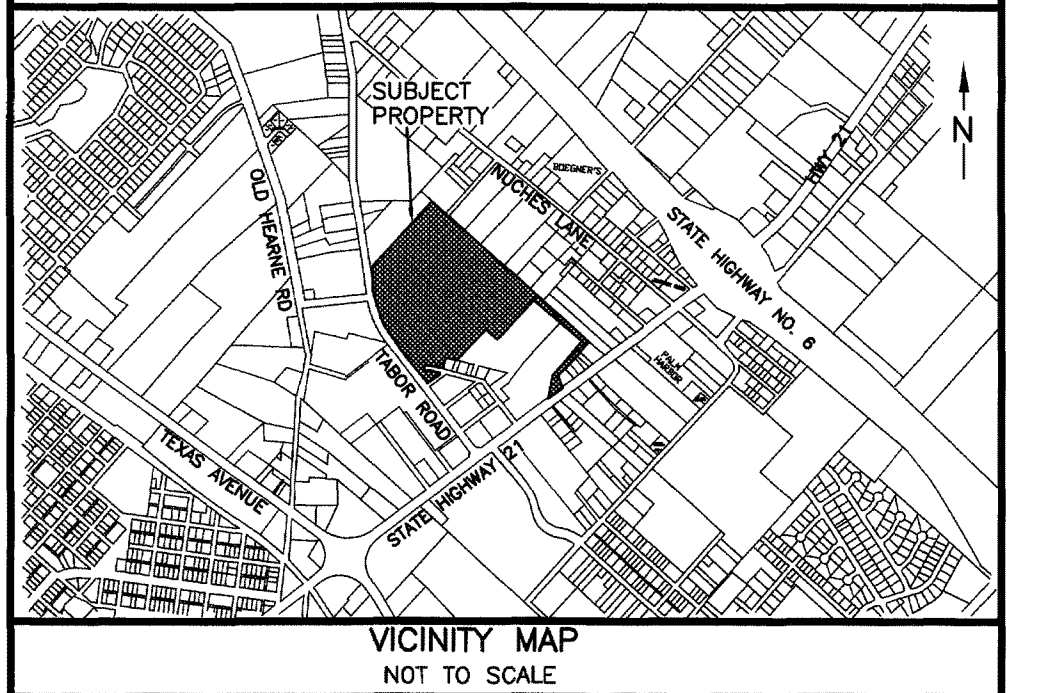
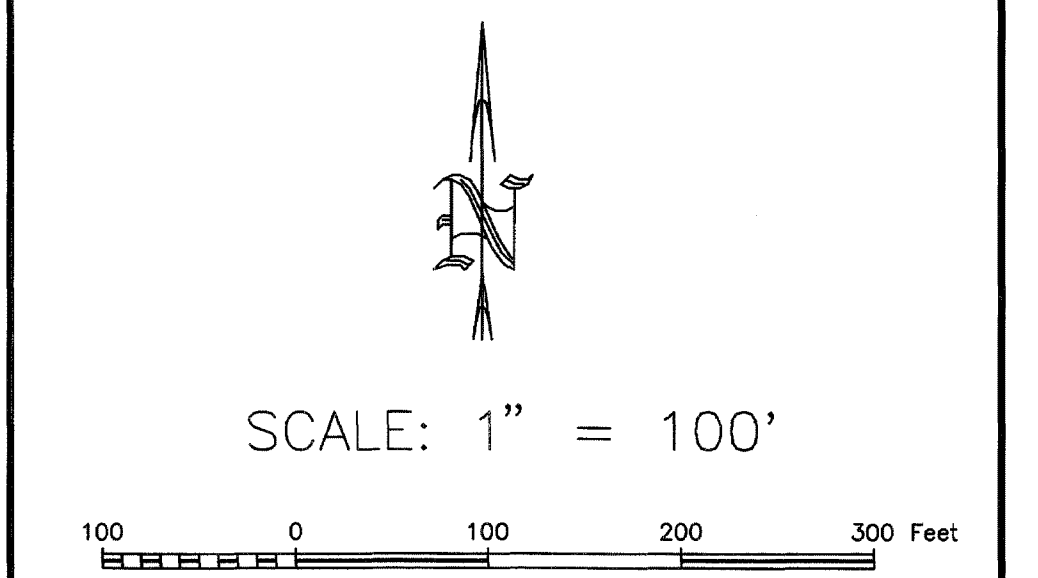
*Karen McQueen*  
 County Clerk  
 Brazos County, Texas  
*Suzie L. Cohen*

APPROVAL OF PLANNING AND ZONING COMMISSION  
 I, Don Flores, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 12/13/02 day of March, 2003.

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

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.

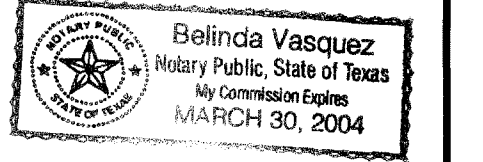
CERTIFICATE OF SURVEYOR  
 I, Brad Kerr, Registered Public Surveyor No. 4502 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.



Doc 00813525 Bk OR Vol 5289 Pg 129

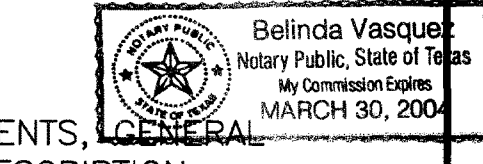
CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (We) Schieffer Development, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1, Stonehaven, to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Before me, the undersigned authority, on this day personally appeared Belinda Vasquez, 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 23rd day of April, 2003.  
*Belinda Vasquez*  
 Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (We) H&A Construction Co., owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 2, Stonehaven, to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Before me, the undersigned authority, on this day personally appeared Belinda Vasquez, 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 23rd day of April, 2003.  
*Belinda Vasquez*  
 Notary Public, Brazos County, Texas



SEE SHEET 2 FOR DETAIL OF EASEMENTS, NOTES AND METES AND BOUNDS DESCRIPTION.

SHEET 1 OF 2

**FINAL PLAT**  
 OF  
**STONEHAVEN**  
 45.581 ACRES  
 STEPHEN F. AUSTIN LEAGUE NO. 10, A-63  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
 SURVEY DATE: DECEMBER, 2002  
 PLAT DATE: 04-01-03

JOB NUMBER: 02-1167  
 CAD NAME: 02-1167F  
 CR5 FILE: 00-0005

PREPARED BY: KERR SURVEYING CO. 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195  
 PREPARED FOR: SCHIEFFER DEVELOPMENT CO. P. O. BOX 70 KURTEN, TEXAS 77862 PHONE (979) 268-8403

METES AND BOUNDS DESCRIPTION  
OF A  
45.581 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 19, 20, 21, 22 AND 23, BLOCK 1, ALL OF LOTS 1, 2 AND 3, BLOCK 8 AND A PORTION OF BROOKHAVEN STREET, ACCORDING TO THE REVISED PLAT OF CHATHAM NORTHVIEW SUBDIVISION RECORDED IN VOLUME 144, PAGE 613 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALLED 38.45 ACRE TRACT AS DESCRIBED BY A DEED TO SCHEFFER DEVELOPMENT COMPANY RECORDED IN VOLUME 3866, PAGE 218 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF A CALLED 1.146 ACRE TRACT AS DESCRIBED BY A DEED TO SCHEFFER DEVELOPMENT COMPANY RECORDED IN VOLUME 4418, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF A CALLED 9.86 ACRE TRACT AS DESCRIBED BY A DEED TO DEAN SCHEFFER RECORDED IN VOLUME 4328, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 9.84 ACRE TRACT AS DESCRIBED BY A DEED TO H&A CONSTRUCTION COMPANY, INC., RECORDED IN VOLUME 2844, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 38.45 ACRE TRACT AND THE EAST CORNER OF A CALLED 4.94 ACRE TRACT AS DESCRIBED BY A DEED TO LORI L. LAWRENCE RECORDED IN VOLUME 2399, PAGE 346 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING ON THE SOUTHWEST LINE OF A CALLED 2-1/2 ACRE TRACT AS DESCRIBED BY A DEED TO JOE U. SMITH AND WIFE, BILLIE G. SMITH, RECORDED IN VOLUME 273, PAGE 32 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 03' 12" E ALONG THE NORTHEAST LINE OF SAID 38.45 ACRE TRACT FOR A DISTANCE OF 1461.79 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 1-1/2 ACRE TRACT AS DESCRIBED BY A DEED TO DEWAYNE D. EMERY AND WIFE, TEMPI EMERY, RECORDED IN VOLUME 499, PAGE 421 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE EAST CORNER OF SAID 38.45 ACRE TRACT AND THE NORTH CORNER OF A PORTION OF SAID REMAINDER OF 9.86 ACRE TRACT;

THENCE: S 48° 10' 31" E ALONG THE COMMON LINE OF SAID PORTION OF REMAINDER OF 9.86 ACRE TRACT, SAID 1-1/2 ACRE TRACT AND A CALLED 2.07 ACRE TRACT AS DESCRIBED BY A DEED TO JOYCE AND DALE MOORE TRUST RECORDED IN VOLUME 1156, PAGE 273 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 733.37 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF SAID 1.146 ACRE TRACT AND THE NORTH CORNER OF PIRAINO SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 118, PAGE 306 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 14' 55" W ALONG THE COMMON LINE OF SAID 1.146 ACRE TRACT AND PIRAINO SUBDIVISION FOR A DISTANCE OF 381.92 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF SAID PIRAINO SUBDIVISION AND THE NORTH CORNER OF SAID PORTION OF REMAINDER OF 9.84 ACRE TRACT;

THENCE: S 32° 38' 36" W ALONG THE COMMON LINE OF PIRAINO SUBDIVISION AND SAID PORTION OF THE REMAINDER OF SAID 9.84 ACRE TRACT FOR A DISTANCE OF 125.99 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21

THENCE: S 52° 45' 04" W ALONG THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 FOR A DISTANCE OF 301.15 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET;

THENCE: ALONG SAID CURVE, SAME BEING THE COMMON LINE OF SAID 1.146 ACRE TRACT AND THE MAJORITY PORTION OF THE REMAINDER OF SAID 9.84 ACRE TRACT (2844/151), THROUGH A CENTRAL ANGLE OF 37° 34' 38" FOR AN ARC DISTANCE OF 180.36 FEET (CHORD BEARS: N 08° 38' 58" E - 177.14 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

THENCE: ALONG THE COMMON LINE OF SAID 1.146 ACRE TRACT AND THE MAJORITY PORTION OF SAID REMAINDER OF 9.84 ACRE TRACT FOR THE FOLLOWING CALLS:

- N 30° 22' 23" E FOR A DISTANCE OF 55.14 FEET TO A 5/8 INCH IRON ROD SET;
- N 41° 14' 55" E FOR A DISTANCE OF 432.77 FEET TO A 5/8 INCH IRON ROD SET;
- N 01° 47' 00" E FOR A DISTANCE OF 38.86 FEET TO A 5/8 INCH IRON ROD SET;

N 48° 10' 31" W FOR A DISTANCE OF 659.43 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID 38.45 ACRE TRACT MARKING THE NORTH CORNER OF A CALLED 5.68 ACRE TRACT AS DESCRIBED BY A DEED TO H&A CONSTRUCTIONS COMPANY, INC., RECORDED IN VOLUME 4418, PAGE 155 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 07' 10" W ALONG THE COMMON LINE OF SAID 38.45 ACRE TRACT AND SAID 5.68 ACRE TRACT FOR A DISTANCE OF 563.71 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THE MAJORITY PORTION OF SAID REMAINDER OF 9.86 ACRE TRACT (4328/50) MARKING AN EXTERIOR SOUTH CORNER OF SAID 38.45 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 5.68 ACRE TRACT;

THENCE: S 48° 07' 09" E ALONG THE COMMON LINE OF SAID 5.68 ACRE TRACT AND SAID MAJORITY PORTION OF THE REMAINDER OF 9.86 ACRE TRACT FOR A DISTANCE OF 354.96 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN INTERIOR WEST CORNER OF SAID 5.68 ACRE TRACT;

THENCE: S 52° 45' 04" W CONTINUING ALONG THE COMMON LINE OF SAID 5.68 ACRE TRACT AND SAID MAJORITY PORTION OF THE REMAINDER OF 9.86 ACRE TRACT FOR A DISTANCE OF 204.17 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF THE REMAINDER OF LOT 6, BLOCK 1, CHATHAM NORTHVIEW SUBDIVISION;

THENCE: N 75° 20' 36" W ALONG THE COMMON LINE OF SAID REMAINDER OF 9.86 ACRE TRACT AND CHATHAM NORTHVIEW SUBDIVISION FOR A DISTANCE OF 327.52 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 8, BLOCK 1, AND THE EAST CORNER OF LOT 9, BLOCK 1, SAID LOT 9 BEING A PORTION OF THE REMAINDER OF SAID 9.86 ACRE TRACT;

THENCE: S 14° 39' 26" W ALONG THE COMMON LINE OF SAID LOTS 8 AND 9 FOR A DISTANCE OF 127.80 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF BROOKHAVEN STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 8;

THENCE: N 75° 20' 36" W ALONG THE NORTHEAST LINE OF BROOKHAVEN STREET FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 10, BLOCK 1;

THENCE: N 14° 39' 26" W ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 10 FOR A DISTANCE OF 127.80 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 10, BLOCK 1;

THENCE: N 75° 20' 36" W ALONG THE COMMON LINE OF SAID REMAINDER OF 9.86 ACRE TRACT AND CHATHAM NORTHVIEW SUBDIVISION, AT 150.00 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING A COMMON CORNER OF SAID REMAINDER OF 9.86 ACRE TRACT AND SAID 38.45 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 450.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 19 AND LOT 18, BLOCK 1;

THENCE: S 14° 39' 26" W ALONG THE COMMON LINE OF SAID LOT 18 AND LOT 19, AT 127.80 FEET PASS A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF BROOKHAVEN STREET (50' R.O.W.), CONTINUE ON FOR A TOTAL DISTANCE OF 177.80 FEET TO A POINT ON THE SOUTH LINE OF BROOKHAVEN STREET, SAME BEING THE NORTH LINE OF SAID BLOCK 8;

THENCE: S 75° 20' 36" E ALONG THE SOUTH LINE OF BROOKHAVEN STREET FOR A DISTANCE OF 148.11 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE INTERSECTION OF THE SOUTH LINE OF BROOKHAVEN STREET AND THE NORTHWEST LINE OF TABOR ROAD (80' R.O.W.), SAID IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 1, BLOCK 8;

THENCE: S 52° 45' 03" W ALONG THE NORTHWEST LINE OF HARMAN STREET FOR A DISTANCE OF 172.20 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TABOR ROAD (80' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 1;

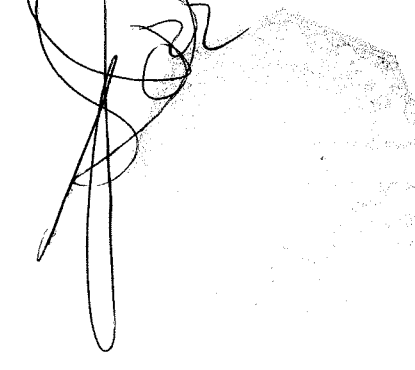
THENCE: N 37° 14' 57" W ALONG THE NORTHEAST LINE OF TABOR ROAD FOR A DISTANCE OF 601.93 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 914.91 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 38' 00" FOR AN ARC DISTANCE OF 457.22 FEET (CHORD BEARS: N 22° 55' 57" W - 452.48) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 08° 36' 57" W CONTINUING ALONG THE EAST LINE OF TABOR ROAD FOR A DISTANCE OF 288.22 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 38.45 ACRE TRACT AND THE SOUTH CORNER OF THE FOREMENTIONED 4.94 ACRE TRACT;

THENCE: N 47° 02' 01" E ALONG THE COMMON LINE OF SAID 38.45 ACRE TRACT AND SAID 4.94 ACRE TRACT FOR A DISTANCE OF 964.52 FEET TO THE POINT OF BEGINNING CONTAINING 45.581 ACRES OF LAND MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502



Doc 08813525 Bk OR Vol 5289 Pg 130

Filed for Record in:  
BRAZOS COUNTY

On: May 13, 2003 at 11:43:00

As a

Plats

Document Number: 08813525

Amount 55.00

Receipt Number - 217636

By: Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stated herein in and was duly recorded in the volume and page of the named records in: BRAZOS COUNTY as stamped herein by me.

May 13, 2003

HONORABLE WAREN MURKIN, COUNTY CLERK  
BRAZOS COUNTY

EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L1	31.42'	N 32°33'44" E
L2	31.42'	S 32°33'44" W
L3	43.84'	N 87°02'01" E
L4	43.84'	S 87°02'01" W
L5	88.17'	N 17°48'30" E
L6	1.03'	N 17°48'30" E
L7	13.16'	N 17°48'30" E
L8	64.29'	N 57°44'07" W
L9	188.26'	N 08°36'56" E
L10	33.64'	N 42°02'01" E
L11	140.17'	N 42°02'01" E
L12	135.33'	S 47°57'59" E
L13	193.04'	S 47°57'59" E
L14	82.38'	S 25°27'59" E
L15	51.92'	S 19°32'01" W
L16	149.83'	S 42°02'01" W
L17	130.21'	S 42°02'01" W
L18	47.52'	S 64°32'01" W
L19	142.92'	N 75°20'36" W
L20	86.44'	N 60°03'00" W
L21	43.46'	S 02°58'00" E
L22	103.91'	S 19°32'01" W
L23	124.42'	S 71°53'49" W

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	328.50	28°58'25"	148.95	75.78	N 39°45'40" E	147.68
C2	328.50	18°45'28"	78.88	39.63	N 01°57'58" E	78.69
C3	521.50	24°08'18"	219.40	111.35	N 07°06'24" E	217.78
C4	521.50	08°10'05"	56.14	28.10	N 21°16'24" E	56.11
C5	521.50	18°40'26"	151.76	76.42	N 33°41'48" E	151.23
C6	469.50	58°57'22"	483.10	285.39	N 38°10'48" W	482.07
C7	218.50	07°44'48"	191.48	103.60	N 16°35'51" E	187.22
C8	218.50	90°00'00"	343.22	218.50	N 87°02'01" E	309.01
C9	218.50	44°59'59"	171.61	90.51	S 25°27'59" E	167.23
C10	81.50	10°38'57"	72.05	38.67	N 16°44'32" E	69.74
C11	81.50	90°00'00"	128.07	81.50	N 87°02'01" E	118.28

GENERAL NOTES

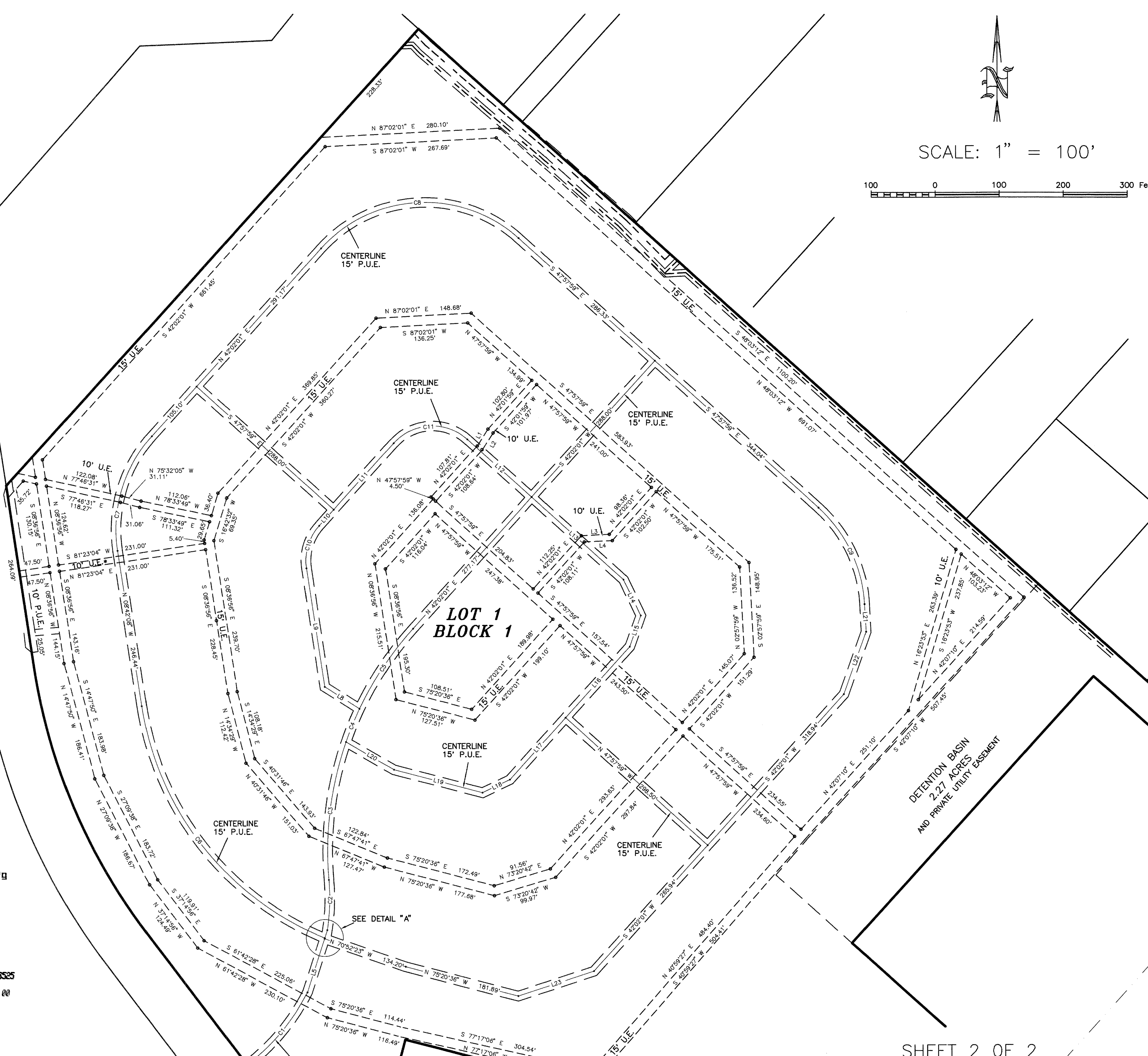
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COUNTY PANEL NO. 48041C0131 C AND 48041C0133, EFFECTIVE DATE JULY 2, 1992.
3. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. P.U.E. - PUBLIC UTILITY EASEMENT
5. THE DETENTION AREA, PRIVATE DRAINAGE EASEMENT, PRIVATE UTILITY EASEMENT AND ALL STREETS LOCATED WITHIN THE SUBJECT PROPERTY ARE TO BE PRIVATELY MAINTAINED.
6. 15' U.E. - 15' STONEHAVEN PRIVATE SEWER, BTU ELECTRICAL, COX COMMUNICATIONS AND VERIZON EASEMENT
7. 10' U.E. - 10' BTU ELECTRICAL, COX COMMUNICATIONS AND VERIZON EASEMENT
8. 10' U.E. - 10' STONEHAVEN PRIVATE STORM DRAINAGE, BTU ELECTRICAL, COX COMMUNICATIONS AND VERIZON EASEMENT

STATE OF TEXAS COUNTY OF BRAZOS

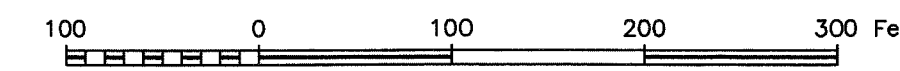
I hereby certify that this instrument was filed on the date and time stated herein in and was duly recorded in the volume and page of the named records in: BRAZOS COUNTY as stamped herein by me.

May 13, 2003

HONORABLE WAREN MURKIN, COUNTY CLERK  
BRAZOS COUNTY



SCALE: 1" = 100'



SHEET 2 OF 2

**FINAL PLAT**  
OF  
**STONEHAVEN**  
45.581 ACRES  
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: DECEMBER, 2002  
PLAT DATE: 04-01-03

JOB NUMBER: 02-1167  
CAD NAME: 02-1167F  
CR5 FILE: 00-0005

PREPARED BY: KERR SURVEYING CO. 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195

PREPARED FOR: SCHEFFER DEVELOPMENT CO. P.O. BOX 70 KURTEN, TEXAS 77862 PHONE (979) 268-8403

see numbers on plans