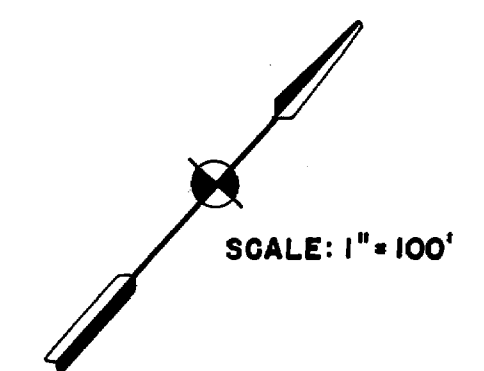
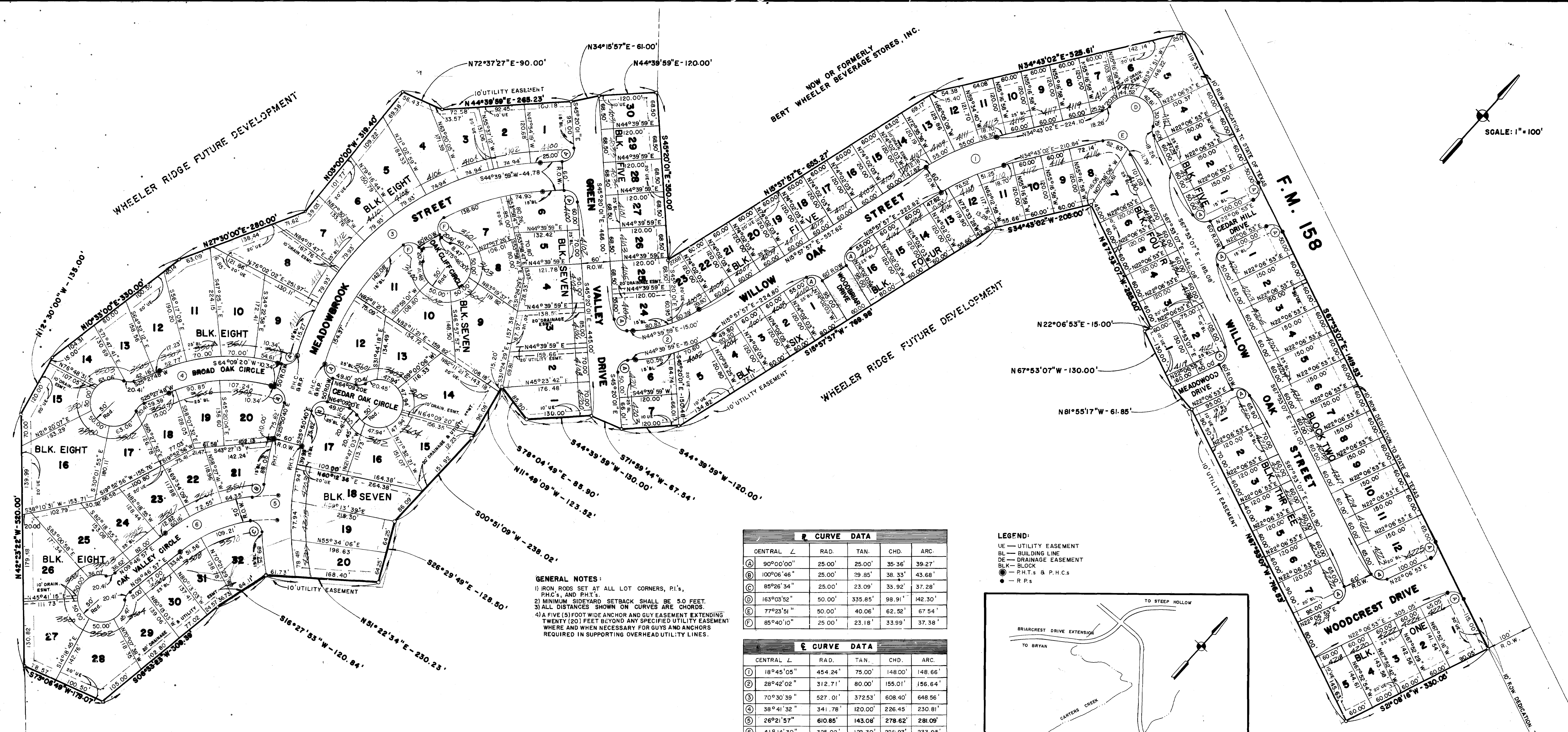


ON (some base) 4/27/77

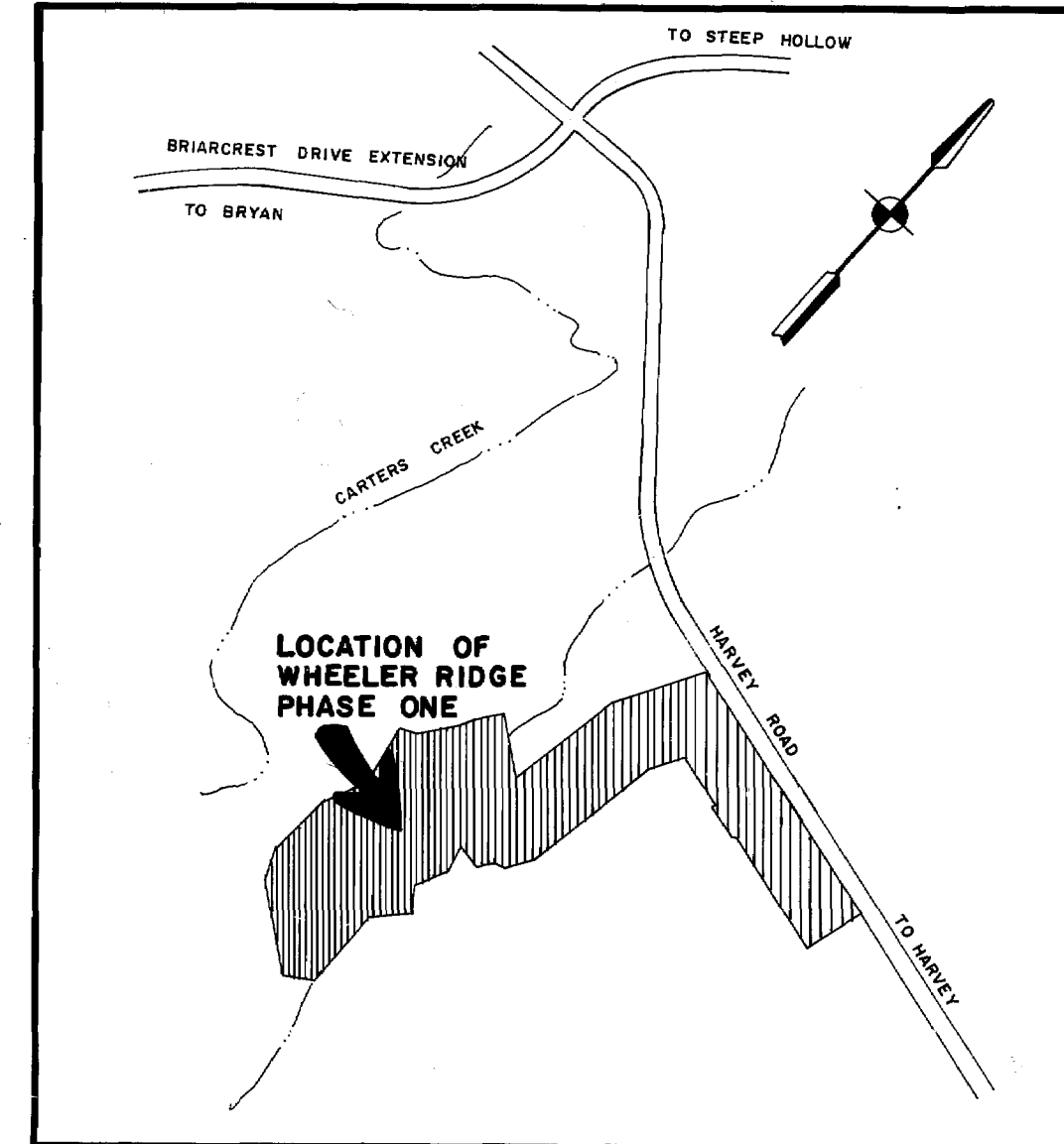


**GENERAL NOTES:**  
 1) IRON RODS SET AT ALL LOT CORNERS, P.I.'S, P.H.C.'S, AND P.H.T.'S.  
 2) MINIMUM SIDEYARD SETBACK SHALL BE 5.0 FEET.  
 3) ALL DISTANCES SHOWN ON CURVES ARE CHORDS.  
 4) A FIVE (5) FOOT WIDE ANCHOR AND GUY EASEMENT EXTENDING TWENTY (20) FEET BEYOND ANY SPECIFIED UTILITY EASEMENT WHERE AND WHEN NECESSARY FOR GUYS AND ANCHORS REQUIRED IN SUPPORTING OVERHEAD UTILITY LINES.

R CURVE DATA				
CENTRAL ANGLE	RAD.	TAN.	CHD.	ARC.
90°00'00"	25.00'	25.00'	35.36'	39.27'
100°06'46"	25.00'	29.85'	38.33'	43.68'
88°26'34"	25.00'	23.09'	33.92'	37.28'
163°03'52"	50.00'	335.85'	98.91'	142.30'
77°23'51"	50.00'	40.06'	62.52'	67.54'
85°40'10"	25.00'	23.18'	33.99'	37.38'

E CURVE DATA				
CENTRAL ANGLE	RAD.	TAN.	CHD.	ARC.
18°45'05"	454.24'	75.00'	148.00'	148.66'
28°42'02"	312.71'	80.00'	155.01'	156.64'
70°30'39"	527.01'	372.53'	608.40'	648.56'
38°41'32"	341.78'	120.00'	226.45'	230.81'
26°21'57"	610.85'	143.08'	278.62'	281.09'
41°14'30"	325.02'	122.30'	226.93'	233.95'

**LEGEND:**  
 UE — UTILITY EASEMENT  
 BL — BUILDING LINE  
 DE — DRAINAGE EASEMENT  
 BLK — BLOCK  
 P.H.T.'S & P.H.C.'S  
 R.P.'S



VICINITY MAP  
N.T.S.

**APPROVAL OF THE PLANNING COMMISSION:**  
 I, D. D. WILLIAMSON, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 23 day of JULY, 1977, and same was duly approved on the 4 day of AUGUST, 1977, by said Commission.

**CERTIFICATE BY THE CITY PLANNER:**  
 I, the undersigned, City Planner of the City of Bryan, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

**CERTIFICATE BY THE COUNTY CLERK:**  
 I, FRANK BORISKE, County Clerk in and for the said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 24 day of August, 1977, in the Deed Records of Brazos County, Volume 350, Page 387.

**CERTIFICATION OF THE SURVEYOR:**  
 I, Jerry Bishop, Registered Professional Engineer No. 37426 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.

**CERTIFICATION BY THE ENGINEER:**  
 I, Jerry Bishop, Registered Professional Engineer No. 37426 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

**APPROVAL OF COUNTY COMMISSIONER'S COURT:**  
 I, WILLIAM R. VANCE, County Judge of Brazos County, hereby certify that this plat was duly approved and accepted by the Commissioner's Court on the 22nd day of August, 1977.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 I (we) WARREN C. HARMON, TOM BORSKI, RALPH MORGAN, LLOYD M. SHEPHERD, and SPEARMAN SEARS, Owner(s) and Developer(s) of the land shown on this plat, and designated herein as the WHEELER RIDGE - PHASE ONE in BRAZOS COUNTY, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purpose and consideration therein expressed.

Before me, the undersigned authority, on this day personally appeared Warren C. Harmon, Tom Borski, Ralph Morgan, Lloyd M. Shepherd, and Spearman Sears 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 expressed.

Given under my hand and seal on this 9th day of August, 1977.

FILED  
 AUG 24 1977  
 Frank Boriske  
 County Clerk, Brazos County, Texas

**FINAL PLAT**

**WHEELER RIDGE PHASE ONE**  
 39.90 ACRES

RICHARD CARTER LEAGUE - ABSTRACT 8  
 JAMES W. SCOTT LEAGUE - ABSTRACT 49  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'  
 MAY, 1977

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