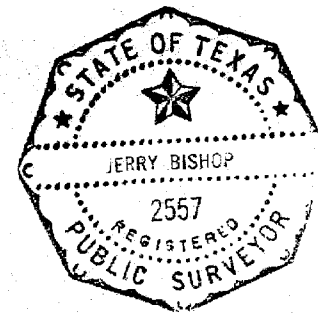


FIELD NOTES  
OF A  
21.45 ACRE TRACT  
RICHARD CARTER LEAGUE  
ABSTRACT 8  
J.W. SCOTT LEAGUE - ABSTRACT 49  
BRAZOS COUNTY, TEXAS

Field notes of a 21.45 acre tract or parcel of land, lying and being situated in the Richard Carter League, Abstract 8 and the J.W. Scott League, Abstract 49, Brazos County, Texas and being a portion of a 140.00 acre tract conveyed to Wheeler Ridge Association by Bert Wheeler Beverage Stores, Inc. by deed recorded in Volume 507, page 77 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

- BEGINNING at an iron rod found marking the Southwest corner of Lot 11, Block 8, Wheeler Ridge Phase 4 and addition to the City of Bryan, Texas;
- THENCE N 79° 27' 23" E for a distance of 268.00 feet to an iron rod for corner;
- THENCE N 10° 32' 37" W for a distance of 120.00 feet to an iron rod for corner;
- THENCE N 75° 48' 45" E for a distance of 377.76 feet to an iron rod for corner;
- THENCE N 10° 32' 37" W for a distance of 275.99 feet to an iron rod for corner;
- THENCE N 78° 38' 17" E for a distance of 1302.98 feet to an iron rod for corner;
- THENCE S 05° 43' 16" E for a distance of 641.63 feet to an iron rod for corner;
- THENCE S 84° 30' 56" W for a distance of 562.95 feet to an iron rod for corner;
- THENCE S 80° 54' 32" W for a distance of 284.53 feet to an iron rod for corner;
- THENCE S 77° 32' 23" W for a distance of 474.44 feet to an iron rod for corner;
- THENCE S 63° 17' 23" W for a distance of 467.00 feet to an iron rod for corner;
- THENCE N 34° 02' 37" W for a distance of 316.00 feet to the PLACE OF BEGINNING and containing 21.45 acres of land, more or less.

Surveyed By: *Jerry Bishop*  
Jerry Bishop  
Registered Public  
Surveyor No. 1337



JUNE, 1982

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 2nd day of SEPTEMBER, 1982, and same was duly approved on the 16th day of SEPTEMBER, 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.

*[Signature]*  
Director of Planning  
City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

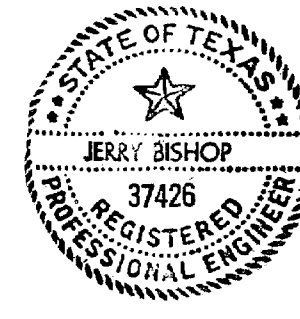
I, Jerry Bishop, Registered Public Surveyor No. 2557 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

*Jerry Bishop*  
Registered Public Surveyor

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.

*Jerry Bishop*  
Registered Professional Engineer



CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, *Frank Bowler*, County Clerk in and for the said County, do certify that this plat together with its certificates of authentication was filed for record in my office the 5 day of July 1982, in the Deed Records of Brazos County, Volume 576, Page 257.

*Frank Bowler by Cheryl Chappin*  
County Clerk  
Brazos County, Texas

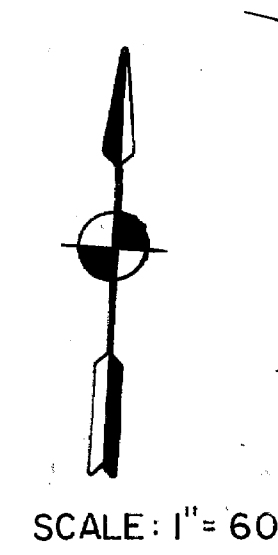
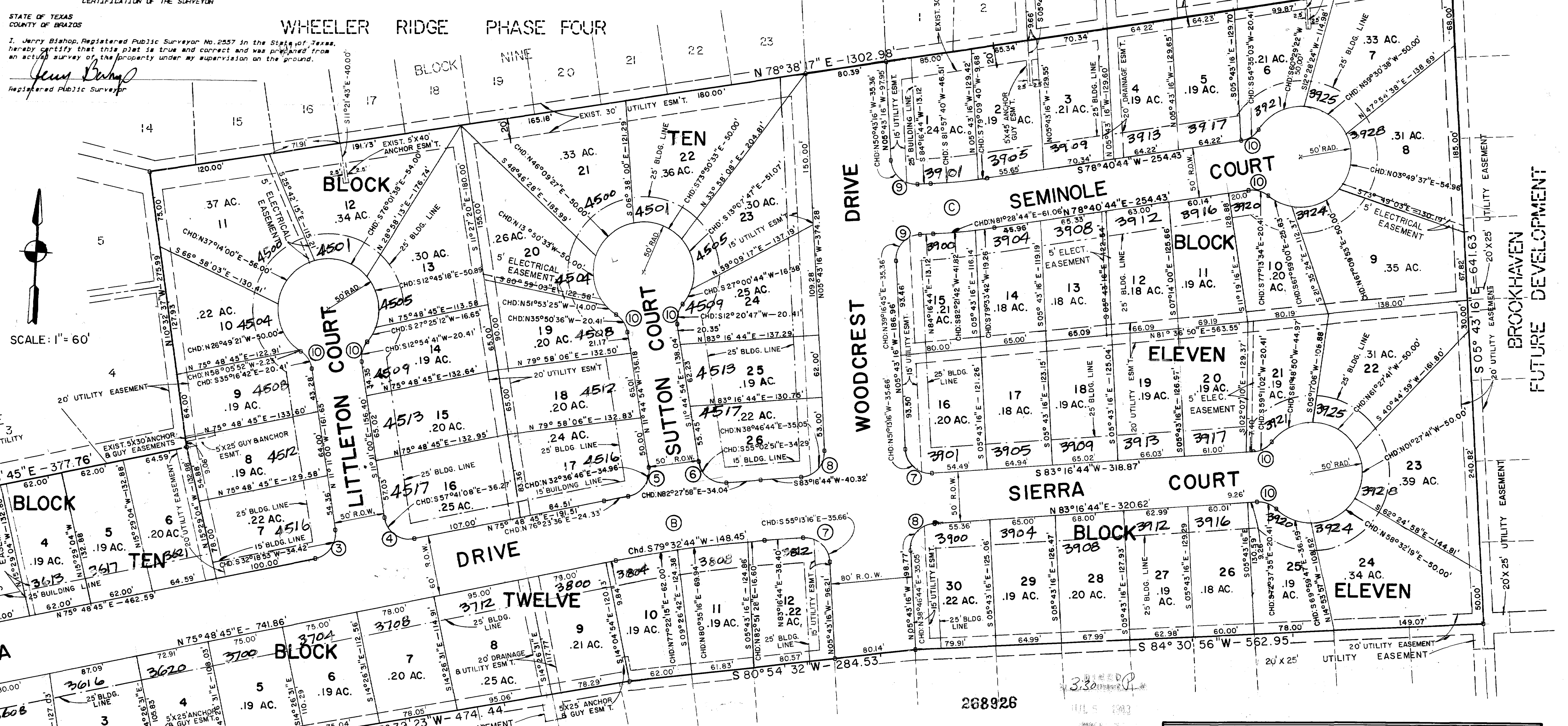
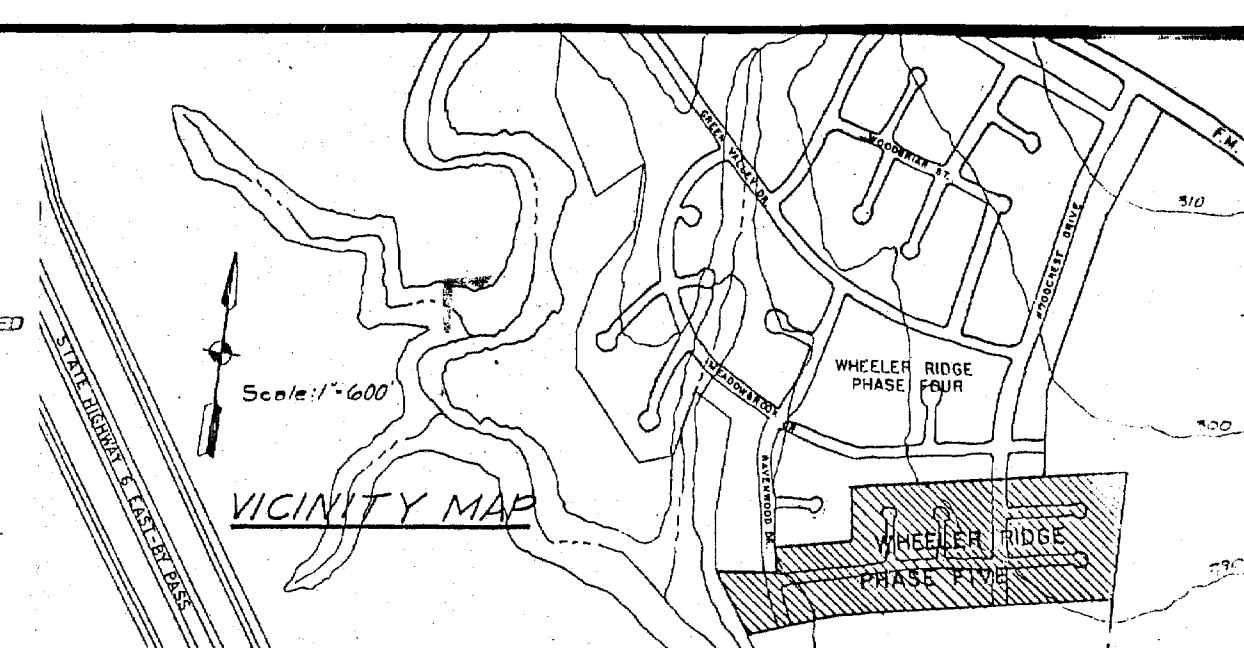
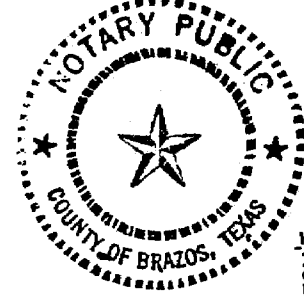
STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

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 OF THIS DAY OF

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS.



on increase 61200 wd

NOW OR FORMERLY  
BERT WHEELER  
BEVERAGE STORES  
INC.  
(NOT PLATTED)  
VOL. 291, PG. 764

OWNERS ACKNOWLEDGMENTS AND DEDICATIONS:  
I, *Dr. Tom*, 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 WHEELER RIDGE PHASE FIVE in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicates 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.

OWNERS' ACKNOWLEDGMENT AND DEDICATIONS OF OFF-SITE EASEMENTS  
I, *Warren Harmon, Tom Borski, Randy Morgan, Lloyd Sheffield, W.C. Davis, & Spearman, Sears, & Murphy, Inc.* owner (s) of the land shown on this plat, being 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 WHEELER RIDGE PHASE FIVE in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicates 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.

STATE OF TEXAS  
COUNTY OF BRAZOS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Warren Harmon, Tom Borski, Randy 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 THE 7 DAY OF MARCH 1982  
*Frank S. Murphy*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS.

€ CURVE DATA

CURVE	A	RADIUS	ARC	CHORD	TAN
A	22°15'00"	300.00	116.50'	115.77'	58.99'
B	07°27'59"	1170.00	152.47'	152.36'	76.34'
C	05°35'59"	600.00	58.64'	58.62'	29.34'

P CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	TAN
1	93°38'38"	25.00'	40.86'	36.46'	26.64'
2	108°36'22"	25.00'	47.39'	40.61'	34.80'
3	86°59'45"	25.00'	37.96'	34.42'	23.72'
4	93°00'15"	25.00'	40.58'	36.27'	26.35'
5	88°43'21"	25.00'	38.71'	34.96'	24.45'
6	86°35'53"	25.00'	37.79'	34.29'	23.56'
7	91°00'00"	25.00'	39.71'	35.66'	25.44'
8	89°00'00"	25.00'	38.83'	35.05'	24.57'
9	90°00'00"	25.00'	39.27'	35.36'	25.00'
10	48°11'22"	25.00'	21.03'	20.41'	11.18'

FINAL PLAT

# WHEELER RIDGE PHASE FIVE

21.45 ACRES

RICHARD CARTER LEAGUE, ABSTRACT NO. 8  
JAMES W. SCOTT LEAGUE, ABSTRACT NO. 49  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 60'  
SEPTEMBER, 1982

OWNER & DEVELOPERS:  
WHEELER RIDGE ASSOCIATION - WARREN HARMON, TOM BORSKI, RANDY MORGAN, LLOYD SHEFFIELD, W.C. DAVIS, & SPEARMAN, SEARS, & MURPHY, INC.

PREPARED BY:  
JERRY BISHOP & ASSOCIATES, INC.  
1504 WELSH STREET  
COLLEGE STATION, TEXAS