

**VICINITY MAP**  
SCALE: 1" = 1200'

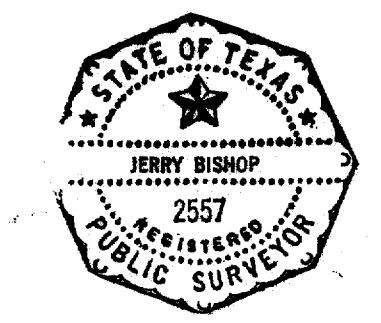
FIELD NOTES  
OF A  
32.99 ACRE TRACT  
RICHARD CARTER LEAGUE-ABSTRACT 8  
J.W. SCOTT LEAGUE-ABSTRACT 49  
BRYAN, BRAZOS COUNTY, TEXAS

Field notes of 32.99 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, an addition to the City of Bryan, plat of said addition to be found in Volume 474, Page 775 of the Deed Records of Brazos County, Texas:

THENCE S 34° 02' 37" W for a distance of 316.00 feet to the PLACE OF BEGINNING of the aforementioned 32.99 acre tract;  
 THENCE N 63° 17' 23" E for a distance of 467.00 feet to an iron rod for corner;  
 THENCE N 77° 32' 23" E for a distance of 474.44 feet to an iron rod for corner;  
 THENCE N 80° 54' 32" E for a distance of 204.39 feet to an iron rod for corner;  
 THENCE N 84° 30' 58" E for a distance of 562.95 feet to an iron rod for corner;  
 THENCE S 05° 43' 16" E for a distance of 282.86 feet to an iron rod for corner;  
 THENCE S 17° 25' 82" E for a distance of 210.00 feet to an iron rod for corner;  
 THENCE S 27° 16' 38" E for a distance of 120.00 feet to an iron rod for corner;  
 THENCE S 52° 21' 16" E for a distance of 158.00 feet to an iron rod for corner;  
 THENCE S 56° 45' 28" W for a distance of 315.00 feet to an iron rod for corner;  
 THENCE S 86° 13' 55" W for a distance of 1489.63 feet to an iron rod for corner;  
 THENCE N 02° 02' 37" W for a distance of 330.00 feet to an iron rod for corner;  
 THENCE N 34° 02' 37" W for a distance of 446.00 feet to the PLACE OF BEGINNING and containing 32.99 acres of land, more or less.

Prepared By: *Jerry Bishop*  
 Jerry Bishop  
 Registered Public  
 Surveyor No. 2557



5/18/83  
 229467  
 11:30  
 20130153

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

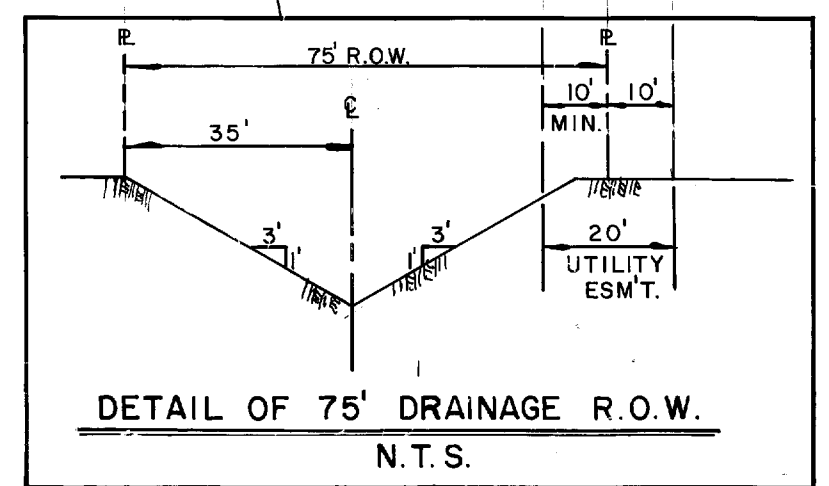
on base of old w

MATCH LINE  
 SEE SHEET 2 OF 2.

SHEET 1 OF 2.

NOW OR FORMERLY  
 WHEELER RIDGE ASSOCIATION  
 VOL. 507, PG. 77

LAND USE: ALL LOTS SINGLE  
 FAMILY RESIDENTIAL



**WHEELER RIDGE**  
 PHASE SIX  
 32.99 ACRES

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

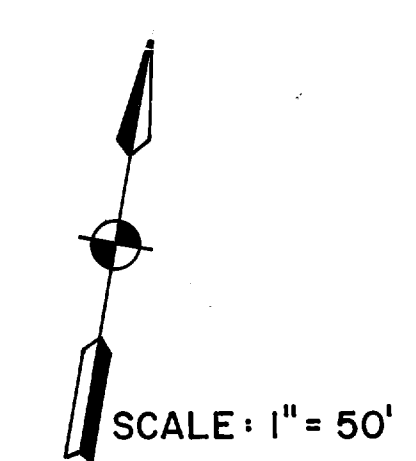
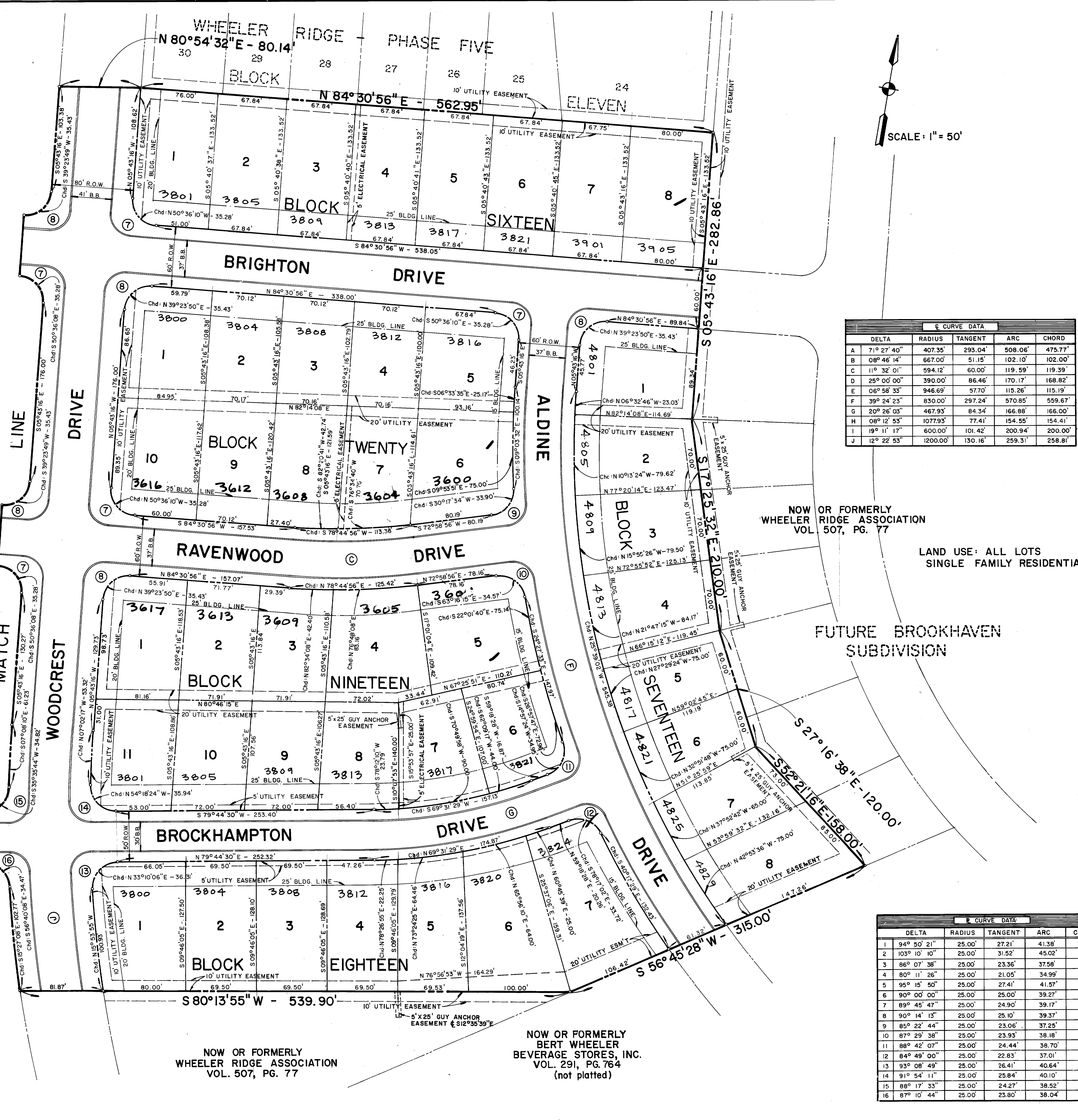
SCALE: 1" = 50'  
 MAY, 1983  
 OWNER & DEVELOPERS:  
 WHEELER RIDGE ASSOCIATION -  
 WARREN HARMON, BORSI HOMES, INC.  
 RALPH MORGAN, SHEFFIELD HOMES,  
 INC., FRANK MURPHY, INC., SEARS &  
 CRAIG, INC., SPEARMAN & ASSOC., INC.  
 PREPARED BY:  
 JERRY BISHOP & ASSOC., INC.  
 1812 WELSH STREET, SUITE 200  
 COLLEGE STATION, TEXAS 77840  
 TELEPHONE: (409) 693-4216



on balance 6/16/85

SEE SHEET 1 OF 2

MATCH



CURVE DATA				
DELTA	RADIUS	TANGENT	ARC	CHORD
A 71° 27' 40"	407.35'	293.04'	508.06'	475.77'
B 08° 46' 14"	667.00'	51.15'	102.10'	102.00'
C 11° 32' 01"	594.12'	60.00'	119.59'	119.39'
D 25° 00' 00"	390.00'	86.46'	170.17'	168.82'
E 06° 58' 33"	946.69'	57.70'	115.26'	115.19'
F 39° 24' 23"	830.00'	297.24'	570.85'	559.67'
G 20° 26' 03"	467.93'	84.34'	166.88'	166.00'
H 08° 12' 53"	1077.93'	77.41'	154.55'	154.41'
I 19° 11' 17"	600.00'	101.42'	200.94'	200.00'
J 12° 22' 53"	1200.00'	130.16'	259.31'	258.81'

NOW OR FORMERLY WHEELER RIDGE ASSOCIATION VOL. 507, PG. 77

LAND USE: ALL LOTS SINGLE FAMILY RESIDENTIAL

FUTURE BROOKHAVEN SUBDIVISION

NOW OR FORMERLY WHEELER RIDGE ASSOCIATION VOL. 507, PG. 77

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

OWNERS ACKNOWLEDGEMENTS AND DEDICATIONS AND DEDICATION OF OFF-SITE EASEMENTS:

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, it) in the Deed Records of Brazos County in Volume 507, Page 77, and designated herein as the WHEELER RIDGE - PHASE SIX, 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, and do hereby also grant to the use of the public forever all easements shown adjoining on this plat, not previously granted.

Frank Murphy FRANK MURPHY, INC. (PRESIDENT) - Managing Partner Wheeler Ridge Association OWNERS (Joint Owners Acknowledgment & Dedication & Off-site Easement)

LIEBHOLDER APPROVAL

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Frank Murphy

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 15th day of May, 1985.

Jerry Wells Notary Public, Brazos County, Texas expires 12-4-85

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Jerry Bishop, Registered Public Surveyor No. 2857 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 5/10/85

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS COUNTY OF BRAZOS

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

Jerry Bishop Registered Professional Engineer 5/10/85

APPROVAL OF THE PLANNING COMMISSION

I, Roger Jackson, 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 20th day of MAY, 1985,

and same was duly approved on the 2nd day of JUNE, 1985, by said Commission.

Roger Jackson 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 the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

Director of Planning City of Bryan, Texas

CERTIFICATE BY THE COUNTY CLERK:

STATE OF TEXAS COUNTY OF BRAZOS

I, FRANK BORISKE, 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 10th day of May, 1985, in the Deed Records of Brazos County, Volume 507, Page 179-181.

Frank Boriske by Sally Thompson, Deputy County Clerk Brazos County, Texas

SHEET 2 OF 2

A FINAL PLAT OF

WHEELER RIDGE PHASE SIX

32.99 ACRES

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

SCALE: 1" = 50' MAY, 1983

OWNER & DEVELOPERS: WHEELER RIDGE ASSOCIATION - WARREN HARMON, BORISKE HOMES, INC., RALPH MORGAN, SHEFFIELD HOMES, INC., FRANK MURPHY, INC., SEARS & CRAIG, INC., SPEARMAN & ASSOC., INC. PREPARED BY: JERRY BISHOP & ASSOC., INC. 1812 WELSH STREET, SUITE 120 COLLEGE STATION, TEXAS 77840 TELEPHONE: (409) 693-4216

CURVE DATA				
DELTA	RADIUS	TANGENT	ARC	CHORD
1 94° 50' 21"	25.00'	27.21'	41.38'	36.82'
2 103° 10' 10"	25.00'	31.52'	45.02'	39.18'
3 86° 07' 38"	25.00'	23.36'	37.58'	34.14'
4 80° 11' 26"	25.00'	21.05'	34.99'	32.20'
5 95° 15' 50"	25.00'	27.41'	41.57'	36.94'
6 90° 00' 00"	25.00'	25.00'	39.27'	35.36'
7 89° 45' 47"	25.00'	24.90'	39.17'	35.28'
8 90° 14' 13"	25.00'	25.10'	39.37'	35.43'
9 85° 22' 44"	25.00'	23.06'	37.25'	33.90'
10 87° 29' 38"	25.00'	23.93'	38.18'	34.57'
11 88° 42' 07"	25.00'	24.44'	38.70'	34.95'
12 84° 49' 00"	25.00'	22.83'	37.01'	33.72'
13 93° 08' 49"	25.00'	26.41'	40.64'	36.31'
14 91° 54' 11"	25.00'	25.84'	40.10'	35.94'
15 88° 17' 33"	25.00'	24.27'	38.52'	34.82'
16 87° 10' 44"	25.00'	23.80'	38.04'	34.47'