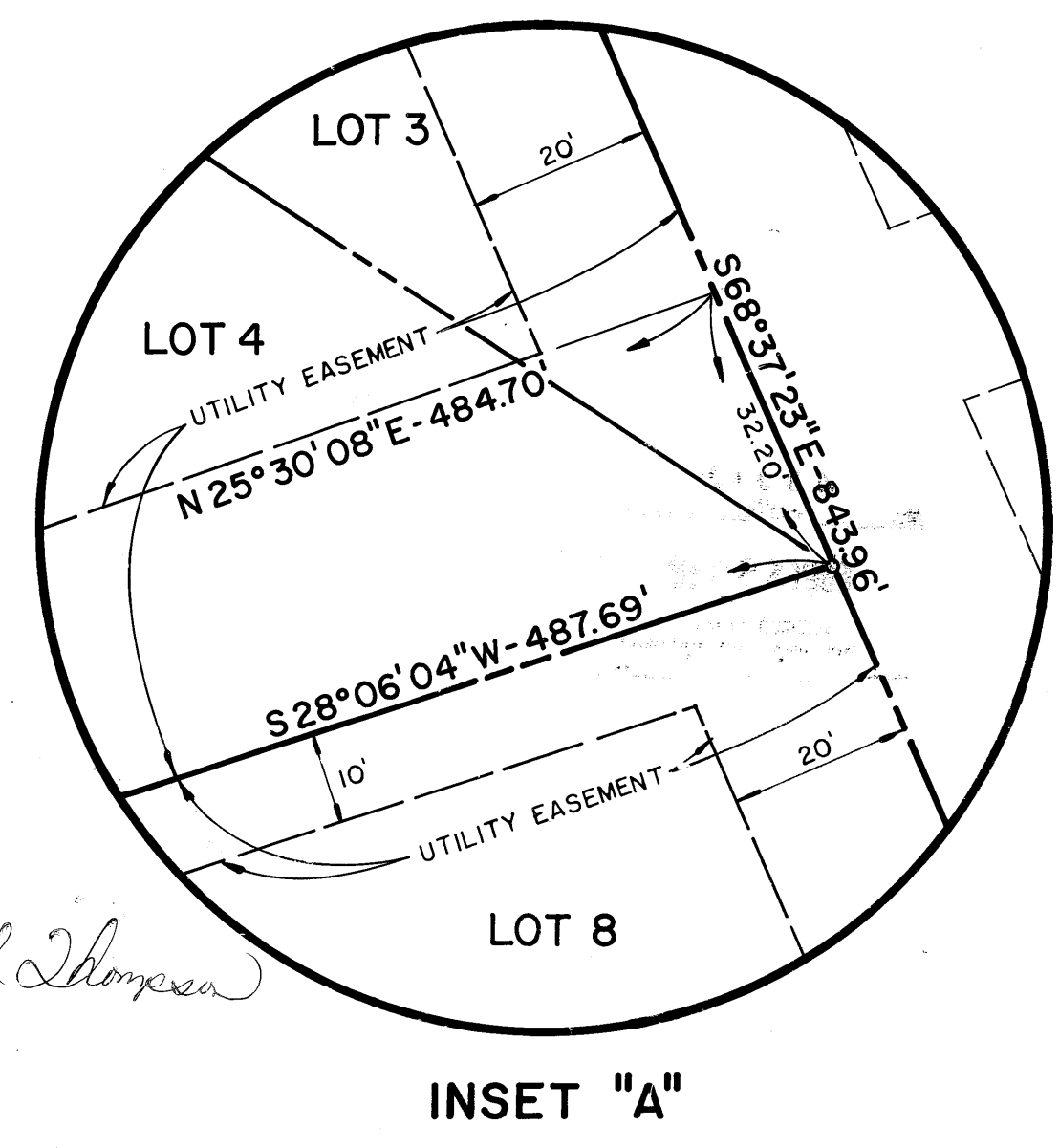
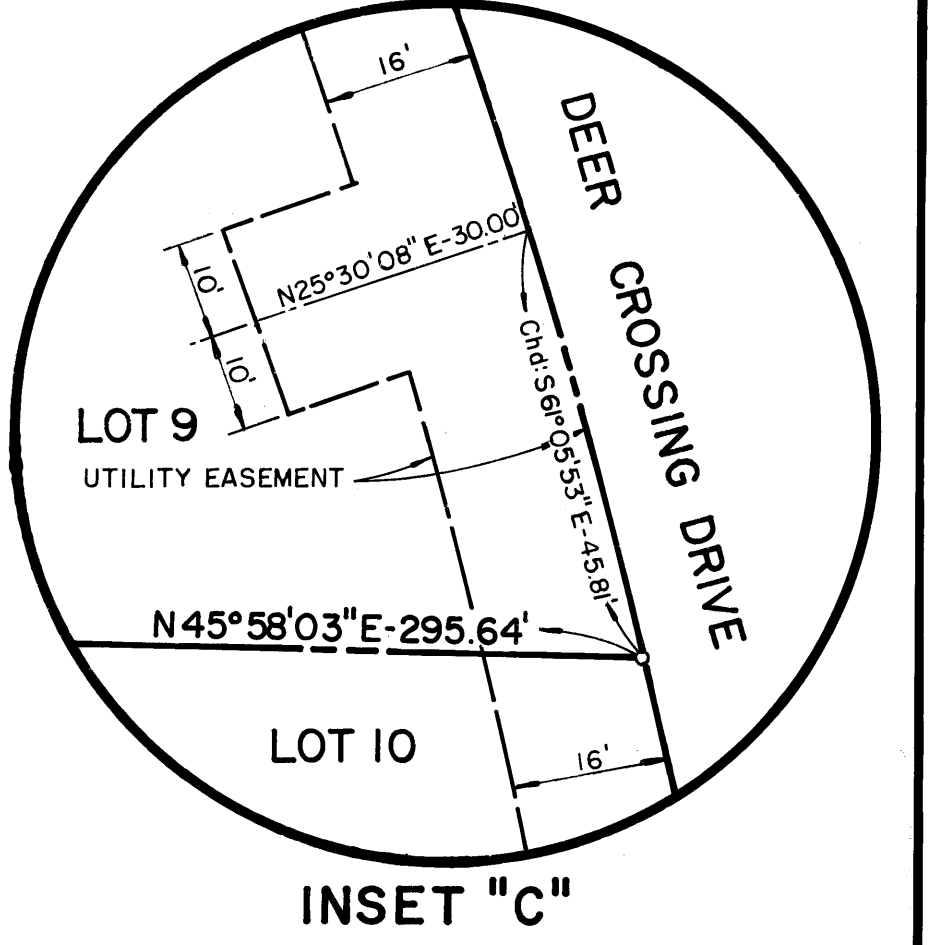
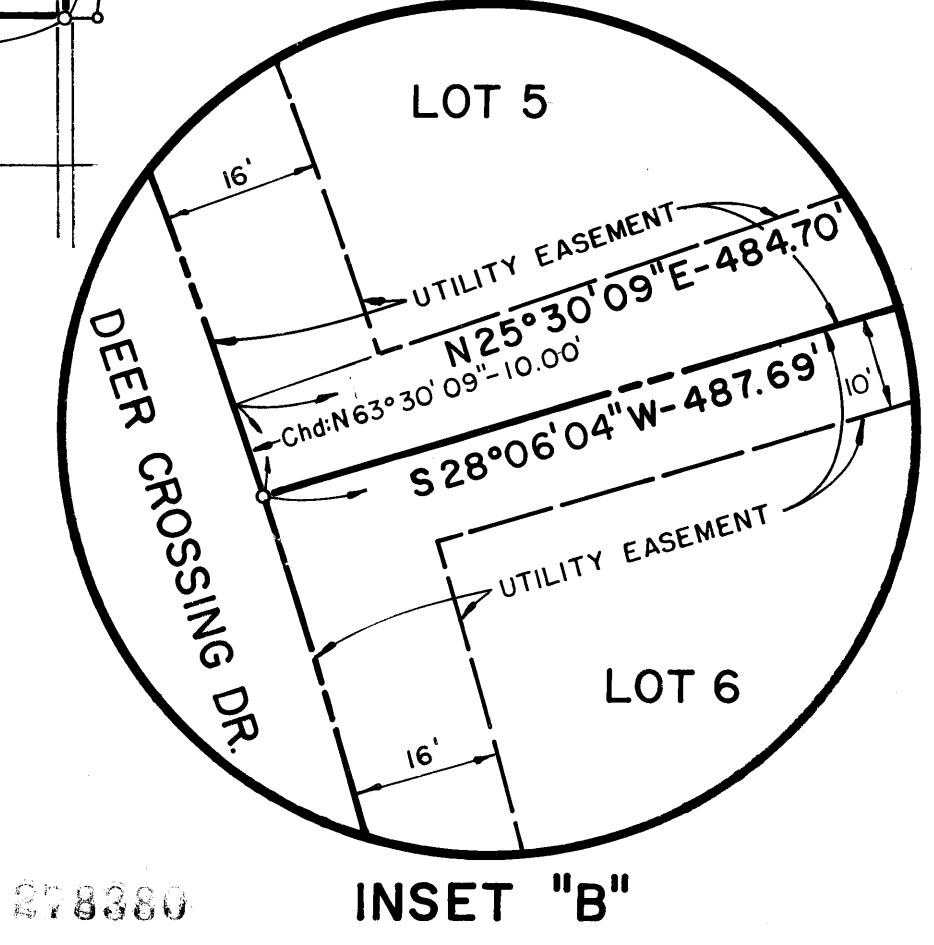


⊥ CURVE DATA

	CENTRAL	RADIUS	ARC	CHORD	TANGENT
1	90° 00' 00"	25.00'	39.27'	35.36'	25.00'
2	42° 50' 00"	25.00'	18.69'	18.26'	9.81'

⊙ CURVE DATA

	CENTRAL	RADIUS	ARC	CHORD	TANGENT
A	11° 45' 42"	740.00'	151.91'	151.64'	76.22'
B	23° 45' 44"	370.00'	153.45'	152.35'	77.84'
C	35° 26' 16"	260.00'	160.81'	158.26'	83.07'
D	23° 32' 14"	719.98'	295.77'	293.69'	150.00'



A CERTIFICATE OF OWNERSHIP AND DEDICATION:

"I (OR WE) Robert P. Smith OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DEER CROSSING A SUBDIVISION IN BRAZOS COUNTY, TEXAS HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS OF WAY, EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREIN."

SIGNATURE(S) Robert P. Smith
Suzanne C. Smith

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert P. Smith & Suzanne C. Smith 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 2nd DAY OF April 1983
Jerry Bishop
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS exp. 04/12/15

CERTIFICATE OF APPROVAL:

"THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE 20th DAY OF August, 1983.
SIGNED THIS THE 27th DAY OF September, 1983.

E. J. Holmgren
COUNTY JUDGE
BRAZOS COUNTY

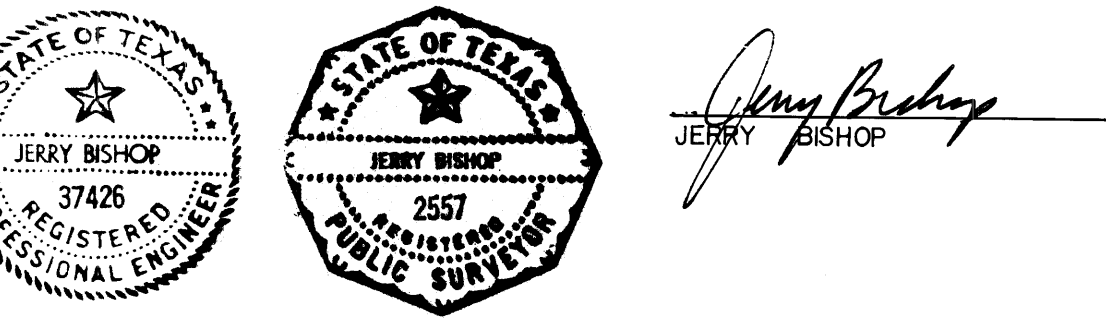
CERTIFICATE OF THE COUNTY CLERK:

"I, Frank Boriskie, COUNTY CLERK OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT, WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD ON THE 27th DAY OF September, 1983 AND DULY RECORDED IN VOLUME 662, PAGE 594, DEED RECORDS OF BRAZOS COUNTY, TEXAS."

Frank Boriskie
COUNTY CLERK
BRAZOS COUNTY, TEXAS
By Cheryl Thompson

CERTIFICATE OF SURVEYOR AND ENGINEER:

"I, Jerry Bishop REGISTERED PUBLIC SURVEYOR (ENGINEER), IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE IMPROVEMENTS DESCRIBED HEREIN."



IMPORTANT NOTES:

- 1) NO PRIVATE SEWER FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT THE ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH UNIT UNDER THE PROVISIONS OF THE PRIVATE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- 2) A FIVE (5) FOOT WIDE ANCHOR AND GUY EASEMENT EXTENDING TWENTY (20) FEET BEYOND ANY SPECIFIED UTILITY EASEMENTS WHERE AND WHEN NECESSARY FOR GUYS AND ANCHORS REQUIRED IN SUPPORTING OVERHEAD UTILITY LINES IS ALSO GRANTED IN ADDITION TO EASEMENTS SHOWN ON THIS PLAT.
- 3) A TEN (10) FOOT WIDE UTILITY EASEMENT ON EACH SIDE OF ANY AND ALL LOT LINES SHOWN ON THE PLAT AND ON EACH SIDE OF ANY AND ALL LOT LINES WHICH MAY BE ESTABLISHED IN THE FUTURE EXCEPT FOR ANY LOT LINES WHICH COINCIDE WITH THE PERIMETER OF THE SUBDIVISION IN WHICH CASE THE EASEMENT WIDTH SHALL BE TWENTY (20) FEET.
- 4) ALL DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.
- 5) THERE SHALL EXIST A 40' WIDE DRAINAGE EASEMENT ALONG ALL CREEKS, MEASURED 20' EACH SIDE OF THE CENTERLINE.

A FINAL PLAT

OF

DEER CROSSING

36.28 ACRES

THOMAS WEBB SURVEY - ABSTRACT 240
BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'
JULY, 1983

OWNER/DEVELOPER:
ROBERT P. SMITH
1801 TABOR ROAD
BRYAN, TEXAS 77801

PREPARED BY:
JERRY BISHOP & ASSOCIATES, INC.
1812 WELSH STREET, SUITE 120
COLLEGE STATION, TEXAS 77840
TELEPHONE: (409) 693-4216

erj plat