

Now or Formerly
Lillie D. & Robert Henderson
11.435 Acres
2090/187

Now or Formerly
Lillie D. & Robert Henderson
11.435 Acres
2090/187

Now or Formerly
Ernest & Mary Ortiz
0.25 Acres
2941/148

Now or Formerly
Katherin M. Akin
2.00 Acres
908/847

Doc Bk Vol Pg
00782594 OR 4731 187

Filed for Record in:
BRAZOS COUNTY
On: Jul 18, 2002 at 01:13P

As a
Plats
Document Number: 00782594
Amount 55.00
Receipt Number - 198986
By:
Sylvia Polansky

STATE OF TEXAS COUNTY OF
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the record records of:
BRAZOS COUNTY
as stated herein by me.
Jul 18, 2002

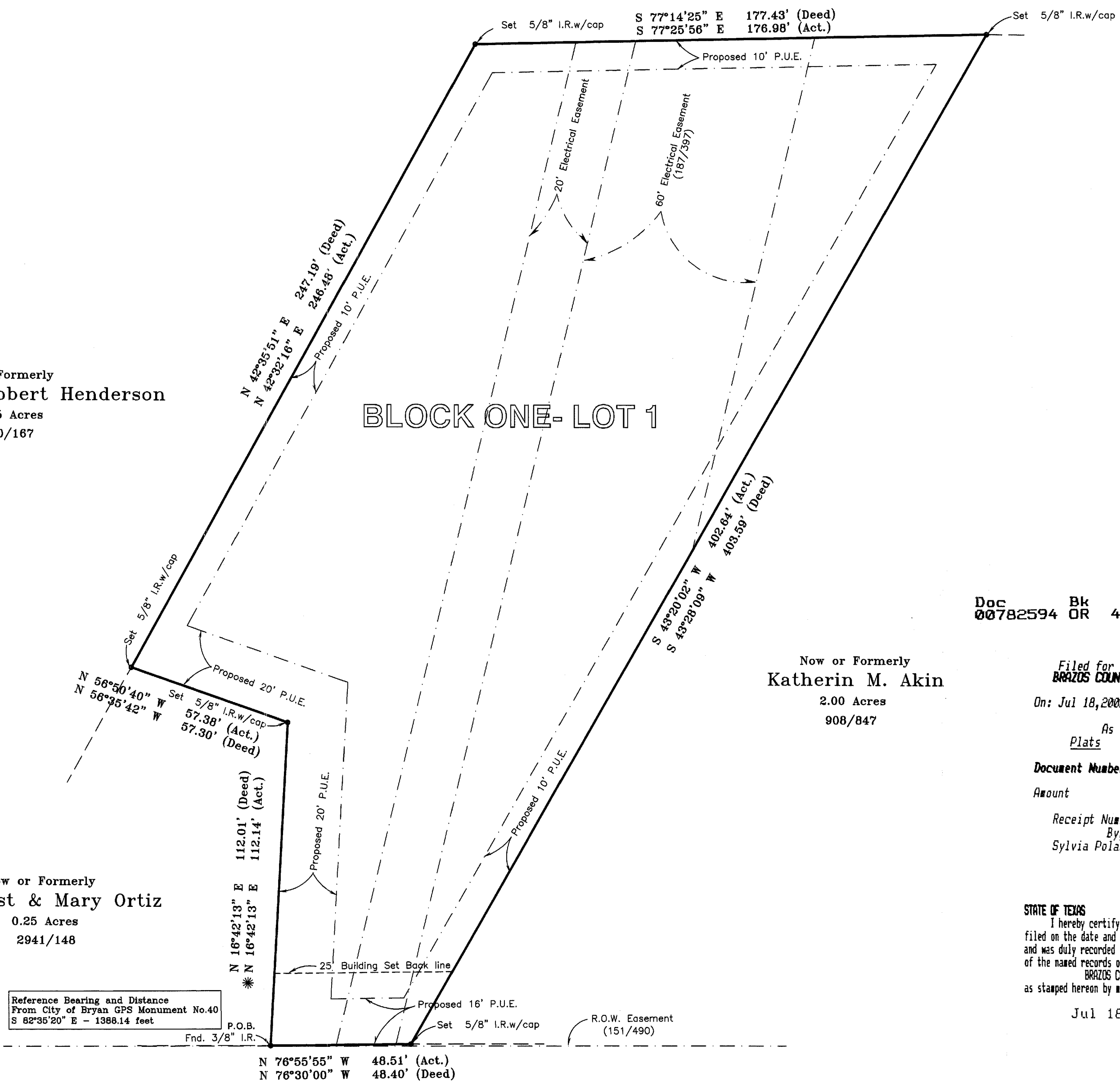
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

GENERAL NOTES

- 25' wide building set-back lines will be provided along the FM 1687 side.
- 5/8" Dia. Iron Rods with cap to be set at lot corners.
- 15' wide public utility easement to be provided in the front side of lot, along the right-of-way line. On all other sides, a 10' wide public utility easement to be provided.
- This property does not lie in the 100-year flood plain elevation according to FIRM Panel No.48041C129C, Federal Emergency Management Agency;
- This property lies within the ETJ of City of Bryan.

EASEMENTS:

- Easement executed by Mrs. D.L. Maddox, et al to the State of Texas, dated August 25, 1951, recorded in Volume 151 Page 490 of the Deed Records of Brazos County, Texas.
- Easement executed by D. L. Maddox and wife, Mrs. D.L. Maddox, to the City of Bryan, dated June 27, 1957, recorded in Volume 187 Page 397 of the Deed Records of Brazos County, Texas.

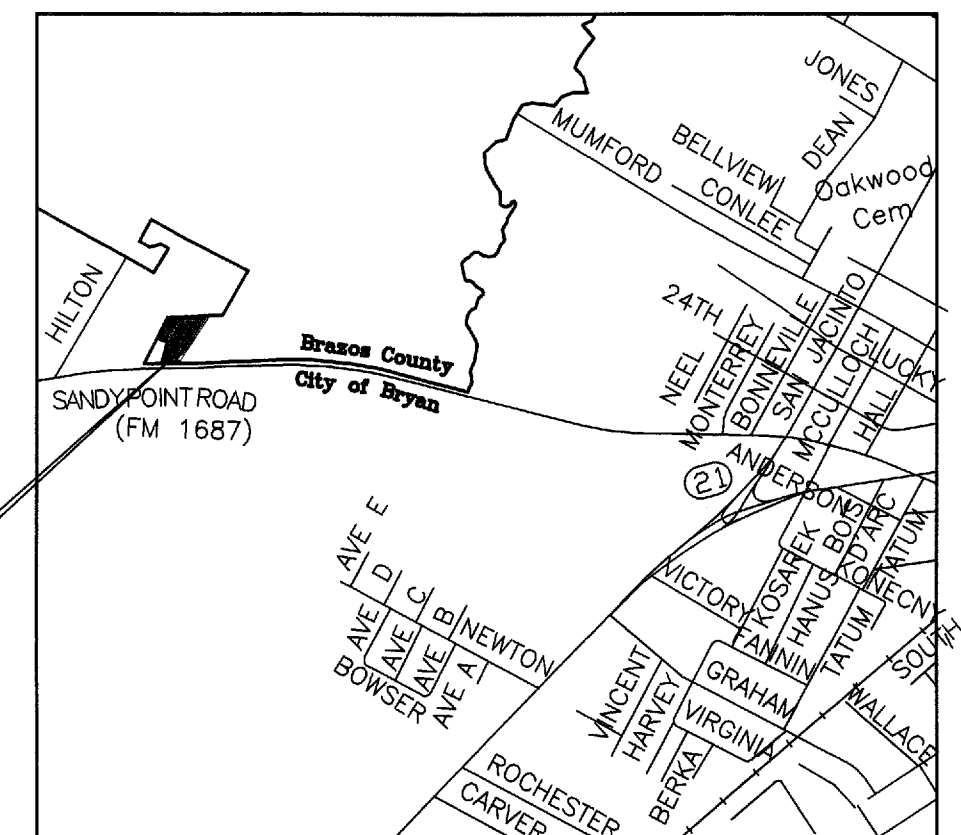


SANDY POINT ROAD (FM 1687)
80' R.O.W - 24' Pavement Width

* Deed Bearing used as Basis of Bearing

Scale: 1" = 30'

Project Location



VICINITY MAP

- N.T.S. -

FIELD NOTES
GANDY ESTATES
1.12 ACRES

Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN SURVEY No.9, Abstract No.62, Brazos County, Texas, and being all of that 1.12 acre (called 1.13 acre) tract of land conveyed to Gage G. Gandy by The Estate of Clifton Autry Easterling, deceased, as recorded in Volume 3988 Page 26 of Official Records of Brazos County, Texas; said tract or parcel being more particularly described as follows:

COMMENCING at City of Bryan GPS Monument No.40 on the northeast side of FM 1687 (Sandy Point Road), approximately 0.1 miles northwest from Hilton Street, and approximately 24 feet southeast from a concrete R.O.W. Marker;

THENCE: S 82°35'20" E - 1388.14 feet to a 3/8" iron rod found at the southwest corner of said 1.12 acre tract, also being the south corner of Ernest and Mary Ortiz 0.25 acre tract (2941/148), the same iron rod being on the northeast right-of-way line of said FM Road 1687; said iron rod marking the POINT OF BEGINNING;

THENCE: N 16°42'13" E - 112.14 feet along the common line between this tract and said Ernest and Mary Ortiz tract to a 5/8" iron rod with cap set for corner, same iron rod being the west corner of said Ernest & Mary tract;

THENCE: N 16°42'13" E - 112.14 feet along the common line between this tract and said Ernest and Mary Ortiz tract to a 5/8" iron rod with cap set for corner, same iron rod being the north corner of said Ernest & Mary tract;

THENCE: N 42°32'16" E - 246.48 feet along the common line between this tract and the Lillie D. and Robert Henderson 11.435 acre tract (2090/187) to a 5/8" iron rod with cap set for corner;

THENCE: S 77°25'56" E - 176.98 feet along the common line between this tract and said Lillie D. and Robert Henderson tract to a 5/8" iron rod with cap set for corner, same iron rod being the common corner of said 1.12 acre tract, said Lillie D. and Robert Henderson tract and the Katherin M. Akin 2.00 acre tract (906/847);

THENCE: S 43°20'02" W - 402.64 feet along the common line between this tract and said Katherin M. Akin tract to a 5/8" iron rod with cap set for corner, same iron rod being on said northeast right-of-way line of FM Road 1687 (Sandy Point Road);

THENCE: 48.51 feet along said FM 1687 right-of-way line to the POINT OF BEGINNING, and containing 1.12 acres of land more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

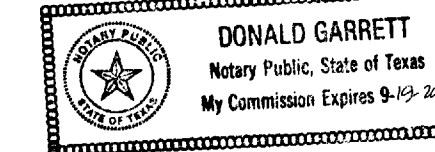
I, Gage G. Gandy, the owner and developer of the land shown on this plat, and designated as Gandy Estates, a subdivision in the Brazos County, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 3988, and Page 26, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Gage G. Gandy
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Gage G. Gandy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office, this 5th day of June, 2002.



Donald D. Garrett
Notary Public, State of Texas

CERTIFICATE OF THE SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No.2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
Donald D. Garrett, P.E. No.22790

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *KIM C. CASEY*, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the day of MAY, 2002 and same was duly approved on the 22nd day of JUNE, 2002 by said Commission.

Kim C. Casey
Chairman, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 22nd day of JUNE, 2002.

James O. ...
Planning Administrator
City of Bryan, Texas

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 and was approved on the 22nd day of JUNE, 2002.

W. Paul ...
City Engineer, Bryan, Texas

APPROVAL BY THE BRAZOS COUNTY COMMISSIONER'S COURT

I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioner's Court on the 22nd day of JUNE, 2002.

Alvin W. Jones
County Judge, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen M. Queen, 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 the 18th day of June, 2002, in the Official Records of Brazos County in Volume 4731 Page 187.

Karen M. Queen
County Clerk, Brazos County, Texas
By: *Sylvia Polansky*

FINAL PLAT

Gandy Estates

BLOCK ONE- LOT 1

1.12 ACRE TRACT

(Called 1.13 Acre Tract)

Volume 3988 Page 26

Brazos County, Texas

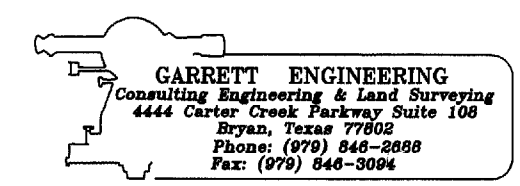
Stephen F. Austin Survey No.9, Abstract No.62

Scale: 1" = 30'

May, 2002

Site Address:
2900 Sandy Point Road,
Brazos County, Texas.

Owner:
Gage G. Gandy
3930 Park Hurst
Bryan, Texas 77802
TX 77802
Telephone: (979) - 229-7890



cut of city limits
WD #662