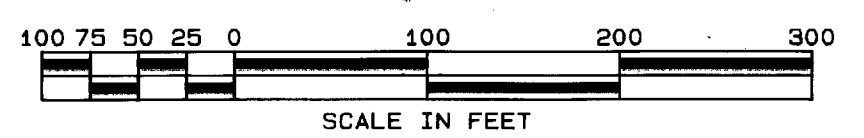


IN ADDITION TO OTHER EASEMENTS WHICH MAY BE SHOWN OR SPECIFIED THE FOLLOWING EASEMENTS ARE ALSO GRANTED:

- 1) 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, OR AS OTHERWISE NOTED.
- 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 ANCHORS REQUIRED IN SUPPORTING OVERHEAD UTILITY LINES.
- 3) ALL LOTS HAVE ALONG THE ROAD FRONTAGE A SIXTEEN (16) FOOT UTILITY EASEMENT.
- 4) ALL DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.
- 5) SIDEYARD SETBACKS SHALL BE A MINIMUM OF TEN FEET OR THE DISTANCE INDICATED BY EASEMENTS AS SHOWN.
- 6) ALLOWABLE REARYARD SETBACKS ARE SHOWN BY EASEMENTS INDICATED ON THIS PLAT.

NOW OR FORMERLY
G. E. RYAN
7.00 ACRES
(NOT PLATTED)



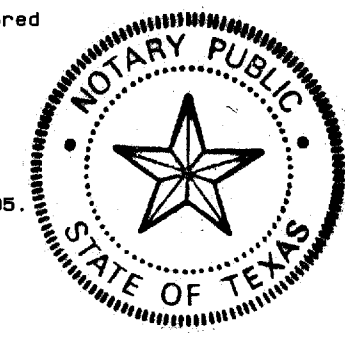
NOW OR FORMERLY
C. J. PORTERFIELD
VOL. 369, PG. 510
(NOT PLATTED)

NOTE:
WATER SERVICE PROVIDED BY SMITANA
WATER DISTRIBUTION ASSOCIATION.

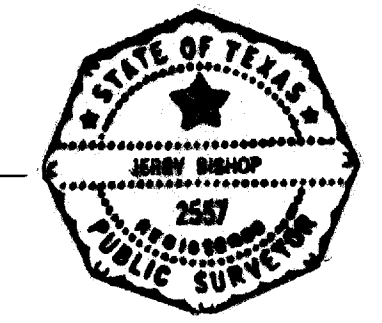
A. G. GHOLSON SURVEY
ABSTRACT 123

IMPORTANT NOTE:
NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUB-DIVISION 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 21.004 OF THE TEXAS WATER CODE.

OWNERS ACKNOWLEDGEMENTS AND DEDICATIONS:
STATE OF TEXAS
COUNTY OF BRAZOS
I, (ME, THE) C. J. PORTERFIELD
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 369, Page 510 and designated herein as the GRAPEVINE ADDITION 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.
C. J. Porterfield
OWNER
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared
C. J. Porterfield
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 26 day of Feb 1985
Jerry Wells
Notary Public, Brazos County, Texas
My commission expires 12-4-85

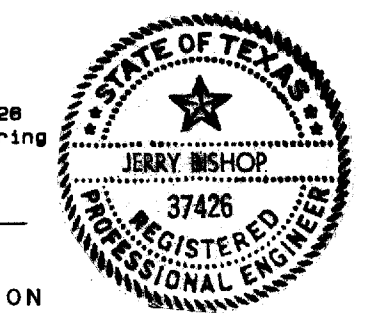


CERTIFICATE OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Jerry Bishop, Registered Public Surveyor No. 2557 in the State of Texas hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.



Jerry Bishop
Registered Public Surveyor

CERTIFICATION OF 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.



CERTIFICATION BY THE PLANNING COMMISSION
HANK McQUAIDE, 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 22nd day of MARCH, 1985 and same was duly approved on the 11th day of APRIL, 1985, by said Commission.
Hank McQuaide
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.
Jerry Bishop
Director of Planning
City of Bryan, Texas

CERTIFICATE BY THE COUNTY CLERK:
STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Barsbie, County Clerk in and for the said County, do certify that this plat together with its certification of authentication was filed for record in my office the 30 day of October, 1985, in the Deed Records of Brazos County, Volume 836, Page 153.
Frank Barsbie
County Clerk
Brazos County, Texas
By: *Karen McQueen*, Deputy

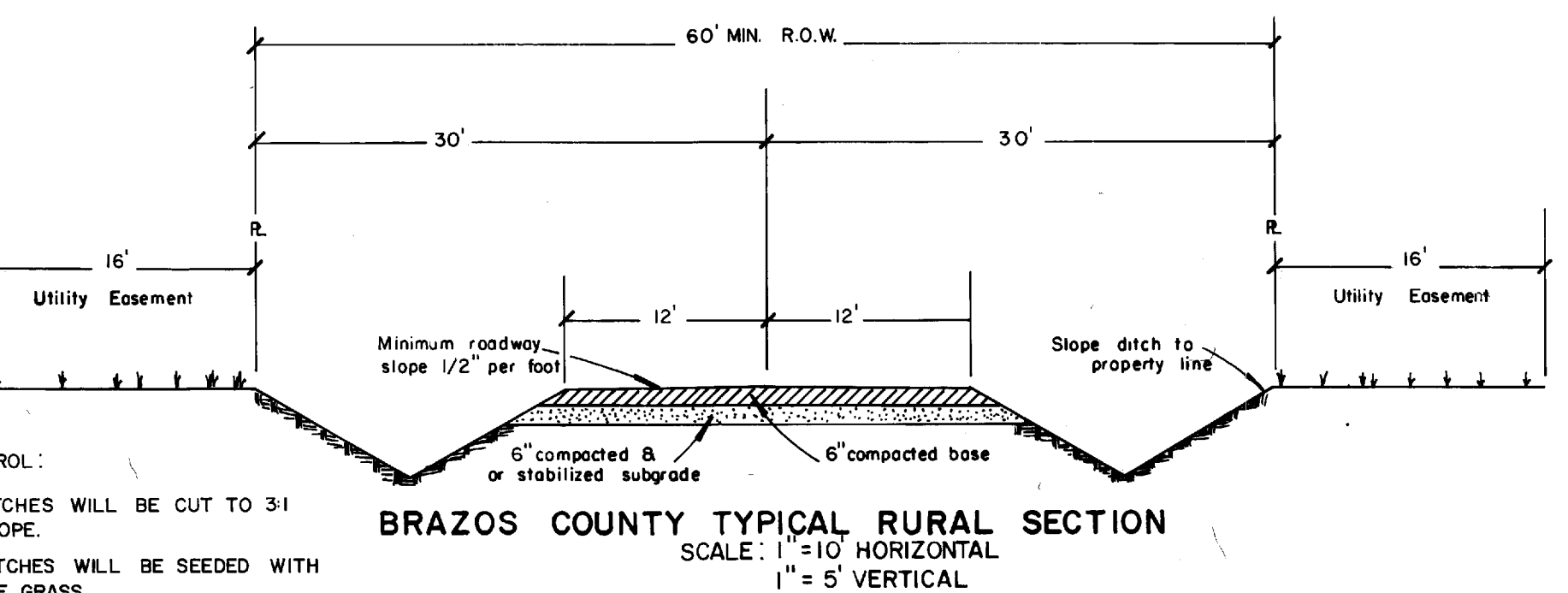
APPROVAL OF COUNTY COMMISSIONERS COURT
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the final plat of said subdivision on the _____ day of _____, 1984.
Signed this the _____ day of _____, 1985.
R. J. Holman
County Judge
Brazos County, Texas

FILED
NOV 30 AM 10:34
338939

NOTE:
ANY RESUBDIVISION THAT CAUSES THE LOT DENSITY TO BE GREATER THAN ONE (1) LOT PER ACRE MAY RESULT IN A MORE STRICT COMPLIANCE WITH DEVELOPMENT STANDARDS.

CURVE DATA

DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1 184°40'57"	80.00	184.88	282.81	87.87	S 04°18'38"W
2 90°00'00"	80.00	90.00	80.00	80.00	N 41°48'07"E
3 28°13'58"	750.74	280.84	180.17	380.84	N 08°20'08"W
4 21°24'47"	884.08	288.84	188.33	388.18	N 08°14'38"W
5 80°00'00"	80.00	80.00	80.00	80.00	N 48°27'48"E
6 41°38'18"	478.81	347.88	188.04	340.40	N 70°41'07"E
7 44°38'14"	418.81	388.70	172.12	318.81	N 88°10'08"W
8 90°00'00"	80.00	80.00	80.00	80.00	N 38°38'18"W
9 21°24'47"	744.08	278.08	140.87	278.46	N 08°14'38"W
10 90°00'00"	80.00	80.00	80.00	80.00	N 48°18'58"E
11 28°13'58"	688.71	288.71	148.88	288.17	N 08°20'08"W
12 21°24'47"	744.08	278.08	140.87	278.46	N 08°14'38"W
13 21°24'47"	684.08	288.84	188.33	388.18	N 08°14'38"W



- EROSION CONTROL:
- 1) ALL DITCHES WILL BE CUT TO 3:1 SIDE SLOPE.
 - 2) ALL DITCHES WILL BE SEEDED WITH A NATIVE GRASS.

FIELD NOTES
OF A
31.44 ACRE TRACT
J. T. MAWHINNEY LEAGUE - ABSTRACT NO. 173
A. G. GHOLSON LEAGUE - ABSTRACT NO. 123
BRAZOS COUNTY, TEXAS

Field notes of a 31.44 acre tract or parcel of land lying and being situated in the J.T. Mawhinney League, Abstract No. 173 and the A.G. Gholson League, Abstract No. 123, Brazos County, Texas and being a portion of a 63.75 acre tract conveyed to C.J. Porterfield by Katherine Higgs Pistole by deed recorded in Volume 369, Page 510 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 most northerly corner of Lot 17, Block I of the Sandy Oaks Subdivision in accordance with the plat as recorded in Volume 590, Page 273 of the Deed Records of Brazos County, Texas, same lying on the northwest line of the A.G. Gholson League, Abstract No. 123 and the southeast line of the M. Mitchell League, Abstract No. 181;

THENCE N 45° 11' 06" E along the northwest line of the A.G. Gholson League, Abstract No. 123 for a distance of 631.95 feet to an iron rod found for corner;

THENCE S 19° 57' 02" E along the northeast line of an easement 100 feet in width to Brazos Electric Power Co-operative, Inc., recorded in Volume 212, Page 866 of the Deed Records of Brazos County, Texas for a distance of 981.23 feet to an iron rod found for the end of an access easement 60.00 feet in width described in Exhibit B of a deed recorded in Volume 369, Page 513 of the Deed Records of Brazos County, Texas;

THENCE in a southwesterly direction along a curve to the left (Curve Data: central angle = 154° 40' 57", radius = 50.00 feet, the chord bears S 04° 15' 38" W for a distance of 97.57 feet) to an iron rod found for corner;

THENCE S 19° 57' 02" E continuing along the southwest line of the aforementioned 60.00 foot access easement for a distance of 1064.45 feet to an iron rod found for corner;

THENCE N 86° 43' 07" W for a distance of 1029.20 feet to the most easterly corner of the aforementioned Sandy Oaks Subdivision an iron rod found for corner;

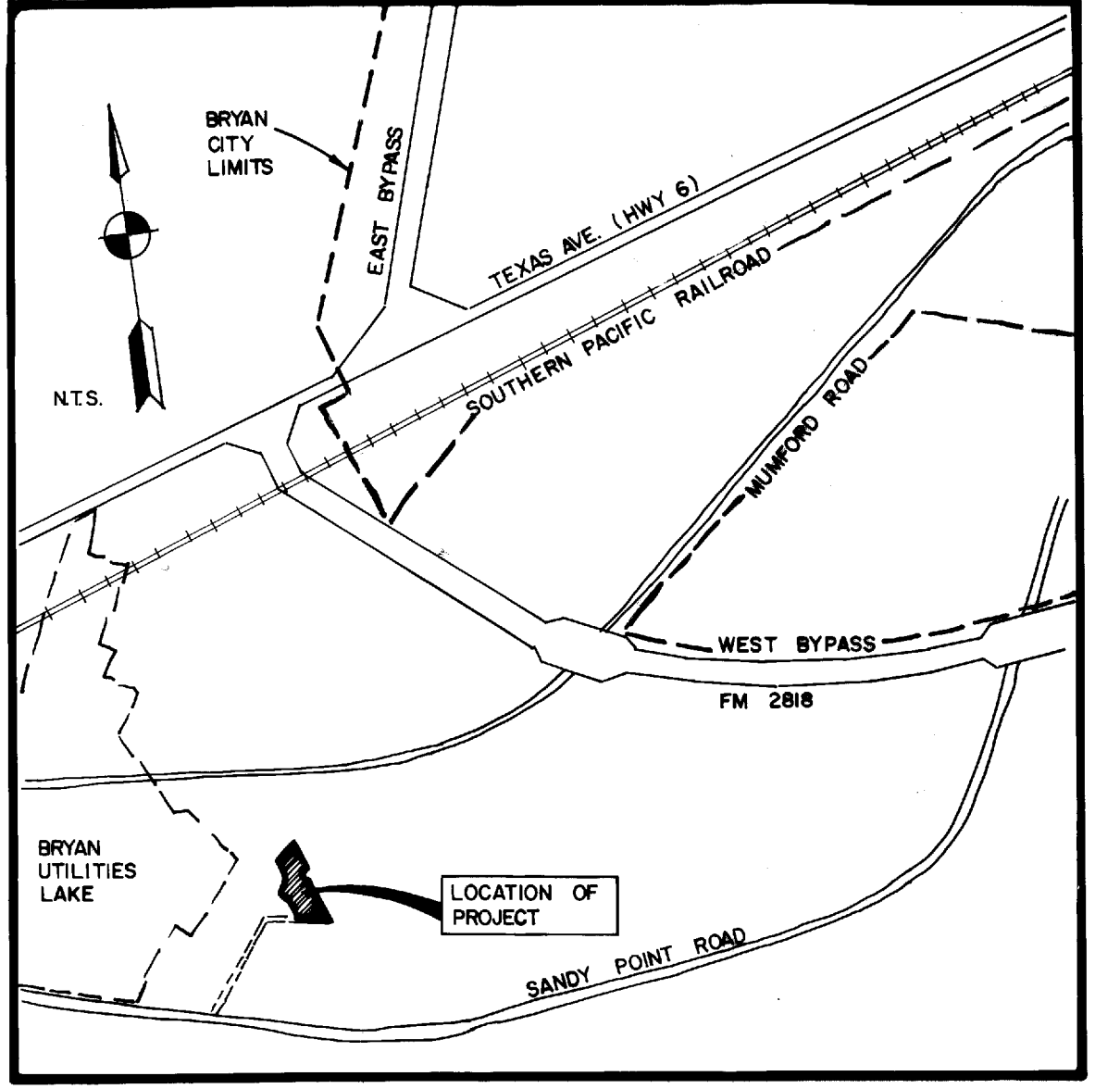
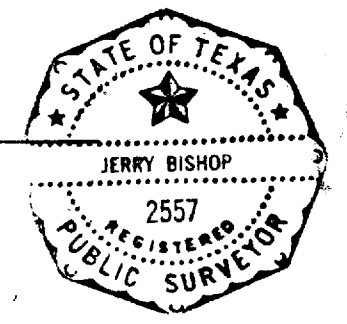
THENCE N 02° 57' 05" E along the northeasterly line of the Sandy Oaks Subdivision for a distance of 265.00 feet to an iron rod found for angle point;

THENCE N 19° 12' 01" W for a distance of 434.65 feet to an iron rod found for angle point;

THENCE N 11° 47' 50" E for a distance of 604.00 feet to an iron rod found for angle point;

THENCE N 22° 57' 47" W for a distance of 271.00 feet to the PLACE OF BEGINNING and containing 31.44 acres of land, more or less.

Prepared By: *Jerry Bishop*
Registered Public Surveyor No. 2557
January, 1985



FINAL PLAT

GRAPEVINE ADDITION

31.44 ACRES

J. T. MAWHINNEY SURVEY ABSTRACT 173
A. G. GHOLSON SURVEY ABSTRACT 123
BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'
JAN, 1985

PREPARED FOR:
CLYDE J. PORTERFIELD
P.O. BOX 723
BRYAN, TEXAS 77801
TELEPHONE: (409)822-3573

PREPARED BY:
JERRY BISHOP & ASSOC., INC.
1812 WELSH ST. SUITE 120
COLLEGE STATION, TEXAS 77841
TELEPHONE: (409)693-4216