

A CERTIFICATE OF OWNERSHIP AND DEDICATION

"I (OR WE) C. J. Porterfield
OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED
HEREIN AS Sandy Oaks Addition 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) C. J. Porterfield

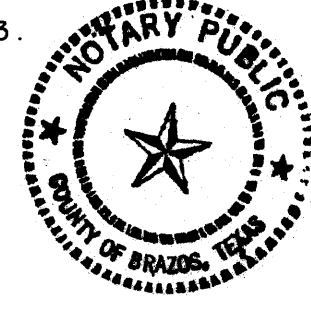
STATE OF TEXAS
COUNTY OF BRAZOS

ROBERT P. SMITH
DEER CROSSING SUBDIVISION
NOT PLATTED

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.

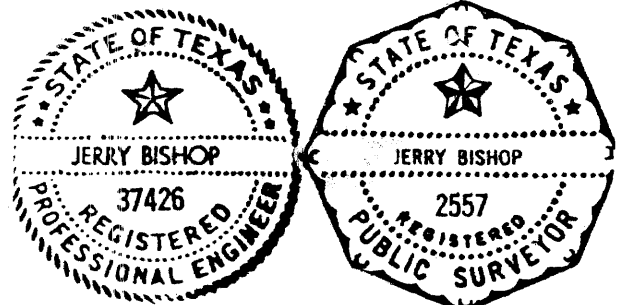
GIVEN UNDER MY HAND AND SEAL ON THIS 6th DAY OF 1983.

Jimm Wells expires 12/14/85
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



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."



Jerry Bishop 6/1/83
JERRY BISHOP
REGISTERED PUBLIC SURVEYOR

THOMAS WEBB SURVEY
ABSTRACT 240

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 14th DAY OF
July, 1983.

SIGNED THIS THE 14th DAY OF July, 1983.

C. D. Debusgreen
COUNTY JUDGE
BRAZOS COUNTY

CERTIFICATE OF THE COUNTY CLERK:

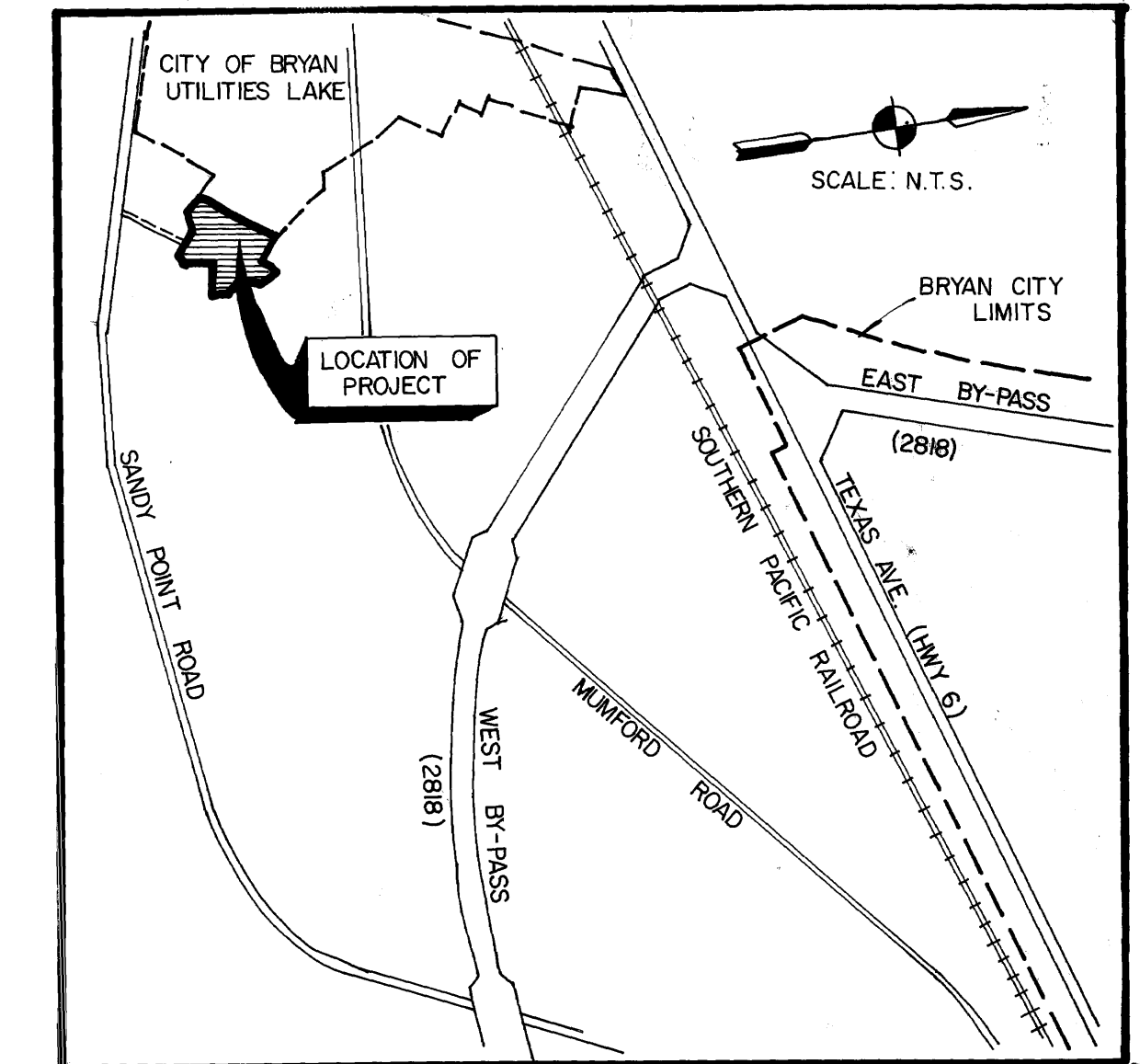
"I, Frank Corvick COUNTY CLERK OF BRAZOS
COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT, WITH ITS
CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD ON
THE 14th DAY OF July, 1983, AND DULY RECORDED IN
VOLUME 590, PAGE 203, DEED RECORDS OF BRAZOS COUNTY,
TEXAS

Frank Corvick
COUNTY CLERK
BRAZOS COUNTY, TEXAS

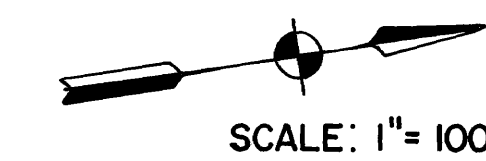
NOW OR FORMERLY
MIT DANSBY
VOL. 134, PG. 53

NOW OR FORMERLY
MIT DANSBY
VOL. 110, PG. 250

270041



VICINITY MAP



SCALE: N.T.S.

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.

S 45° 18' 53" W - 46.00'
CHD: N 53° 08' 44" W - 28.62'
S 28° 23' 40" W - 30.00'
S 02° 57' 05" W - 76.77'

CURVE DATA					
CENTRAL	RADIUS	ARC	CHORD	TANGENT	
1	89° 25' 04"	25.00'	39.02'	35.18'	24.75'
2	90° 34' 56"	25.00'	39.52'	35.53'	25.26'
3	42° 49' 47"	25.00'	18.69'	18.26'	9.80'
4	42° 50' 00"	25.00'	18.69'	18.26'	9.81'
5	80° 20' 04"	25.00'	35.05'	32.25'	21.01'
6	42° 50' 00"	25.00'	18.69'	18.26'	9.81'
7	42° 50' 01"	25.00'	18.69'	18.26'	9.81'
8	90° 00' 00"	25.00'	39.27'	35.36'	25.00'
9	42° 50' 00"	25.00'	18.69'	18.26'	9.81'
10	42° 50' 01"	25.00'	18.69'	18.26'	9.81'
11	89° 50' 10"	25.00'	39.20'	35.30'	24.93'
12	89° 25' 04"	25.00'	39.02'	35.18'	24.75'
13	90° 00' 00"	50.00'	78.54'	70.71'	50.00'
14	89° 56' 10"	25.00'	39.24'	35.34'	24.97'
15	90° 34' 56"	25.00'	39.52'	35.53'	25.26'
16	89° 25' 04"	25.00'	39.02'	35.18'	24.75'
17	90° 00' 00"	50.00'	78.54'	70.71'	50.00'
18	101° 38' 29"	25.00'	44.35'	38.76'	30.68'

LARRY & LINDA LILLY
DEER TRAIL SUBDIVISION
NOT PLATTED

M. MITCHELL SURVEY
ABSTRACT 181

NOW OR FORMERLY
CITY OF BRYAN
COOLING LAKE

SANDY OAKS DRIVE

SANDY COVE DRIVE

SANDY SHORE DRIVE

J.T. MAWHINNEY SURVEY
ABSTRACT 173

A.G. GHOLSON SURVEY
ABSTRACT 123

CURVE DATA					
CENTRAL	RADIUS	ARC	CHORD	TANGENT	
A	47° 28' 22"	303.40'	251.39'	244.26'	133.41'
B	11° 10' 18"	2470.00'	481.60'	480.84'	241.57'
C	90° 01' 54"	80.00'	125.71'	113.17'	80.04'
D	79° 00' 00"	600.00'	827.29'	763.29'	494.60'
E	90° 00' 00"	80.00'	125.66'	113.14'	80.00'
F	16° 55' 24"	97.25'	28.72'	28.62'	14.47'

A FINAL PLAT OF

SANDY OAKS ADDITION

63.69 ACRES

J.T. MAWHINNEY SURVEY ABSTRACT NO. 173
THOMAS WEBB SURVEY ABSTRACT NO. 240
A.G. GHOLSON SURVEY ABSTRACT NO. 123

SCALE: 1" = 100'
JUNE, 1983

OWNER & DEVELOPER:
C.J. PORTERFIELD
P.O. BOX 723
BRYAN, TEXAS 77801

PREPARED BY:
JERRY BISHOP & ASSOCIATES, INC.
1812 WELSH STREET, SUITE 120
COLLEGE STATION, TEXAS 77840
TELEPHONE NO. (409) 693-4216