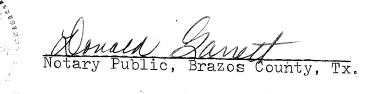
Owner( and Developer( of the land shown on this plat, and designated herein as the BATSON ADDITION PHASE ONE to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.



STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared in E. Betson, 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 and consideration therein expressed.

Given under my hand and seal on this 7th day of February, 1979.



#### CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, <u>frank baresky</u>, County Clerk, in and for the said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the <u>19</u> day of <u>mach</u>, 19 79, in the Deed Records of Brazos County, Volume <u>420</u>, Page <u>97</u>.

County Clerk, Brazos County, Tx.

#### APPROVAL OF THE PLANNING COMMISSION

I, D.D. WILLIAMS , Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan, Texas on the 19 day of 19 , and same was duly approved on the day of MARCH , 19 79 by said Commission.

Chairman, City Planning Commission Bryan, Texas

### CERTIFICATION BY THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

## CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Donald D. Gerrett, Registered Professional Engineer, No. 20190 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.

Registered Professional Engine

## CERTIFICATION BY THE ENGINEER

STATE OF TEXAS COUNTY OF BRAZOS

I, MICHAEL R. MCLURE, Registered Professional Engineer, No. 32740, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Wichart M. Cline Registered Professional Engineer

NOW OR FORMERLY ROBERT EZELL

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SCALE: I"= 50'

1 Shren Luren 159379

GENERAL NOTES

1. Minimum sideyard setback is five (5) feet.
2. Iron rods are set at all lot corners.
3. All lot lines intersect R.O.W. at 90° unless otherwise noted.

FINAL PLAT

# BATSON ADDITION PHASE ONE

2.970 ACRE TRACT MOSES BAINE LEAGUE - ABSTRACT No. 3 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1"= 50' JANUARY 1979

OWNER & DEVELOPER: JIM E. BATSON 1611 COLLEGE AVENUE BRYAN, TEXAS

ENGINEER & SURVEYOR: GARRETT - McCLURE ENGINEERING P.O. BOX 4063 1520A CAVITT AVENUE BRYAN, TEXAS

