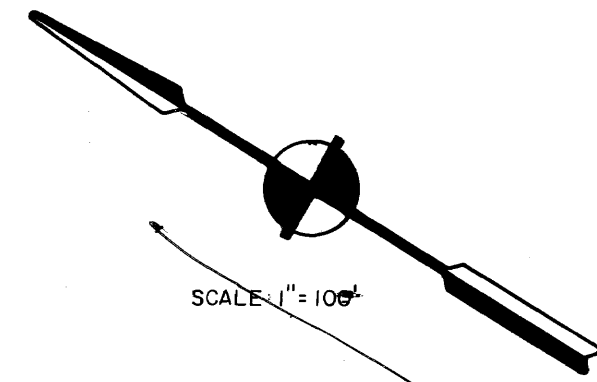


OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (we), \_\_\_\_\_, Owner(s) and Developer(s) of \_\_\_\_\_ and shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume \_\_\_\_\_ Page \_\_\_\_\_ and designated herein as the \_\_\_\_\_ Subdivision to 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.



Owner \_\_\_\_\_

Lien Holder \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Morris E. Hamilton, Jr., 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 stated.

GIVEN under my hand and seal on this 14th day of May, 1980.

Donald Garrett  
Notary Public, Brazos County, Tx.

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of JUNE, 1980 in the Deed Records of Brazos County, Texas, Volume 499, Page 587.

\_\_\_\_\_  
County Clerk, Brazos County

APPROVAL OF THE PLANNING COMMISSION

I, D.D. Williamson, 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 on the 17 day of April, 1980 and same was duly approved on the 1 day of May, 1980 of said Commission.

D.D. Williamson  
Chairman, City Planning Commission, Bryan, Texas

CERTIFICATION BY THE COUNTY JUDGE

I, \_\_\_\_\_, County Judge, Brazos County, Texas, do certify that this plat was duly approved by the Brazos County Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
County Judge, Brazos County, 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 the Ordinance.

Hubert Nelson  
Director of Planning  
Bryan, Texas

CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer, No. 32740, 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.

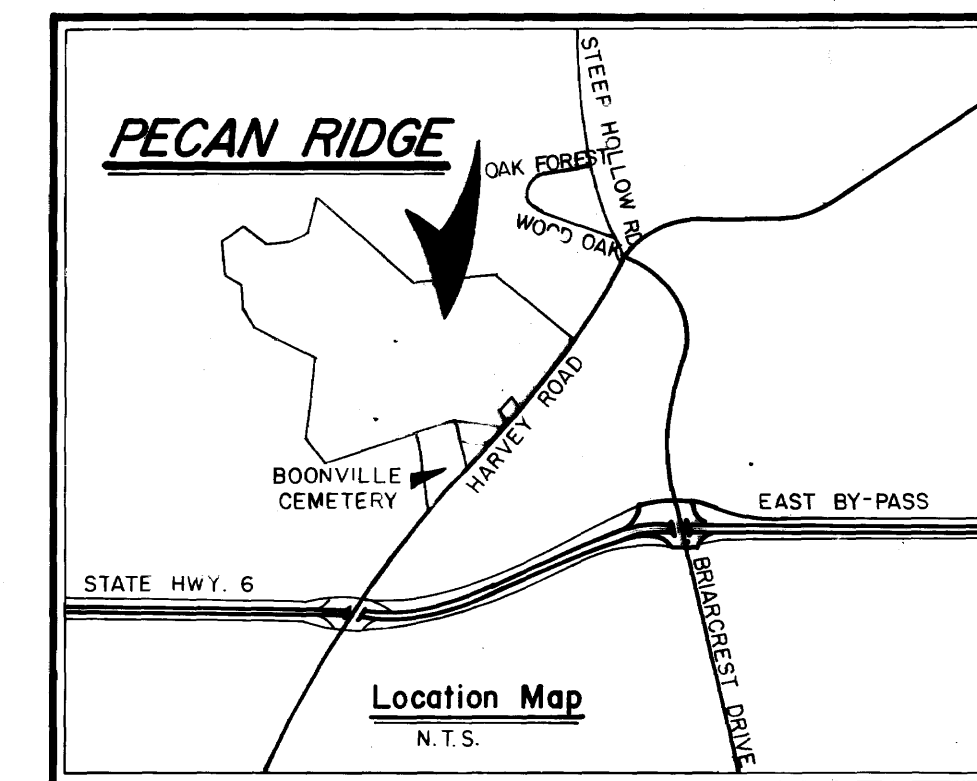
Michael R. McClure  
Registered Professional Engineer

CERTIFICATION BY THE SURVEYOR:

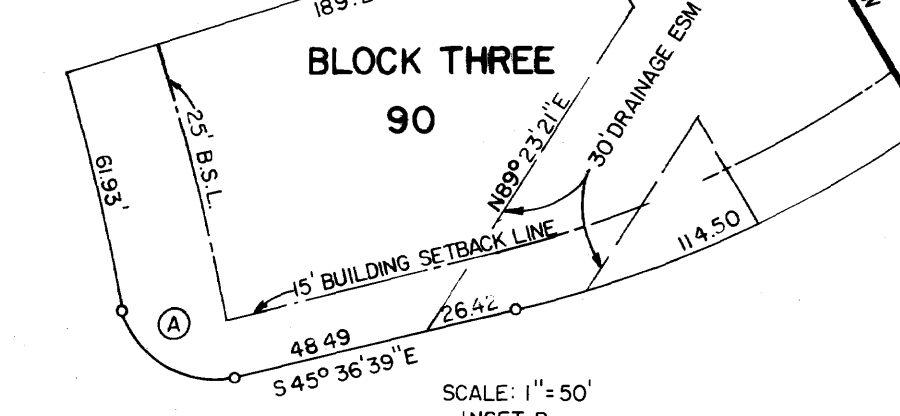
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that this plat is true and correct and agrees with an actual survey of the property made under my supervision on the ground.

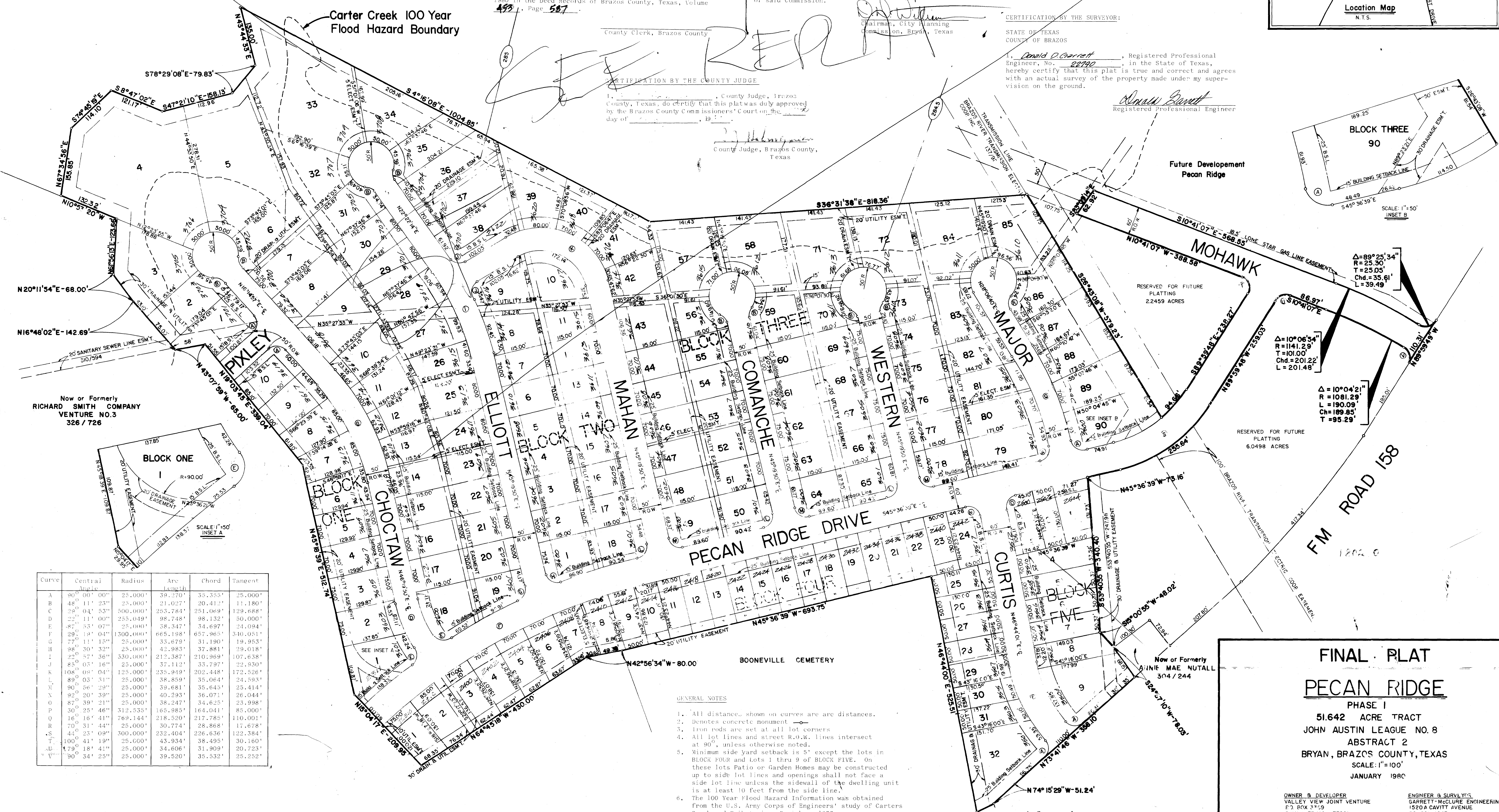
Donald D. Garrett  
Registered Professional Engineer



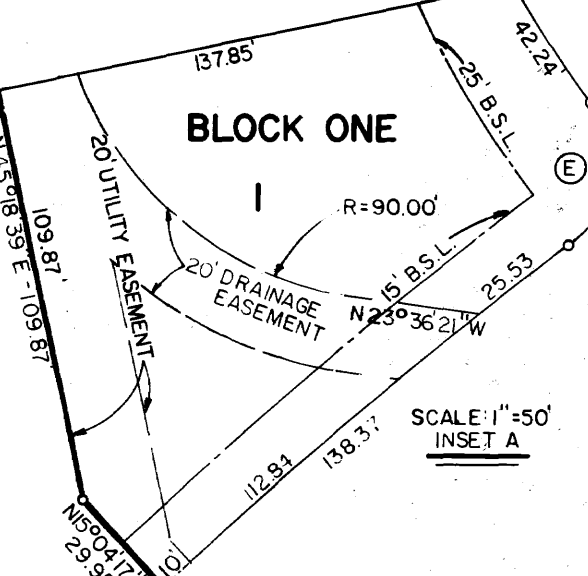
Location Map  
N.T.S.



Inset B  
SCALE: 1" = 50'



Now or Formerly  
RICHARD SMITH COMPANY  
VENTURE NO. 3  
326 / 726



Inset A  
SCALE: 1" = 50'

Curve	Central Angle	Radius	Arc Length	Chord	Tangent
A	90° 00' 00"	25,000'	39,270'	55,355'	25,000'
B	48° 11' 25"	25,000'	21,027'	20,412'	11,180'
C	29° 04' 53"	500,000'	255,784'	251,069'	129,688'
D	25° 11' 00"	255,649'	98,748'	98,132'	50,000'
E	85° 35' 07"	25,000'	38,347'	34,697'	24,094'
F	29° 19' 04"	1500,000'	665,198'	657,965'	340,051'
G	77° 11' 15"	25,000'	33,679'	31,190'	19,953'
H	98° 30' 32"	25,000'	42,983'	37,881'	29,018'
I	22° 57' 36"	330,000'	212,387'	210,969'	107,638'
J	85° 05' 16"	25,000'	37,112'	33,797'	22,930'
K	104° 09' 04"	125,000'	235,949'	202,448'	172,526'
L	89° 05' 51"	25,000'	38,899'	35,064'	24,593'
M	90° 36' 29"	25,000'	39,681'	35,843'	25,414'
N	92° 20' 39"	25,000'	40,293'	36,071'	26,044'
O	87° 39' 21"	25,000'	38,247'	34,625'	23,998'
P	30° 25' 46"	312,555'	165,985'	164,041'	85,000'
Q	16° 16' 41"	769,144'	218,520'	217,785'	110,001'
R	70° 31' 44"	25,000'	30,774'	28,868'	17,678'
S	44° 23' 09"	300,000'	232,404'	226,636'	122,384'
T	100° 41' 19"	25,000'	43,934'	38,495'	30,160'
U	79° 18' 41"	25,000'	34,606'	31,909'	20,723'
V	90° 34' 23"	25,000'	39,520'	35,532'	25,252'

GENERAL NOTES

1. All distances, shown on curves are arc distances.
2. Iron rods are set at all lot corners.
3. All lot lines and street R.O.W. lines intersect at 90°, unless otherwise noted.
4. Minimum side yard setback is 5' except the lots in Block Four and Lots 1 thru 9 of Block Five. On these lots Patio or Garden Homes may be constructed up to side lot lines and openings shall not face a side lot line unless the sidewalk of the dwelling unit is at least 10 feet from the side line.
5. The 100 Year Flood Hazard Information was obtained from the U.S. Army Corps of Engineers' study of Carters Creek and Tributaries, December, 1973.

FINAL PLAT  
PECAN RIDGE

PHASE I  
51.642 ACRE TRACT  
JOHN AUSTIN LEAGUE NO. 8  
ABSTRACT 2  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 100'  
JANUARY 1980

OWNER & DEVELOPER  
VALLEY VIEW JOINT VENTURE  
P.O. BOX 3759  
BRYAN, TEXAS 77801

ENGINEER & SURVEYOR  
GARRETT-McCLURE ENGINEERING  
P.O. BOX 4063  
BRYAN, TEXAS

on Inshore  
Alzabet UD