

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

APPROVAL OF THE PLANNING COMMISSION:

I, P.P. 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 24 day of July, 1980 and same was duly approved on the 21 day of August, 1980 of said Commission.

Chairman, City Planning Commission, 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, by certify that proper engineering consideration has been given this plat.

Michael R. McClure
Registered Professional Engineer

CERTIFICATION BY THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, 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 Public Surveyor

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gary Woodard, Manager of Pecan Ridge Valley View and Venture Owner and Developer of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 433, Page 1 and designated herein as the Pecan Ridge Phase Two 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.

Gary Woodard
Executive Vice President
City of Bryan

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Gary Woodard, 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 20th day of Aug, 1980.

Notary Public, Brazos County, Tx.

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Barzkie, 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 17th day of February, 1980 in the Deed Records of Brazos County, Texas, Volume 474, Page 777.

Frank Barzkie
County Clerk, Brazos County

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, TANGENT. Rows A through E.

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 degrees unless otherwise noted.
4. All distances shown on curves are arc distances.
5. Denotes concrete monument.

FINAL PLAT
PECAN RIDGE PHASE TWO
11.557 Acres
John Austin League No. 8
Abs. 2
BRYAN, BRAZOS COUNTY, TEXAS

OWNER-DEVELOPER
VALLEY VIEW JOINT VENTURE
P.O. BOX 3369
BRYAN, TEXAS 77801

ENGINEER-SURVEYOR
GARRETT-McCLURE ENGINEERING
1520 A CAVITT
BRYAN, TEXAS 77801

CARTER CREEK 100 YEAR FLOOD HAZARD BOUNDARY

AS ESTABLISHED BY U.S. CORPS OF ENGINEERS IN DEC. 1973
INDICATES 100 YEAR FLOOD HAZARD ELEVATION

FILED
FEB 17 1981
194002

Scale 1" = 50'

