



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I (We) Lewis E. Booker, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 3R, Block 1, Pecan Ridge, Phase III 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, easements, and public places thereon shown for the purpose and consideration therein expressed.

Lewis E. Booker  
 Owner(s)

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, John R. Clark, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 13 day of April, 2004.

John R. Clark  
 Chairman

**CERTIFICATION OF PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator 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.

Kevin Russell  
 Planning Administrator, City of Bryan

**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

W. Paul  
 City Engineer, City of Bryan

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the day of December, 2004 in the Official Public Records of Brazos County, Texas, in Volume 4142, Page 242.

Karen McQueen  
 County Clerk  
 By: Susie Cohen  
 Deputy Clerk

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Lewis E. Booker, 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 22nd day of September, 2004.

Jamie Quintana  
 Notary Public, Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

I, Brad Kerr, Registered Professional Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr  
 R.P.L.S. No. 4502

**METES AND BOUNDS DESCRIPTION**

OF A  
 0.74 ACRE TRACT  
 LOTS 3 AND 4, BLOCK 1  
 PECAN RIDGE, PHASE III  
 BRYAN, BRAZOS COUNTY, TEXAS

**METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS: SAID TRACT BEING ALL OF LOTS 3 AND 4, BLOCK 1, PECAN RIDGE, PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 486, PAGE 845 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF MOHAWK (60' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 2, BLOCK 1;

THENCE: S 10° 41' 44" E ALONG THE WEST LINE OF MOHAWK FOR A DISTANCE OF 132.24 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF LOT 5, BLOCK 1;

THENCE: S 89° 57' 52" W ALONG THE COMMON LINE OF SAID LOT 4 AND LOTS 5, 6, 7 AND 8, BLOCK 1, FOR A DISTANCE OF 293.57 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 4, SAID IRON ROD FOUND BEING ON THE EASTERLY LINE OF BLOCK 3, PECAN RIDGE, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 467, PAGE 291 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 26° 51' 33" E ALONG THE COMMON LINE OF SAID LOTS 3 AND 4, BLOCK 1 AND PECAN RIDGE, PHASE I, FOR A DISTANCE OF 145.72 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1;

THENCE: N 89° 57' 52" E ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 2 FOR A DISTANCE OF 203.19 FEET TO THE POINT OF BEGINNING CONTAINING 0.74 OF AN ACRE OF LAND MORE OR LESS AS SURVEYED ON THE GROUND NOVEMBER, 2003. BEARING ORIENTATION SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF PECAN RIDGE, PHASE III, 486/845.

BRAD KERR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR No. 4502

**GENERAL NOTES**

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF PECAN RIDGE, PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 486, PAGE 845 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100134, EFFECTIVE DATE JULY 2, 1992. AN ON-SITE SURVEY VERIFIED THAT THE SUBJECT PROPERTY IS ABOVE THE BASE FLOOD ELEVATION FOR THIS AREA.
- BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 1412.

**REPLAT**

OF  
 LOTS 3 & 4, BLOCK 1  
 PECAN RIDGE, PHASE III  
 VOLUME 486, PAGE 845  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
 SURVEY DATE: 11-04-03  
 PLAT DATE: 11-19-03  
 REVISED: 03-16-04  
 JOB NUMBER: 03-1002  
 CAD NAME: 03-1002  
 CR5 FILE: AUSTIN (cont); 03-1002 (job)

PREPARED BY: KERR SURVEYING LLC  
 505 CHURCH STREET, P.O. BOX 269  
 COLLEGE STATION, TEXAS 77841  
 PHONE (979) 268-3195

PREPARED FOR: ED BOOKER  
 3944 PARROT COVE  
 COLLEGE STATION, TEXAS 77845  
 PHONE (979) 690-7730