



on two bases  
412.8/area wd

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (We, The), T.B.H. Joint Ventures, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 481, Page 363, and designated herein as the Pecan Ridge Phase III in 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:  
David Hart  
Trust Bank + Trust, Bryan  
By: David Hart, Esq.  
Lienholder Approval

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared David Hart, 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 of office this 23 day of May, 1981.

David Hart  
Notary Public in and for Brazos County, Texas  
A 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 proper engineering consideration has been given this plat.

Michael R. McClure  
Registered Professional Engineer  
CERTIFICATION OF 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 was prepared from an actual survey of the property made under my supervision on the ground.

Donald D. Garrett  
Registered Public Surveyor  
CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Frank Boriski, 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 the 29th day of June, 1981, in the Deed Records of Brazos County in Volume 486 Page 345.

Frank Boriski  
County Clerk, Brazos County, Texas  
By: Marylou Murphy, Deputy Clerk  
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 this Ordinance.

Hubert Nelson  
Director of Planning  
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:  
I, Steve Alden, 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 7 day of July, 1981, and same was duly approved on the 21 day of July, 1981 by said Commission.

Steve Alden  
Chairman, City Planning Commission  
Bryan, Texas

FILED  
At 4:55 O'clock PM  
JUN 29 1981  
FRANK BORISKIE  
County Clerk, Brazos County, Bryan, Texas  
By: Carolyn J. Jago, Deputy  
202024

- NOTES:
1. Sideyard Setback shall be 5.0'
  2. Iron rods set at all property corners
  3. Multi-Family Residential (lot 4: 8 plex / remaining lots: 4-plex)
  4. Denotes concrete monument
  5. The 100 Year Flood Information was obtained from the U.S. Army Corps of Engineers' study, "Carriers of Creel and Tributaries", Dec. 1973.

FINAL PLAT  
PECAN RIDGE Phase III  
2203 Acres  
JOHN AUSTIN LEAGUE NO. 8, ABST. 2  
BRYAN, BRAZOS COUNTY, TEXAS  
APRIL 1981

OWNER & DEVELOPER T.B.H. JOINT VENTURE 1735 BRIARCREST DR., SUITE 101A BRYAN, TEXAS 77801	ENGINEER & SURVEYOR GARRETT-McCLURE ENGINEERING 1520 A CAVITT AVE. BRYAN, TEXAS 77801
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