

Reserve Tract D
2.054 Acres
Pecan Ridge, Phase 2
unplatted

F.M. 158 (100' R.O.W. - 36' Pvmt.)

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, LARRY LANDRY, Owner and Developer of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 474, Page 795, and designated herein as the PECAN RIDGE PHASE FOUR 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: Larry Landry

Lien Holder Approval

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Larry Landry, 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 23 day of September, 1983.

A CERTIFICATE BY THE CLERK OF THE COUNTY OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that proper consideration has been given this plat.

CERTIFICATION OF THE REGISTERED PROFESSIONAL ENGINEER

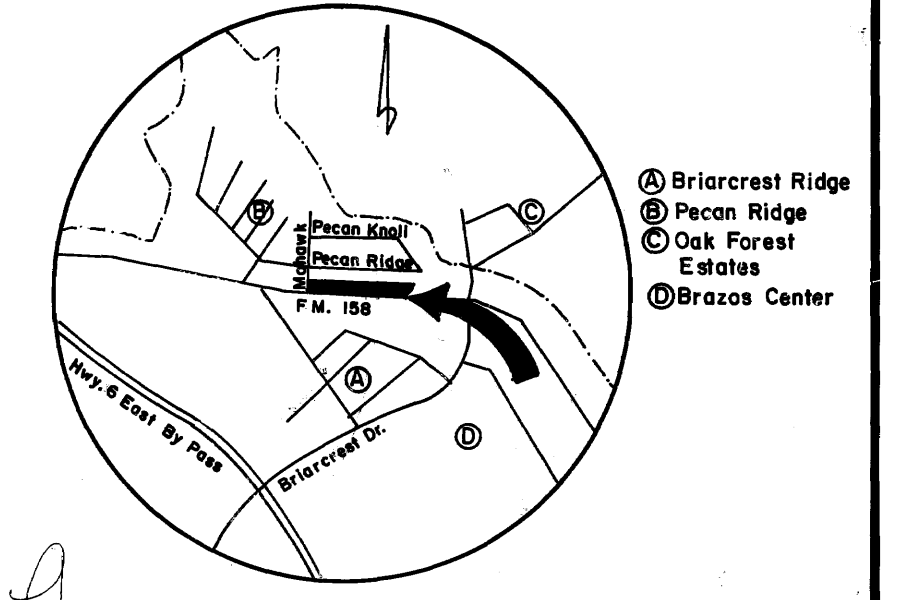
STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is correct and was prepared from an actual survey of the property made on the ground.

Registered Public Surveyor

Owner will provide storm water management when each lot develops, meeting section 14(J) of the Subdivision Control Ordinance. The water will flow into the drainage ditch along F.M. 158 and will be carried down to the drainage easement on lot 1, block 1 of this subdivision.

NOTE: Drainage Report to be Submitted with Site Plan of Each Lot.



FILED
SEP 23 1983
COUNTY CLERK
Brazos County, Texas

LOCATION MAP
nts.

278031

NOTE: 5' Sideyard & Rearyard Setback
Proposed Land Use: 5 Commercial Lots

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Berwick, 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 23 day of September, 1983, in the Deed Records of Brazos County, Texas, Volume 612, Page 599.

Frank Berwick By Cheryl Johnson
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.

Robin L. Harris (Acting)
Director of Planning, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, ROGER JACKSON, 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 23 day of JUNE, 1983 and same was duly approved on the 7th day of JULY, 1983 by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

FINAL PLAT

**PECAN RIDGE
PHASE FOUR
3.485 ACRES
JOHN AUSTIN LEAGUE NO. 8, A-2
BRYAN, BRAZOS COUNTY, TEXAS**

JUNE, 1983
SCALE: 1"=30'

OWNER & DEVELOPER:
Larry Landry
3609 E. 29 St.
Bryan, Texas 77801

GARRETT ENGINEERING
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 4005 - BRYAN, TEXAS 77801

on land base W30 4/24/01

44.8001