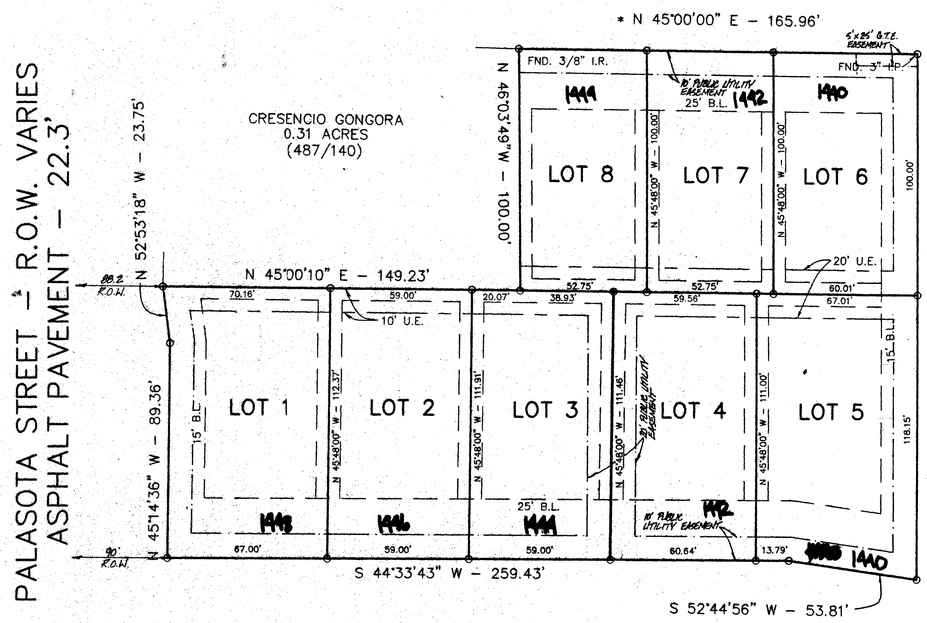
"As-Built"

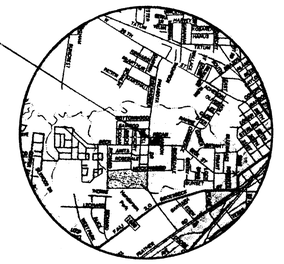
Scale: 1" = 30'

PECAN STREET – 50' R.O.W.
ASPHALT PAVEMENT – 41.2' B.B.



BECK STREET – 90' R.O.W.
ASPHALT PAVEMENT – 41.2' B.B.

PROJECT LOCATION



VICINITY MAP
n.t.s.

Field Notes
1.186 Acres

Being all of that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE, A-9, Bryan, Brazos County, Texas and being a part of the first tract described in a deed from James W. Godfrey to the James W. Godfrey Trust recorded in Volume 2555 page 251 and a part of the last two tracts described in a deed from Roy A. Newberry, Sr. to Ross I. Smith and James W. Godfrey recorded in Volume 1039 page 110, and same tract of land recorded in Volume 2619 Page 256, Official Records of Brazos County, Texas and being described as follows:

BEGINNING: at a 3" iron pipe found at the north corner of the James W. Godfrey tract; same being at the intersection of the southwest right-of-way line of Anson Street and the Southeast right-of-way line of Pecan Street;

THENCE: S 45° 48' 00" E – 218.15 feet along said Anson Street line to a 1/2" iron rod set at the intersection of said Anson Street line and the northwest right-of-way line of Beck street;

THENCE: S 52° 44'56" W – 53.81 feet along said Beck Street line to a 1/2" iron rod set for an angle point;

THENCE: S 44° 33' 43" W – 295.43 feet continuing along said Beck Street line to a 1/2" iron rod set for corner at the intersection of said Beck Street line and the northeast right-of-way line of Palasota Street;

THENCE: N 45° 14'36" W – 89.36 feet along said Palasota Street line to a 1/2" iron rod set for an angle point;

THENCE: 52° 53'18" W – 23.75 feet continuing along said Palasota Street line to a 1/2" iron rod set at the most westerly common corner of this tract and the Cresencio Gongora 0.31 acre tract (487/140);

THENCE: N 45° 00'10" E – 149.23 feet along the common line between this tract and said Gongora tract to a 1/2" iron rod set for common ell corner of said tracts;

THENCE: N 46° 03' 49" W – 100.00 feet continuing along the common line between this tract and said Gongora tract to a 3/8" iron rod found at the most northerly common corner of said tracts; same being in said Pecan Street line;

THENCE: N 45° 00'00" E – 165.96 feet along said Pecan Street line to the PLACE OF BEGINNING; and containing 1.186 acres of land, acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on July 8, 1997.

NOTE:

1. * DEED BEARING USED AS BASIS BEARINGS (2555/251).
2. HERBERT L. AND WIFE DOROTHY L. CARTER'S DEED IS RECORDED IN VOLUME 2619, PAGE 256 (O.R.B.C.T.).
3. SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. THIS PROPERTY IS NOT IN 100-YEAR FLOOD PLAIN, ACCORDING TO THE FEMA MAP No. 48041C0133C, EFFECTIVE DATE JULY 2, 1992.
5. THERE ARE 5' BUILDING SETBACKS ALONG ALL LOTS UNLESS OTHERWISE NOTED.

on hand use as 9/26/02

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We,The) Herbert L. Carter 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 Official Records of Brazos County in Volume _____, Page _____, and designated herein as the _____ 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 theron shown for the purpose and consideration therein expressed.

Herbert L Carter
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Herbert L. Carter 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 purpose and consideration therein stated.

Given under my hand and seal on this 16th day of February, 19 99.

Delores M. Soto
Notary Public, State of Texas

CERTIFICATION OF THE 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.

Planning Administrator, Bryan, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of 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 and that the metes and bounds describing said subdivision are in a mathematical geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

APPROVAL OF PLANNING & ZONING COMMISSION

I, Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 2nd day of August, 19 97, and same was duly approved on the 21st day of August, 19 97 by said commission.

Chairman of the Planning & Zoning Commission
Bryan, Texas

CERTIFICATE OF THE ENGINEER

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

Donald D. Garrett, P.E. No. 22790

APPROVAL OF THE DEVELOPMENT ENGINEER

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

Development Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, 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 26th day of February, 1999, in the Deed / Official Records of Brazos County, Texas, in Volume 3704, Page 287.

Mary Ann Ward by Barbara Johnson, Deputy Clerk
County Clerk
Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and at the time stamped hereon by me; and was duly recorded in the volume and page of the named records of: BRAZOS COUNTY, as stamped hereon by me.

Feb 26, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

Filed for Record in:
BRAZOS COUNTY,
On: Feb 26,1999 at 01:47P
As a
Document Number: 0679152
Amount 55.00
Receipt Number - 126435
By,
BJ Endler

0679152

0404 00000

FINAL PLAT
OF
PECAN TRACE SUBDIVISION
BLOCK 1
STEPHEN F. AUSTIN LEAGUE, A-9
1.186 ACRES

BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 30' JULY 1997

OWNER/DEVELOPER:
Herbert L. Carter
Carter Enterprises
P.O. Box 242
Bryan, Texas 77806
(409) 822-3826

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688

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