

I, RANDY EARL CALVERT, OWNER OF THE 5.00 ACRES TRACT NO. 2 SHOWN ON THIS PLAT AND DESCRIBED IN THE DEED RECORDED IN VOLUME 1119, PAGE 199, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, HEREBY JOIN H. D. WATSON AND C. J. PORTERFIELD IN THE DEDICATION OF THE EASEMENTS SHOWN ON THIS TRACT TO THE USE OF THE PUBLIC FOREVER FOR THE CONSIDERATION AND PURPOSE THEREIN EXPRESSED.

*Randy Earl Calvert*  
Randy Earl Calvert

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, the undersigned authority, on this day personally appeared *Randy Earl Calvert* and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and Seal of Office on this the 12<sup>th</sup> day of July, 1989.

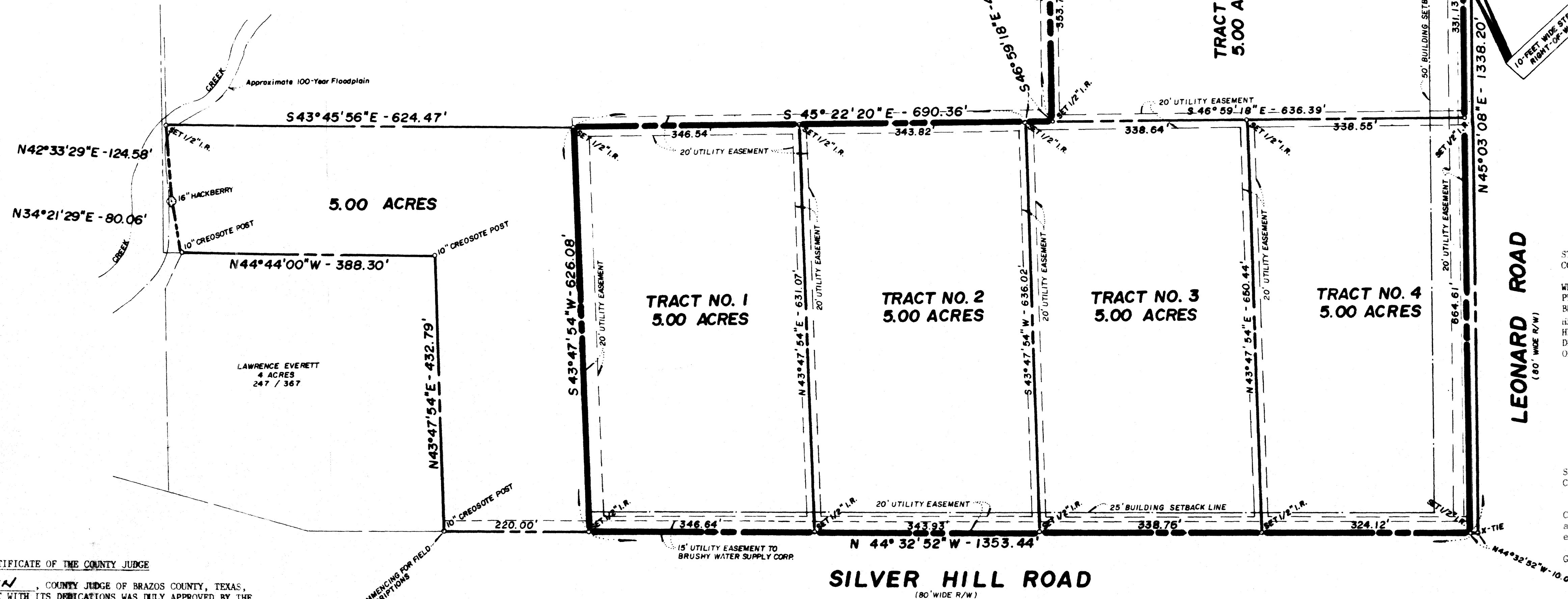
*Dorine Donohue*  
Notary Public, Brazos County, Texas

My Commission expires on 6-3-92.



REMAINDER  
138.35 ACRES  
Vol. 1057, Pg. 65

SCALE: 1" = 100'



GENERAL NOTES:

- (1) This property is not within an area having flood hazards according to the Brazos County, Texas Flood Hazard Boundary Map, Community Panel No. 481195-0008 A, Effective Date: 10-18-77
- (2) No private sewage facility may be installed on any lot in this subdivision without the prior issuance of a license by the Brazos County Health Unit under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County pursuant to the provisions of Section 21.084 of the Texas Water Code.
- (3) A Flood Plain Permit will be required on all lots prior to construction of any structure. The permit may be obtained from the County Engineers Office at 2617 North Hwy. 21, Bryan, Texas.
- (4) A 5-foot wide anchor and guy wire easement is granted on all lots extending 20-feet beyond all utility easements where necessary to support overhead utility lines.
- (5) There is Reserved the right to subdivide any ~~unsold~~ lots in this subdivision in accordance with existing County and City of Bryan, Texas, Subdivision Regulations.
- (6) This property is within the Extra-territorial Jurisdiction of the City of Bryan, Texas. All Regulation pertaining to development and building in the ETJ will be strictly adhered to by all Purchasers.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, H. D. WATSON AND C. J. PORTERFIELD, SR., OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREON AS THE PORTERFIELD/WATSON SUBDIVISION, PHASE I, TO BRAZOS COUNTY, TEXAS, HEREBY DEDICATE ALL EASEMENTS AND RIGHTS ~~TO THE PUBLIC~~ ~~HEREON TO THE USE OF THE PUBLIC FOREVER FOR THE PURPOSES AND CONSIDERATION~~ HEREBY EXPRESSED. THIS 30.00 ACRES TRACT IS PART OF THE 138.35 ACRES TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 1057, PAGE 65, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

*H. D. Watson*  
H. D. WATSON

*C. J. Porterfield Sr.*  
C. J. PORTERFIELD, SR.

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared H. D. Watson and C. J. Porterfield, Sr., known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity and for the purpose therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 12<sup>th</sup> day of JULY, 1989.

*John Watson*  
Notary Public, Brazos County, Texas

My commission expires on the 21 day of SEPT, 1989.

CERTIFICATE OF THE COUNTY JUDGE

I, R. J. HOLMGREEN, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, HEREBY CERTIFY THAT THIS PLAT WITH ITS DEDICATIONS WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, ON THE 15<sup>th</sup> DAY OF May, 1989.

*R. J. Holmgreen*  
County Judge, Brazos County, Texas

Attest:  
*Frank Parisick*  
Commissioners Court Secretary

CERTIFICATE OF THE PLANNING COMMISSION

I, REBA C. RAGSDALE, Chairman of the Planning Commission of the City of Bryan, hereby certify that this plat was duly approved on the 15<sup>th</sup> day of JUNE, 1989.

*Reba C. Ragdale*  
VICE-Chairman, Planning Commission  
City of Bryan, Texas

CERTIFICATE OF THE CITY PLANNER

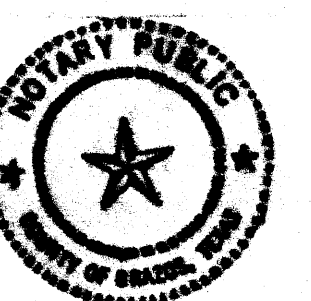
I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE SUBDIVISION DEVELOPMENT ORDINANCE.

*[Signature]*  
City Planner, Bryan, Texas

CERTIFICATE OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

*[Signature]*  
City Engineer, Bryan, Texas



CERTIFICATE OF THE COUNTY CLERK

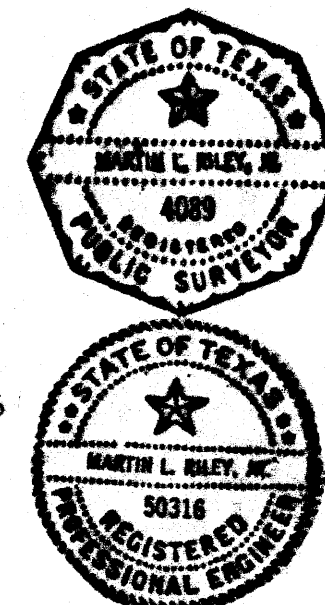
I, Frank Parisick, County Clerk of Brazos County, Texas, do hereby certify that this plat, with its certificates of authentication was filed for Record on the 24<sup>th</sup> day of JULY, 1989, and duly recorded in Volume 1131, Page 363, of the Official Records of Brazos County, Texas.

*Frank Parisick*  
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR/ENGINEER

I, MARTIN L. RILEY, JR., R.P.E. NO. 50316 AND R.P.S. NO. 4089 IN THE STATE OF TEXAS, HEREBY DECLARE THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON-THE-GROUND UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

*Martin L. Riley, Jr.*  
Martin L. Riley, Jr., R.P.S. No. 4089, R.P.E. No. 50316



**FINAL PLAT**  
**PORTERFIELD/WATSON SUBDIVISION**  
**PHASE I**  
**30.00 ACRES**  
**T. J. WOOTEN SURVEY, A-59**  
**BRAZOS COUNTY, TEXAS**

OWNED AND DEVELOPED BY:  
H. D. WATSON & C. J. PORTERFIELD, SR.  
P-W ENTERPRISE  
P.O. Box 4544, Bryan, Texas 77805  
PREPARED BY:  
RILEY ENGINEERING COMPANY  
Rt. 3, Box 1945  
Bryan, Texas 77802

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