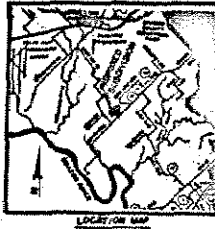
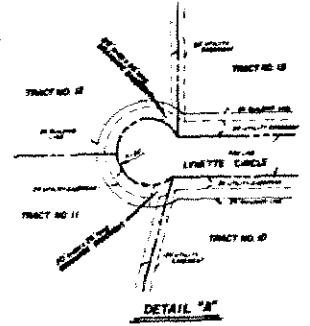


PLAT FROM COURTHOUSE



439052
Certificate
MARTIN L. BERRY
COUNTY CLERK OF BRAZOS COUNTY, TEXAS



- GENERAL NOTES:
- Tracts 12, 13, 14, 15, 16, 17, and 18 of this subdivision are partially within the Special Flood Hazard Area as shown on the Brazos County, Texas Flood Hazard Boundary Map, Community Panel No. 481194-0006B, Effective Date: 10-18-77. Caution should be taken when planning a structure on these tracts.
 - A Flood Plain Permit will be required on all tracts prior to construction of any structure. The permit may be obtained from the County Engineers Office at 1617 North Hwy. 21, Bryan, Texas.
 - No private sewage facility may be installed on any tract in this subdivision without the prior issuance of a license by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County pursuant to the provisions of Section 21.004 of the Texas Water Code.
 - There is reserved the right to subdivide any unsplit tracts in this subdivision in accordance with the Brazos County and City of Bryan, Texas, Subdivision Regulations.
 - A 5-foot wide anchor and guy wire cement is granted on all tracts extending 20-feet beyond all utility easements where necessary to support overhead utility lines.
 - This property is within the Extra-territorial Jurisdiction of the City of Bryan, Texas. All regulations pertaining to development and building in the City will be strictly adhered to by all purchasers.

CERTIFICATE OF THE PLANNING COMMISSION

I, ED WOODS, Chairman of the Planning Commission of the City of Bryan, Texas, hereby certify that this plat was duly approved on the 26th day of June, 1989.

E. Woods
Chairman, Planning Commission, Bryan, Texas

CERTIFICATE OF THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, 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.

Donna
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, TEXAS.

Bill Homan
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY JUDGE

I, T. J. HOLMES, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, HEREBY CERTIFY THAT THIS PLAT WITH ITS RESOLUTIONS WAS DULY APPROVED BY COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, ON THE 26th day of June, 1989.

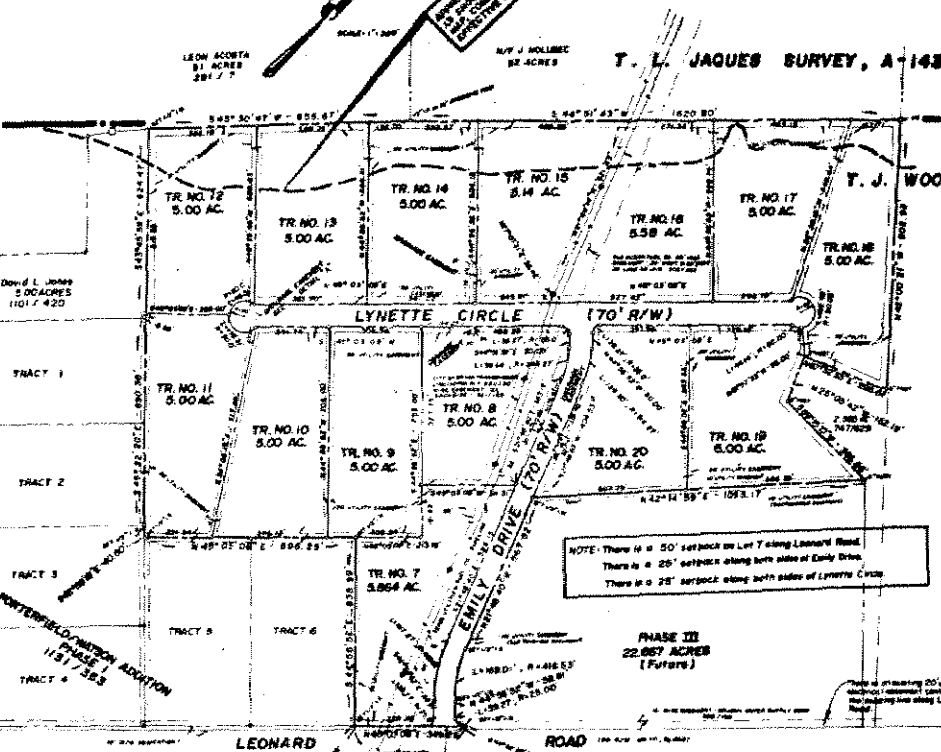
T. J. Holmes
County Judge, Brazos County, Texas

RECORDED:
Rick L. Loh
Commissioners Court Secretary

CERTIFICATE OF THE COUNTY CLERK

I, FRANK HOLMES, COUNTY CLERK OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THE 26th day of June, 1989, AND DULY RECORDED IN VOLUME 1157385 PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

County Clerk, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS & COUNTY OF BRAZOS

WE, H. B. WATSON AND C. J. PORTERFIELD, SR., OWNERS OF THE LAND SHOWN ON THIS PLAT AND DECLARANT HEREIN AS THE PORTERFIELD/WATSON SUBDIVISION, PHASE II, TO BRAZOS COUNTY, TEXAS, HEREBY DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREIN TO THE USE OF THE PUBLIC FOR THE USE OF THE PUBLIC PURPOSES FOR THE PURPOSES AND CONVEYANCES HEREIN EXPRESSED. THE 77.038 ACRES TRACT IS PART OF THE 130.31 ACRES TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 1157, PAGE 65, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

H. B. Watson
H. B. WATSON

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

STATE OF TEXAS & COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared H. B. 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 26th day of June, 1989.

John Watson
Notary Public, Brazos County, Texas

My Commission expires on the 2 day of May, 1988.

CERTIFICATION OF THE SURVEYOR/ENGINEER

I, MARTIN L. BERRY, JR., S. S. NO. 10034 and S. S. NO. 911, AM, 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 TO THIS PLAT.

Martin L. Berry, Jr.
Surveyor/Engineer



OWNED AND DEVELOPED BY
C. J. PORTERFIELD
H. B. WATSON
1974
P.O. BOX 218
BRYAN, TEXAS 77801

FINAL PLAT

PORTERFIELD/WATSON SUBDIVISION

PHASE II

77.038 ACRES

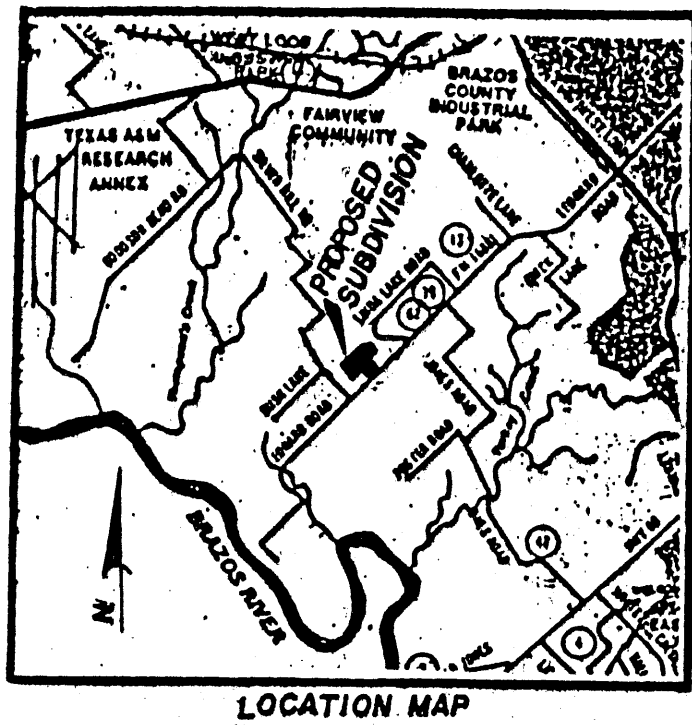
T. J. WOOTEN SURVEY, A-59

BRAZOS COUNTY, TEXAS

WILEY ENGINEERING, INC.
1001 W. 11th St.
Bryan, Texas 77801
Phone: 767-2200

V1158
P572 1989

Porterfield/Watson Sub. Phase II
Vol. 1158 Pg. 572



CERTIFICATE OF THE PLANNING COMMISSION

I, ED WAGNER, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED ON THE 12th day of October, 1989.

Ed Wagner
Chairman, Planning Commission, Bryan, Texas

CERTIFICATE OF THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, 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, TEXAS.

[Signature]
City Engineer, Bryan, Texas

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 COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, ON THE _____ DAY OF _____, 1989.

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

CERTIFICATE OF THE COUNTY CLERK

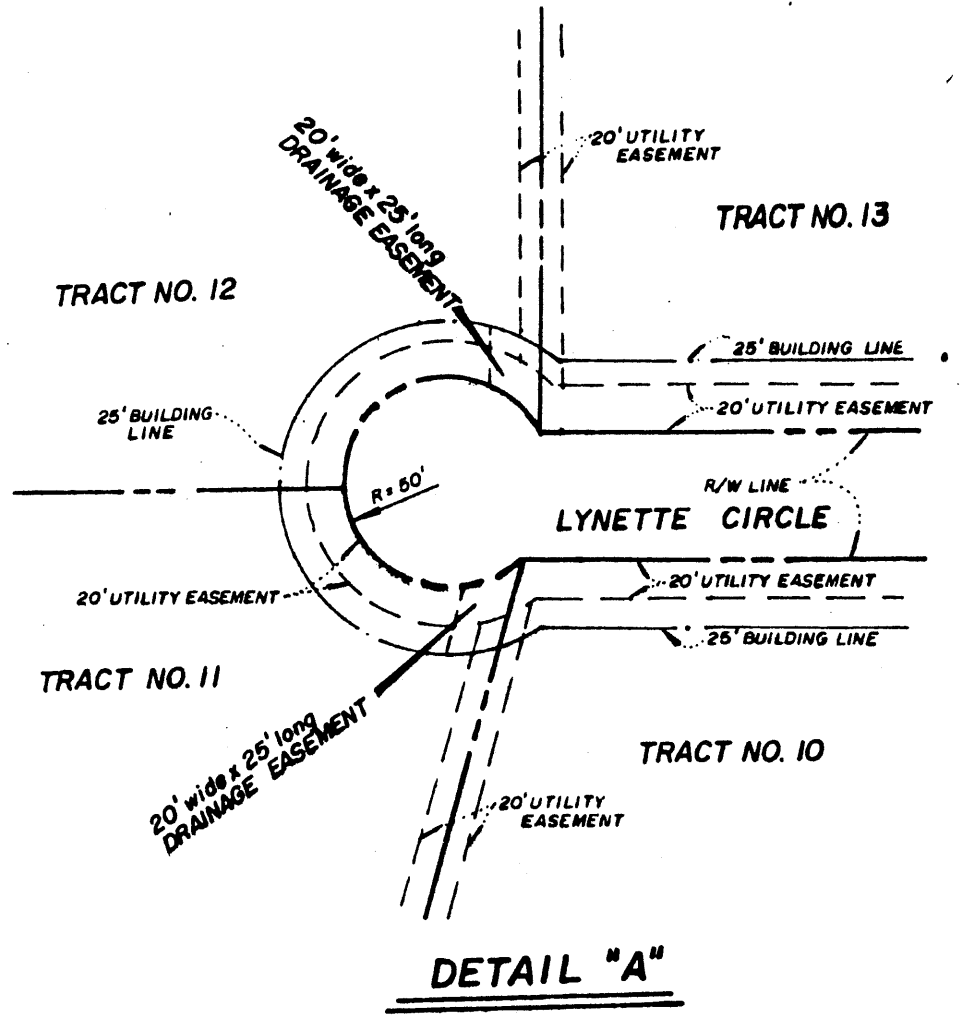
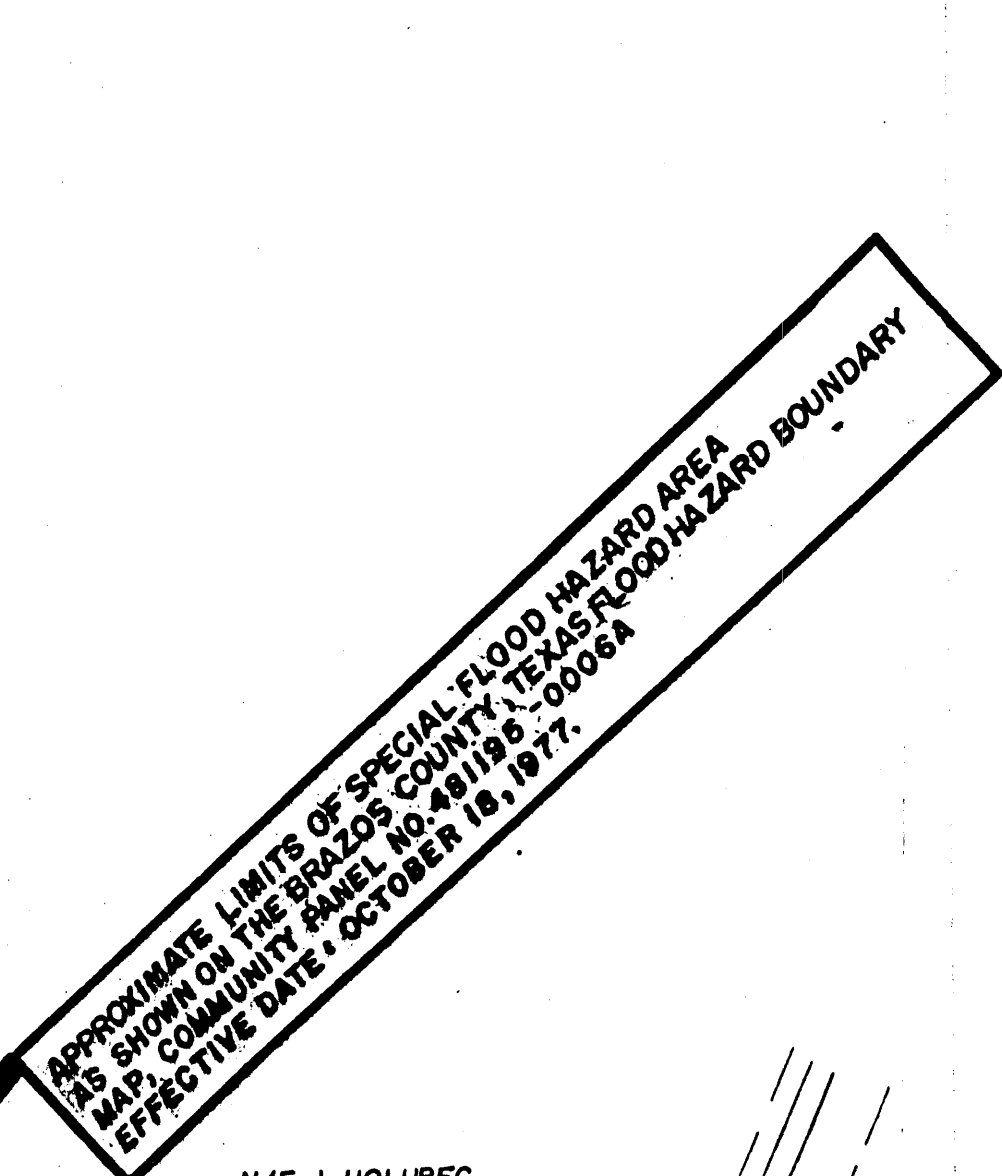
I, FRANK BORISKIE, COUNTY CLERK OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WITH ITS CERTIFICATED AUTHENTICATION WAS FILED FOR RECORD ON THE _____ DAY OF _____, 1989, AND DULY RECORDED IN VOLUME _____, PAGE _____, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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 TO THIS PLAT.

Martin L. Riley, Jr. 9/12/89
Martin L. Riley, Jr. R.P.E. & R.P.S.



GENERAL NOTES:

1) Tracts 12, 13, 14, 15, 16, 17, and 18 of this subdivision is partially within the Special Flood Hazard Area as shown on the Brazos County, Texas Flood Hazard Boundary Map, Community Panel No. 481195-0066A, Effective Date: 10-18-77. Caution should be taken when planning a structure on these tracts.

2) A Flood Plain Permit will be required on all tracts prior to construction of any structure. The permit may be obtained from the County Engineers Office at 2617 North Hwy. 21, Bryan, Texas.

3) No private sewage facility may be installed on any tract in this subdivision without the prior issuance of a license by the Brazos County Health Department 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.

4) There is reserved the right to subdivide any unsold tracts in this subdivision in accordance with the existing County and City of Bryan, Texas, Subdivision Regulations.

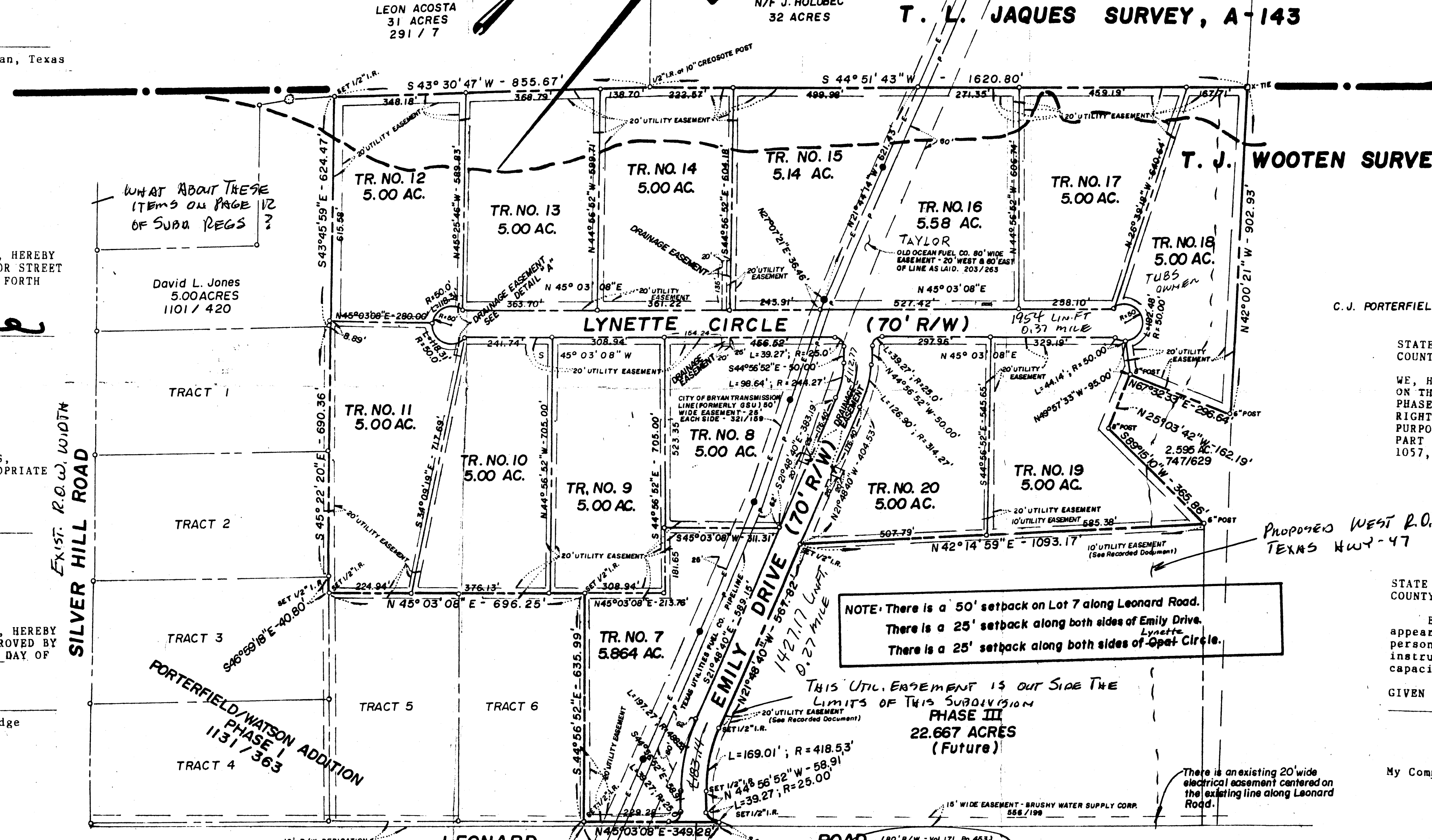
5) A 5-foot wide anchor and guy wire easement is granted on all tracts extending 20-feet beyond all utility easements where necessary to support overhead utility lines.

6) This property is within the Extra-territorial Jurisdiction of the City of Bryan, Texas. All Regulations pertaining to Development and Building in the ETJ will be strictly adhered to by all purchasers.

NOTES:

1. WHERE DOES THE WATER GO? RECOMMEND DRAINAGE - MINIMUM 20' WIDE

2. PRELIMINARY PLAT SHOWED PROPOSED WEST R.O.W. LINE OF TEXAS HWY-47. NEEDS TO BE SHOWN WITH 50' SETBACK LINE SHOWN FROM THAT LINE



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 II, TO BRAZOS COUNTY, TEXAS, HEREBY DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE 77.038 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
C. J. PORTERFIELD, SR.

STATE OF TEXAS & COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day 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 _____ day of _____, 1989.

Notary Public, Brazos County, Texas

My Commission expires on the _____ day of _____, 19____.

[Signature]
Notary Public

PORTERFIELD/WATSON SUBDIVISION

PHASE II 3381 Lin. FT

77.038 ACRES 0.64 MILE

T. J. WOOTEN SURVEY, A-59

BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
C. J. PORTERFIELD
H. D. WATSON
DBA
P-W ENTERPRISE
P.O. BOX 4544
BRYAN, TEXAS 77805

PLAT RECORDED IN
VOL. 1153, Pg. 572
VERIFIED 1/2006 cm

RILEY ENGINEERING CO.
P.O. Box 1845
BRYAN, TEXAS 77802
Engineers - Surveyors
(409) 583-2457

on balance up 4/1/89

