

Porterfield/Watson Phase II
1158/572

CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD	
C1	89°57'08"	25.00	39.25	24.98	S 89°58'40" W	35.34
C2	23°04'23"	418.53	168.54	85.43	N 33°19'06" W	167.41

LOT 20
5.00 Ac.

LOT 19
5.00 Ac.

LOT 21
2.50 Ac.

LOT 22
2.50 Ac.

LOT 23
2.50 Ac.

LOT 24
2.50 Ac.

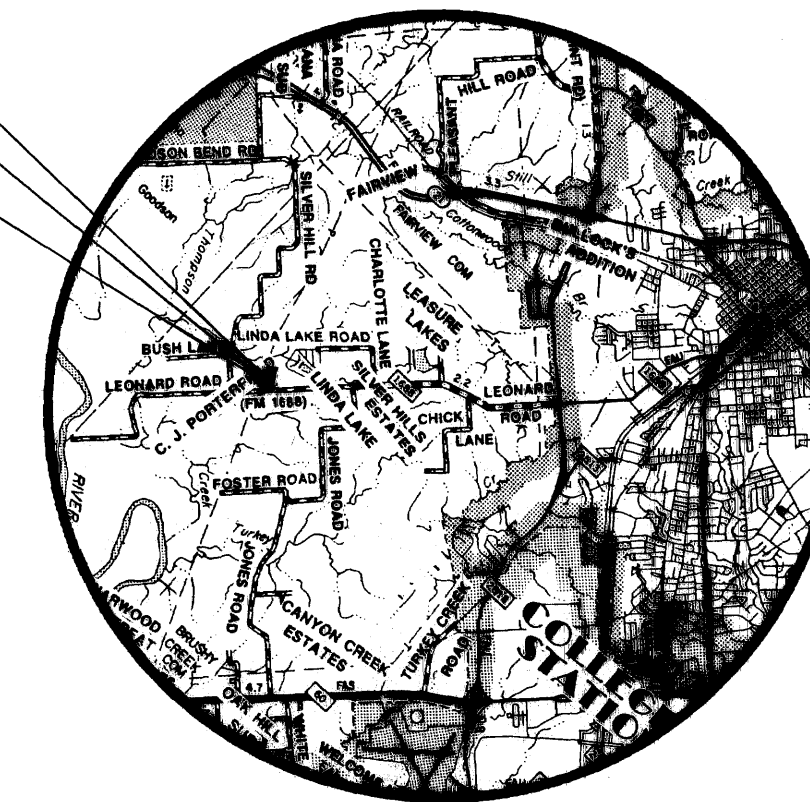
Porterfield/Watson Phase II
1158/572
Tract 7
5.864 Ac.

Emily Drive
70' R.O.W.

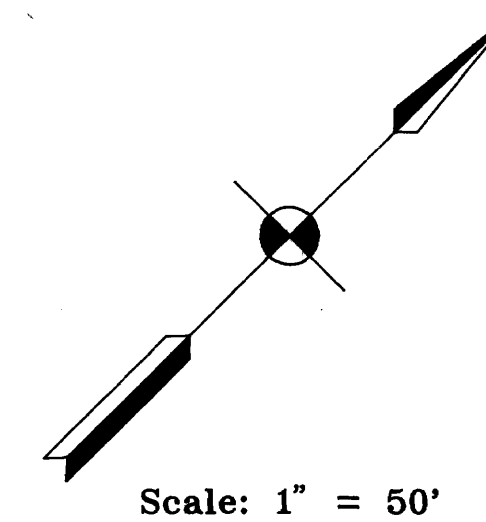
Reserved for
Future Development
12.667 Ac.
1057/65

Leonard Road
80' R.O.W. (171/453)

PROJECT
LOCATION



VICINITY MAP



Scale: 1" = 50'

NOTES:

North Orientation is based on deed calls for the Porterfield/Watson Subdivision Phase II as recorded in Volume 1158, Page 572 of the Official Records of Brazos County, Texas.

All property corners are 1/2" Iron Rods, unless otherwise noted.

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner 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.

Robert Schuman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City 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.

Bruce [Signature]
City Engineer, Bryan, Texas

CERTIFICATION OF THE COUNTY JUDGE

I, R.J. Holmgren, 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 2nd day of [Signature], 1993.

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

APPROVAL OF PLANNING & ZONING COMMISSION

I, ART KING, 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 JUNE, 1993 and same was duly approved on the 2ND day of SEPTEMBER, 1993 by said commission.

Art King
Chairman of the Planning & Zoning Commission
Bryan, Texas

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 1st day of [Signature], 1993, in the Deed/Official Records of Brazos County, Texas, in Volume 1974, Page 335.

Mary Ann Ward
County Clerk
Brazos County, Texas

We, the undersigned representatives of the stated utility service companies as shown, hereby certify that we have reviewed this plat and that said plat meets or exceeds our minimum requirements to serve the property as shown:

Brazos County Health Department

Signature _____ Title _____ Date _____

GTE Southwest, Incorporated

Signature _____ Title _____ Date _____

Bryan Utilities

Signature _____ Title _____ Date _____

Lone Star Gas Company

Signature _____ Title _____ Date _____

(Water Service)

Signature _____ Title _____ Date _____

Company Name: _____

Signature _____ Title _____ Date _____

FILED

93 DEC 11 PM 2:07

CLERK

BRAZOS COUNTY COURTHOUSE

BY [Signature]

CLERK

539248

FINAL PLAT
OF
LOTS 21-24, PHASE III
PORTERFIELD/WATSON SUBDIVISION

10.00 ACRES

VOLUME 1057, PAGE 65

T.J. WOOTEN SURVEY - ABSTRACT NO 59

BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'

JUNE 1, 1993

on [unclear] [unclear]

STATE OF TEXAS
COUNTY OF BRAZOS
I, [unclear], (H&W, T&A), [unclear] known to me to be the 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 [unclear], Page [unclear] and [unclear] 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.

Harvey D. Watson
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *Harvey D. Watson* known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 2nd day of June, 1993.

Donald D. Garrett
Notary Public, State of Texas
DONALD GARRETT
Notary Public, State of Texas
My Commission Expires [unclear]

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 the subdivision will describe a closed geometric form.

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

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

There is an existing 20' wide electrical easement centered on the existing line along Leonard Road according to a plat of record in Volume 1131, Page 363 of the Official Records of Brazos County.

1) All septic tanks and drainfield installations must be approved by the Brazos County Health Department prior to construction.

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888