

TXBR RAMBLEWOOD MHP LLC
CALLED 17.25 ACRES
13063/272

(CALLED S 45° 53' 21" E 1133.93')
S47° 28' 41" E 1133.93'

S47° 28' 41" E 1114.16' 10' PUE

3/8" IRON ROD FOUND

1/2" IRON ROD FOUND

10' PUE

N43° 06' 25" E 544.55'

10' PUE

S41° 46' 21" W 759.71'

S41° 46' 21" W 779.66'

(CALLED S 43° 21' 41" W 779.66')

CARL WICK & JANE RYAN
CALLED 42 ACRES
12628/271

LOT 1, BLOCK 1
17.50 ACRES

FM 1688 - LEONARD ROAD (80' R.O.W.)
(26' ASPHALT PAVEMENT)

(CALLED N 44° 41' 45" E 571.36')
N43° 06' 25" E 571.36'

20' WATERLINE AND
ROW EASEMENT
6185/290

N49° 25' 12" W 382.81'

N42° 05' 40" W 233.42'

FENCE CORNER

ASSUMED LOCATION
OF ROW EASEMENT
(443/824)

VAR. WIDTH
PUE

N47° 15' 25" W 624.69'
(CALLED N 45° 40' 05" W 624.69')

(CALLED N 44° 46' 28" E 208.63')
N43° 11' 08" E 208.63'

ASSUMED LOCATION
OF 20' ROW EASEMENT
(430/60)

(CALLED N 44° 46' 28" E 208.63')

N43° 11' 08" E 208.63'

10' PUE

N47° 46' 44" W 507.45'

N47° 46' 44" W 527.70'
(CALLED N 46° 11' 24" W 527.70')

5/8" IRON ROD FOUND

5/8" IRON ROD FOUND

1/2" IRON ROD FOUND

1/2" IRON
ROD FOUND

1/2" IRON ROD FOUND

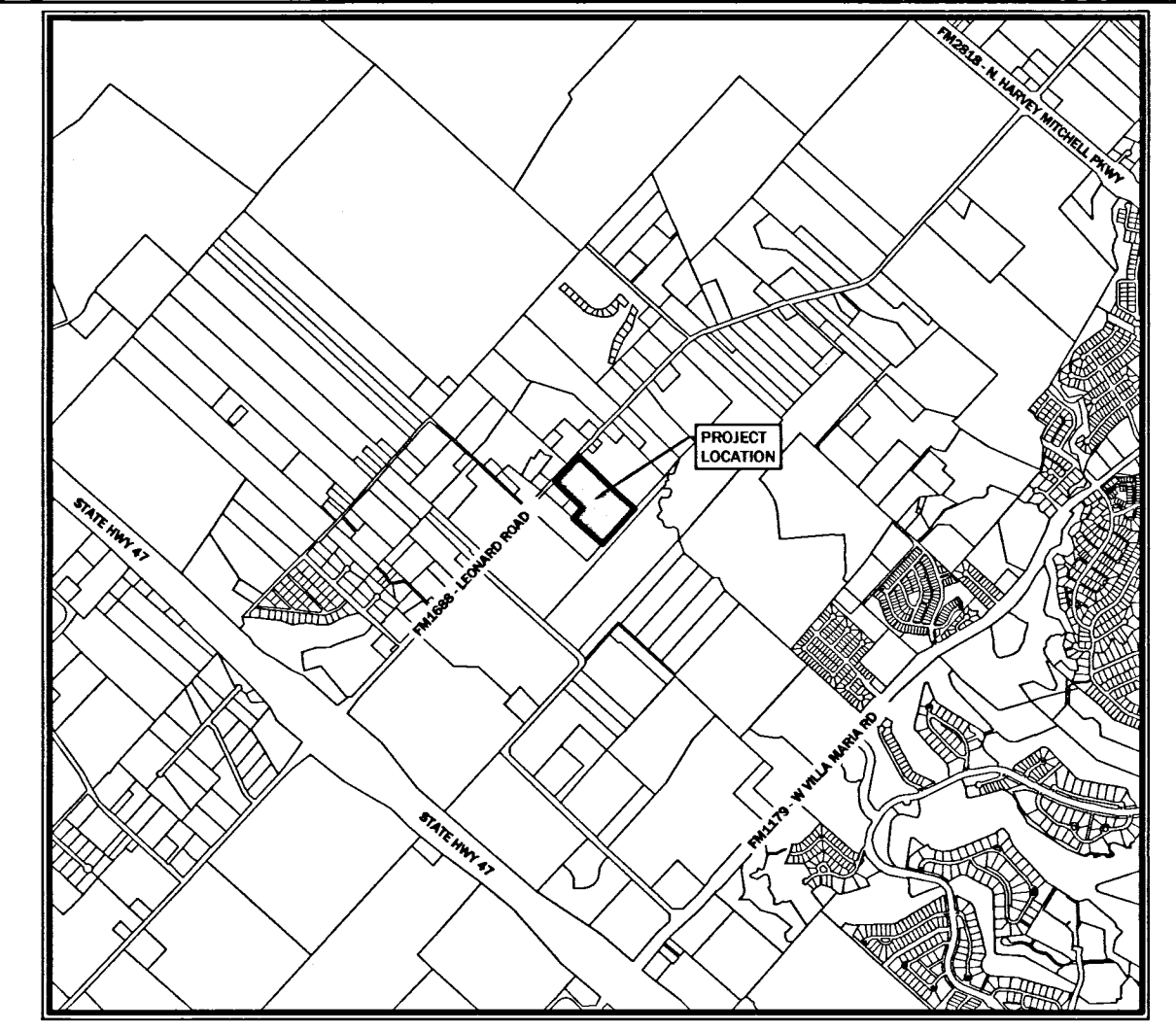
TODD MARTIN
CALLED 1.4959 AC
4788/006

KAY PHILIP MARTIN
CALLED 1.4959 AC
2428/161

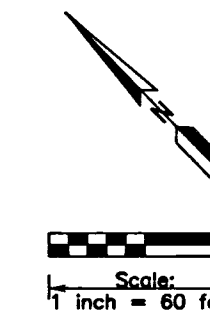
N 10° 52' 29" W 6134.01'

THE LONNIE LENZ REVOCABLE TRUST
CALLED 9.43 ACRES
3035/35

GPS MONUMENT 74



VICINITY MAP
NTS



- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO-RPLS 1562" SET
- FENCE CORNER

METES AND BOUNDS DESCRIPTION
OF A 17.50 ACRES TRACT
OUT OF THE
T.J. WOOTEEN SURVEY, A-59
BRAZOS COUNTY, TEXAS

Being a tract of land containing 17.50 acres, out of the T.J. Wooten Survey, A-59, located in Brazos County, Texas, also being all of a called 17.50 acres tract, owned by the Brazos Animal Shelter, as recorded in Volume 8817, Page 274 of the Brazos County Official Public Records (B.C.O.P.R.), the said 17.50 acres tract being the same tract of land as shown on the Plat of Survey, prepared by Carlomagno Surveying Inc., having the file name 19062.dwg and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a west corner of this tract, also being the north corner of a called 1.4959 acres tract, owned by Kay Philip Martin (Martin), as recorded in Volume 2428, Page 161 of the B.C.O.P.R., also being a point along the southeast right-of-way line of Leonard Road, an 80' right-of-way;

THENCE along the common line of this tract and the right-of-way line of the said Leonard Road, North 43°06'25" East, a distance of 571.36 feet to a 1/2" iron rod found for the north corner of this tract, also being a point along the southeast right-of-way line of the said Leonard Road, also being the west corner of a called 17.25 acres tract, owned by TXBR Ramblewood MHP LLC (TXBR Ramblewood MHP), as recorded in Volume 13063, Page 272 of the B.C.O.P.R.;

THENCE along the common line of this tract and the said TXBR Ramblewood MHP tract, South 47°28'41" East, a distance of 1133.93 feet to a 3/8" iron rod found for the east corner of this tract, also being the south corner of the said TXBR Ramblewood MHP tract, also being a point along the northwest boundary line of a called 42.00 acres tract, owned by Carl Jane Ryan Wick and Tammie Sue Ryan Hoffeld (Wick/Hoffeld), as recorded in Volume 12628, Page 271 of the B.C.O.P.R.;

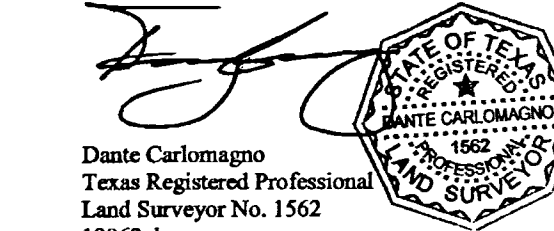
THENCE along the common line of this tract and the said Wick/Hoffeld tract, South 41°46'21" West, a distance of 779.66 feet to a 5/8" iron rod found for the south corner of this tract, also being a point along the northwest boundary line of the said Wick/Hoffeld tract, also being the east corner of a called 9.43 acres tract, owned by Lonnie Revoable Trust (Lonnie), as recorded in Volume 3035, Page 35 of the B.C.O.P.R.;

THENCE along the common line of this tract and the said Lonnie tract, North 47°46'44" West, a distance of 527.70 feet to a 5/8" iron rod found for a west corner of this tract, also being a point along the northeast boundary line of the said Lonnie tract, also being the south corner of the said Martin tract;

THENCE along the common line of this tract and the said Martin tract, the following calls and distances:

North 43°11'08" East, a distance of 208.63 feet to a fence post found for an interior west corner of this tract, also being the east corner of the said Martin tract;

North 47°15'25" West, a distance of 624.69 feet to the PLACE OF BEGINNING containing 17.50 acres.



Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
19062.doc
July 8, 2019

- NOTES:
- There is no 100-YR FEMA floodplain located on this property per FEMA FIRM panel 48041C0195E, effective on 05/16/2012.
 - The bearing basis is based on the Texas State Plane Coordinate System, Central Zone, NAD83.
 - This property is located in the City of Bryan ETJ and therefore has not been designated a zoning district.
 - Development Note - No structure or land within this plat shall hereafter be located or altered without first obtaining a Development Permit from the Brazos County floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the Base Flood Elevation ("BFE"), whichever is higher.
 - Mailboxes - Rural mailboxes shall be set five (5) feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County. For Single-Family Residential Developments, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes, shall be required. If possible, these mailbox units should be installed on low volume intersecting roadways or on private property. Locations for the NDCBUs shall be shown on the construction Plans.

CERTIFICAT
Official Public Records Of:
Brazos County Clerk
On: 8/11/2020 10:38:14 AM
In the PLAT Records

Doc Number: 2020-140298
Volume - Page: 16272 - 134
Number of Pages: 1
Amount: 73.00
Order#: 20200811000047
By: TD

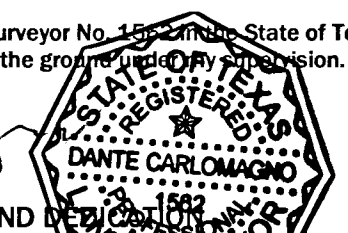
County Clerk
Brazos County

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground.

Dante Carlomagno, P.L.S. No. 1562



CERTIFICATE OF OWNERSHIP AND DEVELOPER

STATE OF TEXAS
COUNTY OF BRAZOS

I (we) Kathy Bice, the Owner(s) and developer(s) of the land shown on this plat and designated as AGGIELAND HUMANE SUBDIVISION, a Subdivision in Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all Rights-of-Way, Easements, and other public places shown herein.

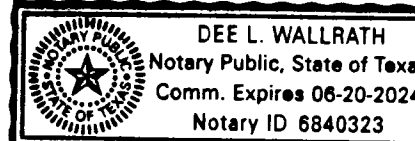
Kathy Bice
Kathy Bice
Aggieland Humane Society

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kathy Bice, 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 the purpose and consideration therein stated.

Given under my hand and seal on this 8th day of July, 2020.

Dee L Wallrath
Notary Public, Brazos County, Texas



APPROVAL OF CITY ENGINEER

I, W. Paul Kruger, 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 and was approved on the 13th day of August, 2020.

W. Paul Kruger
City Engineer
City of Bryan

APPROVAL OF CITY PLANNER

I, Martin Zimmermann, The undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission 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 and was approved on the 13th day of August, 2020.

Martin Zimmermann
City Planner
City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Williams, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 13th day of August, 2020 and same was duly approved on the 20th day of August, 2020, by said Commission.

Bobby Williams
Chair, Planning and Zoning Commission, Bryan, Texas

FINAL PLAT

OF
LOT 1, BLOCK 1
AGGIELAND HUMANE SUBDIVISION
17.50 AC
T.J. WOOTEEN LEAGUE, A-59

BRYAN
Brazos County, Texas

SCALE 1"=60'

FINAL PLAT
PREPARED AND
SUBMITTED
MARCH 2020

OWNER:
AGGIELAND HUMANE SOCIETY
5359 LEONARD ROAD
BRYAN, TX 77807
PHONE (979) 775-5755

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
CARLOMAGNO SURVEYING, INC
2714 FINFEATHER ROAD
BRYAN, TX 77801
(979) 775-4787