

**APPROVAL OF CITY ENGINEER**  
 I, W. Prussing, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

**APPROVAL OF THE CITY PLANNER**  
 I, Martin Zimmerman, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 22 DAY OF May, 2020.

**APPROVAL BY THE COUNTY COMMISSIONER'S COURT**  
 I, Diana Folan, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY COMMISSIONERS' COURT ON THE 22 DAY OF May, 2020.

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 5/26/2020 9:08:11 AM  
 In the PLAT Records  
 Doc Num: 2020 - 1393869  
 Volume Page: 16065 - 196  
 Number of Pages: 1  
 Amount: \$ 73.00  
 Order #: 20200326000022  
 By: /s/ MO

WE HEREBY CERTIFY THAT THIS PLAT  
 WAS FILED IN MY OFFICE THE 22 DAY OF May  
 IN VOLUME 16065, PAGE 196

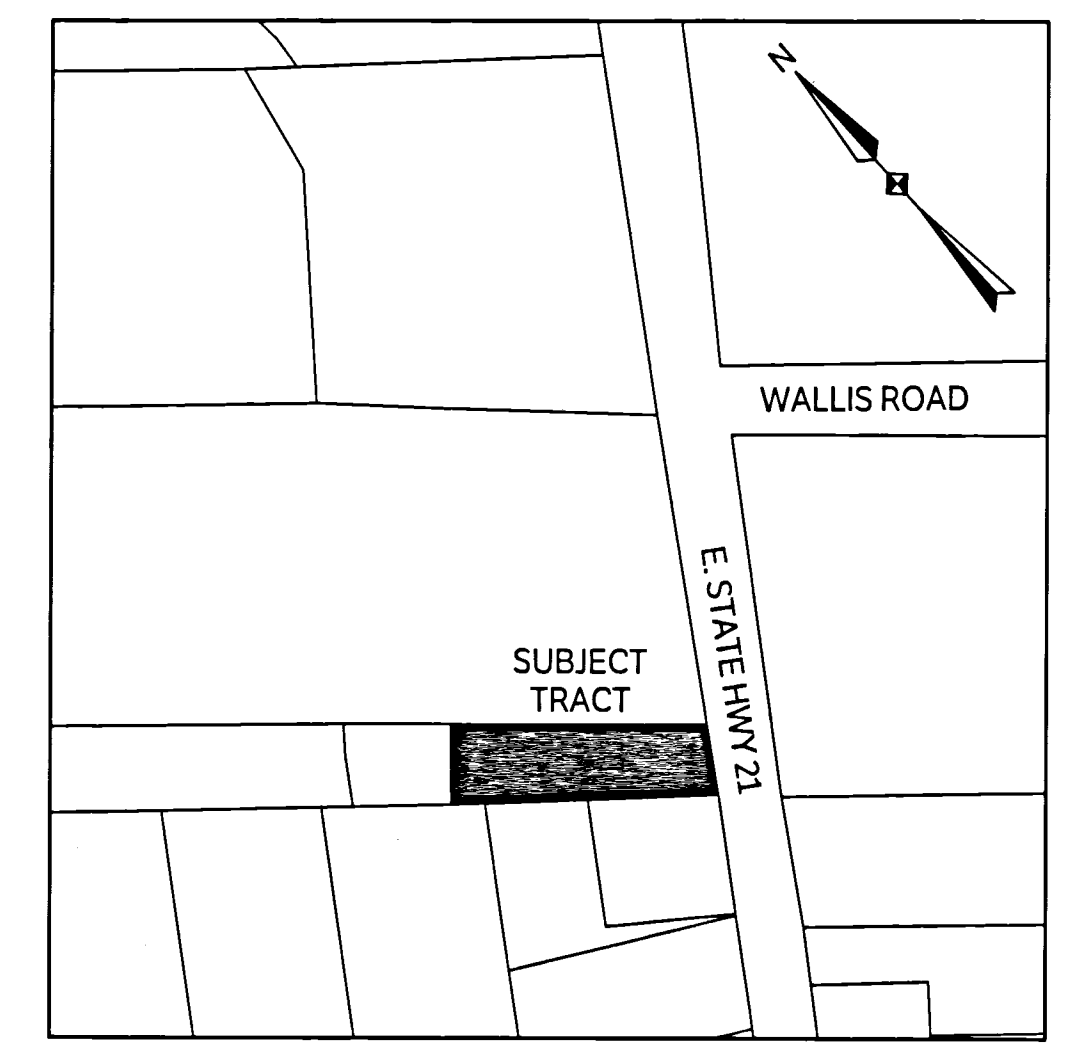
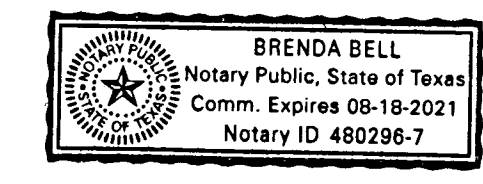
*Karen McGuire  
 Michelle Clewer*

**CERTIFICATE OF SURVEYOR**  
 I, ENRIQUE C. ELIZONDO, REGISTERED PUBLIC SURVEYOR (ENGINEER), NO. 6386, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.



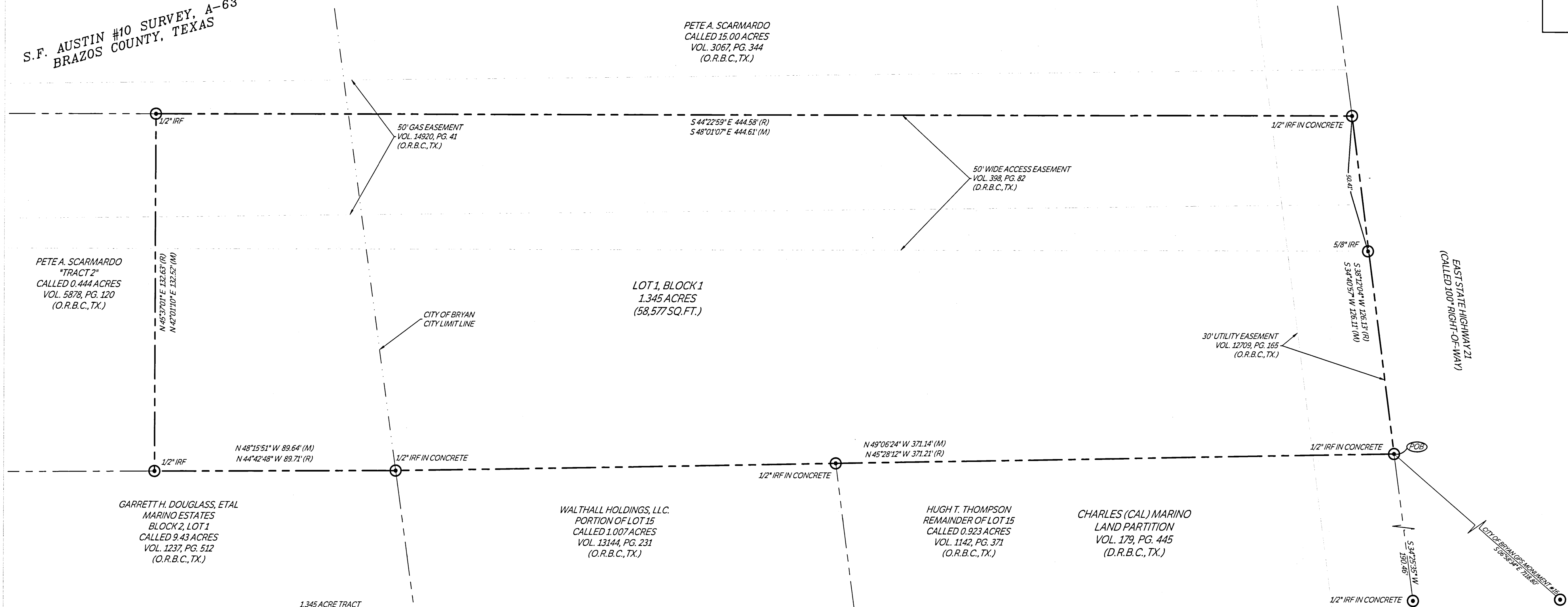
**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (WE), Enrique C. Elizondo OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 16065, PAGE 196 AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, BASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

**NOTARY PUBLIC CERTIFICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Enrique C. Elizondo KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.  
 GIVEN UNDER MY HAND AND SEAL ON THIS 22 DAY OF May, 2020  
Brenda Bell  
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



VICINITY MAP  
 NOT TO SCALE

S.F. AUSTIN #10 SURVEY, A-63  
 BRAZOS COUNTY, TEXAS



**LEGEND**

	POWER POLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	TELEPHONE PEDESTAL
	PROPERTY CORNER
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT
	FIBER OPTIC LINE
	OVERHEAD ELECTRIC LINE
	SANITARY SEWER LINE
	GAS LINE
	CHAIN LINK FENCE
	WIRE FENCE
	MEASURED CALLS
	RECORD CALLS
	DEED RECORDS OF BRAZOS COUNTY, TEXAS
	OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS



CIVIL | CMT | GEOTECHNICAL  
 LAND SURVEYING | STRUCTURAL

CORPORATE OFFICE  
 2501 ASHFORD DRIVE  
 COLLEGE STATION, TEXAS 77840  
 www.gessnerengineering.com  
 COLLEGE STATION 979.680.8840  
 BRENHAM 979.836.6855  
 FORT WORTH 817.405.0774  
 SAN ANTONIO 210.305.4792  
 FIRM REGISTRATION NUMBER:  
 TBPE F-7451

ELIZONDO & ASSOCIATES  
 LAND SURVEYING & MAPPING, LLC.

TEXAS LICENSED SURVEYING FIRM NO.  
 10193864

**FINAL PLAT**

SURVEY DATE:	10-22-19
REVISED DATE:	3-2-20
DRAWN BY:	KL
CHECKED BY:	EE
PROJECT #:	19-0870

**AUSTRALIAN SHEPHERD CLUB OF AMERICA**  
 LOT 1, BLOCK 1  
 BEING ALL OF A 1.345 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AUSTRALIAN SHEPHERD CLUB OF AMERICA, INC. RECORDED IN VOLUME 1597, PAGE 321, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

6091 EAST STATE HIGHWAY 21  
 SECTION 10, BLOCK 10, STEPHEN F. AUSTIN SURVEY, A-63  
 BRYAN, BRAZOS COUNTY, TEXAS

**OWNER:**  
 AUSTRALIAN SHEPHERD CLUB OF AMERICA, INC.  
 6091 E. STATE HWY 21  
 BRYAN, TEXAS

**SURVEYOR:**  
 ELIZONDO & ASSOCIATES  
 LAND SURVEYING & MAPPING, LLC.  
 11153 WESTWOOD LOOP, STE. 120  
 SAN ANTONIO, TEXAS 78253

- NOTES:
- PROPERTY APPEARS TO BE VESTED IN AUSTRALIAN SHEPHERD CLUB OF AMERICA, INC. BY VIRTUE OF A DEED RECORDED IN VOLUME 1597, PAGE 321.
  - SURVEY PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY UNIVERSITY TITLE COMPANY, AND ISSUED UNDER G.F. # 193344, EFFECTIVE DATE OCTOBER 13, 2019.
  - BASIS OF BEARINGS ARE SURFACE MEASUREMENTS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA.
  - THIS PROPERTY FALLS WITHIN ZONE X AND HAS LESS THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 480082 AND 481195, PANEL NO. 0205F, MAP NO. 48041C0205F, REVISED EFFECTIVE DATE OF APRIL 2, 2014.
  - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - THE ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL - OPEN DISTRICT (A-O).
  - PROPERTY MAY BE SUBJECT TO A NON-LOCATABLE BLANKET EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 98, PAGE 42, DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - PROPERTY MAY BE SUBJECT TO A NON-LOCATABLE BLANKET EASEMENT TO WIXON WATER SUPPLY CORPORATION, RECORDED IN VOLUME 419, PAGE 423, DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - PROPERTY SUBJECT TO A 50' ACCESS EASEMENT RECORDED IN VOLUME 398, PAGE 82, DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - PROPERTY SUBJECT TO A 50' RIGHT-OF-WAY EASEMENT TO MAGELLAN PIPELINE COMPANY, L.P., ETAL, RECORDED IN VOLUME 14920, PAGE 41, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - PROPERTY SUBJECT TO A 30' SANITARY SEWER AND WATERLINE EASEMENT TO THE CITY OF BRYAN, RECORDED IN VOLUME 12709, PAGE 165, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - PROPERTY SUBJECT TO THE COVENANTS, RIGHTS, TERMS, AND CONDITIONS AS SET FORTH IN THE AFFIDAVIT TO THE PUBLIC CONCERNING CERTIFICATION OF ON-SITE SEWAGE FACILITIES, RECORDED IN VOLUME 6044, PAGE 157, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

BEING A DESCRIPTION OF A 1.345 ACRE TRACT OF LAND, LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN #10 SURVEY, A-63, BRAZOS COUNTY, TEXAS, SAID TRACT DESCRIBED IN A DEED TO AUSTRALIAN SHEPHERD CLUB OF AMERICA, INC. RECORDED IN VOLUME 1597, PAGE 321, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (O.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN CONCRETE, FOR THE EAST CORNER OF THE REMAINDER OF LOT 15, CHARLES (CAL) MARINO LAND PARTITION, ACCORDING TO THE PLAT RECORDED VOLUME 179, PAGE 445, DEED RECORDS OF BRAZOS COUNTY, TEXAS, (D.R.B.C.T.), SAME BEING THE EAST CORNER OF A CALLED 0.923 ACRE TRACT DESCRIBED IN A DEED TO HUGH T. THOMPSON RECORDED IN VOLUME 1142, PAGE 371, (O.R.B.C.T.), LYING IN THE NORTHWEST LINE OF E. STATE HIGHWAY 21 (CALLED 100' RIGHT-OF-WAY), AND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2-INCH IRON ROD FOUND IN CONCRETE BEARS SOUTH 34 DEGREES 25 MINUTES 35 SECONDS WEST, 190.46 FEET;

THENCE LEAVING SAID NORTHWEST LINE OF E. STATE HIGHWAY 21, WITH THE NORTHEAST LINE OF SAID LOT 15, NORTH 49 DEGREES 06 MINUTES 24 SECONDS WEST, 371.14 FEET TO A 1/2-INCH IRON ROD FOUND IN CONCRETE, FOR THE EAST CORNER OF LOT 1, BLOCK 2, MARINO ESTATES, AS SHOWN ON A PLAT RECORDED IN VOLUME 197, PAGE 417, (D.R.B.C.T.), AND DESCRIBED IN A DEED TO GARRETT H. DOUGLASS, ETAL RECORDED IN VOLUME 1237, PAGE 512, (O.R.B.C.T.), BEING THE NORTH CORNER OF SAID LOT 15, SAME BEING A NORTH ANGLE POINT IN THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHEAST LINE OF SAID LOT 1, BLOCK 2, NORTH 48 DEGREES 15 MINUTES 51 SECONDS WEST, 89.64 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTH CORNER OF A CALLED 0.444 ACRE TRACT DESCRIBED AS "TRACT 2" IN A DEED TO PETE A. SCARMARDO RECORDED IN VOLUME 5878, PAGE 120, (O.R.B.C.T.), LYING IN THE NORTHEAST LINE OF SAID LOT 1, BLOCK 2, SAME BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID NORTHEAST LINE OF LOT 1, BLOCK 2, WITH THE SOUTHWEST LINE OF SAID CALLED "TRACT 2", NORTH 42 DEGREES 01 MINUTES 10 SECONDS EAST, 132.52 FEET TO A 1/2-INCH IRON ROD FOUND IN CONCRETE, FOR THE EAST CORNER OF SAID CALLED "TRACT 2", LYING IN THE SOUTHWEST LINE OF A CALLED 15.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO PETE A. SCARMARDO RECORDED IN VOLUME 3067, PAGE 344, (O.R.B.C.T.), SAME BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHWEST LINE OF SAID CALLED 15.00 ACRE TRACT, SOUTH 48 DEGREES 01 MINUTES 07 SECONDS EAST, 444.61 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTH CORNER OF SAID CALLED 15.00 ACRE TRACT, LYING IN SAID NORTHWEST LINE OF E. STATE HIGHWAY 21, SAME BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH SAID NORTHWEST LINE OF E. STATE HIGHWAY 21, SOUTH 34 DEGREES 40 MINUTES 57 SECONDS WEST, AT 50.41 FEET PASS A 5/8-INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A 50 FOOT ACCESS EASEMENT DESCRIBED IN A DEED TO HOWARD W. HOEGEMEYER AND T. HUGH THOMPSON RECORDED IN VOLUME 398, PAGE 82, (D.R.B.C.T.), CONTINUING FOR A TOTAL DISTANCE OF 126.11 FEET TO THE POINT OF BEGINNING AND OCCUPYING 1.345 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING PLAT OF EVEN DATE HEREWITH;