

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Pat Fisher, owner and developer of the 24.208 acre tract shown on this plat, being the tract of land conveyed to me in the Deed Records of Brazos County, Texas, and designated herein as Fisher Ranch Subdivision - Phase 1, a subdivision in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

*Pat Fisher*  
Pat Fisher, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Pat Fisher known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 19th day of January, 2005.

*Ginger L. Urso*  
Notary Public in and for the State of Texas

Printed Name: Ginger L. Urso  
My Commission Expires: 9-5-2007

**GINGER L. URSO**  
Notary Public State of Texas  
My Commission Expires September 05, 2007

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Kim Casey, Chairman 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 & Zoning Commission of the City of Bryan on the 12th day of May, 2005, and same was duly approved on the 3rd day of June, 2005, by said Commission.

*Kim Casey*  
Chairman, Planning & Zoning Commission  
Bryan, Texas

**APPROVAL OF THE PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 23rd day of June, 2005.

*Kevin Russell*  
Planning Administrator, Bryan, Texas

**CERTIFICATE OF COUNTY JUDGE**

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 14th day of May, 2005.  
Signed this the 14th day of May, 2005.

*Randy Ann*  
County Judge, Brazos County

**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, City Engineer 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 24th day of June, 2005.

*Bill Hull*  
City Engineer, Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, 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 this 27th day of JUNE, 2005, in the Official Records of Brazos County, Texas, in Volume 6751, Page 296.

Witness my hand and official Seal, at my office in Bryan, Texas.

*Karen McQueen*  
County Clerk  
Brazos County, Texas  
By: Stacie L. Cohen  
Deputy Clerk

**METES AND BOUNDS DESCRIPTION**  
OF A 24.208 ACRES TRACT OF LAND  
FISHER RANCH SUBDIVISION - PHASE 1  
OUT OF THE G.H. COLEMAN SURVEY, A-10  
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the G.H. Coleman Survey, A-10, being the Fisher Ranch Subdivision, Phase 1, and being the part of the same 40.0 acre tract of land conveyed to Pat Fisher, as recorded in Volume 3400, Page 280, of the Brazos County Official Records (B.C.O.R.), and now more particularly described as follows:

BEGINNING at a 5/8" iron rod set for the west corner of this tract, from which GPS Monument #7, having a Texas State Plane Coordinate Value of N=405,940,490, E=3,242,781,786, coordinate being referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone, bears S 20°30'37" E, a distance of 5,824.49 feet, also being a point on the northeast right-of-way line of F.M. 2223 (100' R.O.W.), also being the south corner of the High Country Subdivision, Phase 1, 53.24 acres, as recorded in Vol. 2904, Page 277, of the B.C.O.R.;

THENCE North 44°58'51" East, a distance of 2069.22 feet along the common line between this tract and said High Country Subdivision, Phase 1, to a 5/8" iron rod found for the north corner of this tract;

THENCE severing said 40.0 acre tract for the following calls:

South 44°27'20" East, a distance of 194.15 feet to a 5/8" iron rod set for corner;

Around a curve to the left having a delta angle of 90°33'49", an arc distance of 39.52 feet, a radius of 25.00 feet, and a chord of South 89°44'15" East, a distance of 35.53 feet to a 5/8" iron rod set for corner;

South 45°01'09" East, a distance of 286.59 feet to a 5/8" iron rod set for the east corner of this tract, also being a point on the northwest line of the Pat Fisher 40.0 acre tract, as recorded in Vol. 3400, Page 280, of the B.C.O.R.;

THENCE South 44°58'51" West, a distance of 2096.31 feet along the common line between this tract and said Pat Fisher tract to a 5/8" iron rod set for the south corner of this tract, also being the west corner of said Pat Fisher 40.0 acre tract, also being a point on the northeast line of said C.R. 2223;

THENCE North 44°33'59" West, a distance of 505.99 feet along the common line between this tract and said right-of-way line of C.R. 2223 to the PLACE OF BEGINNING containing 1,054,505 square feet or 24.208 acres.

**CERTIFICATION OF THE SURVEYOR**  
I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property made on the ground under my supervision.

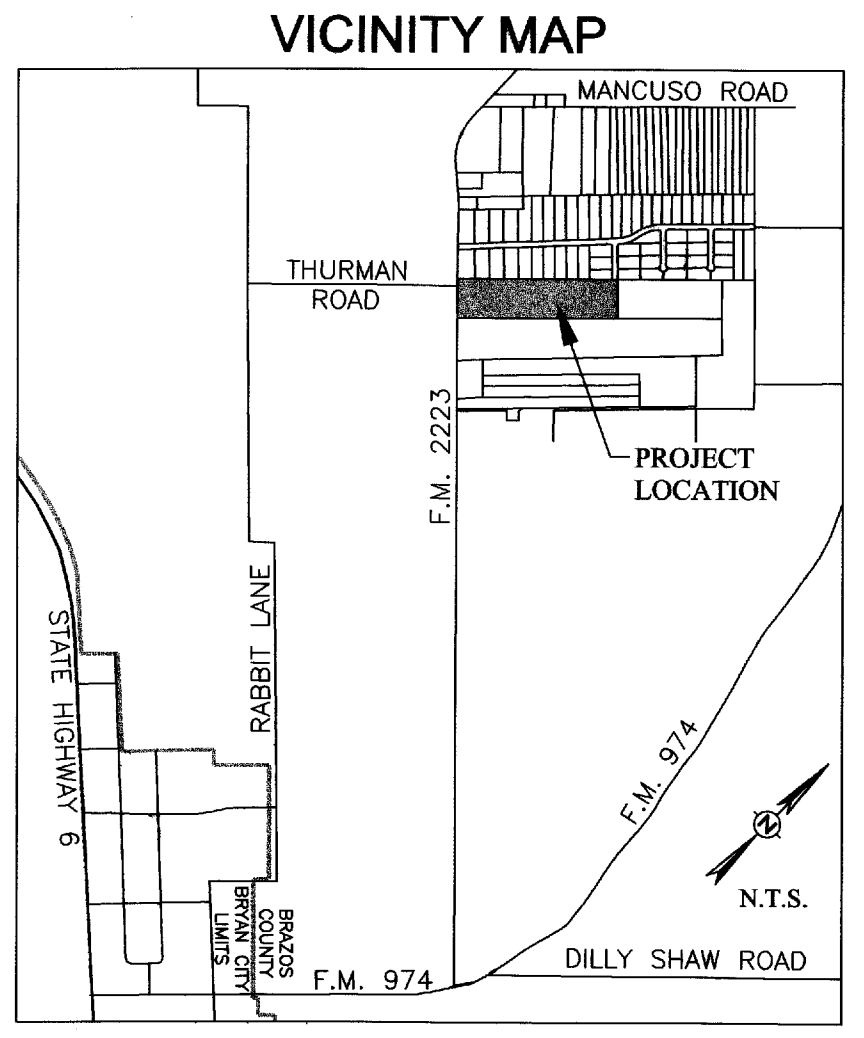
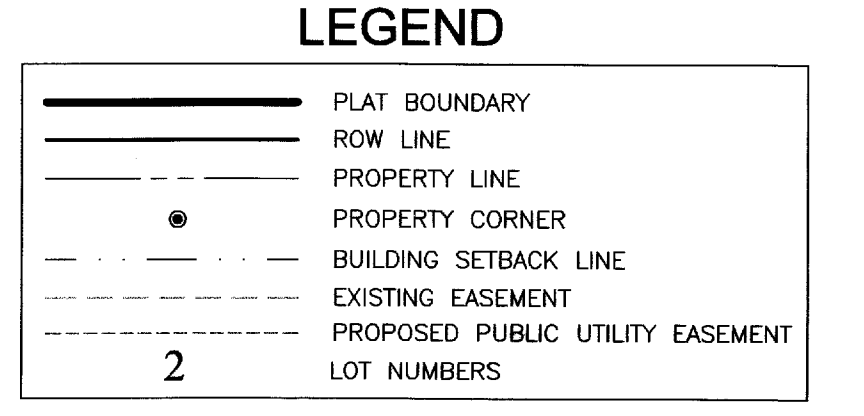
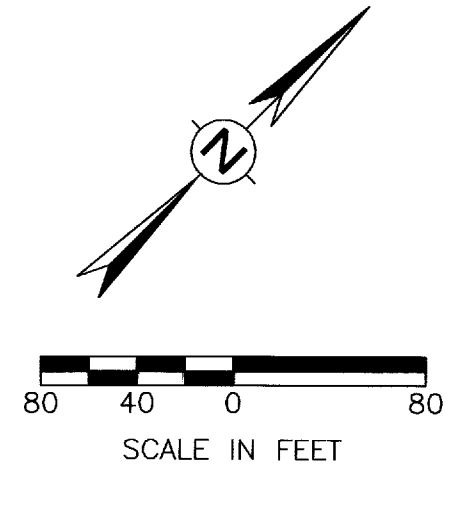
*Dante Carlomagno*, R.P.L.S. No. 1562

**LINE TABLE**

LINE	LENGTH	BEARING
L1	194.15'	S44°27'20"E
L2	286.59'	S45°01'09"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.52'	25.00'	90°33'49"	25.25'	35.53'	S89°44'15"E
C2	39.47'	25.00'	90°27'11"	25.20'	35.49'	S89°47'34"E
C3	39.02'	25.00'	89°26'11"	24.76'	35.18'	N00°15'45"E
C4	39.27'	25.00'	90°00'00"	25.00'	35.36'	S00°01'09"E
C5	39.27'	25.00'	90°00'00"	25.00'	35.36'	S89°58'51"W
C6	39.07'	25.00'	89°32'49"	24.80'	35.22'	S00°12'26"W



**STATE OF TEXAS**  
COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stated herein by me or by a duly authorized agent of the BRAZOS COUNTY CLERK.

Filed for Record In:  
BRAZOS COUNTY  
Date: Jun 27, 2005 at 11:45 AM  
Book: 6751  
Page: 296

Record Number: 285945  
Amount: \$0.00  
Receipt Number: 285945  
Stacie Cohen

Jun 27, 2005

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY, TEXAS

- NOTES:**
- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
  - WATER SERVICE WILL BE PROVIDED BY CONNECTING TO THE EXISTING 6" WICKSON CREEK SPECIAL UTILITY DISTRICT WATER LINE ON SUNUP DRIVE AND BY EXTENDING THE EXISTING 6" LINE ALONG F.M. 2223.
  - THIS TRACT DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY PANEL NO. 48041C0070 C, EFFECTIVE DATE JULY 2, 1992.
  - 5/8" IRON RODS WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.
  - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES.
  - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON LOT LINE.
  - LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 SHALL NOT HAVE ACCESS OFF F.M. 2223.
  - THE BASIS OF BEARINGS IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - THE SUBJECT TRACT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
  - THE DEED TO THIS PROPERTY IS FOUND IN VOLUME 3400, PAGE 280 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY.
  - A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES WILL BE GRANTED AT EACH LOCATION NECESSARY. THESE EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
  - CURVE LENGTHS SHOWN ARE ARC LENGTHS.
  - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
  - EXISTING UTILITIES LOCATED IN RIGHTS-OF-WAY DEDICATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.

**FINAL PLAT**  
**FISHER RANCH SUBDIVISION**  
**PHASE 1**  
**24.208 ACRES**

BLOCK 1, LOTS 1-10  
BLOCK 2, LOTS 1-5  
BLOCK 3, LOTS 1-5

G.H. COLEMAN SURVEY, A-10  
BRAZOS COUNTY, TEXAS

SCALE: 1"=80'

JUNE, 2004  
REVISED DECEMBER, 2004

OWNER/DEVELOPER:  
Pat Fisher  
2494 F.M. 2223  
Bryan, TX 77808

ENGINEER:  
**TEXCON**  
General Contractors  
Ginger L. Urso, P.E.  
1707 Graham Road  
College Station, Texas 77845  
(979) 690-7711

SURVEYOR:  
Dante Carlomagno, RPLS No. 1562  
Carlomagno Surveying, Inc.  
2714 Finfeather Road  
Bryan, TX 77801  
(979) 775-2873