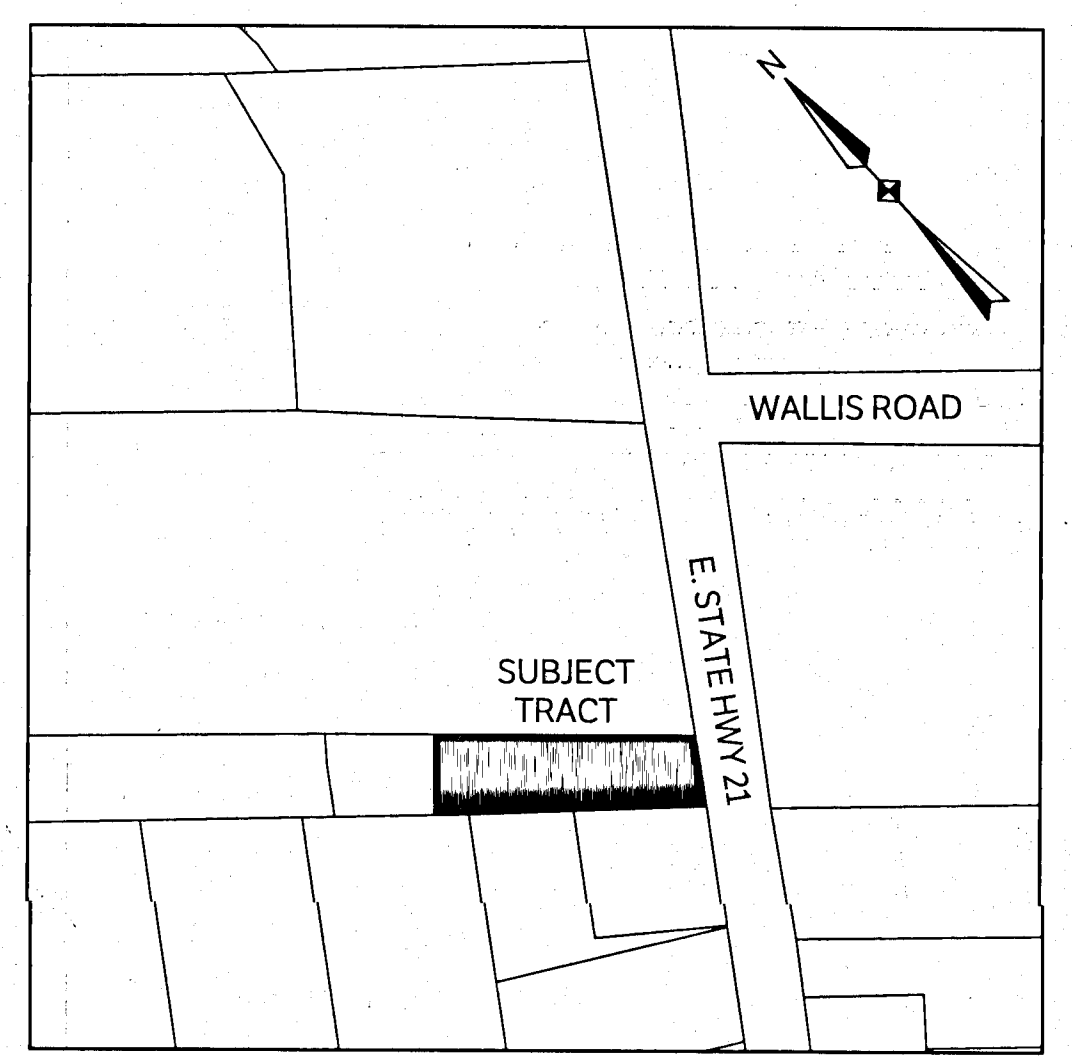
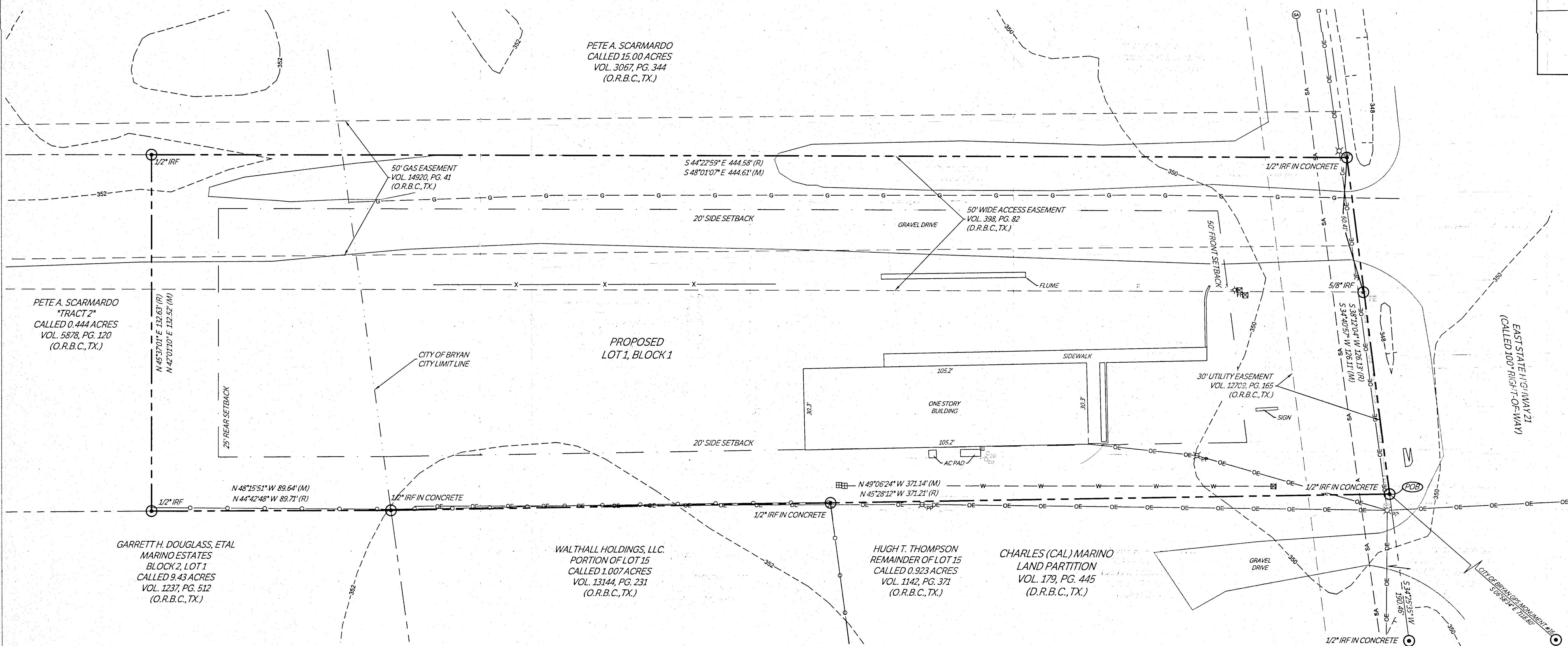


S.F. AUSTIN #10 SURVEY, A-63
BRAZOS COUNTY, TEXAS

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



VICINITY MAP
NOT TO SCALE



LEGEND	
	POWER POLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	TELEPHONE PEDESTAL
	PROPERTY CORNER
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT
	CONTOUR LINE
	FIBER OPTIC LINE
	OVERHEAD ELECTRIC LINE
	EXISTING 8\"/>
	GAS LINE
	CHAIN LINK FENCE
	WIRE FENCE
	MEASURED CALLS
	RECORD CALLS
	DEED RECORDS OF BRAZOS COUNTY, TEXAS
	OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

- 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., ET AL, 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.



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LAND SURVEYING | STRUCTURAL

CORPORATE OFFICE
2501 ASHFORD DRIVE
COLLEGE STATION, TEXAS 77840
www.gessnerengineering.com

COLLEGE STATION 979.680.8840
BRENNHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.305.4792

FIRM REGISTRATION NUMBER:
TBPE F-7451

AUSTRALIAN SHEPHERD CLUB OF AMERICA
PROPOSED 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, STEPEHN 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

ELIZONDO & ASSOCIATES
LAND SURVEYING & MAPPING, LLC.

TEXAS LICENSED SURVEYING FIRM No.
10193864

PRELIMINARY PLAN	
SURVEY DATE:	10-22-19
ISSUE DATE:	2-19-20
DRAWN BY:	KL
CHECKED BY:	JP
PROJECT #:	19-0870