A.A. Schultz 96.61 Acres (262/190) ELMO WEEDON ROAD -S 5543'28" E - 197.68 26' Wide Gravel Road -S 46°50'27" E - 91.39 -S 45°51'51" E - 21.20 70' ROW Fnd. 1/2" I.R. S 4870'44" E - 169.98 4" Wickson Water Line 25' Building Line 5.00 Acres David S. & Dorothy A. Mears 5.00 Acres (2575/11) Kevin Ray & Rebecca Campbell 10.00 Acres (1064/60) $N 45^{\circ}00^{\prime}00^{\circ} W - 476.63$ (347 / 686) 20' Utility Easement 30' ACCESS EASEMENT TO ARNOLD LANE BEING an access easement across a 100 acre tract or parcel of land, lying and being situated in the T. J. Allccrn 3/4 League, Abstract No. 61, Brazos County, Texas, and being that tract conveyed to Charles E. Arnold by Margaret A. Weedon by deed recorded in Volume 327, page 318 of the Deed Records of Brazos County, Texas; said easement being thirty (30) feet in width and 1,902.33 feet in length and being more particularly described by metes and bounds as follows: BEGINNING at an iron rod found at the fence corner marking the most westerly corner of the aforementioned 100 acre tract, said corner also being the north corner of a 101.22 acre tract conveyed to John T. Brooke et ux by James E. Weedon, Jr.; said corner also being located in the southeast right-of-way line of a county road; BLOCK 1 LOT 1 THENCE N 44° 37' 58" E along the aforesaid southeast right-of-way line of the county road for a distance of 793.15 feet to a 24 inch Oak Tree for angle point; THENCE N 45° 58' 04" E continuing along the southeast right-of-way line of the county road for a distance of 70.62 feet to an iron rod for the PLACE OF BEGINNING; 4.45 ACRES THENCE continuing N 45° 58' 04" E along the southeast right-of-way line of a county road for a distance of 30.00 feet to a point for LEONARD & CAROLYN PINSON 1.39 Acres THENCE S 45° 00' 00" E for a distance of 1,901.82 feet to a point (1136/205)THENCE S 45° 00' 00" W for a distance of 30.00 feet to an iron rod for corner; 25 BUILDING LINE -THENCE N 45° 00' 00" W for a distance of 1,902.33 feet to the PLACE OF BEGINNING. —————N 45°00'00" W - 476.48 N 44°59'43" E - 50.00~ 2" Wickson Water Line Find 7' Access Easement (347/686) N 45°00'00" W - 476.46 SO' R.O.W. DEDICATION (.55 ACRES) ARNOLD LANE
Wide Gravel Road (Private Road) Being all of that certain tract or parcel of land lying and being situated in the T. J. ALLCORN PER COUNTY REQUIREMENTS 3/4 LEAGUE, A-61, Brazos County, Texas and being a part of that 10.00 acre tract of land conveyed to Everett Emino and Sarah Emino by Aubrey W. Arnold et ux recorded in Volume 372 page 669, Deed Records of Brazos County, Texas and being described as follows: BEGINNING: at a 1/2" iron rod found at the most southerly common corner of said 10.00 acre tract and the Leonard and Carolyn Pinson 1.39 acre tract (1136/205); same being in the northeast Margaret A. Mauro 36.42 Acres (347 / 690) THENCE: N 44°59'43" E - 50.00 feet along the common line between said 10.00 acre tract and THENCE: S 45°00'00" E - 476.48 feet across said 10.00 acre tract to a 1/2" iron rod set for corner in the common line of said 10.00 acre tract and the Kevin Ray and Rebecca Campbell 10.00 THENCE: S 45°00'59" W - 50.00 feet along the common line between said 10.00 acre tract and said Campbell tract to a 1/2" iron rod found at the most southerly common corner of said tract; THENCE: N 45°00'00" W - 476.46 feet along the common line between said 10.00 acre tract and said Mauro tract to the PLACE OF BEGINNING; and containing 0.55 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered State of Micht: APPROVAL OF PLANNING & ZONING COMMISSION CERTIFICATION OF THE CITY PLANNER Country of OAKland COUNTY OF BRAZOS Alachua County of OAKland
I, (We, The), Ercrett R. Emino, Sarah Jeminu lichard C. Penkins __, Chairman of the , the undersigned, City Planner of the City of Bryan, hereby City Planning and Zoning Commission of the City of Bryan, Texas, owner(s) and developer(s) of the land shown on this platy being certify that the plat conforms to the City master plan, major hereby certify that the attached plat was duly filed for approval street plan, land use plan, and the standards and specifications the tract of land (being part of the tract of land) as conveyed with the City Planning and Zoning Commission of the City of Bryan on the 97th day of FRECORD, 1997 and same was duly approved on the 20 Th day of MARCH ,1997 to me (us, it) in the Official Records of Brazos County in Volume set forth in this ordinance.

City Planner, Bryan, Texas

I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and

describing said subdivision will describe a closed geometric form.

correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds

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

CERTIFICATE OF SURVEYOR

by said commission.

CERTIFICATE OF THE ENGINEER

Chairman of the Planning & Zoning Commission

, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas hereby certify that proper engineering consideration has been given to the plate.

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

PROJECT LOCATION

BENCHMARK: HARVEY # BM 0949

ELEVATION: 313.64 OR 95.60 m.

AT THE INTERSECTION OF FM 158 & HIGHWAY 30, PROCEED NE ON EL MO WEEDON ROAD FOR APPROXIMATELY

TURN RIGHT, SE, ON DYESS ROAD FOR O.Z.MUES TO AN ORANGE T-POST IN

THE BACK SLOPE OF THE DITCH IN THE

1. The basis of bearings is the most southerly property

line of a 10.00 acre tract as recorded in Vol. 372 Page 669, Deed records of Brazos County, Texas.

2. This property does not lie in the 100—year flood plain according to FEMA community panel No. 4811950155C,

3. This property lies in the extraterritorial jurisdiction of the

4. Ten foot building setbacks exist on all lot lines, unless otherwise noted.

6. Utility easements are per County standards (20' Front/10' Other).

Ten foot utility easements exist between all lot lines, centered

7. All property corners are 1/2" iron rods unless otherwise stated.

9. All easements must be cleared at the expense of the developer

prior to placement of telephone facilities. No cable will be

10. An access easement of 30' exists along Arnold Lane and is recorded in Vol. 347, Pg. 686. (It intersects with ELMO WEEDON ROAD.)

11. These are to be Single-Family Residential lots.

8. Wickson Creek Special Utility District has an existing easement

5. Sewer will be septic system and will abide by BRAZOS COUNTY ENFORCEMENT on Septic System Installation

along Elmo Weedon Road. This easement, along with its privileges,

supercedes the dedicated easement in the respective locations.

placed until all easements are cleared and accessible for buried

87' NE OF THE ORANGE TITOST 126' N OF THE S. FENCE POST

2.4 MILES TO DYESS ROAD.

NE FENCE LINE. THE MONUMENT IS:

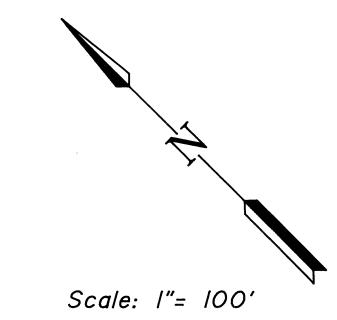
<u>GENERAL NOTES</u>

City of Bryan.

on lot lines.

effective date July 1992.

VICINITY MAP n.t.s.



629658

97 MAY 16 PM 2:18

Mary ann bearing . 30. CLERK

10.00 Acres

Being all of that certain tract or parcel of land lying and being situated in the T. J. ALLCORN 3/4 LEAGUE, A—61, Brazos County, Texas and being all of that 10.00 acre tract of land conveyed to Everett Emino and Sarah Emino by Aubrey W. Arnold et ux recorded in Volume 372 page 669, Deed Records of Brazos County, Texas and being described as

BEGINNING: at a 1/2" iron rod found at the most southerly common corner of said 10.00 acre tract and the Leonard and Carolyn Pinson 1.39 acre tract (1136/205); same being in the northeast line of the Margaret A. Mauro 36.42 acre tract

THENCE: N 44*59'43" E-889.98 feet along the common line between said 10.00 acre tract and said Pinson tract and the David S. and Dorothy A. Mears 5.00 acre tract (2775/11) to a 1/2" iron rod found at the most northerly common corner of said Mears tract; same being in the southwest right-of-way line of Elmo Weedon Loop;

THENCE: S48°10'44" E - 169.98 feet along said Elmo Weedon Loop line to a tree found at the west corner of the A. A. Schultz 96.61 acre tract (262/190);

THENCE: S $55^{\circ}13'28''$ E - 197.68 feet along a fence line between said 10.00 acre tract and said Schultz tract to a oak tree found for an angle point;

THENCE: S 46.50'27" E - 91.39 feet continuing along said

THENCE: S 45'51'51" E-21.20 feet continuing along said fence line on said common line to a 1/2" iron rod found at the most northerly common corner of said 10.00 acre tract and the Kevin Ray and Rebecca Campbell 10.00 acre tract

THENCE: S $45^{\circ}00'59"$ W - 937.76 feet along the common line between said 10.00 acre tract and said Campbell tract to a 1/2" iron rod found at the most southerly common corner of said tracts; same being in said Mauro tract line;

THENCE: N $45^{\circ}00'00"$ W - 476.46 feet along the common line between said 10.00 acre tract and said Mauro tract to the PLACE OF BEGINNING: and containing 10.00 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on January 2, 1997.

CERTIFICATION OF THE COUNTY JUDGE

ALVIN W. JONES , County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the 13th day of MAY, 1997.

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development 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.

Development Engineer, Bryan, Texas

STATE OF TEXAS CERTIFICATE OF THE COUNTY CLERK COUNTY OF BRAZOS

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 ______ day of ______, 19 17_, in the Deed /Official Records of Brazos Jounty, Texas, in Volume 28 17_, Page _____.

FINAL PLAT OF A 10.00 ACRE TRACT

PROPOSED 9.45 ACRES

EMINO SUBDIVISION

T.J. ALLCORN 3/4 LEAGUE, A-61

BRAZOS COUNTY, TEXAS

AB−D: \1997\96546.DWG

SCALE: 1'' = 100'

JANUARY 1997

OWNER/DEVELOPER: EVERETT R. AND SARAH J. EMINO 10113 S.W. SECOND PLACE GAINSVILLE, FLORIDA 32607 (352) 332-9927

GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2688

NOTARY Public, State of Michigan LINDA M. PROPER Notary Public, Oakland County, Michigan My Commission Express December 27, 1996

___ in the City of Bryan,

Field Notes

0.55 Right-of-Way Dedication Per County Requirements

line of the Margaret A. Mauro 36.42 acre tract (347/690):

Professional Land Surveyor, No. 2972 on January 2, 1997.

STATE OF TEXAS Florida,

STATE OF TEXAS

DONNA D STALL

NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. CC418822 MY COMMISSION EXP. NOV. 6,1998

COUNTY OF BRAZOS Alachua

_____, Page _____, and designated herein as the

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 theron shown for

Before me, the undersigned authority, or this day personally appeared to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the

the purpose and consideration therein expressed.

same for purpose and consideration therein stated.

said Pinson tract to a 1/2" iron rod set for corner;

same being in said Mauro tract line;