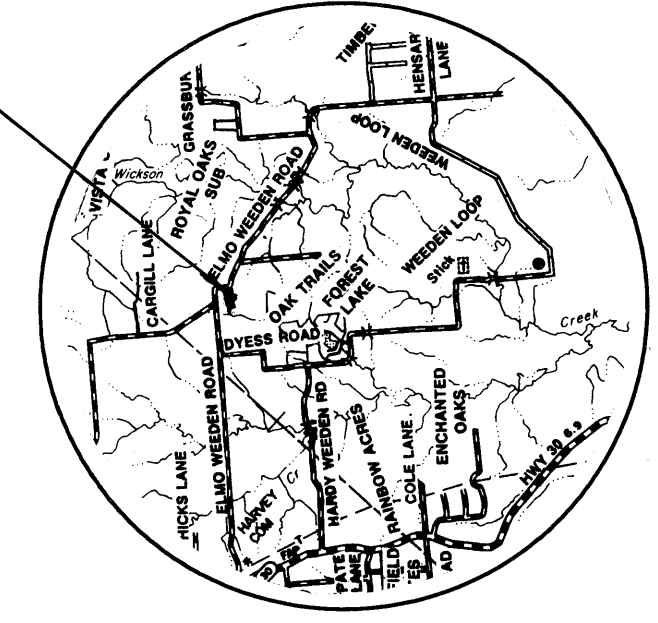


PROJECT LOCATION



629658

FILED

97 MAY 16 PM 2:18

CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY *Barbara Johnson*
DEPUTY

Scale: 1" = 100'

BENCHMARK: HARVEY # BM0949
ELEVATION: 313.64 OR 95.60 m.
AT THE INTERSECTION OF FM 150 & HIGHWAY 30 PROCEED N.E. ON ELMO WEEDON ROAD FOR APPROXIMATELY 2.4 MILES TO DYESS ROAD. TURN RIGHT ON DYESS ROAD FOR 0.2 MILES TO AN ORANGE TREE IN THE BACK SLOPE OF THE DITCH IN THE NE FENCE LINE.
THE MONUMENT IS:
8' NE OF THE ORANGE TREE
16' N OF THE S. FENCE POST

GENERAL NOTES

- 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.
- This property does not lie in the 100-year flood plain according to FEMA community panel No. 481950155C, effective date July 1992.
- This property lies in the extraterritorial jurisdiction of the City of Bryan.
- Ten foot building setbacks exist on all lot lines, unless otherwise noted.
- Sewer will be septic system and will abide by BRAZOS COUNTY ENFORCEMENT on Septic System Installation.
- Utility easements are per County standards (20' Front/10' Other). Ten foot utility easements exist between all lot lines, centered on lot lines.
- All property corners are 1/2" iron rods unless otherwise stated.
- Wickson Creek Special Utility District has an existing easement along Elmo Weedon Road. This easement, along with its privileges, supercedes the dedicated easement in the respective locations.
- All easements must be cleared at the expense of the developer prior to placement of telephone facilities. No cable will be placed until all easements are cleared and accessible for buried facilities.
- An access easement of 30' exists along Arnold Lane and is recorded in Vol. 347, Pg. 686. (It intersects with ELMO WEEDON ROAD.)
- These are to be Single Family Residential lots.

Field Notes
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 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 line of the Margaret A. Mauro 36.42 acre tract (347/690);

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 (2375/11) 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: S 48°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°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 fence line on said common line to a tree found for an angle point;

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 (1064/60);

THENCE: S 45°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°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.

Field Notes
0.55 Right-of-Way Dedication
For County Requirements

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

THENCE: N 44°59'43" E - 50.00 feet along the common line between said 10.00 acre tract and said Pinson tract to a 1/2" iron rod set for corner;

THENCE: S 45°00'00" E - 476.46 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 acre tract (1064/60);

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; same being in said Mauro tract line;

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

CERTIFICATION OF THE COUNTY JUDGE

I, 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.

Alvin W. Jones
County Judge, Brazos County, Texas

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
SCALE: 1" = 100' JANUARY 1997

STATE OF TEXAS
COUNTY OF BRAZOS
I, Everett Emino and Sarah Emino, of the County of Brazos, State of Texas, do hereby certify that the land shown on this plat being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Official Records of Brazos County in Volume 372, Page 669, and designated herein as the 0.55 Right-of-Way Dedication in the City of Bryan, 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 thereon shown for the purpose and consideration therein expressed.

Everett Emino and Sarah Emino
Owner

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Robert C. Perkins
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

Robert C. Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 13th day of MAY, 1997, and same was duly approved on the 13th day of MAY, 1997.

Robert C. Perkins
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, Texas, do hereby certify that this plat with its dedications was filed for record in my office on the 13th day of MAY, 1997, in compliance with the appropriate codes and ordinances of the City of Bryan.

Alvin W. Jones
Development Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision describe a closed geometric form.

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

CERTIFICATE OF THE ENGINEER

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

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

CERTIFICATE OF THE COUNTY CLERK

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 on the 13th day of MAY, 1997, in the Deed/Official Records of Brazos County, Texas, in Volume 6297, Page 65.

Mary Ann Ward
County Clerk
Brazos County, Texas

OFFICIAL NOTARY SEAL
DONNA D. STALL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC418822
MY COMMISSION EXPIRES NOV. 6, 1998

Notary Public, State of Michigan
LINDA H. PROPER
Notary Public, Oakland County, Michigan
My Commission Expires December 27, 1998

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

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