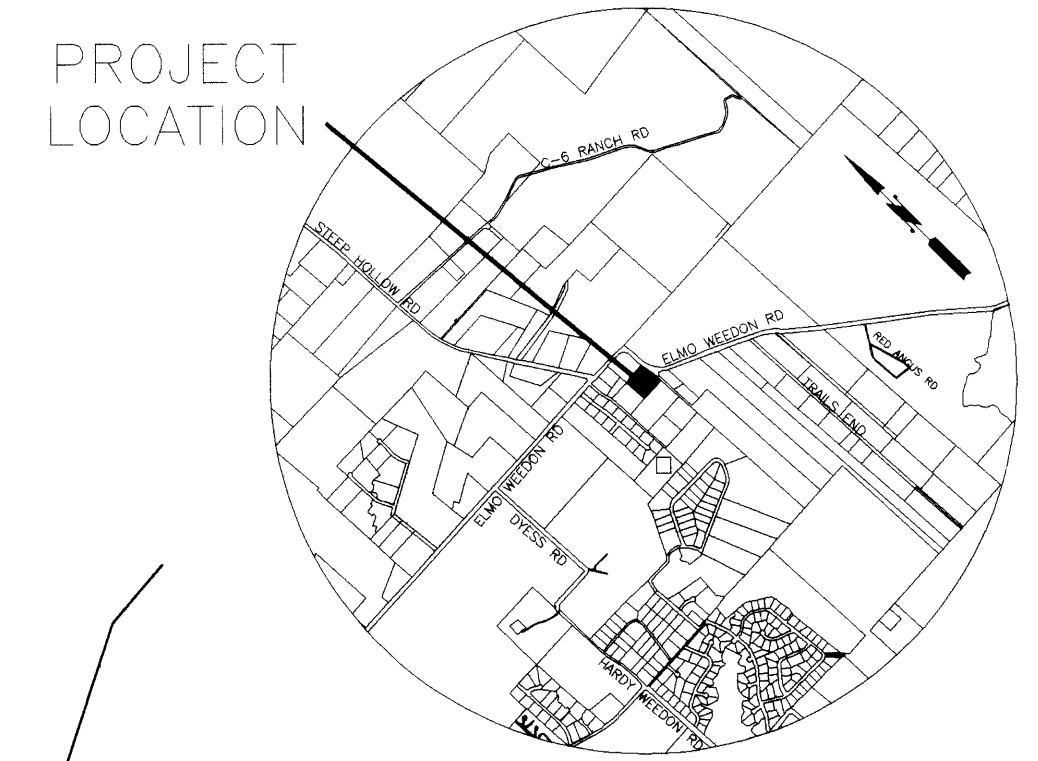


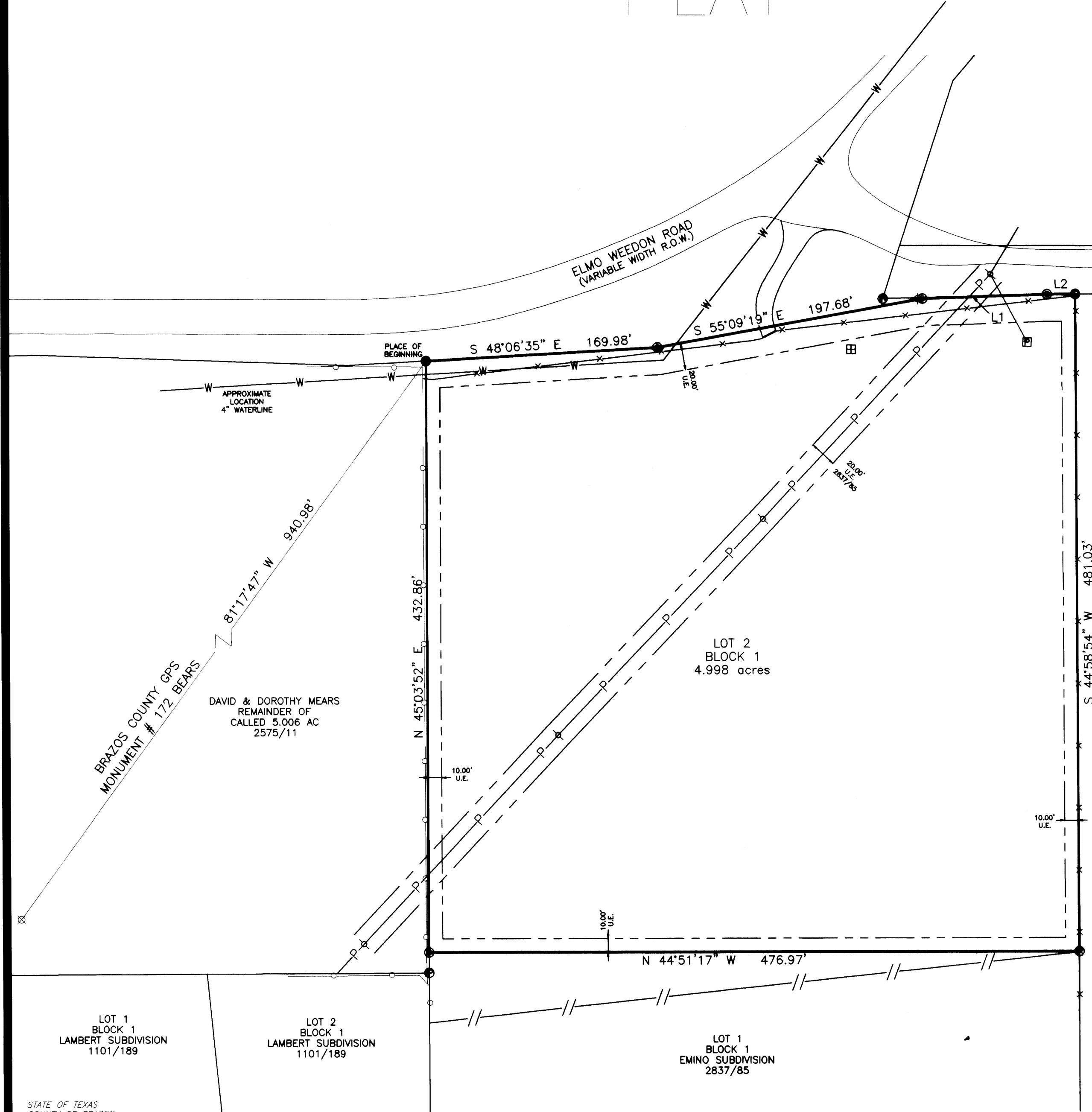
PLAT

SURVEY LEGEND

	SUBJECT PROPERTY LINE
	ORIGINAL PROPERTY LINE
	ELECTRICAL LINE
	WATER LINE
	CHAINLINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	ACCESS EASEMENT
	DRAINAGE EASEMENT
	ELECTRICAL EASEMENT
	RIGHT-OF-WAY EASEMENT
	SANITARY/STORM EASEMENT
	UTILITY EASEMENT
	ORDINANCE BUILDING LINE
	PLATTED BUILDING LINE
	RESTRICTION BUILDING LINE
	IRON ROD FOUND
	IRON PIPE FOUND
	5/8" IRON ROD SET
	MONUMENT
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	ELECTRIC METER
	POWER POLE
	LIGHT POLE
	TRANSFORMER
	GAS METER
	PIPELINE MARKER
	PROPANE TANK
	SANITARY MANHOLE
	STORM MANHOLE
	CLEANOUT
	SEPTIC TANK
	TELEPHONE PEDESTAL
	CABLE BOX
	RAILROAD MARKER



LINE	DISTANCE	BEARING
L1	91.39'	S 46°46'18" E
L2	20.67'	S 45°09'15" E
L3	16.43'	S 55°09'19" E
L4	181.25'	S 55°09'19" E



TERESA & MICHAEL PARISH
CALLED 31.71 AC
6171/42

ADREN & SUSAN PILGER
CALLED 10.0 AC
4387/119

DAVID & DOROTHY MEARS
REMAINDER OF
CALLED 5.006 AC
2575/11

DAVID & DOROTHY MEARS
REMAINDER OF
CALLED 5.006 AC
2575/11

LOT 1 BLOCK 1
LAMBERT SUBDIVISION
1101/189

LOT 2 BLOCK 1
LAMBERT SUBDIVISION
1101/189

LOT 1 BLOCK 1
EMINO SUBDIVISION
2837/85

LOT 1 BLOCK 1
EMINO SUBDIVISION
2837/85

LOT 2 BLOCK 1
EMINO SUBDIVISION
2837/85

LOT 1 BLOCK 1
EMINO SUBDIVISION
2837/85

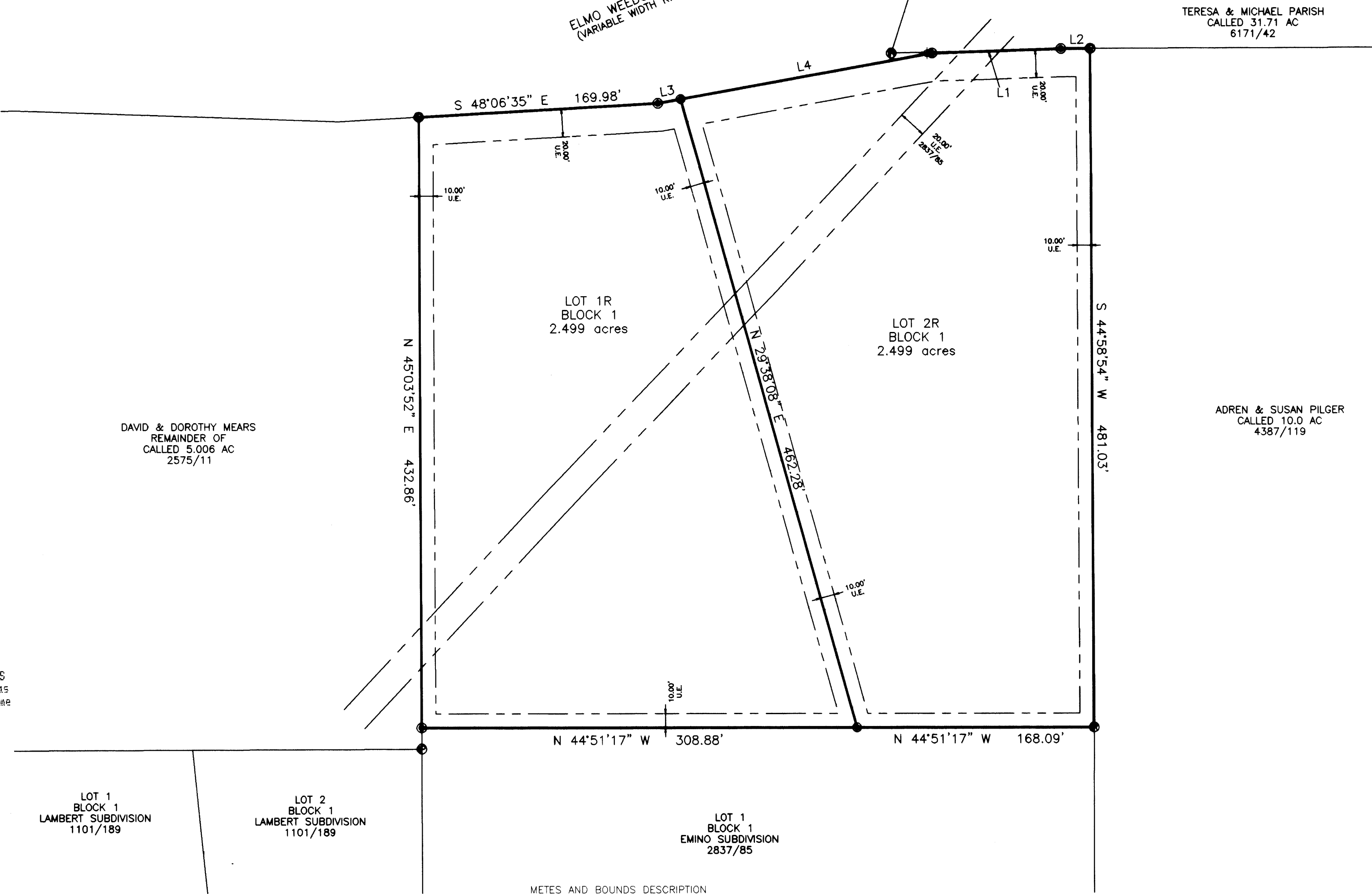
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Aug 21, 2007

HONORABLE KAREN MCGUIRE, COUNTY CLERK
BRAZOS COUNTY



REPLAT OF LOT TWO (2), BLOCK ONE (1) EMINO SUBDIVISION
A 4.999 ACRE TRACT
AS RECORDED IN VOLUME 2837, PAGE 85
BRAZOS COUNTY OFFICIAL RECORDS
THOMAS ALLCORN SURVEY, A-61
BRAZOS COUNTY, TEXAS
INTO LOTS ONE R (1R) & TWO R (2R)
BLOCK ONE (1)

METES AND BOUNDS DESCRIPTION OF A 4.999 ACRE TRACT LOT TWO (2), BLOCK ONE (1) EMINO SUBDIVISION THOMAS ALLCORN SURVEY, A-61 BRAZOS COUNTY, TEXAS

Being a tract of land containing 4.999 acres, out of the Thomas Allcorn Survey, A-61, also being called Lot Two (2), Block One (1) of the Emino Subdivision, according to the plat thereof as recorded in Volume 2837, Page 85 of the Brazos County Official Records (B.C.O.R.), also being the same called 5.00 acres tract of land owned by David and Dorothy Mears as recorded in Volume 2858, Page 178 of the B.C.O.R. the 4.999 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north corner of this tract, also being the east corner of the remainder of a called 5.006 acre tract of land owned by David and Dorothy Mears as recorded in Volume 2575, Page 11 of the B.C.O.R., also being a point along the southwest right-of-way line of Elmo Weedon Road, a variable width right-of-way.

THENCE along the said southwest right-of-way of Elmo Weedon Road the following calls and distances: South 48°06'35" East, a distance of 169.98 feet to a 5/8" iron rod set for an angle point of this tract; South 55°09'19" East, a distance of 197.68 feet to a 5/8" iron rod set for an angle point of this tract, also being a point along the said southwest right-of-way of Elmo Weedon Road;

THENCE along the said southwest right-of-way of Elmo Weedon Road, passing the said Elmo Weedon Road and continuing along the common line between this tract and the called 31.71 acre tract of land owned by Teresa and Michael Parish as recorded in Volume 6171, Page 42 of the B.C.O.R., South 46°46'18" East, a distance of 91.39 feet to a 5/8" iron rod set for an angle point of this tract, also being a point along the west boundary line of the said called 31.71 acre Parish tract;

THENCE along the common line between this tract and the said called 31.71 acre Parish tract, South 45°09'15" East, a distance of 20.67 feet to a 3/4" iron rod found for the east corner of this tract, also being a point along the said west boundary line of the called 31.71 acre Parish tract, also being the north corner of the called 10.0 acre tract of land owned by Adren and Susan Pilger as recorded in Volume 4387, Page 119 of the B.C.O.R.;

THENCE along the common line between this tract and the said called 10.0 acre Pilger tract, South 44°58'54" West, a distance of 481.03 feet to a 1/2" iron rod found for the south corner of this tract, also being a point along the northwest boundary line of the said called 10.0 acre Pilger tract, also being the east corner of Lot One (1), Block One (1) of the said Emino Subdivision.

THENCE along the common line between this tract and the said Lot 1, Block 1, North 44°51'17" West, a distance of 432.86 feet to a 5/8" iron rod set for the west corner of this tract, also being the north corner of the said Lot 1, Block 1, also being a point along the southeast boundary line of the said remainder of the called 5.006 acre David and Dorothy Mears tract recorded in Volume 2575, Page 11 of the B.C.O.R.;

THENCE along the common line between this tract and the said remainder of the called 5.006 acre David and Dorothy Mears tract recorded in Volume 2575, Page 11 of the B.C.O.R., North 45°03'52" East, a distance of 432.86 feet to the PLACE OF BEGINNING containing 4.999 acres.

Survey Notes:

- The basis of this survey is iron rods found in Block One (1) as recorded in Volume 2837, Page 85 of the B.C.O.R.
- Drawing Scale is 1"=60'
- Technician: Jason Bailey, Field Crew: R. Rivera
- Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0155 C. Dated: July 2, 1992
- Blanket easement recorded in Volume 141, Page 245 of the B.C.O.R.
- Blanket easements recorded in Volume 360, Page 278 of the B.C.O.R.
- This survey was completed without the benefit of a title commitment.
- Filename: 06355-MEARS.DWG; Plot date: 03/10/2007
- No private sewage facility may be installed on any lot in this subdivision without the prior issuance of a license by the Brazos County Health District under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of the Texas Health and Safety Codes.
- This area is supplied water by the Wixon Water Supply Corp., as recorded in Blanket Easements recorded in Volume 410, Page 440 of the B.C.O.R. and in Volume 523, Page 49 of the B.C.O.R.
- This property lies within the extraterritorial jurisdiction of the City of Bryan.
- Subject tract also recorded in Volume 2858, Page 178 of the B.C.O.R.

David S. Mears
Notary Public, State of Texas
My Commission Expires
FEBRUARY 12, 2008

David S. Mears
OWNER

Marie M. Garcia
Notary Public, Brazos County

Karen McQueen
County Clerk, Brazos County, Texas

Big Cindy Barcelona
County Clerk, Brazos County, Texas

Dante Carlomagno
Texas Registered Professional Land Surveyor
No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

The attached plat was approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such tract on the _____ day of _____, 2007.

Kevin Russell
City Planner
Bryan, Texas

REPLAT

TERESA & MICHAEL PARISH
CALLED 31.71 AC
6171/42

ADREN & SUSAN PILGER
CALLED 10.0 AC
4387/119

DAVID & DOROTHY MEARS
REMAINDER OF
CALLED 5.006 AC
2575/11

DAVID & DOROTHY MEARS
REMAINDER OF
CALLED 5.006 AC
2575/11

LOT 1R BLOCK 1
2.499 acres

LOT 2R BLOCK 1
2.499 acres

LOT 1 BLOCK 1
LAMBERT SUBDIVISION
1101/189

LOT 2 BLOCK 1
LAMBERT SUBDIVISION
1101/189

LOT 1 BLOCK 1
EMINO SUBDIVISION
2837/85

LOT 1 BLOCK 1
EMINO SUBDIVISION
2837/85

LOT 2 BLOCK 1
EMINO SUBDIVISION
2837/85

LOT 1 BLOCK 1
EMINO SUBDIVISION
2837/85

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Aug 21, 2007

HONORABLE KAREN MCGUIRE, COUNTY CLERK
BRAZOS COUNTY

Bearing Basis:
City of Bryan
GPS Monuments
referenced to
Texas State Plane
Coordinate System
Central Zone
Lambert Projection
Drawing Scale
1"=60'
Technician: Jason Bailey
Field Crew: R. Rivera

ADREN & SUSAN PILGER
CALLED 10.0 AC
4387/119

SUBDIVISION: EMINO SUBDIVISION, 2837/85
STREET ADDRESS: ELMO WEEDON ROAD COUNTY: BRAZOS
LOCATED IN: THOMAS ALLCORN SURVEY, A-61
SURVEYED FOR: DAVID MEARS

Carlomagno Surveying Inc.
2714 Finlayson Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-4787 e-mail carlomagnosurveying.com

DRAWN BY: Jason Bailey File name: 06355-MEARS.DWG
SHEET 7 OF 7 Plot date: 03/10/2007