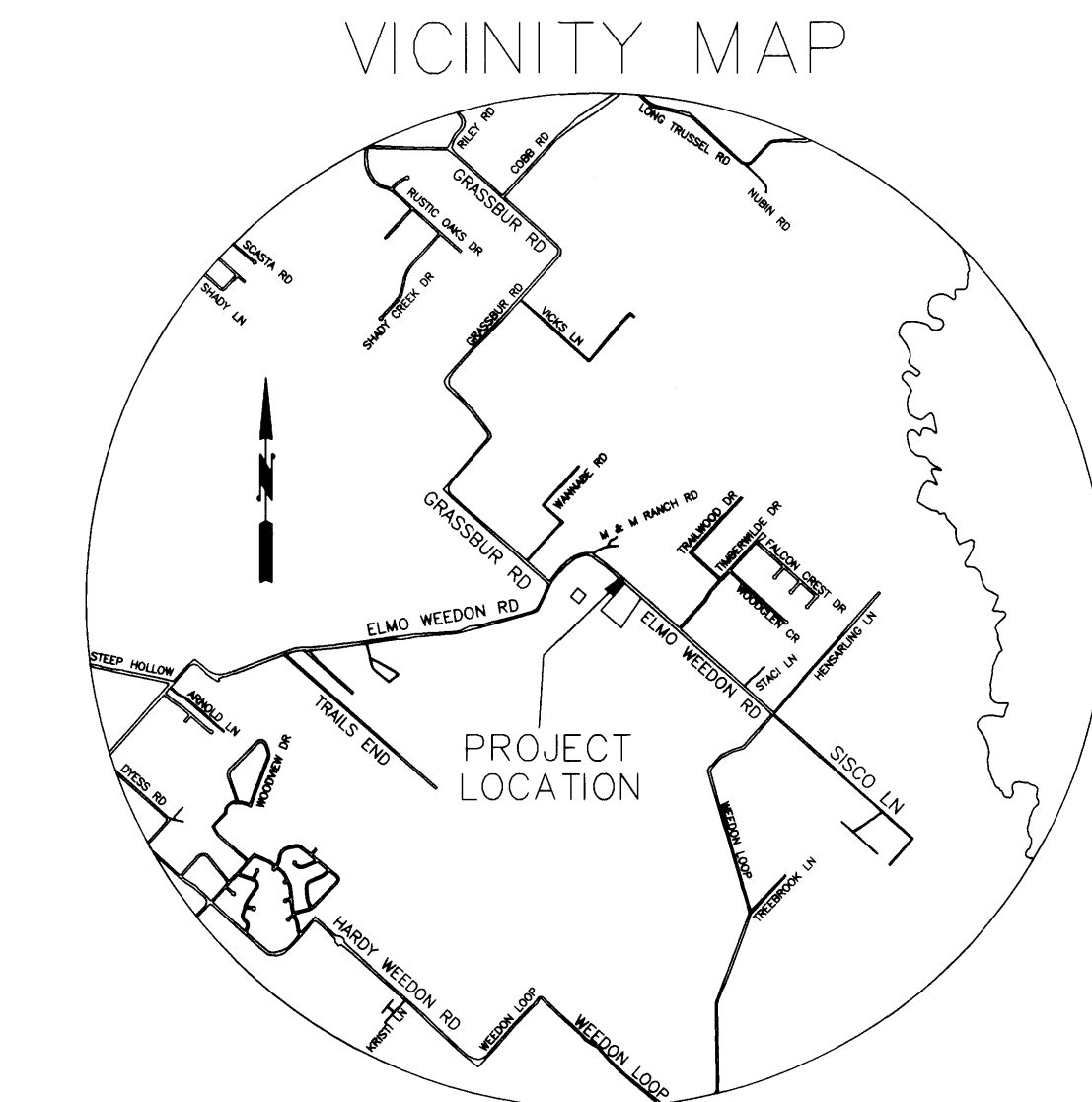


| CURVE | RADIUS | DELTA     | ARC   | BEARING       | CHORD |
|-------|--------|-----------|-------|---------------|-------|
| C1    | 52.58  | 40°12'08" | 36.89 | S 64°25'35" W | 36.14 |

| LINE | DISTANCE | BEARING       |
|------|----------|---------------|
| L1   | 86.69'   | N 44°43'02" W |
| L2   | 73.44'   | S 21°07'57" W |
| L3   | 56.31'   | N 45°14'05" W |
| L4   | 12.18'   | N 23°03'00" W |
| L5   | 11.90'   | N 33°00'53" W |
| L6   | 34.73'   | N 48°33'56" W |
| L7   | 11.90'   | N 56°03'23" W |
| L8   | 8.81'    | N 48°59'55" W |



NOT TO SCALE

REMAINDER OF CALLED 82.4256 AC TRACY & MARY PETERS TRACT 1532/346

LOT 1 BLOCK 1 2.000 acres

REMAINDER OF CALLED 82.4256 AC TRACY & MARY PETERS TRACT 1532/346

GARRY SINQUEFIELD CALLED 14.3825 AC 7605/116

METES AND BOUNDS DESCRIPTION OF A 2.000 ACRE TRACT GEORGE POWELL 1/3 LEAGUE, A-192 BRAZOS COUNTY, TEXAS

Being a tract of land containing 2.000 acres, out of the George Powell 1/3 League, A-192, also being part of the remainder of the called 82.4256 acre tract owned by Tracy and Mary Peters as recorded in Volume 1532, Page 346 of the Brazos County Official Records (B.C.O.R.), the 2.000 acre tract being more particularly described as follows:  
 COMMENCING at a 5/8" iron rod found for the east corner of the said remainder of the called 82.4256 acre Peters tract, also being a point along the southwest right-of-way line of Elmo Weedon Road, a 50' right-of-way, also being the north corner of the called 14.3825 acre tract of land owned by Garry Sinquefield as recorded in Volume 7605, Page 116 of the B.C.O.R., also being the east corner of an access easement recorded in Volume 6410, Page 167 of the B.C.O.R.;

THENCE along the said southwest right-of-way of Elmo Weedon Road, also being the northwest boundary line of the said remainder of the called 82.4256 acre Peters tract, also being the northeast boundary line of the said access easement, North 44°43'11" West, a distance of 86.69 feet to a 5/8" iron rod set for the PLACE OF BEGINNING of this tract, also being the east corner of this tract, also being a point along the said southwest right-of-way of Elmo Weedon Road, also being the north corner of the said access easement;

THENCE severing the said remainder of the called 82.4256 acre Peters tract, along the common line between the tract and the said access easement the following calls and distances:  
 South 21°07'57" West, a distance of 73.44 feet to a 5/8" iron rod set for a southeast corner of this tract;

South 44°19'17" West, a distance of 335.42 feet to a 5/8" iron rod set for an angle point of this tract;

Around a curve to the right having a delta angle of 40°12'08", an arc distance of 36.89 feet, a radius of 52.58 feet, and a chord of South 64°25'35" West, a distance of 36.14 feet to a 5/8" iron rod set for the south corner of this tract, also being a point along the north boundary line of the said access easement;

THENCE severing the said remainder of the called 82.4256 acre Peters tract, North 45°14'05" West, a distance of 56.31 feet to a fence post found for corner in an existing fence barbwire line;

THENCE severing the said remainder of the called 82.4256 acre Peters tract, along the said existing barbwire fence line the following calls and distances:  
 North 23°03'00" West, a distance of 12.18 feet to a fence post found for an angle point of this tract;

North 33°00'53" West, a distance of 11.90 feet to a fence post found for an angle point of this tract;

North 48°33'56" West, a distance of 34.73 feet to a fence post found for an angle point of this tract;

North 56°03'23" West, a distance of 11.90 feet to a fence post found for an angle point of this tract;

North 48°59'55" West, a distance of 8.81 feet to a fence post found for an angle point of this tract;

North 67°26'14" West, a distance of 126.58 feet to a 5/8" iron rod set along the said existing barbwire fence line for the west corner of this tract;

THENCE severing the said remainder of the called 82.4256 acre Peters tract, North 58°31'41" East, a distance of 496.46 feet to a 5/8" iron rod set for the north corner 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, South 45°16'05" East, a distance of 113.59 feet to the PLACE OF BEGINNING containing 2.000 acres.

Doc 00984883 Bk BR Vol 8380 Pg 233

Filed for Record in: BRAZOS COUNTY

On: Dec 26-2007 at 11:32A

AS A PUBLIC

Document Number: 00984883

Amount: \$0.00

Receipt Number: 321740

By: Susie Cohen

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.

DATE: 12-26-2007

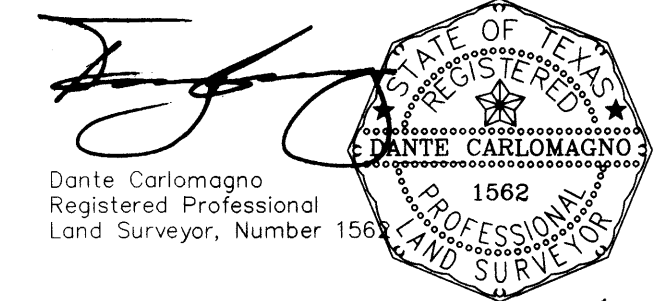
HONORABLE KAREN MCGUIRE, COUNTY CLERK BRAZOS COUNTY

Survey Notes:

- 1) The bearing basis of this survey is N 44°45'44" E as recorded in Volume 644, Page 252 and Volume 7605, Page 116, both of the B.C.O.R.
- 2) Drawing Scale is 1"=40'
- 3) Technician: Jason Bailey, Field Crew: R. Rivera
- 4) Access to tract will be through the access easement recorded in Volume 6410, Page 167 of the B.C.O.R.
- 5) No Onsite Private Sewage Facility may be installed on any lot in this subdivision without prior issuance of a license by the Brazos County Health Department 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 Code.
- 6) Wixon Water provides water services in this area.
- 7) 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

STATE OF TEXAS COUNTY OF BRAZOS

I, Dante Carlomagno, 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.



STATE OF TEXAS COUNTY OF BRAZOS

I, Tracy R. Peters, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ 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 shown hereon for the purposes

Tracy R. Peters  
Owner

The attached plat was approved by the Commissioners Court of Brazos County, Texas as the Final Plat of such tract on the 26 day of December, 2007.

Randy Sumner  
County Judge  
Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS

I, Karen McGuire, the County Clerk in and for said County do hereby certify that this plat, with its certificates of authentication, was filed for record on the 26 day of December, 2007, and duly recorded in Volume 8380 Page 233, Official Records of Brazos County, Texas.

Karen McGuire  
County Clerk  
Brazos County, Texas  
By: Susie L. Cohen  
Deputy Clerk

T. ADAMS PLACE  
2.000 acres  
GEORGE POWELL SURVEY, A-192

SURVEY LEGEND

|   |                           |   |                    |
|---|---------------------------|---|--------------------|
| — | SUBJECT PROPERTY LINE     | ⊠ | WATER METER        |
| — | ELECTRICAL LINE           | ⊠ | WATER VALVE        |
| — | CHAINLINK FENCE           | ⊠ | POLE HYDRANT       |
| — | WOOD FENCE                | ⊠ | ELECTRIC METER     |
| — | BARBWIRE FENCE            | ⊠ | POWER POLE         |
| — | DRAINAGE EASEMENT         | ⊠ | TRANSFORMER        |
| — | ELECTRICAL EASEMENT       | ⊠ | GAS METER          |
| — | RIGHT-OF-WAY EASEMENT     | ⊠ | PURGING TANK       |
| — | UTILITY EASEMENT          | ⊠ | SANITARY MANHOLE   |
| — | ORDNANCE BUILDING LINE    | ⊠ | STORM MANHOLE      |
| — | PLATTED BUILDING LINE     | ⊠ | SEPTIC TANK        |
| — | RESTRICTION BUILDING LINE | ⊠ | TELEPHONE PEDESTAL |
| ● | 5/8" IRON ROD FOUND       | ● | IRON ROD SET       |

**FINAL PLAT**

ACREAGE: 2.000 BEING: LOT ONE (1), BLOCK ONE (1)

OUT OF: REMAINDER OF CALLED 82.4256 AC, 1532/346

LOCATED IN: GEORGE POWELL 1/3 LEAGUE, A-192

STREET ADDRESS: 8594 ELMO WEEDON ROAD

CITY: BRYAN COUNTY: BRAZOS

SURVEYED FOR: TIM ADAMS

\* THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT \*

Carломagno Surveying, Inc.  
2714 Finfeather Road, Bryan, Texas 77801  
PHONE: (979)775-2873 FAX: (979)775-4787  
www.CarломagnoSurveying.com