

Original Plat

- N 49°35'45" E 22.00' = L1
- N 73°54'29" E 52.68' = L2
- N 78°00'17" E 38.99' = L3
- S 09°15'55" E 30.02' = L4

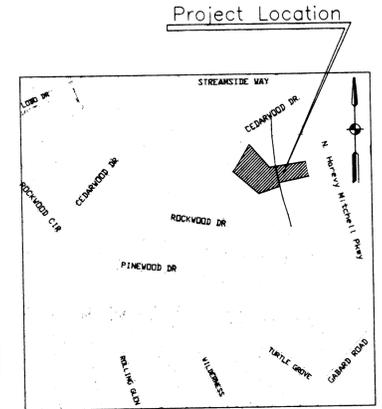
SCALE : 1" = 50'

Replat

- N 49°35'45" E 22.00' = L1
- N 73°54'29" E 52.68' = L2
- N 78°00'17" E 38.99' = L3
- S 09°15'55" E 30.02' = L4
- N 77°42'30" E 45.27' = L5

General Notes:

1. * Deed Basis of Bearing
2. This Property does not lie in the 100 year flood plain as per FEMA Map #48041C0143 C, Effective Date: July 2, 1992.
3. This property is zoned: (RD-7000) Residential District-7000.



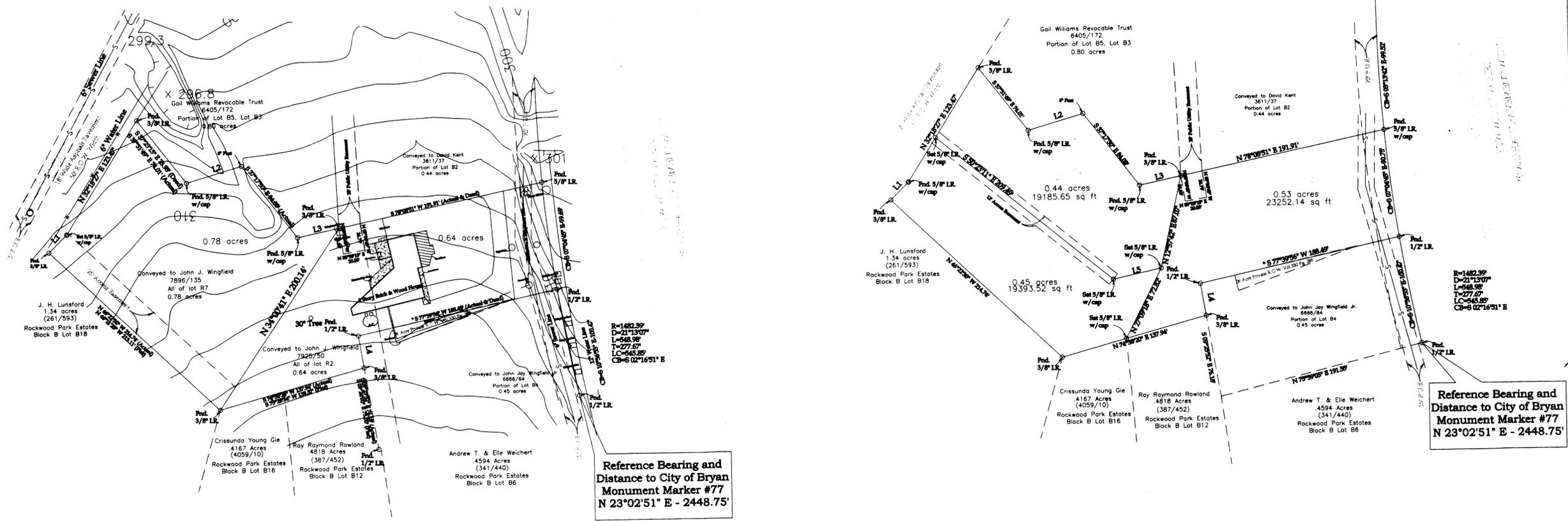
VICINITY MAP
- N.T.S. -

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 will describe a closed geometric form.

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

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



Reference Bearing and Distance to City of Bryan Monument Marker #77
N 23°02'51" E - 2448.75'

Reference Bearing and Distance to City of Bryan Monument Marker #77
N 23°02'51" E - 2448.75'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John J. Wingfield Jr., the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 7896 page 135 and Volume 7925 page 50, 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 identified.

John J. Wingfield Jr.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Wingfield Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this day of, 2007.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of, 2007.

Planning Administrator
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the day of, 2007 and same was duly approved on the day of, 2007 by said Commission.

Chairman, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of, 2007.

City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk of the City of Bryan, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of, 2007, in the Deed / official Records of Brazos County Texas, in Volume Page

County Clerk, Brazos County, Texas

Field Notes 1.42 Acres

Being all of that certain tract or parcel of land, lying and being situated in the Zeno Phillips, A-45, Bryan, Brazos County, Texas, and being all of Lot R7, Block "B" Rockwood Park Estates (Replat) conveyed to John Jay Wingfield, Jr. d/b/a Rustic Star Homes by J.W. Chism and wife Mary Lou Chism (7896/135) and all of lot R2, Block "B" Rockwood Park Estates (Replat) conveyed to John Jay Wingfield, Jr. by J.W. Chism and wife Mary Lou Chism (7925/50), Official Records of Brazos County, Texas and being more particularly described as follows:

- BEGINNING; at a 1/2" iron rod found at the most easterly common corner of said lot R2 and the John Wingfield, Jr. 0.45 acre tract (6666/64), same being in the west right-of-way line of FM 2818;
- THENCE: S 77° 39' 56" W - 188.49 feet along the common line between lot R2 and said Wingfield, Jr. 0.45 acre tract to a 1/2" iron rod found at a common all corner;
- THENCE: S 0° 15' 35" E - 30.02 feet continuing along said common line to a 3/8" iron rod found at the common corner of said lot 2 and the Ray Raymond Rowland 0.4218 acre tract (387/452);
- THENCE: S 74° 38' 20" W - 137.94 feet along the common line between lot 2A and said Rowland tract and the Crissunda Young Gie 0.4167 acre tract (4059/10) to a 3/8" iron rod found at the most northerly common corner of said Gie tract and the J.H. Lunford 1.34 acre tract (361/37);
- THENCE: N 46° 22' 30" W - 214.74 feet along the common line between lot R7 and said Lunford tract to a 3/8" iron rod found at the most westerly common corner of said tracts, same being in the southeast right-of-way line of Cedarwood Drive;
- THENCE: N 49° 35' 45" E - 22.00 feet and N 32° 18' 27" E - 123.47 feet along said Cedarwood Drive line to a 3/8" iron rod found at the most westerly common corner of said lot R7 and the Gail Williams Revocable Trust 0.80 acre tract (6405/172);
- THENCE: S 37° 31' 49" E - 74.01 feet, N 73° 54' 29" E - 52.68 feet, S 37° 17' 50" E - 84.08 feet and N 78° 00' 17" E - 38.99 feet along the common line said lot R7 and said Trust to a 3/8" iron rod found at the most southerly common corner of said Trust and the David Kent 0.44 acre tract (361/37);
- THENCE: N 78° 08' 51" E - 191.91 feet along the common line between lot R2 and said Kent tract to a 5/8" iron rod with cap found at the most easterly common corner of said tracts, same being in the west right-of-way line of FM 2818;
- THENCE: along said FM 2818 right-of-way line around a curve to the left whose chord bears S 7° 04' 45" E - 90.75 feet to the PLACE OF BEGINNING; and containing 1.42 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 April 2007.

REPLAT of BLOCK B LOTS R2 & R7 in ROCKWOOD PARK ESTATES

1.42 ACRES

ZENO PHILLIPS, A-45
Bryan,
Brazos County, Texas

Owner:
John Jay Wingfield, Jr.
217 N. Harvey Mitchell Parkway
Bryan, Texas 77807
(214) 475-1563

Developer:
J.W. Chism
P.O. Box 570
Franklin Lakes, N.J. 07417
(201) 337-4497

May, 2007

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
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Received