NOTES:

*Plat bearing used as basis-of-bearing.

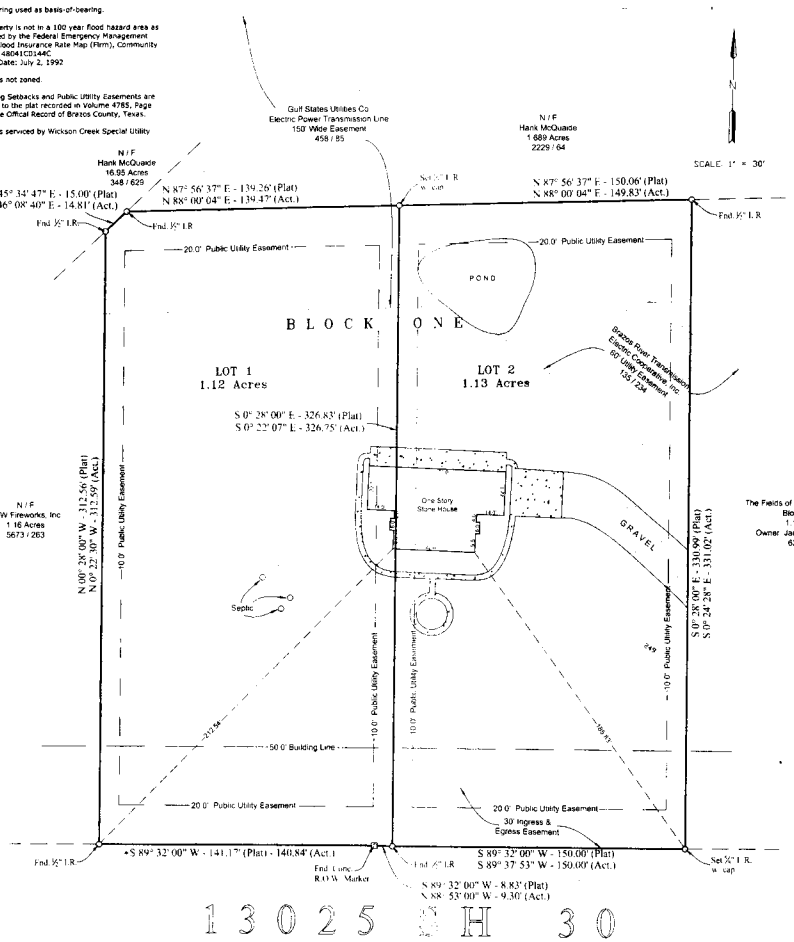
This property is not in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0144C
Effective Date: July 2, 1992

Property is not zoned.

All Building Setbacks and Public Utility Easements are according to the plat recorded in Volume 4785, Page 233, of the Official Record of Brazos County, Texas.

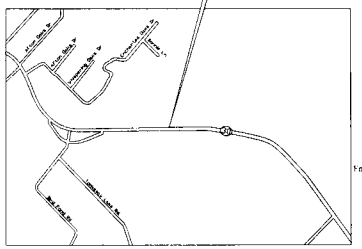
Property is serviced by Wickson Creek Special Utility District.

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094



ORIGINAL

Project Location



VICINITY MAP
NTS

BENCHMARK INFORMATION

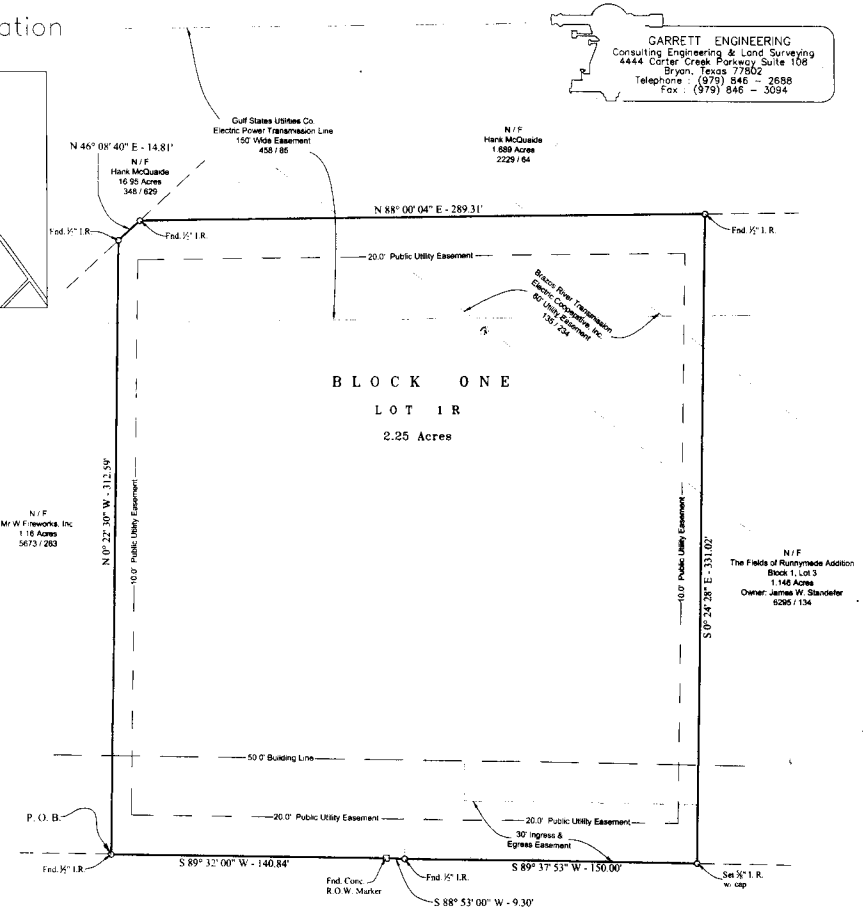
Brazos County Benchmark System + C146

Located on Bird Pond Lane

Elevator = 284.21'

State Plane Coordinates:
3112408.28998' N
1078210.00628' E

Location (From P. O. B.)
S 82° 07' 20" W - 422.060'
S 42° 35' 42" W - 2404.44'
S 44° 53' 00" E - 2592.73'
S 28° 47' 13" W - 181.185'



REPLAT

10-28-09A10:26 RCVD
RECEIVED
OCT 28 2009
Development & Engineering Services

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, 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 ..... 2009, in the Deed / Official Records of Brazos County Texas, in Volume ..... Page .....

.....
County Clerk, Brazos County, Texas

CERTIFICATION OF THE COUNTY JUDGE

I, _____, 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 ____ day of _____, 2009

.....
County Judge, Brazos County, Texas

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, James W. Standefer, the owner and developer of the land shown on this plat, being the tract of land conveyed to me in the Deed Records of Brazos County, in Volume 6500, Page 61, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

.....
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day, personally appeared James W. Standefer, 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 2009

.....
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

CERTIFICATE OF THE SURVEYOR

I, Donald Garrett, Registered Public 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 and that property markers and monuments were placed under my supervision on the ground and that the notes and bounds describing said subdivision will describe a closed geometric form.

.....
Donald Garrett, RPLS., No. 2972

CERTIFICATE OF THE ENGINEER

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

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

Field Notes
2.25 Acres

Being all of that certain tract or parcel of land, lying and being situated in THE FIELDS RUNNYMEDE, a subdivision in Brazos County, Texas and being all of that Lot 1, and all of that Lot 2, Block 1, according to the Plat recorded in Volume 4785, Page 233, Official Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING at a 1/ 2" iron rod found for the southwesterly common corner of this tract and Mr. W Fireworks, Inc., 1.16 acre tract (5673/263), same being in the northerly right-of-way line of State Highway No. 30;

THENCE: N 00° 28' 23" W - 312.59 feet along the common line between this tract and said Fireworks, Inc., tract to a 1/ 2" iron rod found at the northwesterly common corner of said tracts; same being corner for HC McQuaide 16.95 acre tract (348/629).

THENCE: N 46° 08' 47" E - 14.81 feet along the common line between this tract and said H.C. McQuaide 16.95 acre tract to a 1/ 2" iron rod at the northeasterly corner of this tract, same being corner for H. C. McQuaide 1.689 acre tract (2229/64).

THENCE: N 87° 54' 11" E - 289.31 feet along the common line between this tract and said H. C. McQuaide 1.689 acre tract to a 1/ 2" iron rod found at the northeasterly common corner of said tracts, same being corner for Victory United Pentecostal 1.146 acre tract (6295/134).

THENCE: S 00° 24' 28" E - 331.02 feet along the common line between this tract and said Victory United Pentecostal tract to a 5/ 8" iron rod set with cap at a southeasterly corner of this tract; same being point in said right-of-way line of State Highway No. 30;

THENCE: S 89° 37' 53" W - 150.00 feet, N 88° 53' 00" W - 9.30 feet and S 89° 32' 00" W - 140.84 feet along said State Highway No. 30 to the PLACE OF BEGINNING and containing 2.25 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 September 10, 2009

Owner/Developer:

James W. Standefer
13025 State Highway 30
College Station, TX 77845
(979) 492-7392

Replat of The Fields of Runnymede Addition

Block 1, Lots 1 & 2

2.25 Acres

Vol. 4785, Page 233

BRAZOS COUNTY, TEXAS

September 10, 2009

B:\Andy\Jobs\2009\09-176\09-176.dwg