Original Plat

N 45°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'

N 45°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

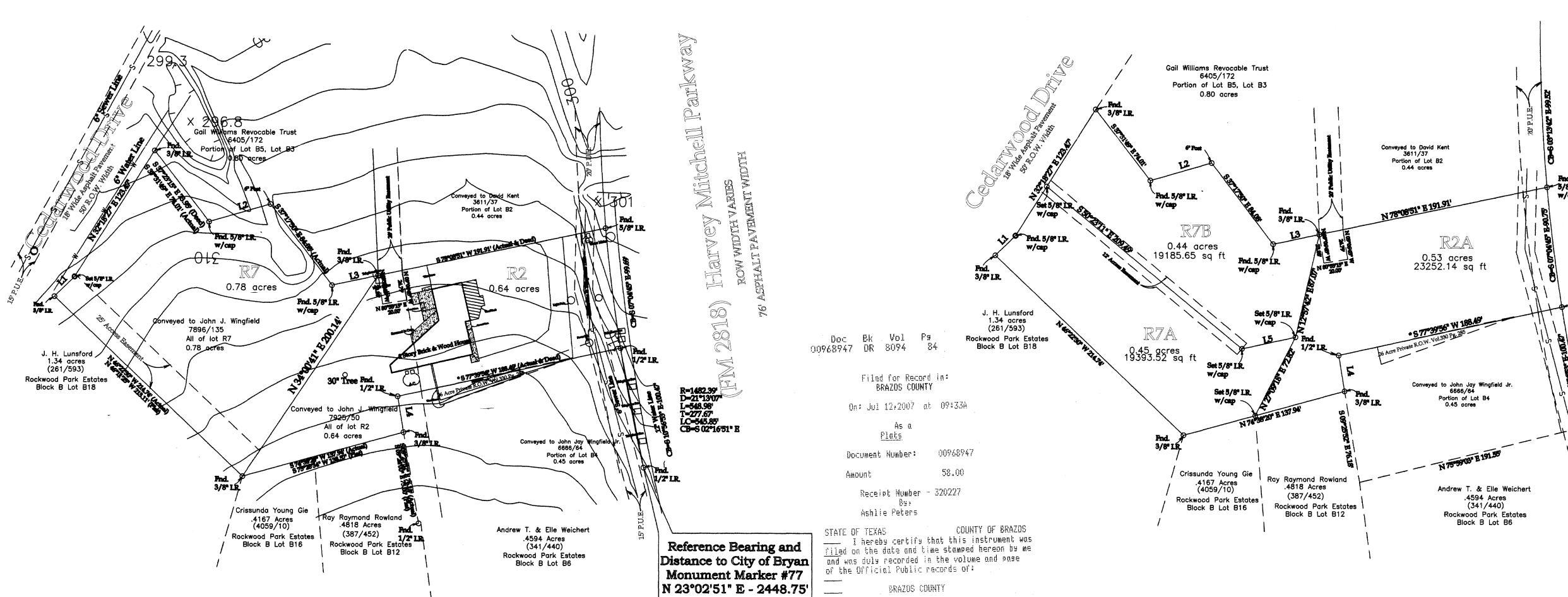
N 77°42'30° E 45.27' = L5

General Notes:

1. * Deed Basis of Bearing

per FEMA Map #48041C0143 C, Effective Date: July 2, 1992

3. This property is zoned: (RD-7000) Residentia



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 14th

Notary Public, Brazos County, Texas

day of Juni...... 2007.

Melinda Garrett
Wy Commission Expires
November 10, 2007

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

Planning Administrator City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, And Huske Chairman of the Planning and Zoning Commission of the City of Bryan, State Chairman, Planning and Zoning Commission City of Bryan, Texas

HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

APPROVAL OF THE CITY ENGINEER

Jul 12,2007

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 CLERK COUNTY OF BRAZOS

as stamped hereon by we-

I, Karen McQueen, County Clerk, in and for said county, do hereby certified that this plat together Records of Brazos County Texas, in Volume

Karen McQueen County Clerk, Brazos County, Texas Seth Gillion, Deputy 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. Chiam and wife Mary Lou Chiam (7896/135) and all of lot R2, Block "B" Rockwood Park Estates (Replat) conveyed to John Jay Wingfield, Jr. by J.W. Chiam and wife Mary Lou Chiam (7925/50), Official Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING; at a ½" 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 1/4" iron rod found at a common ell corner;

THENCE: S 9° 15' 55" 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.

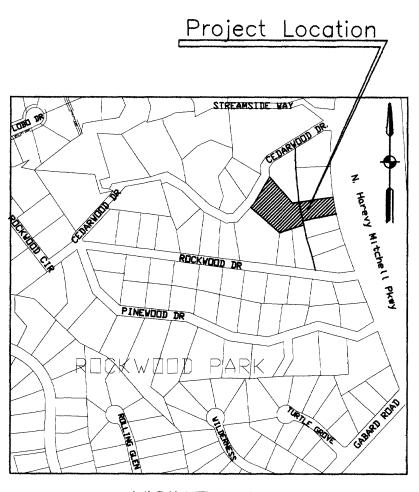
Lunsford 1.34 acre tract (261/593);

THENCE: N 46° 22' 30" W - 214.74 feet along the common line between lot R7 and said Lunsford 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 45° 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 for 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 (3611/37);

THENCE: N 78° 66' 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.



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 the ground and that the metes and bounds describing and subdivision will describe a closed appropriate sortion.

CERTIFICATE OF THE ENGINEER I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that

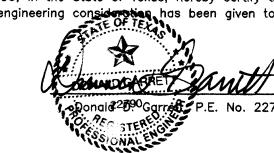
60

Reference Bearing and

Distance to City of Bryan

Monument Marker #77

N 23°02'51" E - 2448.75'



REPLAT BLOCK B LOTS R2 & R7 in ROCKWOOD PARK ESTATES

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 Telephone : (979) 846 - 2688 Fax : (979) 846 - 3094