

CERTIFICATE OF OWNERSHIP AND DEDICATION

State of Texas
County of Brazos

I, Michael Mahoney, Trustee for the RESA Family Trust, Owners and Developers of the parcel of land shown on this plat hereby testify that said property was conveyed to us from Richard Pena by a Warranty Deed dated February 1, 2002, recorded in Volume 4498, Page 275 of the Official Records of Brazos County, Texas and now being designated hereon as "The Fields of Runnymede" a subdivision in Brazos County, Texas and whose name is subscribed hereto, do hereby dedicate to the use of the public, forever, all easements and public places thereon shown for the purpose and consideration therein expressed.

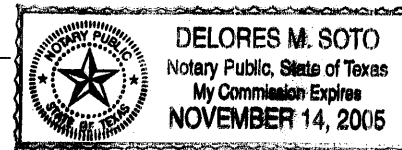
Michael Mahoney, Trustee
Michael Mahoney, Trustee / Owner

State of Texas
County of Brazos

Before me, the undersigned authority, on this day personally appeared Michael Mahoney, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity for the purposes and considerations therein stated.

Given under my hand and seal this 14th day of July, 2002.

Delores M. Soto
Notary Public in and for the State of Texas

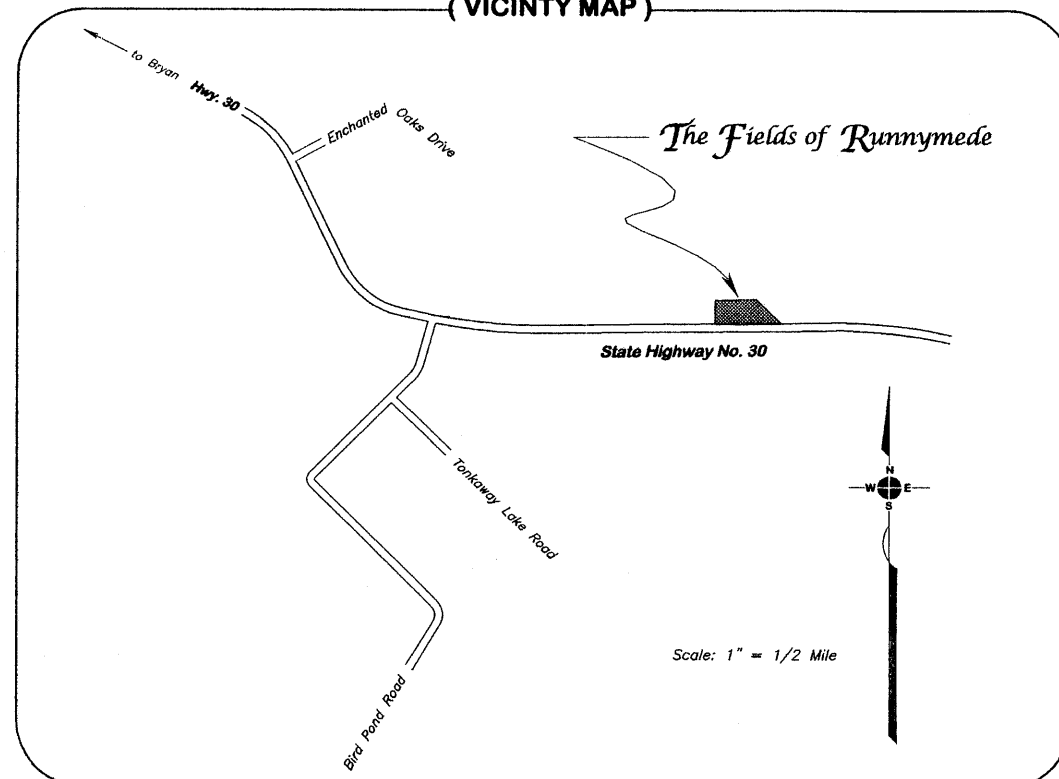


Owner & Developer
RESA Family Trust
Michael Mahoney, Trustee
P.O. Box 5392
Bryan, Texas 77805

(GENERAL NOTES)

- 1) 1/2" x 24" steel rebar rods set at all lot corners, unless alternately labeled.
- 2) In addition to the easements shown hereon, there may be placed a 5.00 foot wide anchor and guy easement extending 20.00 feet beyond any specified utility easement, where and when necessary for guys and anchors required in supporting overhead electrical lines.
- 3) This development lies within the current Extrajurisdictional Jurisdiction of the City of Bryan.
- 4) All lots in this subdivision shall be served by the Wickson Creek Special Utility District water system.
- 5) The Texas Natural Resources Conservation Commission regulations stipulate that private water wells shall have a sanitary zone of 100 feet radius in all directions; therefore, no On Site Sewage Facility (OSSF) placed on any lot in this subdivision shall encroach on any said sanitary zone nor can any new water well be established on any lot nearer than 100 feet to any boundary line.
- 6) No private sewage facility may be installed on any lot in this subdivision without the preceding issuance of a license by the Brazos County Health Department, under the authority of the On Site Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Chapter 366 of the Texas Health and Safety Code.
- 7) The procurement of a Flood Plain Permit from the County Engineer's office shall be required prior to the construction of a dwelling unit on any lot in this subdivision.
- 8) No portion of this subdivision lies within any designated 100-year Special Flood Hazard Zone as depicted on the FEMA Flood Insurance Rate Map Community Panel No. 481195 0165 C, effective date July 2, 1992.

(VICINITY MAP)



APPROVAL OF THE CITY ENGINEER

I, Linda Huff, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 12th day of August, 2002.

Linda Huff
Linda Huff, City Engineer
City of Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, Joey Dunn, Planning Administrator of the Planning & Zoning Commission of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 12th day of August, 2002.

Joey Dunn
Joey Dunn, Planning Administrator
City of Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached subdivision plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 12th day of August, 2002 and same was duly approved on the 12th day of August, 2002 by said Commission.

Kim Casey
Kim Casey, Chairman
Planning & Zoning Commission
City of Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, Alvin W. Jones, County Judge of Brazos County, Texas, do hereby certify that this subdivision plat was duly approved by the Commissioners' Court of Brazos County, Texas on the 14th day of August, 2002.

Alvin W. Jones
Alvin W. Jones, County Judge
Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

I, Karen McQueen, County Clerk in and for Brazos County, Texas do hereby certify that this subdivision plat together with its Certificate of Authentication was filed for record in my office on the 14th day of August, 2002 and duly recorded in Volume 4785, Page 233 of the Official Records of Brazos County, Texas.

Karen McQueen
Karen McQueen, County Clerk
Brazos County, Texas

Doc 00785693 Bk OR 4785 Vol 4785 Pg 233

Filed for Record in:
BRAZOS COUNTY

On: Aug 14, 2002 at 02:54P

As a
Plats
Document Number: 00785693
Amount 55.00
Receipt Number - 200714
By: Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY
as stamped hereon by me.

Aug 14, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

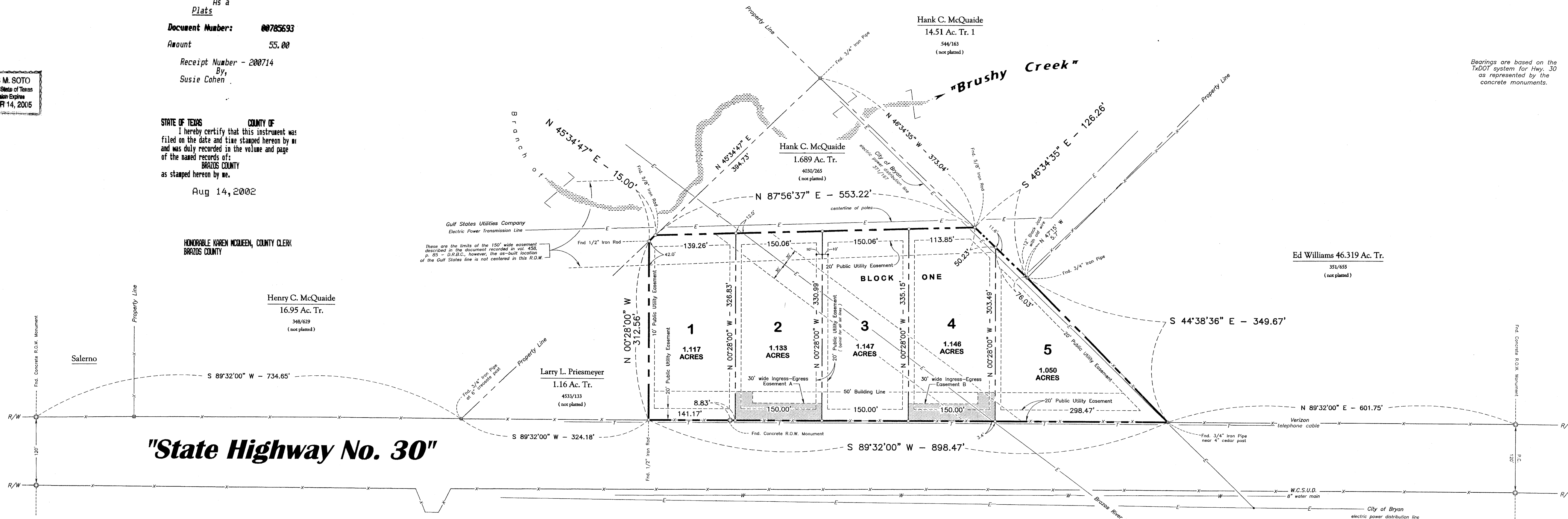
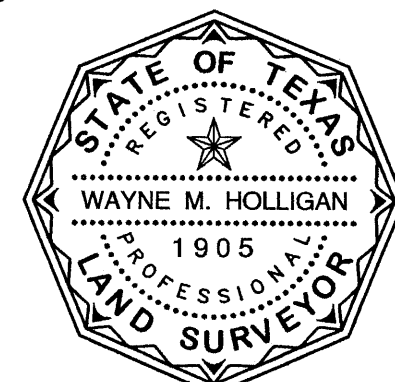
Henry C. McQuaide
16.95 Ac. Tr.
348/629
(not planned)

HORATIO CHRISMAN COMPANY
Land Surveyors
8020 FM 1179 BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR

I, Wayne M. Holligan, Registered Professional Land Surveyor No. 1905 in 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 all markers or monuments not found were placed under my supervision on the ground.

Wayne M. Holligan
Wayne M. Holligan
R.P.L.S. No. 1905



"State Highway No. 30"

(FIELD NOTES)

Field notes of a 5.593 acre tract or parcel of land lying and being situated in the AUGUSTUS WILLIAMS LEAGUE, Abstract No. 58, Brazos County, Texas and being the residue of the 6.756 acre tract described in a Warranty Deed from Richard Pena to the RESA FAMILY TRUST, dated February 1, 2002, recorded in Volume 4498, Page 275 of the Official Records of Brazos County, Texas and as now located on the ground being more particularly described as follows:

BEGINNING at a 3/4" iron pipe, found near a 4" cedar post fence corner lying in the northerly R.O.W. line of "State Highway No. 30", marking the common corner between the above mentioned parent tract and the Ed Williams 46.319 acre tract, a concrete R.O.W. monument found in same R.O.W. line is located N. 89°32'00" E. a distance of 601.75 feet for reference;

THENCE S. 89°32'00" W. along said northerly R.O.W. line of the 120 feet wide "Highway 30" (at 757.30 feet pass a found concrete R.O.W. monument) for a total distance of 598.47 feet to a 1/2" iron rod found marking the southeast corner of the Larry Priesmeyer 1.16 acre tract (previously divided out of said parent tract), for corner, a 3/4" iron pipe, found beside a 6" concrete post fence corner in same R.O.W. line, marking the southwest corner of both the parent tract and Priesmeyer is located S. 89°32'00" W. a distance of 324.18 feet for reference;

THENCE N. 00°28'00" W. across the 6.756 acre parent tract along the east line of said Priesmeyer parcel for a distance of 312.56 feet to a 1/2" iron rod found marking his north corner, for corner;

THENCE N. 45°34'47" E. along the line between the parent tract and the Henry C. McQuaide 16.95 acre tract for a distance of 15.00 feet to a 5/8" iron rod found marking the common corner between said parent tract and the Hank C. McQuaide 1.689 acre tract for corner;

THENCE N. 87°56'37" E. along the line between the parent tract and said McQuaide 1.689 acre parcel for a distance of 553.22 feet to a 5/8" iron rod found marking their common corner in the southwesterly line of the adjoining Hank C. McQuaide 14.51 acre tract, for corner, a 3/4" iron pipe found marking the north corner of said McQuaide 1.689 acre parcel is located N. 46°34'35" W. a distance of 373.04 feet for reference;

THENCE S. 46°34'35" E. along the line between the parent tract and the McQuaide 14.51 acre parcel for a distance of 126.28 feet to a 3/4" iron pipe found marking his common corner with the before-mentioned Williams tract, for an angle point;

THENCE S. 44°38'36" E. along the line between the parent tract and the Williams 46.319 acre parcel for a distance of 349.67 feet to the PLACE OF BEGINNING, containing 5.593 acres of land, more or less.

Bearings are based on the TxDOT system for Hwy. 30 as represented by the concrete monuments.

Final Plat

The Fields of Runnymede

Lots 1-5, Block One
5.593 Acres
Augustus Williams League, A-58
Brazos County, Texas

Scale: 1" = 100 Ft.

June, 2002

erj phr