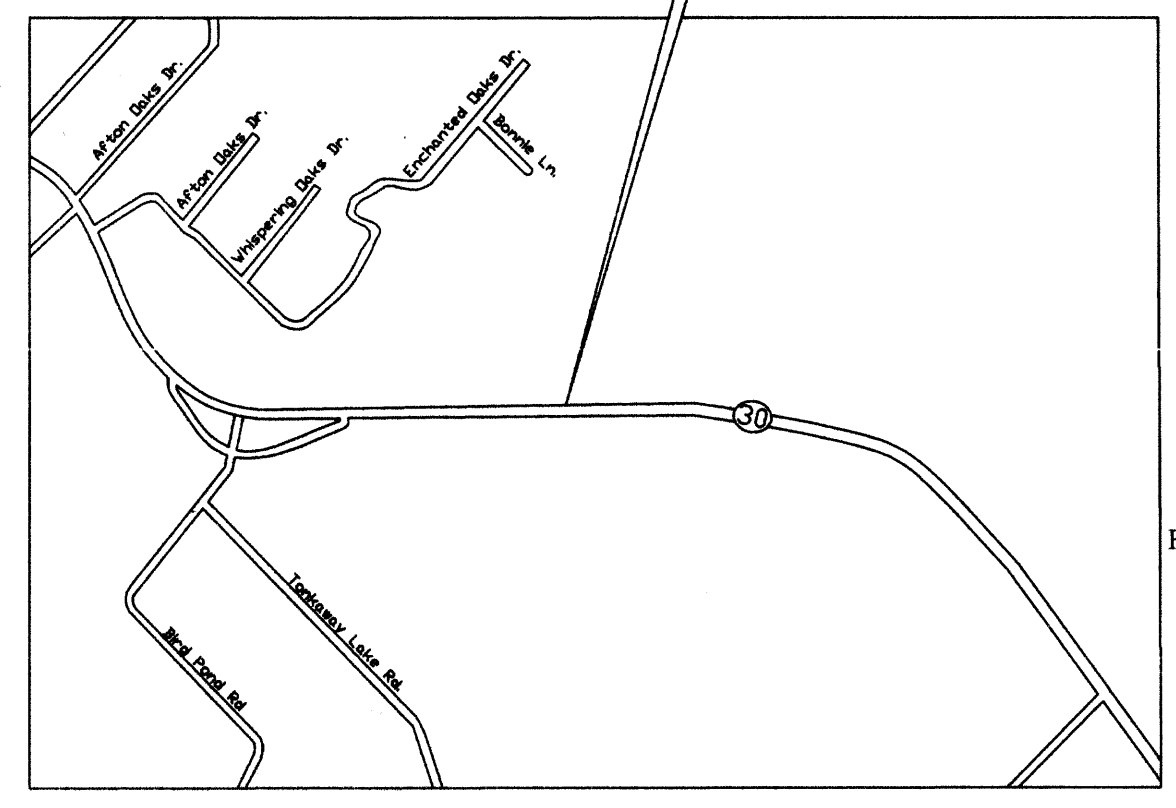


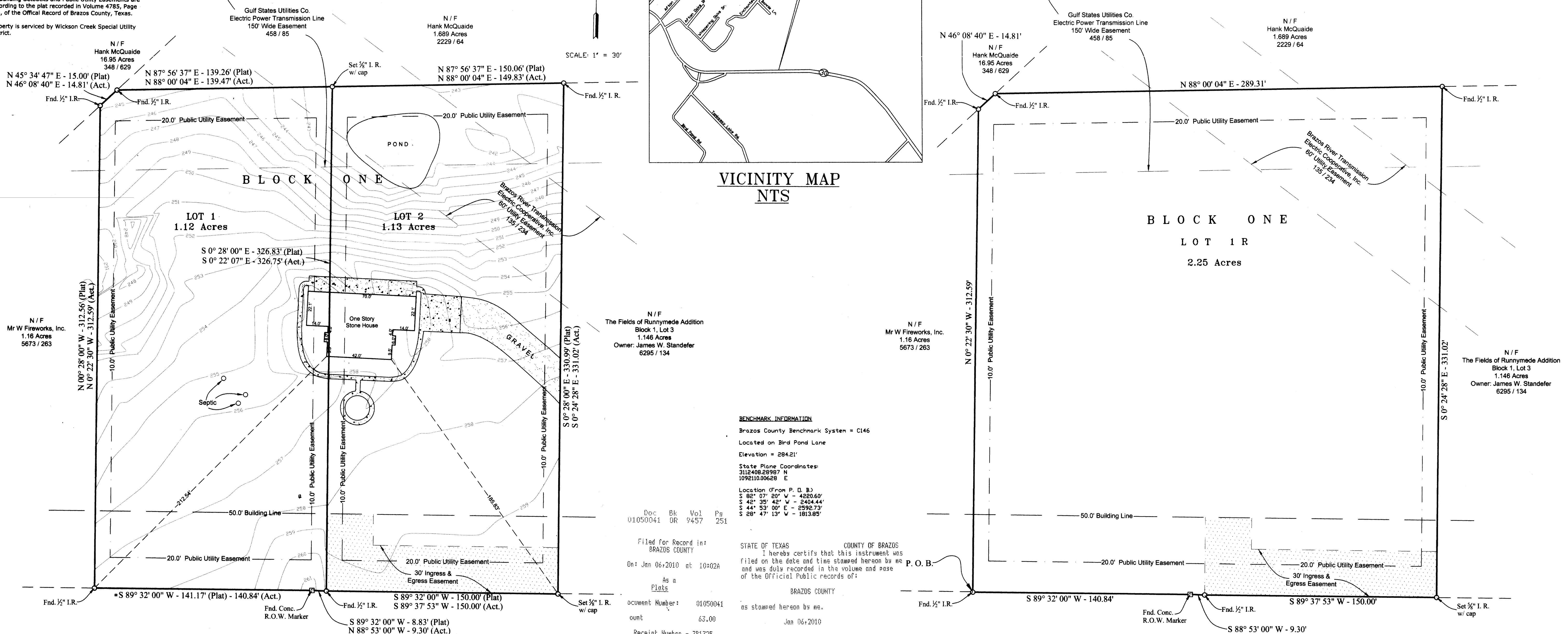
NOTES:
 *Plat bearing used as basis-of-bearing.
 This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0144C
 Effective Date: July 2, 1992
 Property is not zoned.
 All Building 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

Project Location



VICINITY MAP
 NTS



BENCHMARK INFORMATION

Brazos County Benchmark System = C146
 Located on Bird Pond Lane
 Elevation = 284.21'
 State Plane Coordinates:
 3112408.28987 N
 1092110.00628 E
 Location (From P. O. B.)
 S 82° 07' 20" W - 4220.60'
 S 42° 35' 42" W - 2404.44'
 S 44° 53' 00" E - 2592.73'
 S 28° 47' 13" W - 1813.85'

Doc Bk Vol Pg
 01050041 BR 9457 251
 Filed for Record in:
 BRAZOS COUNTY
 On: Jan 06, 2010 at 10:02A
 As a
 Plat
 Document Number: 01050041
 Count: 63.00
 Receipt Number: 381325
 By:
 Seth Gallion

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me as P. O. B. and was duly recorded in the volume and page of the Official Public Records of:
 BRAZOS COUNTY
 as stamped hereon by me.
 Jan 06, 2010
 HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

Field Notes
 2.25 Acres

Being all of that certain tract or parcel of land, lying and being situated in THE FIELDS OF 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 southeasterly 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 northeasterly common corner of said tracts; same being corner for H.C. McQuaide 1.689 acre tract (348/629);
 THENCE N 46° 02' 47" E - 1481 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 corner of this tract; same being corner for H. C. McQuaide 1.689 acre tract (348/629);
 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 Penecostal 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 Penecostal 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 B. Garrett, Registered Professional Land Surveyor, No. 2972 on September 10, 2009.

13025 SH 30
 45' Pavement Width (Asphalt)
 60' R. O. W. (From ϵ)
 ORIGINAL

13025 SH 30
 REPLAT

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

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

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 10th day of January, 2010 in the Deed / Official Records of Brazos County, Texas, in Volume 4785, Page 233.
 Karen McQueen By: Seth Gallion
 County Clerk, Brazos County, Texas
 CERTIFICATION OF THE COUNTY JUDGE
 I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly appointed by the Commissioners Court of Brazos County, Texas on the 21st day of December, 2009.
 Randy Sims
 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 8500, Page 21, 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 intended.
 James W. Standefer
 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 10th day of September, 2009.
 Malinda Garrett
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER
 I, Kevin Russell, 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 10th day of September, 2009.
 Kevin Russell
 Planning Administrator
 City of Bryan, Texas
 APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, Dan Clark, 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 10th day of September, 2009 and same was duly approved on the 10th day of September, 2009 by said Commission.
 Dan Clark
 Chairman, Planning and Zoning Commission
 City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, Donald Garrett, 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 10th day of September, 2009.
 Donald Garrett
 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 boundaries and monuments were placed upon the ground and the boundaries described in the plat are a true and correct representation of the same.
 Donald Garrett
 Registered Professional Land Surveyor, No. 2972
 CERTIFICATE OF THE ENGINEER
 I, Donald Garrett, Registered Professional Engineer No. 22790 in the State of Texas, hereby certify that I am a duly licensed and qualified professional engineer and have given to this plat.
 Donald Garrett
 Registered Professional Engineer, No. 22790