Original Plat

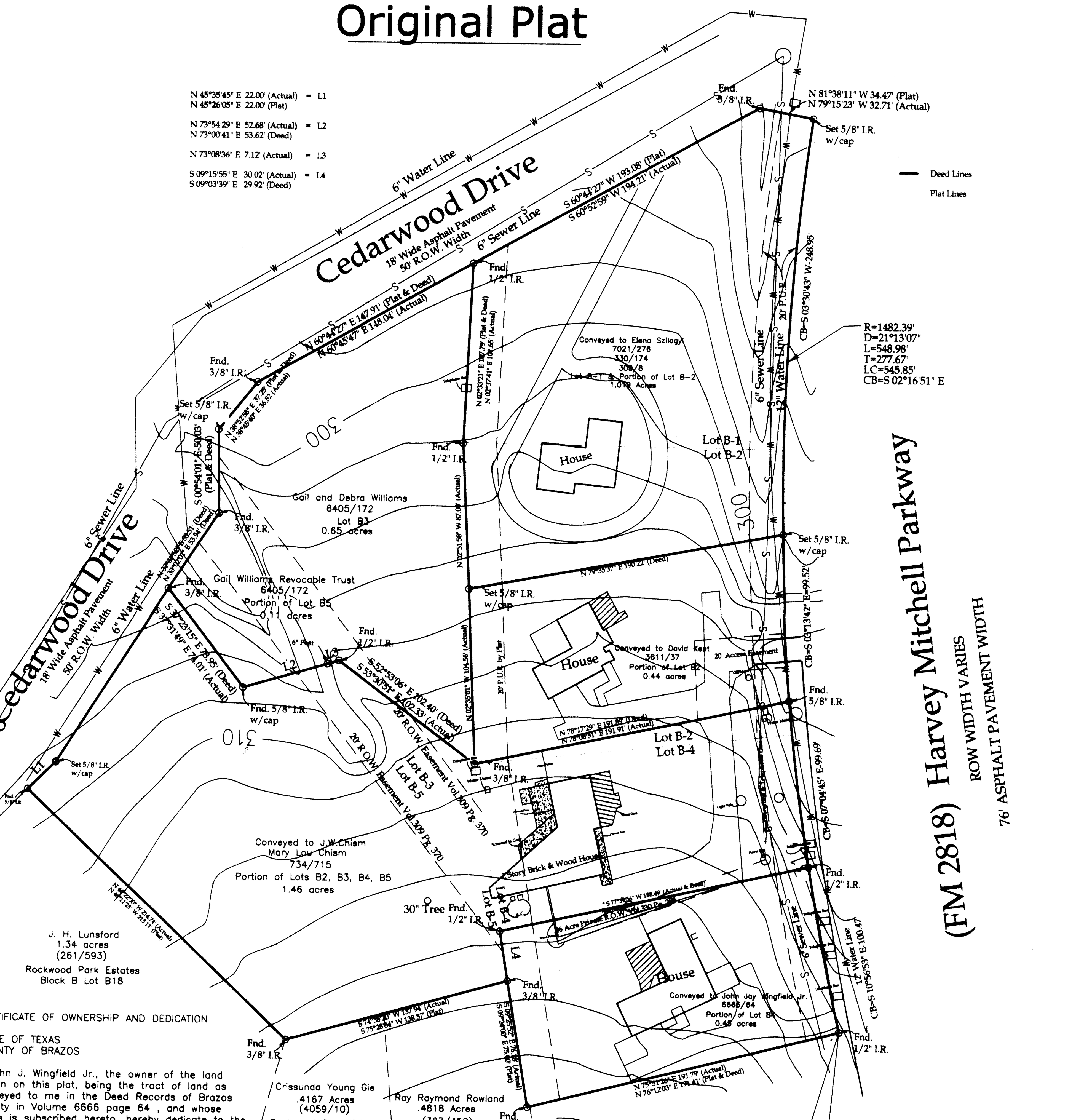
N 45°35'45" E 22.00' (Actual) = L1
N 45°26'05" E 22.00' (Plat)

N 73°54'29" E 52.68' (Actual) = L2
N 73°00'41" E 53.62' (Deed)

N 73°08'36" E 7.12' (Actual) = L3

S 09°15'55" E 30.02' (Actual) = L4
S 09°03'39" E 29.92' (Deed)

Deed Lines
Plat Lines



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

SCALE : 1" = 50'

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.

Replat

N 45°35'45" E 22.00' (Actual) = L1
N 45°26'05" E 22.00' (Plat)

N 73°54'29" E 52.68' (Actual) = L2
N 73°00'41" E 53.62' (Deed)

N 73°08'36" E 7.12' (Actual) = L3

S 09°15'55" E 30.02' (Actual) = L4
S 09°03'39" E 29.92' (Deed)

N 02°37'41" E 40.62' (Actual) = L5

N 02°46'58" W 49.66' (Actual) = L6

N 84°48'48" E 57.50' (Actual) = L7

S 84°48'48" W 33.00' (Actual) = L8

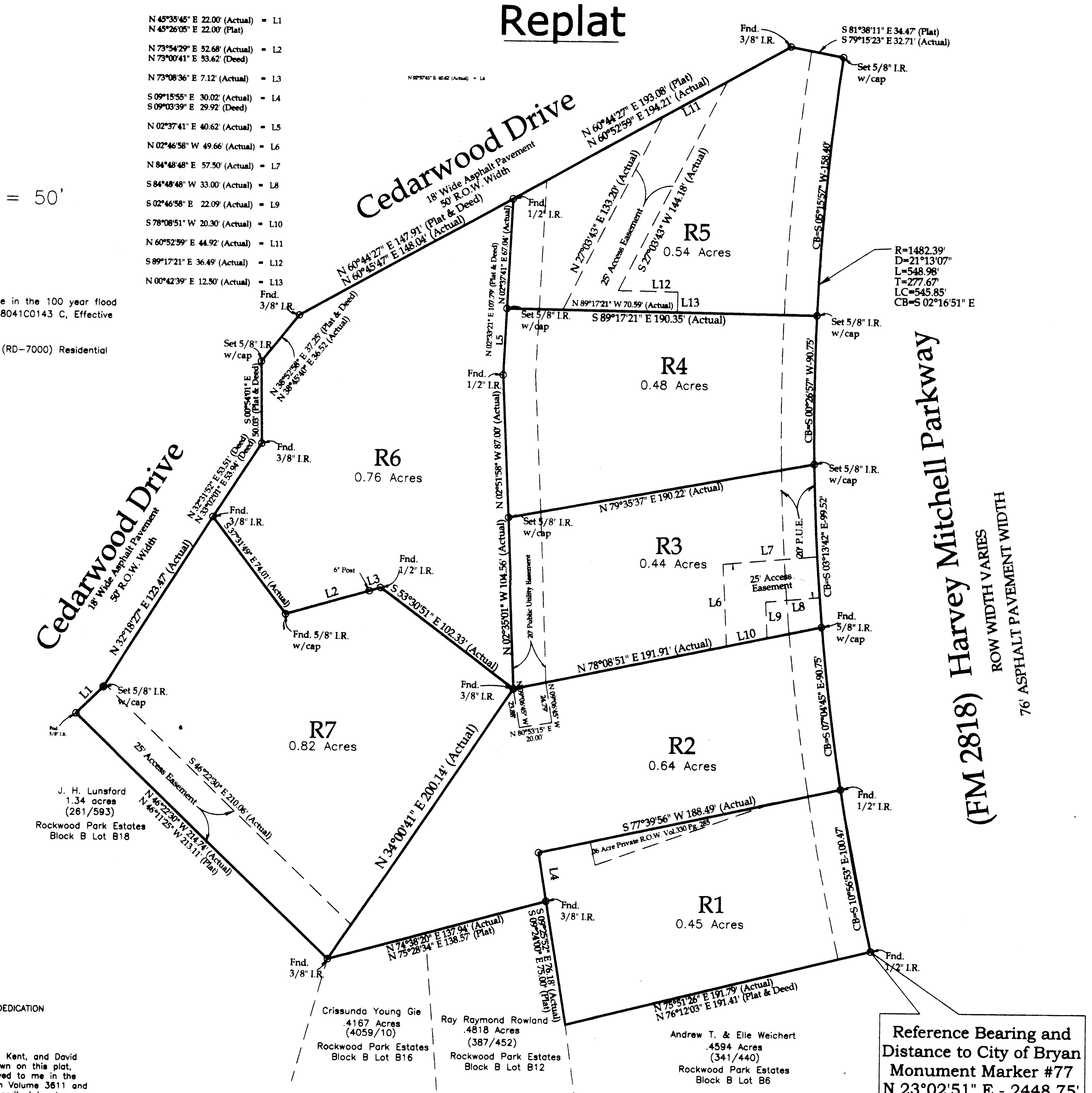
S 02°46'58" E 22.09' (Actual) = L9

S 78°08'51" W 20.30' (Actual) = L10

N 60°52'59" E 44.92' (Actual) = L11

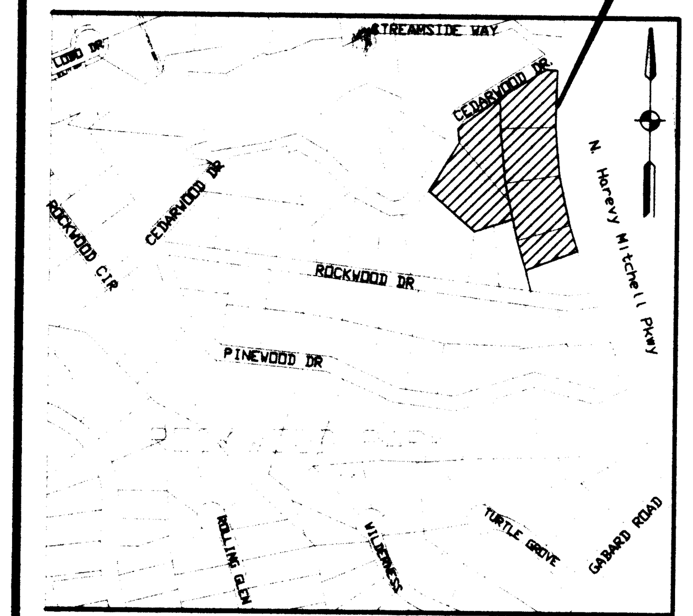
S 89°17'21" E 36.49' (Actual) = L12

N 00°42'39" E 12.50' (Actual) = L13



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

Project Location



VICINITY MAP
– N.T.S. –

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 6666 page 64 , 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 ...., 2006.

....
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Elena Szilagyi, 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 Volumes 7021 and 330 and 309, pages 276 and 174 and 8, 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.

....
Elena Szilagyi

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal of office this .... day of ...., 2006.

....
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, J.W. Chism and Mary Lou Chism, the owners 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 734 and page 715, 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.

....
J.W. Chism

....
Mary Lou Chism

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J.W. Chism, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal of office this .... day of ...., 2006.

....
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mary Lou Chism, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal of office this .... day of ...., 2006.

....
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Gail D. and Debra D. Williams Revocable Trust, the owners of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 6405 and page 172, and whose names are 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.

....
Gail D. and Debra D. Williams Revocable Trust

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ...., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal of office this .... day of ...., 2006.

....
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Charles Todd Kent, Brenda S. Kent, and David Kent, the owners 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 3611 and page 37, 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.

....
Charles Todd Kent

....
Brenda S. Kent

....
David Kent

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Charles Todd Kent, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal of office this .... day of ...., 2006.

....
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Brenda S. Kent, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal of office this .... day of ...., 2006.

....
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David Kent, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal of office this .... day of ...., 2006.

....
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

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 ...., 2006.

....
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 ...., 2006 and same was duly approved on the .... day of ...., 2006 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 ...., 2006.

....
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

CERTIFICATE OF

I, Karen McQueen, County Clerk, in and for said county, do hereby certified that this plat together with its certificates of authentication was filed for record in my office the .... day of................................ 2006, in the Deed / official Records of Brazos County Texas, in Volume ...., Page ....

....
County Clerk, Brazos County, Texas

Field Notes
4.13 Acres

Being all that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, J.W. Scott League, A-49, and being all of Block B, Lots B1, B2, B3, B4, & B5, Rockwood Park Estates, an addition to the City of Bryan, Brazos County, Texas, plat recorded in Volume 3644, page 256, Official Records of Brazos County, Texas and being described by metes and bounds as follows:

COMMENCING: at the City of Bryan Monument Marker #77;

THENCE: N 23°02'51" E - 2448.75 feet to a 1/2" iron rod found, same rod marking the common corner between said Block B, Lot B4, Rockwood Park Estates and Block B, Lot B6, Rockwood Park Estates, same rod being in the west right-of-way line of North Harvey Mitchell Parkway (FM2818) and marking the most easterly common corner of this tract and said Block B, Lot B4, Rockwood Park Estates, said rod also being the Point of Beginning;

THENCE: N 75°51'26" E-191.79 feet along the common line between this tract and said Block B, Lot B6, Rockwood Park Estates to a 1/2" iron rod found, same rod marking the most southerly common corner between this tract, said Block B, Lot B6, Rockwood Park Estates and Block B, Lot B12, Rockwood Park Estates;

THENCE: N 09°25'52" W-76.18 feet along the common line between this tract and said Block B, Lot B12, Rockwood Park Estates to a 3/8" iron rod found for corner;

THENCE: S 74°38'20" W-137.94 feet along the common line between this tract and said Block B, Lot B5, B12 and B16 Rockwood Park Estates to a 3/8" iron rod found;

THENCE: N 46°22'30" W-214.74 feet along the common line between this tract and Block B, Lot B5 and Lot B18 Rockwood Park Estates to a 3/8" iron rod found for the most westerly corner of this tract, same rod being in the southeast right-of-way line of Cedarwood Drive;

THENCE: along said southeast right-of-way line of Cedarwood Drive for the following calls:
N 45°35'45" E-22.00 feet, N 32°18'27" E-123.47 feet, N 32°31'52" E-53.51 feet, N 00°54'01" W-50.03 feet, N 38°45'40" E-36.52 feet, N 60°45'47" E-148.04 feet, N 60°52'59" E-194.21 feet, S 79°15'23" E-32.71 feet to a 5/8" iron rod with cap set, same iron rod being in the intersection of the said southeast right-of-way line of Cedarwood Drive and said west right-of-way line of North Harvey Mitchell Parkway (FM2818);

THENCE: along the said west right-of-way line of North Harvey Mitchell Parkway (FM2818) around a curve to the right with a centeral angle of 21°13'07", a radius of 1482.39 feet and whoser chord bears S 02°16'51" E for a distance of 545.85 feet to the PLACE OF BEGINNING; and containing 4.13 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, 2006.

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 this plat.

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

Received
AUG 01 2006
Development & Engineering Services

REPLAT in BLOCK B ROCKWOOD PARK ESTATES 4.13 ACRES

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

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

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

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