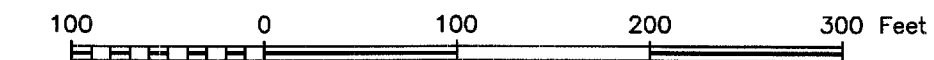


CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	86°52'12"	37.90	23.67	N 47°21'09" E	34.38
C2	25.00	50°50'00"	22.18	11.88	N 21°29'57" W	21.46
C3	70.00	281°40'00"	344.12	57.02	S 86°04'57" E	88.42
C4	25.00	50°50'00"	22.18	11.88	S 29°20'03" W	21.46
C5	25.00	89°59'13"	39.26	24.99	S 41°04'33" E	35.35
C6	25.00	90°00'47"	39.28	25.01	S 48°55'27" W	35.36
C7	25.00	93°07'48"	40.64	26.40	S 42°38'51" E	36.31



SCALE: 1" = 100'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Grandview Homes, Inc., owner(s) and developer(s) of the land shown on this plat, and designated herein as Grandview Estates to Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

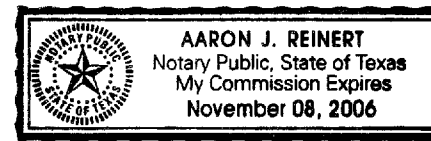
Grandview Homes, Inc.
By: Jason Hearn, PRESIDENT
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared JASON HEARN known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 16th day of DECEMBER, 2002.

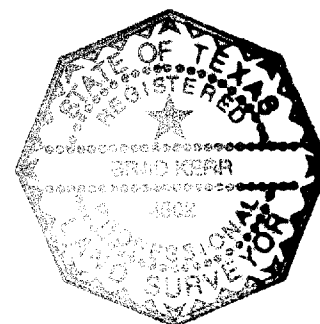
Jason Hearn
Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502



N/F MICHEL ASHLEY AND WIFE, JENNI ASHLEY
30.51 ACRE TRACT
4346/11

N/F RICHARD KEMLER AND DIANE BROWN
15.00 ACRE TRACT
3246/34

N/F KENNY O'QUINN
15.00 ACRE TRACT
3192/182

METES AND BOUNDS DESCRIPTION
OF A
18.90 ACRE TRACT
MARY LAWRENCE LEAGUE, A-30
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MARY LAWRENCE LEAGUE, ABSTRACT NO. 30, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 18.90 ACRES AS DESCRIBED BY A DEED TO GRANDVIEW HOMES, INC., RECORDED IN VOLUME 4568, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF F. M. 974 MARKING THE SOUTHWEST CORNER OF SAID 18.90 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 15.00 ACRE TRACT AS DESCRIBED BY A DEED TO RICHARD KEMLER AND DIANE BROWN RECORDED IN VOLUME 3246, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 89° 12' 44" W ALONG THE NORTH LINE OF F. M. 974 FOR A DISTANCE OF 500.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID 18.90 ACRE TRACT AND A CALLED 30.51 ACRE TRACT AS DESCRIBED BY A DEED TO MICHEL ASHLEY AND WIFE, JENNI ASHLEY, RECORDED IN VOLUME 4346, PAGE 11 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A CONCRETE RIGHT-OF-WAY MARKER FOUND MARKING AN ANGLE POINT IN THE NORTH LINE OF F. M. 974 BEARS: N 89° 12' 44" W FOR A DISTANCE OF 790.94 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 18.90 ACRE TRACT, 4568/162);

THENCE N 03° 54' 17" E ALONG THE COMMON LINE OF SAID 18.90 ACRE TRACT AND SAID 30.51 ACRE TRACT FOR A DISTANCE OF 1661.48 FEET TO A 3/8 INCH TREE STUMP FOUND ON THE SOUTH LINE OF A CALLED 139.0862 ACRE TRACT MARKING THE NORTHEAST CORNER OF SAID 30.51 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 18.90 ACRE TRACT;

THENCE S 86° 08' 52" E ALONG THE COMMON LINE OF SAID 18.90 ACRE TRACT AND SAID 139.0862 ACRE TRACT FOR A DISTANCE OF 500.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF SAID 18.90 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 15.00 ACRE TRACT;

THENCE S 03° 55' 50" W ALONG THE COMMON LINE OF SAID 18.90 ACRE TRACT AND SAID 15.00 ACRE TRACT FOR A DISTANCE OF 1634.75 FEET TO THE POINT OF BEGINNING CONTAINING 18.90 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2002.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

- ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
- ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- WICKSON CREEK S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARINGS OF THE PARENT TRACT, 4568/162.
- 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- P.U.E. = PUBLIC UTILITY EASEMENT
20' P.U.E. AROUND PERIMETER OF PROPERTY
16' P.U.E. ALONG ALL INTERIOR STREETS
20' P.U.E. CENTERED ON ALL INTERIOR LOT LINES
65' P.U.E. ALONG FM 974
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA, ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED), AS REFLECTED ON THE F.I.R.M. MAP, COMMUNITY PANEL NO. 48041C0040 C, DATED JULY 2, 1992.
- ALL RESIDENTIAL STRUCTURES ERECTED ON ANY LOT SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 321 FEET.

NOTE: LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 SHALL HAVE NO ACCESS FROM FM 974.

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 16th day of December, 2002.

Signed this the 16th day of December, 2002.

Brad Kerr
County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
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 on the day of December, 2002, in the Official Public Records of Brazos County, Texas, in Volume 5038, Page 115.

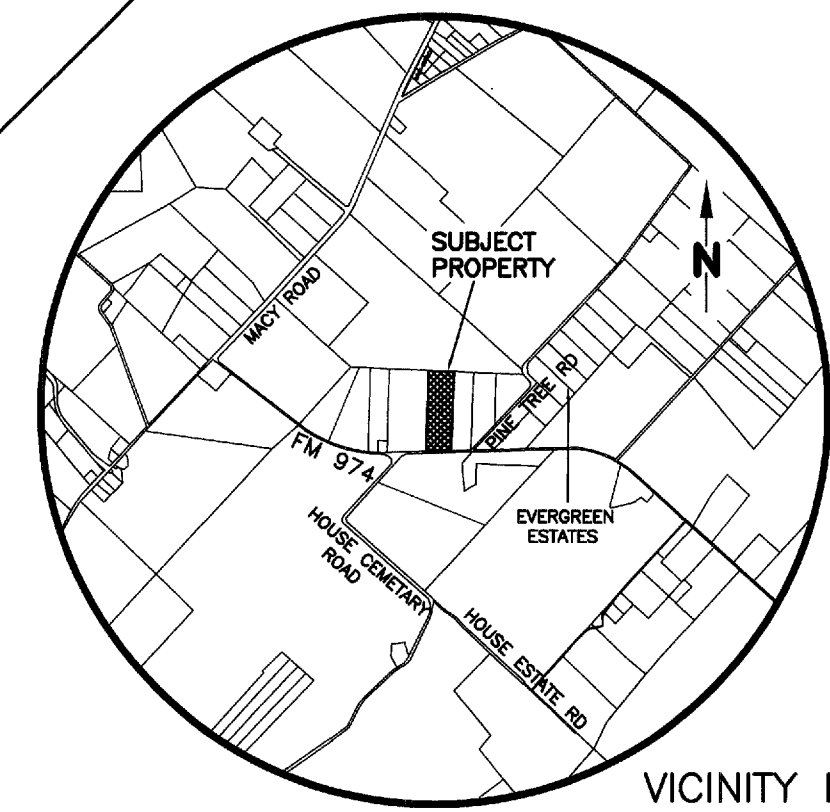
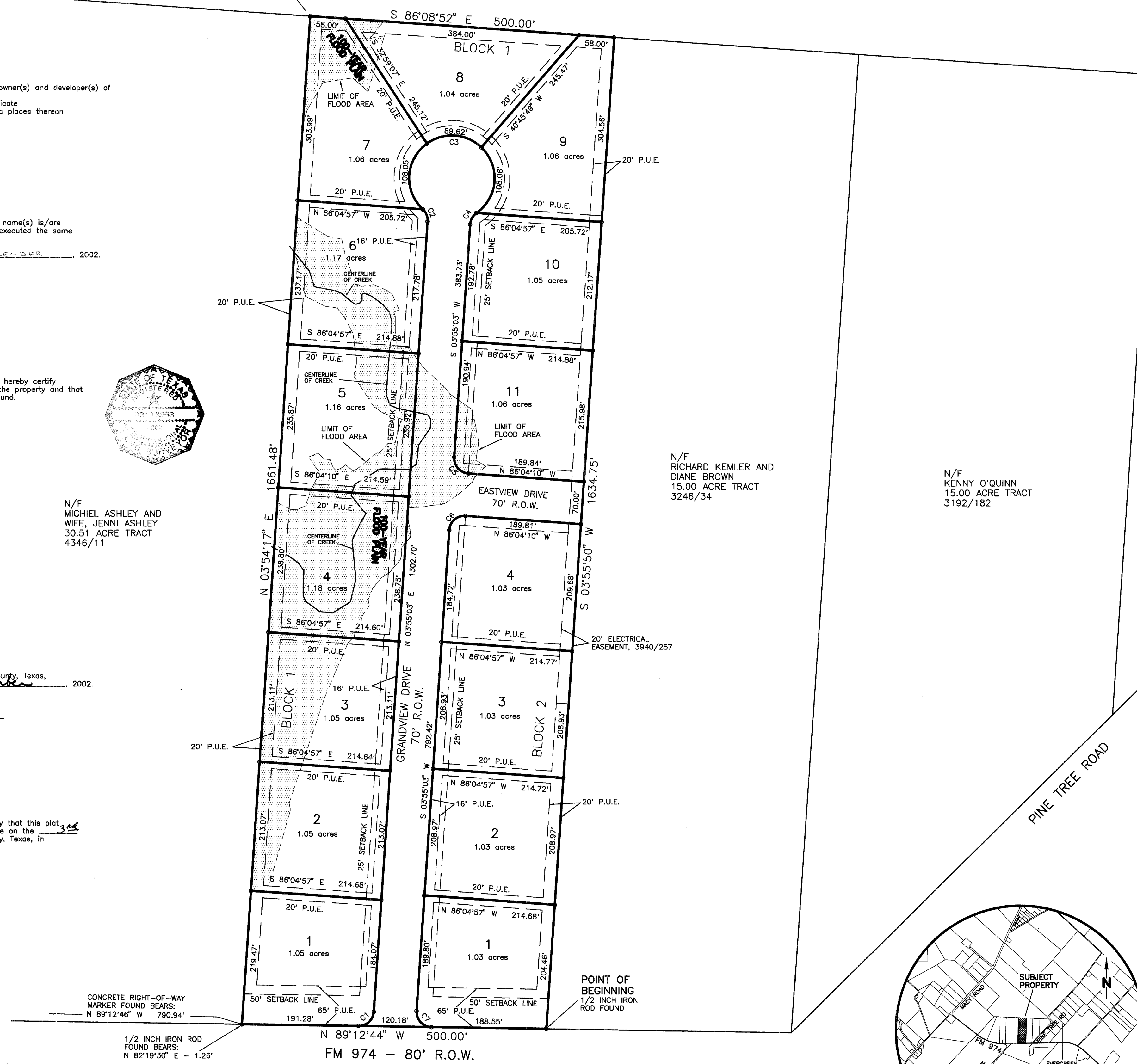
Karen McQueen
County Clerk
Brazos County, Texas
by: Jason Ramirez

Doc 00799494 Bk DR Vol 5038 Pg 115

Filed for Record in:
BRAZOS COUNTY
On: Jan 03, 2003 at 10:08A
As a
Plat
Document Number: 00799494
Amount: \$5.00
Receipt Number: 200302
Teresa Ramirez

SIRE OF TEXAS
I hereby certify that this instrument was filed, recorded and stamped herein by me and was duly recorded in the public records of the county of BRAZOS COUNTY as stamped herein by me.
Jan 03, 2003
gll

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY



FINAL PLAT
OF
GRANDVIEW ESTATES
MARY LAWRENCE LEAGUE, A-30
18.90 ACRES
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: AUGUST, 2002
PLAT DATE: 11-15-02
REVISED: 12-12-02
JOB NUMBER: 02-0384
CAD NAME: 02-0384F
CR5 FILE: 02-0384

PREPARED BY: KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: GRANDVIEW HOMES, INC.
2540 SHELL ROAD, SUITE F
GEORGETOWN, TEXAS 78628
PHONE (512) 818-0215

CTJ PMT