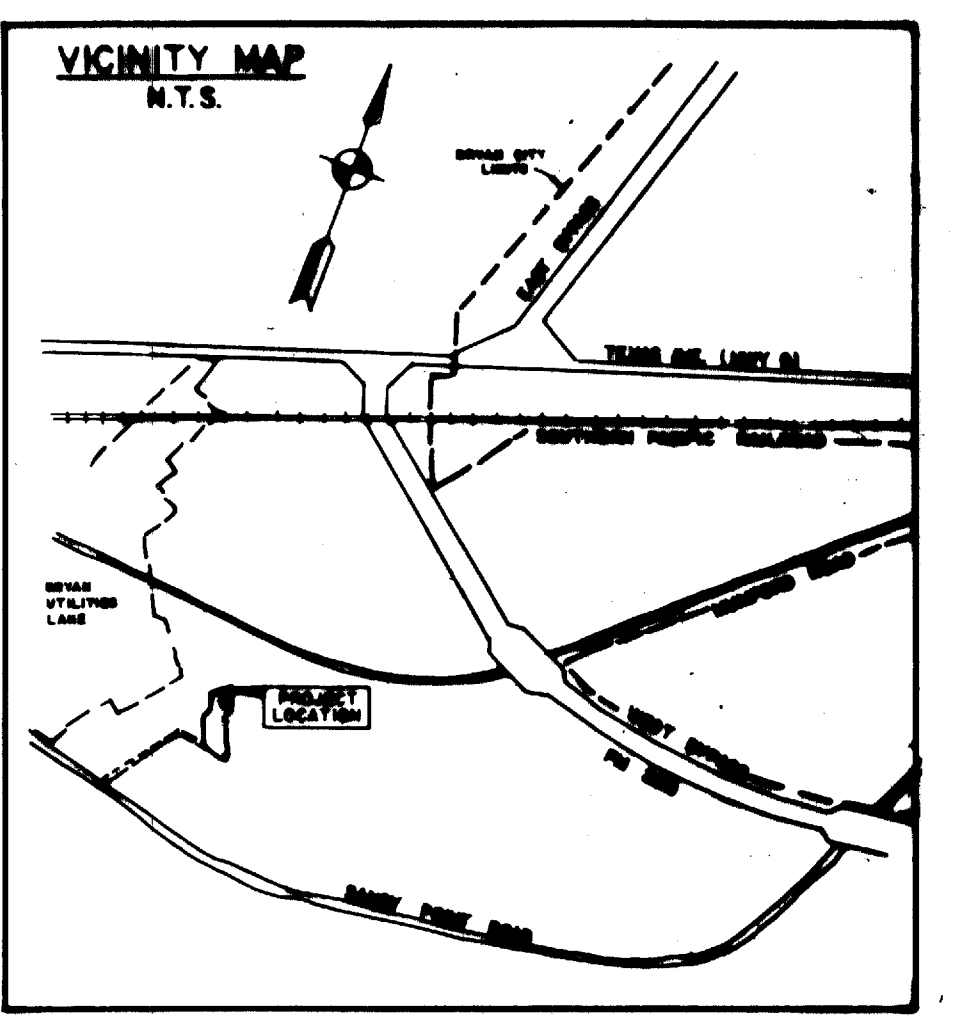


IMPORTANT NOTE:
NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUB-DIVISION WITHOUT THE ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH UNIT UNDER THE PROVISIONS OF THE PRIVATE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 100.04 OF THE TEXAS WATER CODE.

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARS
1	44°30'19"	418.81	388.79	178.82	348.81	S 60°10'00"W
2	80°54'00"	288.00	257.07	200.00	288.00	N 43°32'15"W
3	91°24'47"	744.00	570.00	100.07	570.44	N 69°14'50"W
4	9°18'00"	744.00	118.07	80.07	148.74	N 80°00'18"W
5	12°18'00"	744.00	100.19	70.00	187.80	N 80°14'50"W
6	3°30'00"	418.81	388.00	15.48	388.04	N 48°48'00"E
7	48°00'00"	418.81	388.00	100.84	388.00	S 71°00'00"W
8	7°30'15"	744.00	88.18	48.87	88.18	N 80°14'50"W
9	13°17'48"	744.00	178.00	88.71	178.00	N 18°48'00"W
10	8°00'00"	744.00	8.00	5.11	8.00	N 58°48'00"W



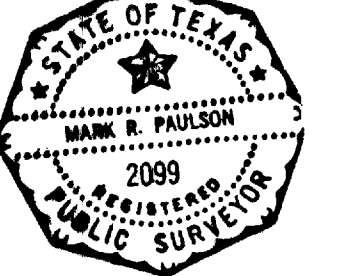
The 0.43 Acre Reserve Tract defines an existing private gravel drive. Lots 1R through 4R, Block 2, Grapevine Addition, shall not have access drives onto the Reserve Tract.

Metes and Bounds Description of a 4.59 Acre Tract A.G. Gholson Survey, Abstract No. 123 Brazos County, Texas

Metes and bounds description of a 4.59 acre tract or parcel of land, lying and being situated in the A.G. Gholson Survey, Abstract No. 123, Brazos County, Texas, and being Block Two, Grapevine Addition, as shown by plat recorded in VOLUME 836, PAGE 153, of the Official Records of Brazos County, Texas, and being more particularly described by as follows:

BEGINNING at a 1/2" iron rod found marking the north corner of said Grapevine Addition.
THENCE S 19° 57' 02" E for a distance of 741.49 feet with the northeast line of said Grapevine Addition to a 1/2" iron rod found for corner. Said iron rod lying in the northwest right-of-way line of Muscatel. Said iron rod being the beginning of a curve to the right.
THENCE in a southwesterly direction along the arc of said curve, having a central angle of 44° 30' 19", a radius of 418.81 feet, the chord bears S 69° 10' 08" W for a distance of 318.51 feet, to a 1/2" iron rod found for end of said curve. Said iron rod being the beginning of a curve to the right.
THENCE in a northwesterly direction along the arc of said curve, having a central angle of 90° 00' 00", a radius of 25.00 feet, the chord bears S 43° 32' 15" W for a distance of 35.36 feet to a 1/2" iron rod found for end of said curve. Said iron rod lying in the eastern right-of-way line of Grapevine.
THENCE N 01° 27' 45" E for a distance of 24.01 feet with said right-of-way line to a 1/2" iron rod found for the beginning of a curve to the left.
THENCE in a northwesterly direction along the arc of said curve, having a central angle of 21° 24' 47", a radius of 744.02 feet, the chord bears N 09° 14' 39" W for a distance of 276.44 feet to a 1/2" iron rod found for end of said curve.
THENCE N 19° 57' 02" W for a distance of 293.71 feet with said right-of-way line to a 1/2" iron rod found for corner. Said iron rod lying in the northwest line of said Grapevine Addition.
THENCE N 45° 11' 06" E for a distance of 300.34 feet with said northwest line to the PLACE OF BEGINNING, and containing 4.59 acres of land, more or less.

MAY, 1986
 Surveyed By: *Mark R. Paulson*
 Mark R. Paulson
 Registered Public
 Surveyor No. 2099



FILE NO. 000132-1-27

356963

A VACATING & RESUBDIVISION

OF

BLOCK TWO

GRAPEVINE ADDITION

A.G. GHOLSON SURVEY - ABSTRACT NO. 123

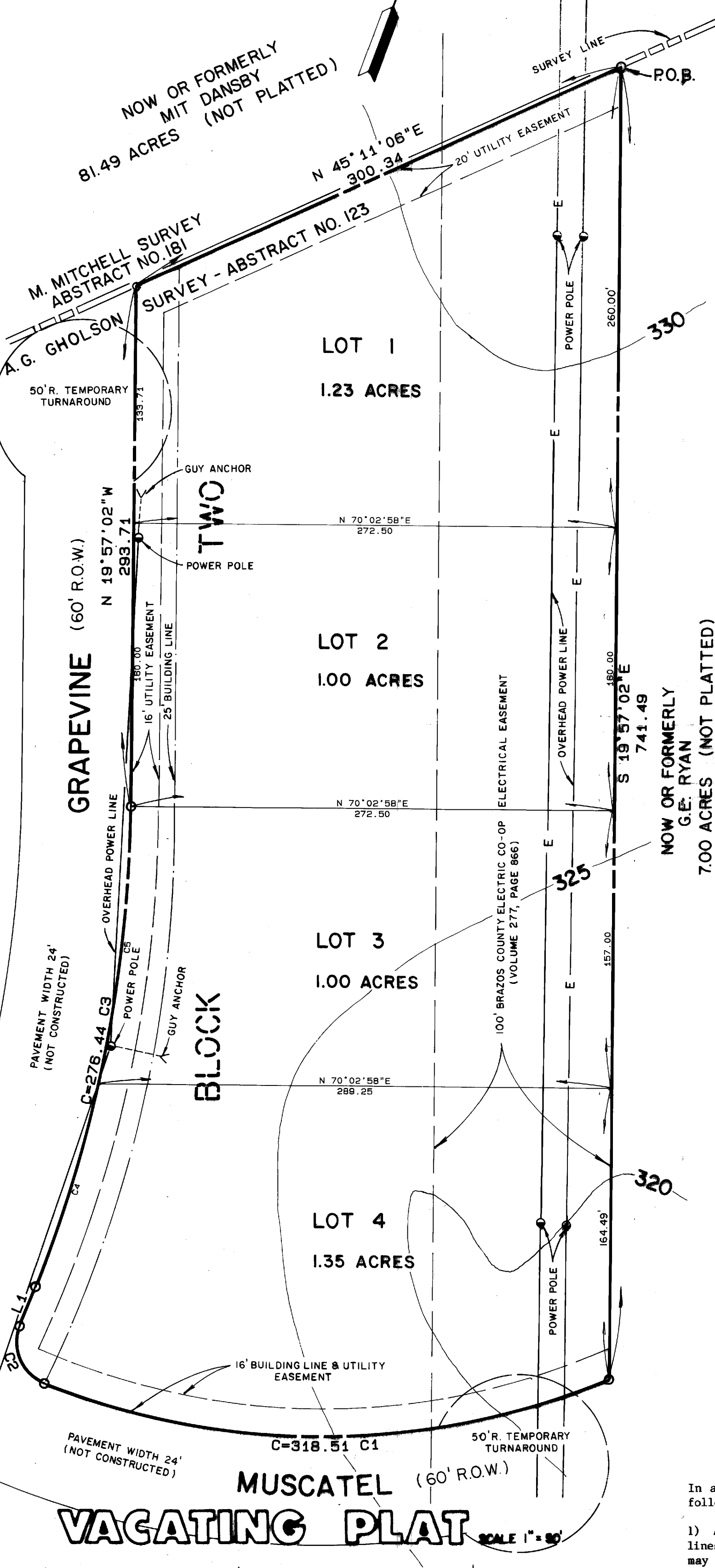
BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'

MAY 1986

PREPARED FOR:
 CLYDE J. PORTERFIELD
 P.O. BOX 723
 BRYAN, TEXAS 77801
 TELEPHONE: (409)822-3575

PREPARED BY:
 ALVIN J. PORTERFIELD GROUP
 P.O. BOX 723
 BRYAN, TEXAS 77801
 PHONE: (409) 822-3575



OWNERS ACKNOWLEDGMENTS AND DEDICATIONS:

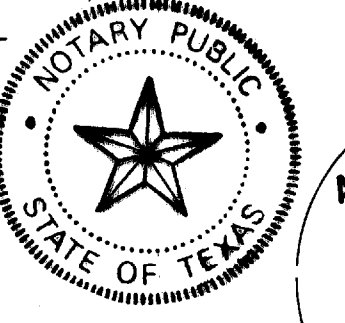
I, (We), *Clyde J. Porterfield*, owner (s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Record of Brazos County in Volume 836, Page 153, and designated herein as the RESUBDIVISION OF BLOCK TWO, GRAPEVINE ADDITION in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

OWNER:
 STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Clyde J. Porterfield*

Known to me to be the person (s) whose name (s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

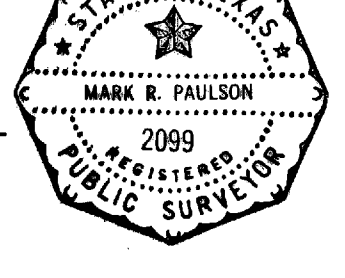
Given under my hand and seal on this the 27th day of May, 1986.
James Wells
 Notary Public, Brazos County, Texas
 My commission expires 12/4/89



CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Mark R. Paulson, Registered Public Surveyor No. 2099 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

Mark R. Paulson
 Registered Public Surveyor No. 2099



CERTIFICATION OF ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Jerry E. Holligan, Registered Professional Engineer No. 29146 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Jerry E. Holligan
 Registered Professional Engineer No. 29146



CERTIFICATION BY THE PLANNING COMMISSION
 I, *Mark R. Paulson*, Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the day of 1986, and same was duly approved on the 18th day of said Commission.

Mark R. Paulson
 Chairman, City Planning Commission
 Bryan, Texas

CERTIFICATE BY THE COUNTY CLERK:
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, *Frank Boriskie*, County Clerk in and for said County, do certify that this plat together with its certificates of authentication was filed for record in my office the 27th day of May, 1986, in the Deed Records of Brazos County, Volume 901, Page 281.

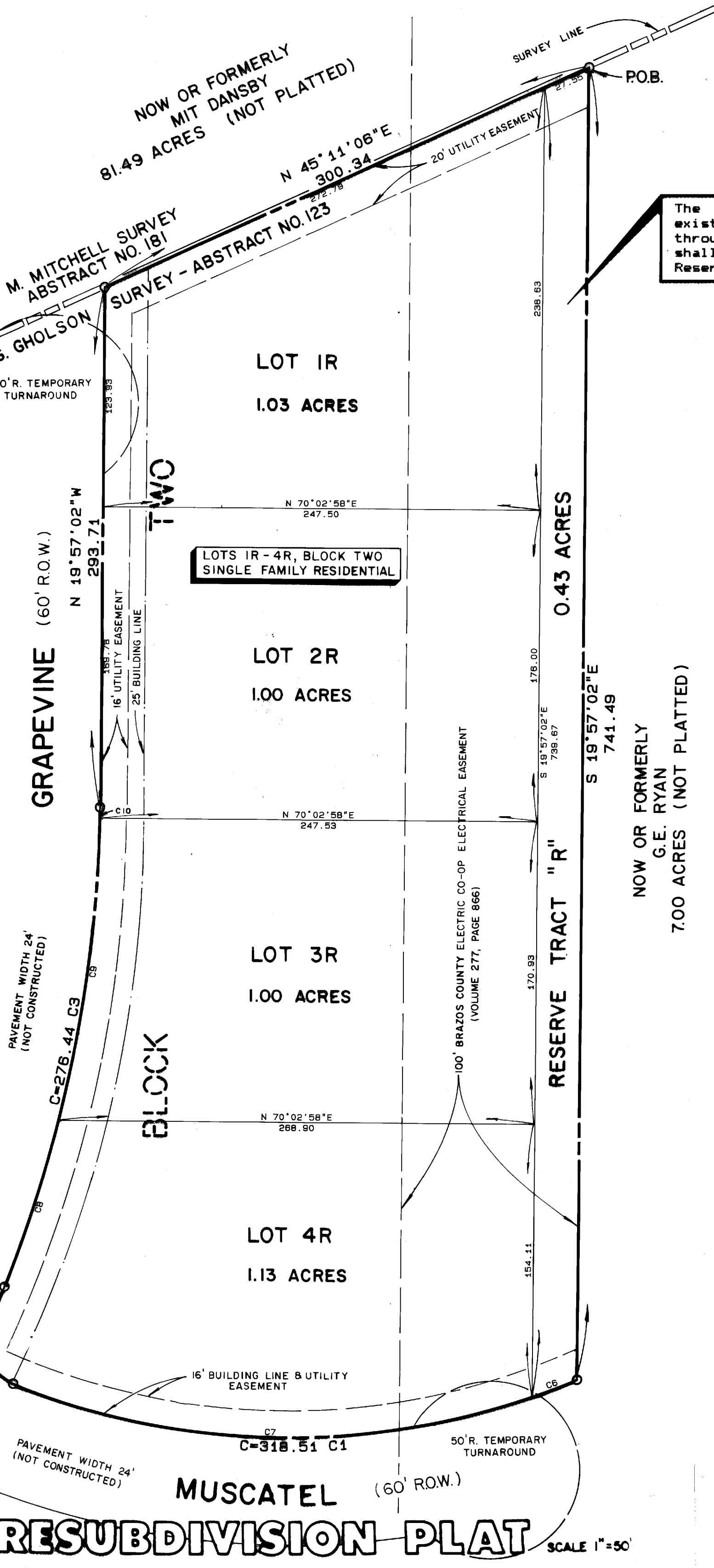
Frank Boriskie
 County Clerk
 Brazos County, Texas
 by: *Karen McQueen*, Deputy

CERTIFICATE OF APPROVAL
 This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas on the final plat of such subdivision on the day of 1986.

COUNTY CLERK
 BRAZOS COUNTY, TEXAS

In addition to other easements which may be shown or specified the following easements are also granted:

- 1) A ten (10) foot wide utility easement on each side of any and all lot lines shown on the plat and on each side of any and all lot lines which may be established in the future, except for any lot lines which coincide with the perimeter of the subdivision in which case the easement width shall be twenty (20) feet, or as otherwise noted.
- 2) A five (5) foot wide anchor and guy easement extending twenty (20) feet beyond any specified utility easements where and when necessary for guys anchors required in supporting overhead utility lines.
- 3) All lots have along the road frontage a sixteen (16) foot utility easement.
- 4) All distances shown on curves are chord distances.
- 5) Sideyard setback shall be a minimum distance of ten (10) feet or the distance indicated by easement as shown.
- 6) Allowable rear yard setback are shown by easements shown on this plat.



OWNERS ACKNOWLEDGMENTS AND DEDICATIONS:

I, (We), *Clyde J. Porterfield*, owner (s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Record of Brazos County in Volume 836, Page 153, and designated herein as the RESUBDIVISION OF BLOCK TWO, GRAPEVINE ADDITION in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

OWNER:
 STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Clyde J. Porterfield*

Known to me to be the person (s) whose name (s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this the 27th day of May, 1986.
James Wells
 Notary Public, Brazos County, Texas
 My commission expires 12/4/89

CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Mark R. Paulson, Registered Public Surveyor No. 2099 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

Mark R. Paulson
 Registered Public Surveyor No. 2099

CERTIFICATION OF ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Jerry E. Holligan, Registered Professional Engineer No. 29146 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Jerry E. Holligan
 Registered Professional Engineer No. 29146

CERTIFICATION BY THE PLANNING COMMISSION
 I, *Mark R. Paulson*, Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the day of 1986, and same was duly approved on the 18th day of said Commission.

Mark R. Paulson
 Chairman, City Planning Commission
 Bryan, Texas

CERTIFICATE BY THE COUNTY CLERK:
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, *Frank Boriskie*, County Clerk in and for said County, do certify that this plat together with its certificates of authentication was filed for record in my office the 27th day of May, 1986, in the Deed Records of Brazos County, Volume 901, Page 281.

Frank Boriskie
 County Clerk
 Brazos County, Texas
 by: *Karen McQueen*, Deputy

CERTIFICATE OF APPROVAL
 This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas on the final plat of such subdivision on the day of 1986.

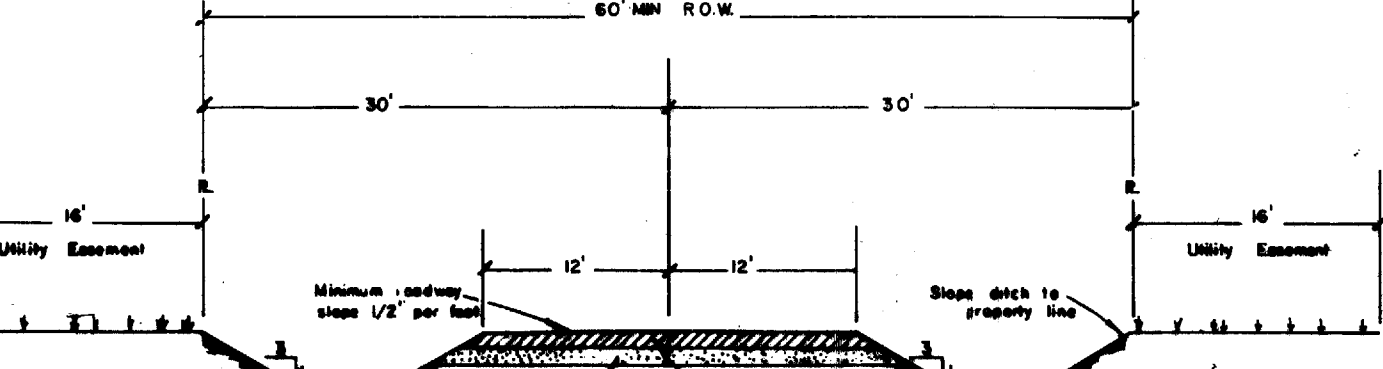
COUNTY CLERK
 BRAZOS COUNTY, TEXAS

In addition to other easements which may be shown or specified the following easements are also granted:

- 1) A ten (10) foot wide utility easement on each side of any and all lot lines shown on the plat and on each side of any and all lot lines which may be established in the future, except for any lot lines which coincide with the perimeter of the subdivision in which case the easement width shall be twenty (20) feet, or as otherwise noted.
- 2) A five (5) foot wide anchor and guy easement extending twenty (20) feet beyond any specified utility easements where and when necessary for guys anchors required in supporting overhead utility lines.
- 3) All lots have along the road frontage a sixteen (16) foot utility easement.
- 4) All distances shown on curves are chord distances.
- 5) Sideyard setback shall be a minimum distance of ten (10) feet or the distance indicated by easement as shown.
- 6) Allowable rear yard setback are shown by easements shown on this plat.

NOTE:
 ANY RESUBDIVISION THAT CAUSES THE LOT DENSITY TO EXCEED ONE (1) LOT PER ACRE MAY RESULT IN A MORE STRICT COMPLIANCE WITH DEVELOPMENT STANDARDS.

60' R.O.W.



BRAZOS COUNTY TYPICAL RURAL SECTION
 SCALE: 1" = 50' HORIZONTAL
 1" = 5' VERTICAL