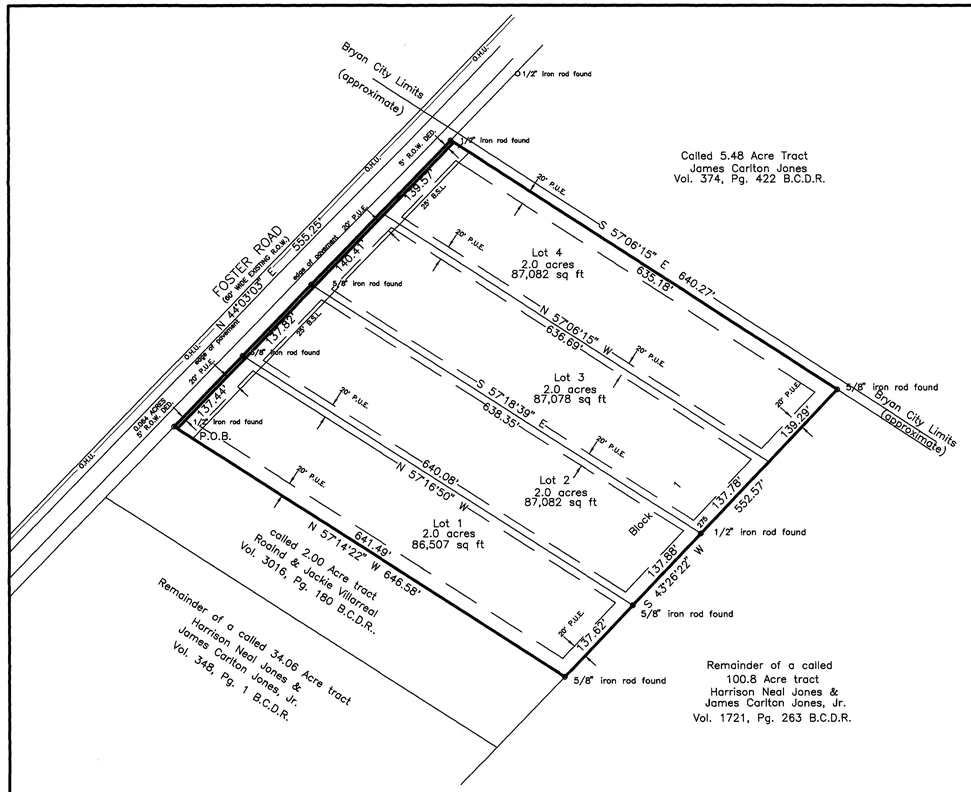

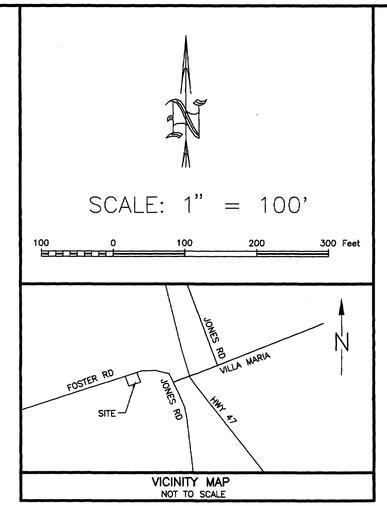

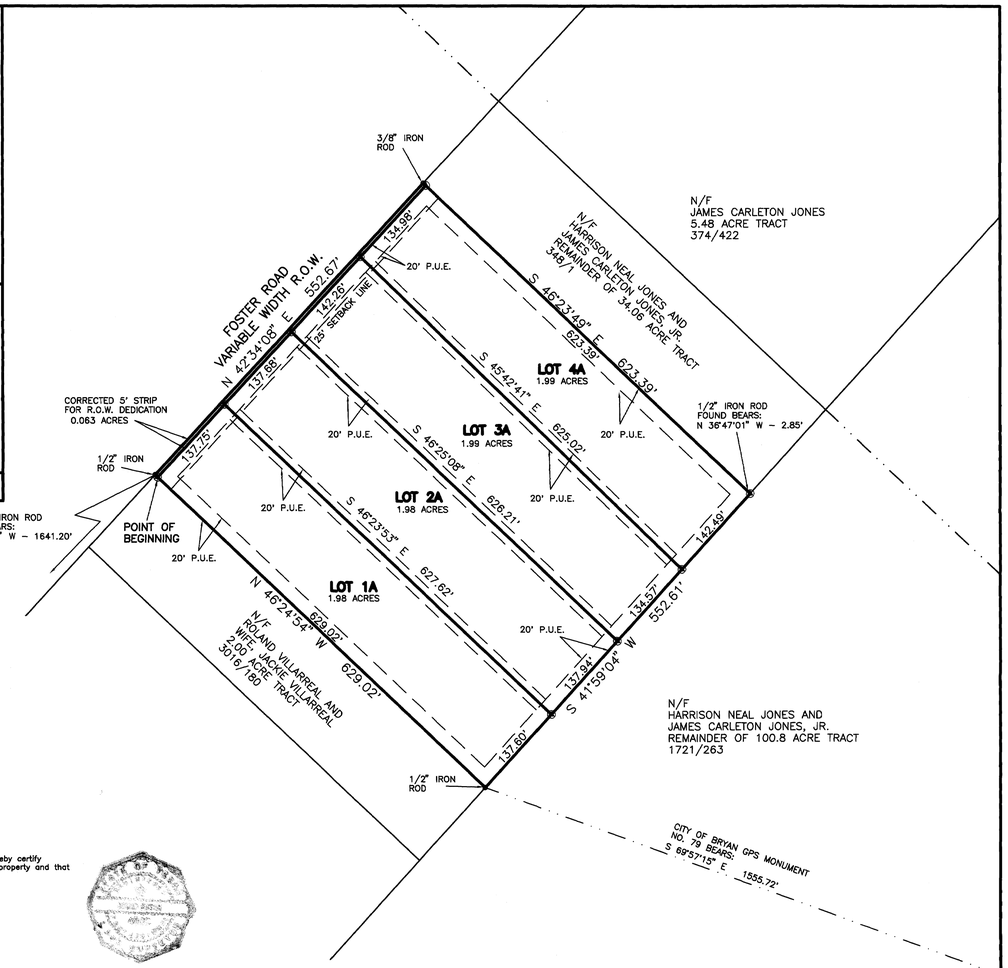

GENERAL NOTES

1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) 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.
2. 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.
3. 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.
4. BRUSHY WATER SUPPLY WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0150C, EFFECTIVE DATE JULY 2, 1992.
7. P.U.E. – PUBLIC UTILITY EASEMENT
8. ⊛ – 5/8 INCH IRON ROD SET

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF TEXAS

I (We) ALEX SERNA Helen Serna owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1A, Vicksburg Subdivision 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.

Alex Serna
Helen Serna
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Alex Serna & Helen Serna 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 21st day of March, 2002.

Marie M Garcia
Notary Public, Brazos County, Texas

MARIE M. GARCIA
Notary Public, State of Texas
My Commission Expires
FEBRUARY 12, 2004

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF TEXAS

I (We) Judy Hare and EDDIE HARE owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 2A, Vicksburg Subdivision 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.

Judy Hare
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Judy Hare & Eddie Hare 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 5th day of April, 2002.

Marie M. Garcia
Notary Public, Brazos County, Texas

MARIE M. GARCIA
Notary Public, State of Texas
My Commission Expires
FEBRUARY 12, 2004

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF TEXAS

I (We) HARRISON NEAL JONES / James C. JONES owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 3A and 4A, Vicksburg Subdivision 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.

Neal Jones
James C. Jones
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Harrison Neal Jones 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 22nd day of March, 2002.

Marie M Garcia
Notary Public, Brazos County, Texas

MARIE M. GARCIA
Notary Public, State of Texas
My Commission Expires
FEBRUARY 12, 2004

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 authentification was filed for record in my office on the 2 day of April, 2002, in the Official Public Records of Brazos County, Texas, in Volume 4562, Page 149.

Karen McQueen - By: Jaime Kelley
County Clerk
Brazos County, Texas

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

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.

April
City Engineer, City of Bryan

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

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 26th day of February, 2002.
Signed this the 21st day of March, 2002.

County Judge, Brazos County, Texas

Doc	Bk	Vol	Pg
00772052	OR	4562	147

Filed for Record in:
BRAZOS COUNTY

On: Apr 08,2002 at 03:08P

As a
Plats

Document Number: 00772052

Amount 55.00

Receipt Number - 192123
By,
Jaime Kelley

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

Apr 08, 2002

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
OF A
7.94 ACRE TRACT
T. J. WOOTEN LEAGUE, A-59
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE T. J. WOOTEN LEAGUE, ABSTRACT NO. 59, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 34.06 ACRE TRACT AS DESCRIBED BY A DEED TO HARRISON NEAL JONES AND JAMES CARLETON JONES, JR., RECORDED IN VOLUME 348, PAGE 1 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF FOSTER ROAD (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF A CALLED 2.00 ACRE TRACT AS DESCRIBED BY A DEED TO ROLAND VILLARREAL AND WIFE, JACKIE VILLARREAL, RECORDED IN VOLUME 3016, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 34.06 ACRE TRACT BEARS: S 42° 29' 21" W FOR A DISTANCE OF 1641.20 FEET (NOTE: ACTUAL PHYSICAL LOCATION OF THE NORTH CORNER OF SAID 2.00 ACRE VILLARREAL TRACT, 3016/180, IS AS STATED ABOVE, ALTHOUGH THE DEED CALLS FOR THE NORTH CORNER TO BE LOCATED 1733.85 FEET FROM THE WEST CORNER OF SAID 34.06 ACRE TRACT);

THENCE: S 46° 24' 54" E ALONG THE NORTHEAST LINE OF SAID 2.00 ACRE TRACT FOR A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 42° 34' 08" E THROUGH SAID 34.06 ACRE TRACT 5.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF FOSTER ROAD FOR A DISTANCE OF 552.67 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF FOSTER ROAD BEARS: N 46° 23' 49" W FOR A DISTANCE OF 5.00 FEET;

THENCE: S 46° 23' 49" E CONTINUING THROUGH SAID 34.06 ACRE TRACT FOR A DISTANCE OF 623.38 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 100.8 ACRE TRACT AS DESCRIBED BY A DEED TO HARRISON NEAL JONES AND JAMES CARLETON JONES, JR., RECORDED IN VOLUME 1721, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 59' 04" W ALONG THE COMMON LINE OF SAID 34.06 ACRE TRACT AND SAID REMAINDER OF 100.8 ACRE TRACT FOR A DISTANCE OF 552.61 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 2.00 ACRE TRACT;

THENCE: N 46° 24' 54" W ALONG THE NORTHEAST LINE OF SAID 2.00 ACRE TRACT FOR A DISTANCE OF 629.02 FEET TO THE POINT OF BEGINNING CONTAINING 7.94 ACRES OF LAND MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2002. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

AMENDING PLAT
OF
VICKSBURG SUBDIVISION
VOLUME 4439, PAGE 7
T. J. WOOTEN LEAGUE, A-59
7.94 ACRES
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 02-11-02
PLAT DATE: 02-18-02
REVISED: 03-06-02
JOB NUMBER: 01-0969
CAD NAME: 01-0969R
CR5 FILE: 01-0969

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

PREPARED FOR: JAMES C. JONES
7076 JONES ROAD
BRYAN, TEXAS 77807
PHONE (979) 822-3076