

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF TEXAS

We, James Carlton Jones and Harrison Neal Jones, owner(s) and developer(s) of the land shown on this plat, and designated herein as Vicksburg Subdivision to the City of Bryan, 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.

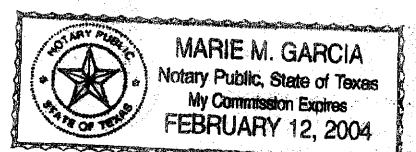
James Carlton Jones
Harrison Neal Jones
 Owner(s)

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James Carlton Jones and 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 21st day of December, 2001.

Marie M. Garcia
 Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

I, J. McCormack, Registered Public Surveyor No. 5237, 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, to the best of my knowledge.

J. McCormack
 J. McCormack Tx. R.P.L.S. No. 5237

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 21st day of NOVEMBER, 2001. Signed this the 21st day of DECEMBER, 2001.

Marie M. Garcia
 County Judge, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2001.

Jim Bales
 Chairman

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.

Joseph Dunn
 Assistant City Planner For 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.

W. Paul Kasper
 City Engineer, City of Bryan

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 3rd day of January, 2002, in the Official Public Records of Brazos County, Texas, in Volume 4434, Page 7.

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

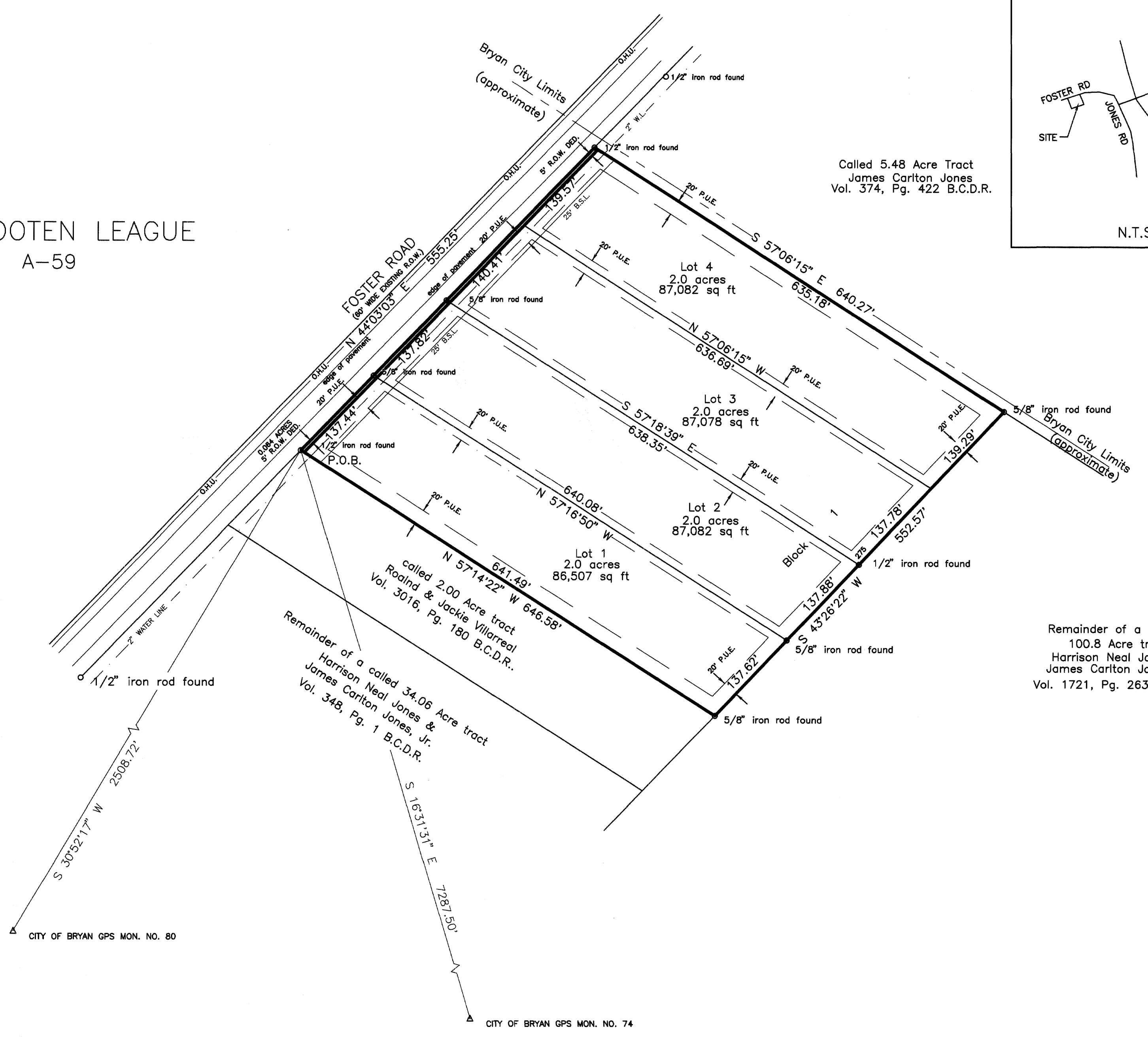
CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, 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 _____, 2001, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

 County Clerk, Texas

BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT THEY SHALL BE FOREVER BARRED FROM PETITIONING BRAZOS COUNTY TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND/OR THE HOMEOWNERS ASSOCIATION HAS DEDICATED THE ROADS TO THE PUBLIC AND IMPROVED THE ROADWAYS TO THE STANDARDS REQUIRED BY BRAZOS COUNTY. AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE HOMEOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

T.J. WOOTEN LEAGUE
 A-59



Called 5.48 Acre Tract
 James Carlton Jones
 Vol. 374, Pg. 422 B.C.D.R.

Remainder of a called
 100.8 Acre tract
 Harrison Neal Jones &
 James Carlton Jones, Jr.
 Vol. 1721, Pg. 263 B.C.D.R.

Doc 00763657 Bk BR GR Vol 4439 Pg 7

Filed for Record in:
 BRAZOS COUNTY
 On: Jan 03, 2002 at 08:20A
 As a
 Plat
 Document Number: 00763657
 Amount 55.00
 Receipt Number - 186001
 By:
 Jaime Kelley

LEGAL DESCRIPTION
 OF
 8.034 ACRES OF LAND

8.034 ACRES OR 349,944 SQUARE TRACT OF LAND, OUT OF AND PART OF THE T.J. WOOTEN LEAGUE, ABSTRACT NUMBER 59, SITUATED IN BRAZOS COUNTY, TEXAS; BEING A PORTION OF A CALLED 34.06 ACRE TRACT AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 348, PAGE 01 OF THE BRAZOS COUNTY DEED RECORDS; SAID 8.0335 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 iron rod found for the northwesterly corner of a called 2.00 acre tract as described by instrument recorded in Volume 3016, Page 180 of the Brazos County Deed Records and in the southeasterly line of Foster Road (an apparent county maintained public road - 60 foot wide)

THENCE, North 44 degrees 03 minutes 03 seconds East along said southeasterly line and the northwesterly line of said 34.06 acre tract, a distance of 555.25 feet to a 1/2 inch iron rod found for the northwesterly corner of said 34.06 acre tract and the southwesterly of a called 5.48 acres as described by instrument recorded in Volume 374, Page 422 of the Brazos County Deed Records;

THENCE, South 57 degrees 06 minutes 15 seconds East, along the northeasterly line of said 34.06 acre tract and the southerly line of said 5.48 acre tract, a distance of 640.27 feet to a 5/8 inch iron rod found for the northeasterly corner of said 34.06 acre tract and the northwesterly corner of a called 108 acre tract as described by instrument recorded in Volume 1721, Page 263 of the Brazos County Deed Records;

THENCE, South 43 degrees 26 minutes 22 seconds West, along the westerly line of said 108 acre tract, a distance of 552.57 feet to a 5/8 inch iron rod for the northeasterly corner of said 2.00 acre tract;

THENCE, North 57 degrees 14 minutes 22 seconds West, along the northerly line of said 2.00 acre tract, a distance of 646.58 feet to the POINT OF BEGINNING containing 8.034 acres or 349,945 square foot tract of land.

STATE OF TEXAS COUNTY OF BRAZOS
 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.
 Jan 03, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

GENERAL NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, THUS OTHER INTERESTS MAY EXIST.
- 2.) THIS TRACT DOES NOT LIE WITHIN AN AREA DESIGNATED 500 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0150C, EFFECTIVE DATE: 07-02-1992.
- 3.) THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.
- 4.) DRAINAGE AND ENVIRONMENTAL ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- 5.) 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.
- 6.) 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.
- 7.) ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRDACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- 8.) WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER FOR THIS SUBDIVISION.
- 9.) 5/8 INCH IRON ROD SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED HEREON.
- 10.) APPROXIMATE LOCATION OF WATER LINE PER STEVEN CASS WELLBORN SPECIAL UTILITY DISTRICT. 979-690-9799
- 11.) BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 756.
- 12.) BEARING SHOWN HEREON ARE REFERENCED TO THE WESTERLY LINE OF A CALLED 34.06 ACRE TRACT AS RECORDED IN VOL. 348, PG. 1. B.C.D.R. AND AS MONUMENTED ON THE GROUND.
- 13.) P.U.E. INDICATES PUBLIC UTILITY ESMT
- 14.) B.S.L. INDICATES BUILDING SETBACK LINE
- 15.) W.L. INDICATES WATER LINE
- 16.) O.H.U. INDICATES OVERHEAD UTILITY LINE
- 17.) N.T.S. INDICATES NOT TO SCALE

FINAL PLAT
 OF
VICKSBURG SUBDIVISION
T.J. WOOTEN LEAGUE, A-59
8.034 ACRES OF LAND
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
 SURVEY DATE: 08-14-01
 PLAT DATE: 08-15-01
 JOB NUMBER: 01-0969
 CAD NAME: 01-0969

CRS FILE: RIVERSTON (cont); 01-0969 (job)

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

PREPARED FOR:
 JAMES CARLTON JONES