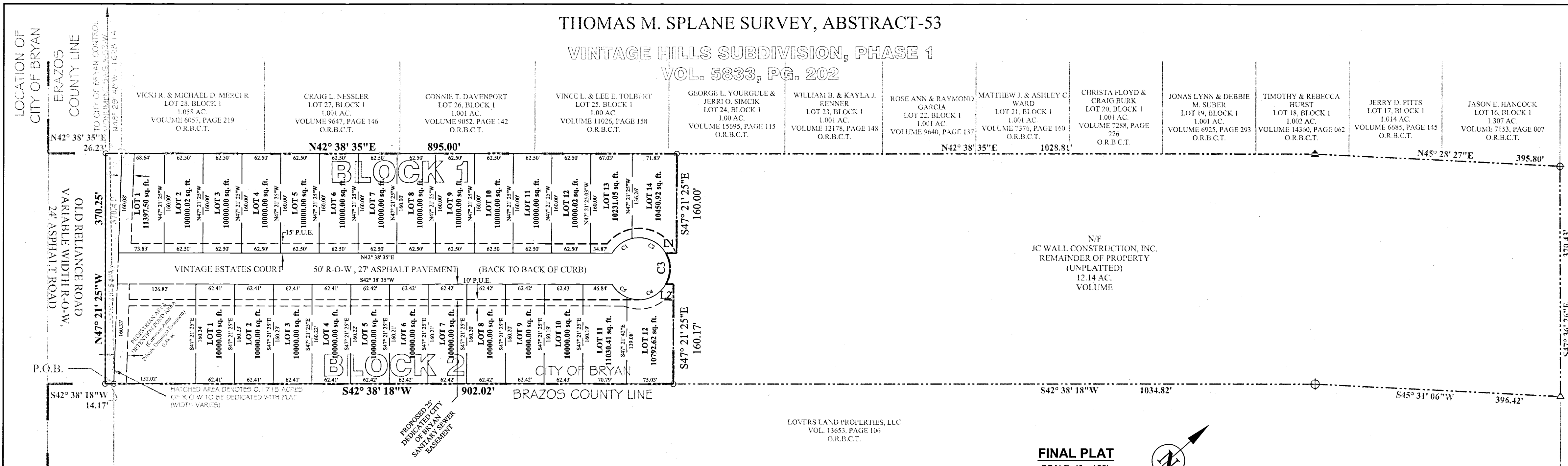


THOMAS M. SPLANE SURVEY, ABSTRACT-53

VINTAGE HILLS SUBDIVISION, PHASE 1  
VOL. 5833, PG. 202



**FINAL PLAT**  
SCALE: 1" = 100'

- GENERAL NOTES:**
1. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0205F, EFFECTIVE DATE 04-02-2014.
  2. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
  3. THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WAS PROVIDED BY MASER CONSULTING. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE VINTAGE HILLS SUBDIVISION, PHASE 1, RECORDED IN VOLUME 5833, PAGE 202 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  4. SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG JONES ROAD. 979-209-5900
  5. DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE EXISTING WICKSON WATER SPECIAL UTILITY DISTRICT. 979-589-3030
  6. ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION 979-821-5784
  7. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
  8. DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.

**Survey Notes:**  
1). The bearings of this survey are based on the north line of the Vintage Hills Subdivision, Phase 1, recorded in Volume 5833, Page 202 of the Official Records of Brazos county Texas.

**Line Table**

Line #	Direction	Length
L1	S42° 38' 35" W	17.38'
L2	N42° 38' 35" E	12.38'

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	41.12'	50.00'	47° 07' 12"	N06° 12' 15" E	39.97'
C2	63.60'	50.00'	72° 52' 45"	N66° 12' 13" E	59.40'
C3	52.36'	50.00'	60° 00' 00"	S47° 21' 25" E	50.00'
C4	72.24'	50.00'	82° 46' 51"	S24° 02' 00" W	66.12'
C5	32.48'	50.00'	37° 13' 09"	S68° 02' 00" W	31.91'

Certificate of ownership and dedication.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, John J. Wall, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 14424, Page 14, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Approval of the planning and zoning commission.

I, Lee Gonzalez, Chair 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 19 day of August, 2019 and same was duly approved on the 15 day of August, 2019 by said Commission.

Before me, the undersigned authority, on this day personally appeared John J. Wall, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 21st day of January, 2021.

Approval of the city planner.

I, Patricia Bunch, the undersigned, City Planner 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 21st day of January, 2021.

Certification of the surveyor.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Chad A. Gulick, Registered Professional Land Surveyor No. 6021, 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, and that the metes and bounds describing said subdivision describes a closed geometric form.

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 28 day of January, 2021.

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 1/29/2021 8:24:20 AM  
In the PLAT Records

Doc Number: 2021-1419424  
Volume - Page: 16897-233  
Number of Pages: 1  
Amount: 73.00  
Order#: 20210129000012  
By: MO

TEXAS  
BRAZOS  
hereby certify that this plat together with its certificates of  
day of \_\_\_\_\_, 20\_\_\_\_, in the  
Page \_\_\_\_\_

Karen McGowan County Clerk Brazos County, Texas

**METES AND BOUNDS DESCRIPTION**  
7.624 ACRES

Being a 7.796 acre (339,598 square foot) tract of land contained within the Thomas M. Splane Survey, Abstract No. 53, City of Bryan, Brazos County, Texas, and being part of that certain tract of land described in a Warranty Deed to J.C. Wall Construction, Inc. as recorded in Volume 14434, Page 141 of the Official Records of Brazos County, Texas, said 7.796 acre tract being more particularly described as follows:

**BEGINNING** at a 3/8-inch iron rod found in the southeasterly line of said J.C. Wall Construction tract at the west corner of that certain tract of land described in a Special Warranty Deed to Lovers Land Properties, L.L.C. as recorded in Volume 13653, Page 106 of the Official Records of Brazos County, Texas, said point being in the northeasterly right-of-way line of Old Reliance Road (a variable width right-of-way);

**THENCE** South 42°38'18" West, along the southeasterly line of said J.C. Wall Construction tract and the northeasterly right-of-way line of said Old Reliance Road, a distance of 14.17 feet to a point for the south corner of said J.C. Wall Construction tract;

**THENCE** North 47°21'25" West, along the southwesterly line of said J.C. Wall Construction tract and continuing along the northeasterly right-of-way line of said Old Reliance Road, a distance of 370.25 feet to a point for the west corner of said J.C. Wall Construction tract;

**THENCE** North 42°38'35" East, along the northwesterly line of said J.C. Wall Construction tract and continuing along the northeasterly right-of-way line of said Old Reliance Road, a distance of 26.23 feet to a 5/8-inch iron rod with cap stamped "KERR" found for the south corner of Lot 28, Block 1 of Vintage Hills Subdivision - Phase 1, an addition to the City of Bryan, Brazos County, Texas as recorded in Volume 5833, Page 202 of the Official Records of Brazos County, Texas;

**THENCE** North 42°38'35" East, along the southeasterly line of said Block 1 of Vintage Hills Subdivision - Phase 1, same being the northwesterly line of said J.C. Wall Construction tract, a distance of 895.00 feet to a 1/2-inch iron rod with yellow cap stamped "MASER CONSULTING" set for corner;

**THENCE** departing the southeasterly line of said Block 1 of Vintage Hills Subdivision - Phase 1, and over, across and through said J.C. Wall Construction tract, the following five (5) calls:

South 47°21'25" East, a distance of 160.00 feet to a 1/2-inch iron rod with yellow cap stamped "MASER CONSULTING" set for corner;  
South 42°38'35" West, a distance of 17.38 feet to a 1/2-inch iron rod with yellow cap stamped "MASER CONSULTING" set for the beginning of a non-tangent curve to the right;  
Southeasterly along said curve, having a central angle of 60°00'00", a radius of 50.00 feet, a chord bearing and distance of South 47°21'25" East - 50.00 feet, and an arc length of 52.36 feet to a 1/2-inch iron rod with yellow cap stamped "MASER CONSULTING" set for the end of said curve;  
North 42°38'35" East, a distance of 12.38 feet to a 1/2-inch iron rod with yellow cap stamped "MASER CONSULTING" set for corner;  
South 47°21'25" East, a distance of 160.17 feet to a 1/2-inch iron rod with yellow cap stamped "MASER CONSULTING" set for corner in the northwesterly line of said Lovers Land Properties tract;

**THENCE** South 42°38'18" West, along the northwesterly line of said Lovers Land Properties tract, same being the southeasterly line of said J.C. Wall Construction tract, a distance of 902.02 feet to the POINT OF BEGINNING, containing 7.796 acres (339,598 square feet) of land, more or less.

**FINAL PLAT**  
**VINTAGE ESTATES**  
**BLOCK 1, LOTS 1 - 14**  
**BLOCK 2, LOTS 1 - 12**  
**COMMON AREA 0.48 ACRES**  
**R-O-W DEDICATION 0.17 ACRES**  
**19.77 AC. UNPLATTED TRACT,**  
**T M SPLANE LEAGUE, A-53**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
**SEPTEMBER 2020**

**OWNER/DEVELOPER**  
J.C. WALL III  
BK HOME DEVELOPMENT INC.  
515 COTTINGHAM DRIVE  
TEMPLE, TEXAS 76804  
254-721-6179

**SURVEYOR**  
MASER CONSULTING  
FIRM #10194550  
4500 RATLIFF LANE, SUITE 113  
ADDISON, TX 75001  
214-613-1204

**ENGINEER**  
JBS ENGINEERING AND ENVIRONMENTAL, L.L.C.  
2129 E. WILLIAM J. BRYAN PKWY.  
BRYAN, TX 77802  
979-485-2879

