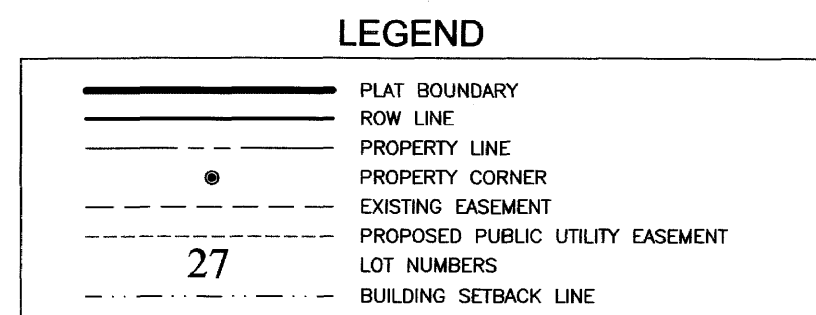


NOTES:

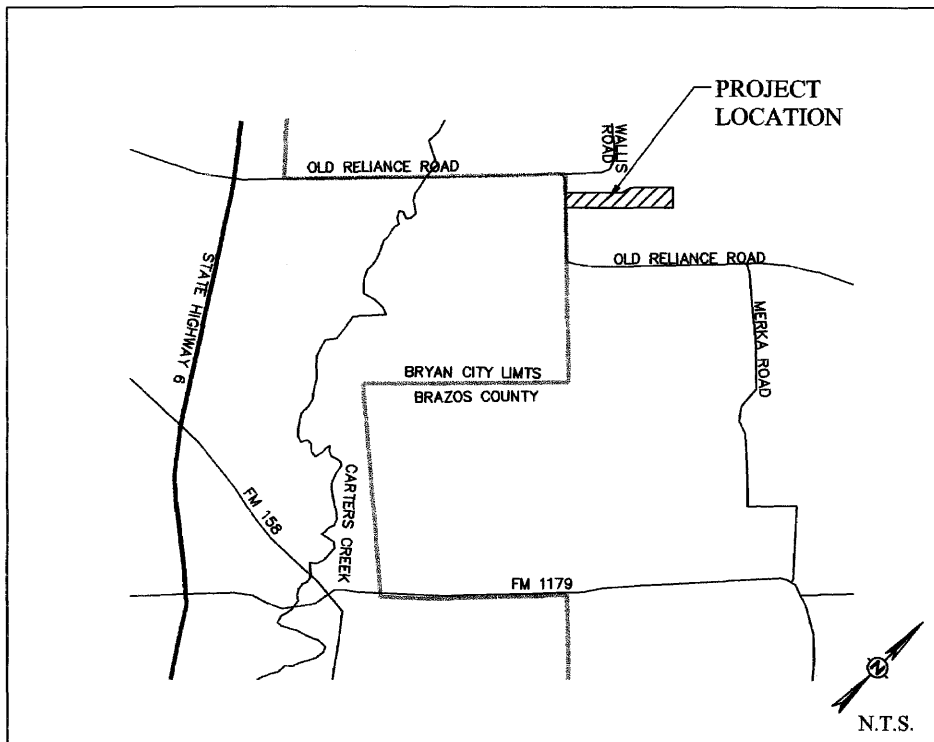
- SANITARY SEWER SERVICE FOR EACH LOT WILL BE PROVIDED BY THE CONSTRUCTION OF A PUBLIC SANITARY SEWER LINE WHICH CONNECTS TO AN EXISTING CITY OF BRYAN SANITARY SEWER MAIN.
- WATER SERVICE WILL BE PROVIDED BY CONNECTING TO THE EXISTING 6" WICKSON CREEK SPECIAL UTILITY DISTRICT WATER LINE ALONG OLD RELIANCE ROAD.
- THIS TRACT DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY PANEL NO. 48041C0132 C, EFFECTIVE DATE JULY 2, 1992.
- DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES.
- ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON LOT LINE.
- LOT 1, BLOCK 1 AND LOT 28, BLOCK 1 SHALL NOT HAVE ACCESS OFF OLD RELIANCE ROAD.
- THE BASIS OF BEARINGS IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- THE SUBJECT TRACT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
- THE DEED TO THIS PROPERTY IS FOUND IN VOLUME 5350, PAGE 26 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY.
- A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES WILL BE GRANTED AT EACH LOCATION NECESSARY. THESE EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
- A TEMPORARY CUL-DE-SAC WILL BE REQUIRED TO BE CONSTRUCTED AND A TEMPORARY EASEMENT DEDICATED WITH THE DEVELOPMENT OF PHASE 1.
- 5/8" IRON RODS WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.
- CURVE LENGTHS SHOWN ARE ARC LENGTHS.
- BLANKET EASEMENT TO CITY OF BRYAN, VOL. 331, PG. 240, DOES APPLY TO THIS TRACT.
- BLANKET EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH COMPANY, VOL. 1041, PG. 93, DOES APPLY TO THIS TRACT, ALTHOUGH THE ACTUAL LINE DOES NOT CROSS THIS TRACT.
- BLANKET EASEMENT TO CITY OF BRYAN, VOL. 98, PG. 40, DOES NOT APPLY TO THIS TRACT.
- EASEMENT TO CITY OF BRYAN, VOL. 4807, PG. 177, DOES NOT APPLY TO THIS TRACT.
- BLANKET EASEMENT TO CITY OF BRYAN, VOL. 176, PG. 412, DOES NOT APPLY TO THIS TRACT.
- BLANKET EASEMENT TO SOUTHWESTERN GAS PIPELINE, INC., DOES APPLY TO THIS TRACT, ALTHOUGH NO ACTUAL PIPELINE CROSSES THIS TRACT.
- EASEMENTS TO FERGUSON CROSSING PIPE LINE CO., VOL. 2370, PG. 227, AND VOL. 518, PG. 153, DO NOT CROSS THIS TRACT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	178.73'	N12°46'43"E
L2	150.00'	N42°38'35"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	24.55'	565.00'	2°29'21"	12.27'	24.54'	S40°34'41"W
C2	38.97'	25.00'	89°18'30"	24.70'	35.14'	N87°17'49"E
C3	152.64'	565.00'	15°28'43"	76.79'	152.17'	N34°54'13"E
C4	163.46'	635.00'	14°44'56"	82.18'	163.01'	S34°32'19"W
C5	120.00'	565.00'	12°10'09"	60.23'	119.78'	S33°14'56"W
C6	171.55'	635.00'	15°28'43"	86.30'	171.03'	N34°54'13"E
C7	39.57'	25.00'	90°41'30"	25.30'	35.57'	S02°42'11"E



VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Rostell Chapman, owner and developer of the 16.650 acre tract shown on this plat, being the tract of land conveyed to me in the Deed Records of Brazos County in Volume 5350, Page 26, and designated herein as Vintage Hills Subdivision, a subdivision in Brazos County, Texas, and whose name is 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.

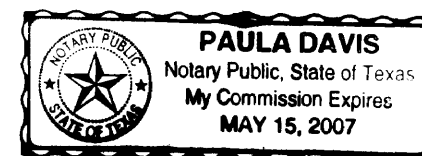
Rostell Chapman
Rostell Chapman

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared Rostell Chapman known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 14th day of June, 2003.

Paula Davis
Notary Public in and for the State of Texas
Printed Name: Paula Davis
My Commission Expires: 5-15-07



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen M. Queen 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 the 22 day of January, 2004, in the Official Records of Brazos County, Texas, in Volume 5353, Page 652.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen M. Queen
County Clerk
Brazos County, Texas
By: *Betty King*

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ Chairman 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2003 and same was duly approved on the _____ day of _____, 2003 by said Commission.

[Signature]
Chairman, Planning & Zoning Commission,
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 _____ day of January, 2004.

[Signature]
Planning Administrator, Bryan, Texas

CERTIFICATE OF COUNTY JUDGE

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 14th day of July, 2003.
Signed this 14th day of January, 2004.

[Signature]
County Judge, Brazos County

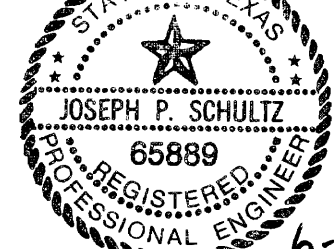
APPROVAL OF THE CITY ENGINEER

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 20 day of Jan, 2003.

[Signature]
City Engineer, Bryan, Texas

CERTIFICATE OF THE ENGINEER

I, Joseph P. Schultz, Registered Professional Engineer No. 65889, in the State of Texas, hereby certify that this instrument has been given to this plat.

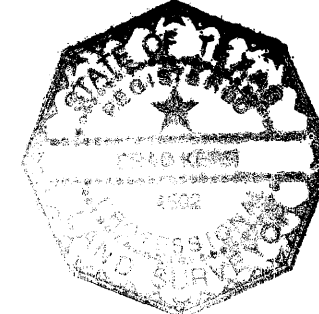


Joseph P. Schultz
Joseph P. Schultz, P.E. No. 65889

6-11-03

CERTIFICATION OF THE SURVEYOR

I, Brad Kerr, Registered Professional Land Surveyor No. 4502 in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property made on the ground under my supervision.



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

Doc 00843470 Bk OR Vol 5833 Pg 202

Filed for Record in:

BRAZOS COUNTY

On: Jan 22, 2004 at 09:28A

As a

Plat

Document Number: 00843470

Amount 50.00

Receipt Number - 234581

By,

Betty King

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was

filed on the date and time stamped herein by me

and was duly recorded in the volume and page

of the named records of:

BRAZOS COUNTY

as stamped herein by me.

Jan 22, 2004

HONORABLE KAREN MCKEEN, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
OF A
16.650 ACRE TRACT
THOMAS M. SPLANE LEAGUE, A-53
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS M. SPLANE LEAGUE, ABSTRACT NO. 53, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 109.45 ACRE TRACT AS DESCRIBED BY A DEED TO LYNN A. GRISHAM AND ROBERT B. WALTMAN RECORDED IN VOLUME 4558, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF OLD RELIANCE ROAD MARKING THE SOUTH CORNER OF SAID 109.45 ACRE TRACT AND THE WEST CORNER OF A CALLED 20 ACRE TRACT AS DESCRIBED BY A DEED TO FRANK SCASTA AND WIFE, JENNIE LOU SCASTA, RECORDED IN VOLUME 325, PAGE 413 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 02' 56" W ALONG THE NORTHEAST LINE OF OLD RELIANCE ROAD FOR A DISTANCE OF 561.04 FEET TO A 5/8 INCH IRON ROD SET MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A FENCE CORNER POST FOUND MARKING THE SOUTHWEST CORNER OF SAID 109.45 ACRE TRACT BEARS: N 48° 02' 56" W FOR A DISTANCE OF 710.68 FEET, SAID FENCE POST FOUND BEING ON THE SOUTHEAST LINE OF WALLIS ROAD;

THENCE: THROUGH SAID 109.45 ACRE TRACT FOR THE FOLLOWING CALLS:

N 42° 38' 35" E FOR A DISTANCE OF 967.80 FEET TO A 5/8 INCH IRON ROD SET;

N 12° 46' 43" E FOR A DISTANCE OF 178.73 FEET TO A 5/8 INCH IRON ROD SET;

N 42° 38' 35" E FOR A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD SET;

S 47° 21' 25" E FOR A DISTANCE OF 360.06 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 565.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 29' 21" FOR AN ARC DISTANCE OF 24.55 FEET (CHORD BEARS: S 40° 34' 41" W - 24.54 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

S 47° 21' 25" E FOR A DISTANCE OF 289.06 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID 109.45 ACRE TRACT AND SAID 20 ACRE TRACT, FOR REFERENCE A 3/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE BEARS: N 42° 38' 35" E FOR A DISTANCE OF 697.31 FEET;

THENCE: S 42° 38' 35" W ALONG THE COMMON LINE OF SAID 109.45 ACRE TRACT AND SAID 20 ACRE TRACT FOR A DISTANCE OF 1241.50 FEET TO THE POINT OF BEGINNING CONTAINING 16.650 ACRES OF LAND MORE OR LESS.

**FINAL PLAT
VINTAGE HILLS
SUBDIVISION - PHASE 1**

16.650 ACRES

BLOCK 1, LOTS 1 THRU 8 & LOTS 23 THRU 28

THOMAS M. SPLANE LEAGUE SURVEY, A-53
BRAZOS COUNTY, TEXAS

SCALE: 1"=80'

DECEMBER, 2002

OWNER/DEVELOPER:

Rostell Chapman
420 Tarrow
College Station, TX 77840

ENGINEER:

TEXCON

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying Company
505 Church Street
College Station, TX 77841
(979) 268-3195

General Contractors
Joseph P. Schultz, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711