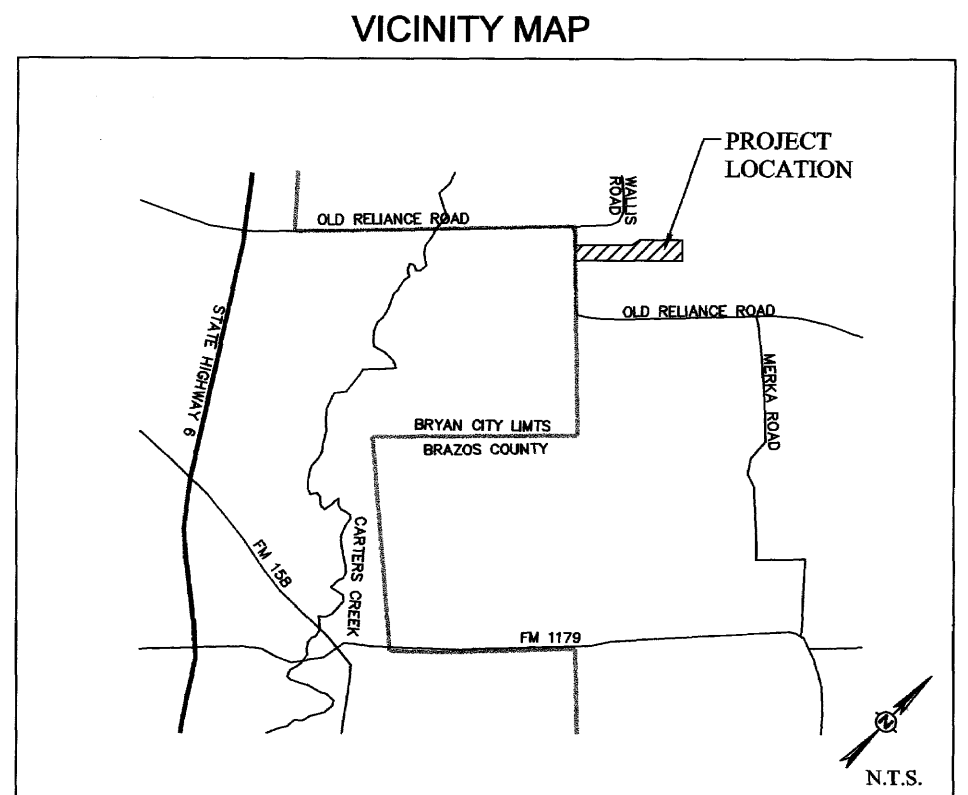
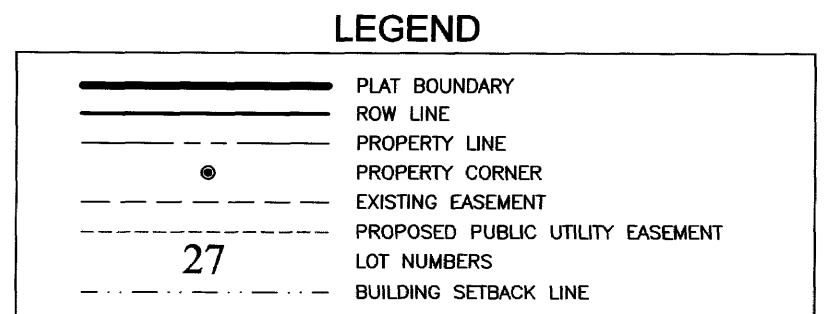
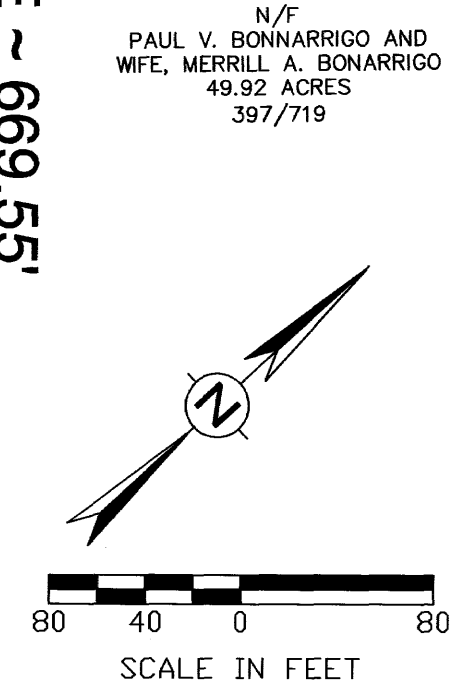


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	24.55'	565.00'	2°29'21"	12.27'	24.54'	N40°34'41"E
C2	8.09'	635.00'	0°43'47"	4.04'	8.09'	S42°16'41"W
C3	203.44'	50.00'	233°07'48"	100.00'	89.44'	N20°47'31"W
C4	23.18'	25.00'	53°07'48"	12.50'	22.36'	S69°12'29"W
C5	8.09'	565.00'	0°49'13"	4.04'	8.09'	S42°13'58"W

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. SANITARY SERVICE RATES WILL BE 1.5 TIMES THE RATE OF SERVICES INSIDE THE CITY LIMITS.
- WATER SERVICE WILL BE PROVIDED BY CONNECTING TO THE EXISTING 8" WATERLINE FOR PHASE 1 OF THE VINTAGE HILLS SUBDIVISION.
- 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.
- 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 6088, PAGE 231 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.
- 5/8" IRON RODS WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.
- CURVE LENGTHS SHOWN ARE ARC LENGTHS.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Rostell Chapman, owner of the 16.203 acre tract shown on this plat, being the tract of land conveyed to me in the Deed Records of Brazos County in Volume 6088, Page 231, and designated herein as Vintage Hills Subdivision - Phase 2, 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, Owner

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 26th day of April, 2005

Ginger L. Urso
Notary Public in and for the State of Texas

Printed Name: Ginger L. Urso
My Commission Expires: 9-5-2007



Doc 00889985 Bk BR Vol 6653 Pg 197

Filed for Record in:

BRAZOS COUNTY

On: May 05, 2005 at 01:38P

As a
Plats

Document Number: 00889985

Amount 58.00

Receipt Number - 265963

By,
Cynthia Rincon

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.

May 05, 2005

HONORABLE NAREN MOOREHEAD, COUNTY CLERK
BRAZOS COUNTY

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Art Hughes, 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 14 day of April, 2005 and same was duly approved on the 26 day of May, 2005 by said Commission.

Art Hughes
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 26 day of May, 2005.

Karen Russell
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 26 day of May, 2005.
Signed this the 26 day of May, 2005.

Randy Smith
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 9 day of May, 2005.

Jim
City Engineer, Bryan, Texas

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 the 26 day of May, 2005 in the Official Records of Brazos County, Texas, in Volume 6653 Page 197.

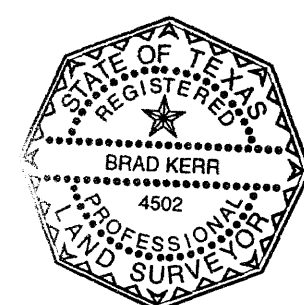
WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen by:
Cynthia Rincon
County Clerk
Brazos County, Texas

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



METES AND BOUNDS DESCRIPTION

OF A
16.203 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 THE REMAINDER 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 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE 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, SAID IRON ROD FOUND MARKING THE EAST CORNER OF A CALLED 16.65 ACRE TRACT AS DESCRIBED BY A DEED TO ROSTELL CHAPMAN RECORDED IN VOLUME 5350, PAGE 26 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE MOST EASTERLY SOUTH CORNER OF SAID REMAINDER OF 109.45 ACRE TRACT;

THENCE: N 47° 21' 25" W ALONG THE COMMON LINE OF SAID REMAINDER OF 109.45 ACRE TRACT AND SAID 16.65 ACRE TRACT FOR A DISTANCE OF 289.06 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 565.00 FEET;

THENCE: CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 109.45 ACRE TRACT AND SAID 16.65 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 29' 21" FOR AN ARC DISTANCE OF 24.55 FEET (CHORD BEARS: N 40° 34' 41" E - 24.54 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 47° 21' 25" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 109.45 ACRE TRACT AND SAID 16.65 ACRE TRACT FOR A DISTANCE OF 360.06 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 16.65 ACRE TRACT;

THENCE: N 42° 38' 35" E THROUGH SAID REMAINDER OF 109.45 ACRE TRACT FOR A DISTANCE OF 1069.78 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF A CALLED 49.92 ACRE TRACT AS DESCRIBED BY A DEED TO PAUL V. BONARRIGO AND WIFE, MERRILL A. BONARRIGO, RECORDED IN VOLUME 397, PAGE 719 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 49.92 ACRE TRACT BEARS: N 47° 12' 52" W FOR A DISTANCE OF 272.40 FEET;

THENCE: S 47° 12' 52" E ALONG THE COMMON LINE OF SAID REMAINDER OF 109.45 ACRE TRACT AND SAID 49.92 ACRE TRACT FOR A DISTANCE OF 669.55 FEET TO A FENCE CORNER POST FOUND MARKING THE EAST CORNER OF SAID REMAINDER OF 109.45 ACRE TRACT AND THE NORTH CORNER OF SAID 20 ACRE TRACT;

THENCE: S 45° 28' 26" W ALONG THE COMMON LINE OF SAID REMAINDER OF 109.45 ACRE TRACT AND SAID 20 ACRE TRACT FOR A DISTANCE OF 395.81 FEET TO A 3/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 42° 38' 35" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 109.45 ACRE TRACT AND SAID 20 ACRE TRACT FOR A DISTANCE OF 697.31 FEET TO THE POINT OF BEGINNING CONTAINING 16.203 ACRES AS SURVEYED ON THE GROUND DECEMBER, 2003. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED FEBRUARY, 2004. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT
VINTAGE HILLS
SUBDIVISION - PHASE 2

16.203 ACRES

BLOCK 1, LOTS 9 THRU 22

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

SCALE: 1"=80'

APRIL, 2004
REVISED MAY, 2004

OWNER/DEVELOPER:

Rostell Chapman
420 Tarrow
College Station, TX 77840

SURVEYOR:

Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
505 Church Street
College Station, TX 77841
(979) 268-3195

ENGINEER:

TEXCON

General Contractors

Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711