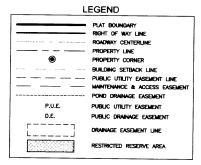
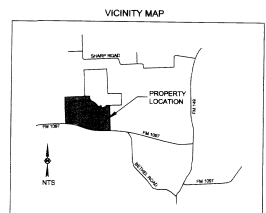


RESIDUAL OF A CALLED 123.00 ACRES  
 FC# 396-01-1241  
 O.P.R.M.C.T.  
 (FUTURE VINTAGE OAKS, SECTION 2)

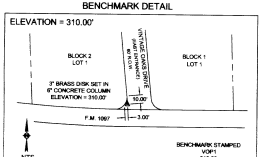


LINE TABLE

LINE	LENGTH	BEARING
L1	288.72	N89°20'12\"
L2	212.86	N87°12'50\"
L3	118.86	N87°27'20\"
L4	211.85	E33°08'42\"
L5	60.00	S87°33'11\"
L6	60.00	S87°33'11\"
L7	45.89	N84°21'44\"
L8	186.87	N18°00'00\"
L9	31.45	N89°20'12\"
L10	240.34	N87°27'20\"
L11	228.72	N89°20'12\"
L12	201.96	N87°12'50\"
L13	142.90	N89°20'12\"
L14	201.96	N87°12'50\"
L15	101.51	S87°33'11\"
L16	8.87	S89°20'12\"
L17	102.42	N18°00'00\"
L18	18.86	S89°20'12\"
L19	58.17	S87°33'11\"
L20	18.86	N18°00'00\"
L21	29.98	N87°33'11\"
L22	109.42	N18°00'00\"
L23	19.30	S87°33'11\"
L24	206.96	S87°33'11\"
L25	186.83	N87°12'50\"
L26	36.70	S89°20'12\"
L27	106.19	S89°20'12\"
L28	49.87	S89°20'12\"
L29	106.42	N18°00'00\"
L30	186.86	S89°20'12\"
L31	871.96	N89°20'12\"
L32	863.00	S89°20'12\"
L33	161.96	S89°20'12\"
L34	12.30	S89°20'12\"
L35	35.98	S11°32'12\"
L36	37.46	S89°20'12\"
L37	481.69	S87°33'11\"
L38	1138.41	N89°20'12\"
L39	476.11	N89°20'12\"
L40	258.67	S87°33'11\"
L41	372.54	N74°18'18\"
L42	306.98	N18°00'00\"
L43	194.53	N18°00'00\"
L44	24.33	S87°33'11\"
L45	109.58	N18°00'00\"
L46	206.07	N18°00'00\"
L47	33.90	S89°20'12\"
L48	36.47	S89°20'12\"
L49	213.90	S89°20'12\"
L50	109.58	N18°00'00\"
L51	109.58	N18°00'00\"
L52	109.58	N18°00'00\"
L53	109.58	N18°00'00\"
L54	109.58	N18°00'00\"
L55	109.58	N18°00'00\"
L56	109.58	N18°00'00\"
L57	109.58	N18°00'00\"
L58	109.58	N18°00'00\"
L59	109.58	N18°00'00\"
L60	109.58	N18°00'00\"
L61	109.58	N18°00'00\"
L62	109.58	N18°00'00\"
L63	109.58	N18°00'00\"
L64	109.58	N18°00'00\"
L65	109.58	N18°00'00\"
L66	109.58	N18°00'00\"
L67	109.58	N18°00'00\"
L68	109.58	N18°00'00\"
L69	109.58	N18°00'00\"
L70	109.58	N18°00'00\"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.89	230.00	87°27'40\"	13.89	36.86	N01°32'11\"
C2	41.82	200.00	87°45'00\"	20.87	39.27	S33°08'42\"
C3	44.59	200.00	89°09'10\"	22.50	40.00	S73°04'24\"
C4	60.00	180.00	180°00'00\"	60.00	60.00	N87°33'11\"
C5	53.88	280.42	180°00'00\"	53.88	53.88	S87°33'11\"
C6	50.00	200.00	180°00'00\"	50.00	50.00	S87°33'11\"
C7	31.45	200.00	89°20'12\"	10.70	30.70	N89°20'12\"
C8	240.34	200.00	87°27'20\"	81.41	240.34	N87°27'20\"
C9	77.08	200.00	123°03'00\"	38.23	78.81	S69°20'12\"
C10	212.86	200.00	87°12'50\"	67.44	212.86	N87°12'50\"
C11	118.86	200.00	87°27'20\"	36.13	118.86	N87°27'20\"
C12	211.85	200.00	87°27'20\"	64.84	211.85	N87°27'20\"
C13	44.59	200.00	89°09'10\"	14.52	40.00	S73°04'24\"
C14	211.85	200.00	87°27'20\"	64.84	211.85	N87°27'20\"
C15	102.42	200.00	89°20'12\"	33.87	102.42	N89°20'12\"
C16	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C17	229.30	200.00	262°49'59\"	56.69	230.00	N82°28'59\"
C18	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C19	47.25	200.00	90°15'00\"	16.32	47.25	S42°24'50\"
C20	48.86	200.00	89°03'00\"	16.87	48.86	S42°24'50\"
C21	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C22	229.30	200.00	262°49'59\"	56.69	230.00	N82°28'59\"
C23	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C24	41.25	200.00	90°15'00\"	14.03	41.25	S42°24'50\"
C25	18.86	200.00	232°21'00\"	8.30	18.86	S09°30'11\"
C26	48.86	200.00	112°23'00\"	14.86	48.86	N42°28'59\"
C27	44.59	200.00	89°20'12\"	13.41	44.59	S42°28'59\"
C28	77.08	200.00	123°03'00\"	38.23	78.81	S69°20'12\"
C29	212.86	200.00	87°12'50\"	67.44	212.86	N87°12'50\"
C30	118.86	200.00	87°27'20\"	36.13	118.86	N87°27'20\"
C31	211.85	200.00	87°27'20\"	64.84	211.85	N87°27'20\"
C32	44.59	200.00	89°09'10\"	14.52	40.00	S73°04'24\"
C33	211.85	200.00	87°27'20\"	64.84	211.85	N87°27'20\"
C34	102.42	200.00	89°20'12\"	33.87	102.42	N89°20'12\"
C35	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C36	229.30	200.00	262°49'59\"	56.69	230.00	N82°28'59\"
C37	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C38	47.25	200.00	90°15'00\"	16.32	47.25	S42°24'50\"
C39	48.86	200.00	89°03'00\"	16.87	48.86	S42°24'50\"
C40	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C41	229.30	200.00	262°49'59\"	56.69	230.00	N82°28'59\"
C42	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C43	41.25	200.00	90°15'00\"	14.03	41.25	S42°24'50\"
C44	18.86	200.00	232°21'00\"	8.30	18.86	S09°30'11\"
C45	48.86	200.00	112°23'00\"	14.86	48.86	N42°28'59\"
C46	44.59	200.00	89°20'12\"	13.41	44.59	S42°28'59\"
C47	77.08	200.00	123°03'00\"	38.23	78.81	S69°20'12\"
C48	212.86	200.00	87°12'50\"	67.44	212.86	N87°12'50\"
C49	118.86	200.00	87°27'20\"	36.13	118.86	N87°27'20\"
C50	211.85	200.00	87°27'20\"	64.84	211.85	N87°27'20\"
C51	44.59	200.00	89°09'10\"	14.52	40.00	S73°04'24\"
C52	211.85	200.00	87°27'20\"	64.84	211.85	N87°27'20\"
C53	102.42	200.00	89°20'12\"	33.87	102.42	N89°20'12\"
C54	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C55	229.30	200.00	262°49'59\"	56.69	230.00	N82°28'59\"
C56	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C57	47.25	200.00	90°15'00\"	16.32	47.25	S42°24'50\"
C58	48.86	200.00	89°03'00\"	16.87	48.86	S42°24'50\"
C59	21.86	200.00	112°23'00\"	11.34	21.81	N17°18'00\"
C60	229.30	200.00	262°49'59\"	56.69	230.00	N82°28'59\"



- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83, FROM GPS OBSERVATION.
  - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NO. 48339C0190-F, EFFECTIVE DATE: 12-19-1996.
  - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE MONTGOMERY COUNTY SUBDIVISION RULES AND REGULATIONS. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS, SIDE LOT SETBACK IS 5'.
  - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
  - OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEEDS:
    - BEING A 167.898 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT NUMBER 31, OF MONTGOMERY COUNTY, TEXAS, SAME BEING THE FOLLOWING TRACTS: OUT OF AND PART OF A CALLED 50.00 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 189, PAGE 605 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS; OUT OF AND PART OF A CALLED 136.00 ACRES; ALL OF A 3.00 ACRES; AND ALL OF A 66.00 ACRES THESE TRACTS BEING DESCRIBED IN DEED RECORDED IN VOLUME 117, PAGE 412 OF SAID DEED RECORDS; AND ALL TRACTS BEING DESCRIBED IN INSTRUMENT RECORDED IN FILM CODE NUMBER 396-01-1241 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS; AND A CALLED 5.00 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 438, PAGE 358 OF SAID DEED RECORDS.
  - OWNERSHIP AND MAINTENANCE OF THE RESTRICTED RESERVE AREA WILL BE BY THE HOMEOWNERS ASSOCIATION (HOA). LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY MONTGOMERY COUNTY. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
  - ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 15' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT.
  - A VARIANCE HAS BEEN REQUESTED FOR CUR-DE-SAC LENGTH FOR DAPPLEGRAY LANE WEST AND PECAN COVE WEST.
  - DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY APPROVED MEANS.
  - THIS PROPERTY DOES NOT LIE IN THE E.T.J. OF ANY CITY.
  - NO LOT WILL BE ALLOWED DRIVEWAY ACCESS TO F.M. 1097.
  - IRON RODS WILL BE SET AT ALL LOT CORNERS AS REQUIRED BY THE SUBDIVISION REGULATIONS FOR MONTGOMERY COUNTY.
  - THE STORM WATER DRAINAGE STRUCTURES ADJACENT TO THE DETENTION POND AND THE DETENTION POND ARE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
  - D.R.M.C.T. IS DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, O.P.R.M.C.T. IS OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AND F.C. IS FILM CODE.

# FINAL PLAT

## VINTAGE OAKS SUBDIVISION

### SECTION 1

#### 107.898 ACRES

BLOCK 1, LOTS 1 THRU 12  
 BLOCK 2, LOTS 1 THRU 29  
 BLOCK 3, LOTS 1 THRU 10

51 LOTS IN 3 BLOCKS AND 1 RESERVE  
 BENJAMIN RIGSBY SURVEY, SECTION 31  
 MONTGOMERY COUNTY, TEXAS

SCALE: 1"=200'

JULY, 2005  
 REVISED OCTOBER, 2005  
 DECEMBER, 2005 (REV. 2)

OWNER/DEVELOPER:  
 Vintage Oaks Montgomery, Ltd.  
 4440 Beauford Drive  
 College Station, TX 77845

SURVEYOR:  
 Steven L. Crews, R.P.L.S. No. 4141  
 CAC Surveying, Inc.  
 1707 Graham Road  
 College Station, Texas 77845  
 (978) 764-7743

ENGINEER:  
**TEXCON**  
 General Contractors  
 Ginger L. Ueno, P.E.  
 1707 Graham Road  
 College Station, Texas 77845  
 (978) 764-7743

SHEET 1 OF 2

*File # 2006-004508*      *Calc. 1*      *Sheet 1 of 7*

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, M.L. Schehin, Managing Member and Secretary of Vintage Oaks Montgomery, Ltd. and Justland Development, LLC, its General Partner, owner of the property subdivided in the above and foregoing map of the Vintage Oaks Subdivision, Section 1, do hereby make subdivision of said property for and on behalf of said Vintage Oaks Montgomery, Ltd., subdivision of the lots, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Vintage Oaks Subdivision, Section 1, in the Benjamin Riggsby Survey, Abstract 31, Montgomery County, Texas, and on behalf of said Vintage Oaks Montgomery, Ltd.; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades, and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, M.L. Schehin, Managing Member and Secretary of Vintage Oaks Montgomery, Ltd. and Justland Development, LLC, its General Partner, owner of the property subdivided in the above and foregoing map of Vintage Oaks Subdivision, Section 1, have complied with or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County.

There is also dedicated for utilities on unobstructed aerial easement five (5) feet wide from a plant twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Further, I, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, drows, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

Further, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

Further, I do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

In testimony whereof, Vintage Oaks Montgomery, Ltd., has caused these presents to be signed by M.L. Schehin, its Managing Member, thereto authorized, attested by its Secretary, M.L. Schehin, and its common seal hereunto affixed this 28th day of December, 2005.

*M.L. Schehin*  
M.L. Schehin, Managing Member  
Vintage Oaks Montgomery, Ltd. and  
Justland Development, LLC, its General Partner

ATTEST:  
*M.L. Schehin*  
M.L. Schehin, Secretary  
Vintage Oaks Montgomery, Ltd. and  
Justland Development, LLC, its General Partner

STATE OF TEXAS  
COUNTY OF MONTGOMERY

Before me, the undersigned authority, on this day personally appeared M.L. Schehin, Managing Member and Secretary of Vintage Oaks Montgomery, Ltd. and Justland Development, LLC, its General Partner, 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 purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this 28th day of December, 2005

*Singer L. Urso*  
Singer L. Urso, Notary Public, State of Texas  
My Commission Expires  
September 05, 2007

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, Mark Turnbull, County Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument was its certificate of authentication was filed for registration in my office on 12-12-2006 at 4:23 o'clock, P.M. and duly recorded on 12-12-2006 at 4:23 o'clock, P.M. in cabinet 4 sheet 188 of record of 2006 for said County.

Witness my hand and seal of office, at Monroe, Montgomery County, Texas, the day and date last above written.

*Mark Turnbull*  
Mark Turnbull, Clerk, County Court  
Montgomery County, Texas  
By *Allye Drake*

*File # 2006-004508*

CERTIFICATE OF COMMISSIONERS' COURT

Agreed by the Commissioners' Court of Montgomery County, Texas, this 28th day of December, 2006

*Mike Meador*  
Mike Meador, Commissioner, Precinct 1

*Craig Boyd*  
Craig Boyd, Commissioner, Precinct 2

*Ed Chance*  
Ed Chance, Commissioner, Precinct 3

*Ed Rihardt*  
Ed Rihardt, Commissioner, Precinct 4

*Alon B. Saker*  
Alon B. Saker, County Judge



CERTIFICATE OF LIENHOLDER

STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, Citibank Texas, N.A., owner and holder of a lien against the property described in the plat known as Vintage Oaks Subdivision, Section 1, said lien being evidenced by File No. 2005-139536 and File No. 2005-139537, Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and We hereby confirm that We are the present owner of said lien and have not assigned the same nor any part thereof.

By: *Neal A. Briers*  
Signature  
Neal A. Briers

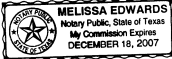
Printed name

STATE OF TEXAS  
COUNTY OF MONTGOMERY

Before me, the undersigned authority, on this day personally appeared Neal A. Briers 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 purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this 28th day of December, 2005

*Melissa Edwards*  
Melissa Edwards, Notary Public, in and for  Brazos  County, Texas  
My Commission Expires  
DECEMBER 19, 2007



CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, Steven L. Crews, Registered Public Surveyor No. 4141, in the State of Texas, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plot was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods, have a diameter not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'), and that the plot boundary corners have been tied to the nearest survey corner.

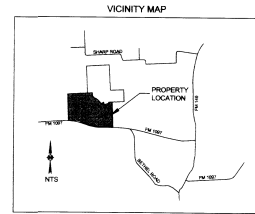
*Steven L. Crews*  
Steven L. Crews, Texas R.P.L.S. No. 4141

CERTIFICATE OF COUNTY ENGINEER

I, Mark J. Mooney, P.E., County Engineer of Montgomery County, Texas, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners' Court.

I further certify that the plot of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intersecting drainage artery or parent stream or on any other area of subdivision within the watershed.

*Mark J. Mooney*  
Mark J. Mooney, P.E., County Engineer



LEGEND

—	PLAT BOUNDARY
—	RIGHT OF WAY LINE
—	ROWWAY CENTERLINE
—	PROPERTY LINE
—	PROPERTY CORNER
—	BUILDING SETBACK LINE
—	PUBLIC UTILITY EASEMENT LINE
—	MAINTENANCE & ACCESS EASEMENT
—	POND DRAINAGE EASEMENT
—	PUBLIC UTILITY EASEMENT
—	PUBLIC DRAINAGE EASEMENT
—	DRAINAGE EASEMENT LINE
—	RESTRICTED RESERVE AREA

# FINAL PLAT

## VINTAGE OAKS SUBDIVISION

### SECTION 1

107.898 ACRES

BLOCK 1, LOTS 1 THRU 12  
BLOCK 2, LOTS 1 THRU 29  
BLOCK 3, LOTS 1 THRU 10

51 LOTS IN 3 BLOCKS AND 1 RESERVE  
BENJAMIN RIGSBY SURVEY, A-31  
MONTGOMERY COUNTY, TEXAS

SCALE: 1"=200'

JULY, 2005  
REVISED OCTOBER, 2005  
DECEMBER, 2005 (REV. 2)

ENGINEER:

**TEXCON**

OWNER/DEVELOPER:  
Vintage Oaks Montgomery, Ltd.  
4440 Bushwood Drive  
College Station, TX 77845

SURVEYOR:  
Steven L. Crews, R.P.L.S. No. 4141  
C&C Surveying, Inc.  
7424 FM 1486, Suite A  
Hempstead, Texas 77543

General Contractors  
Ginger L. Urso, P.E.  
1707 Graham Road  
College Station, Texas 77845  
(979) 764-7743  
SHEET 2 OF 2

*Tab. 1* *Sheet 188*

