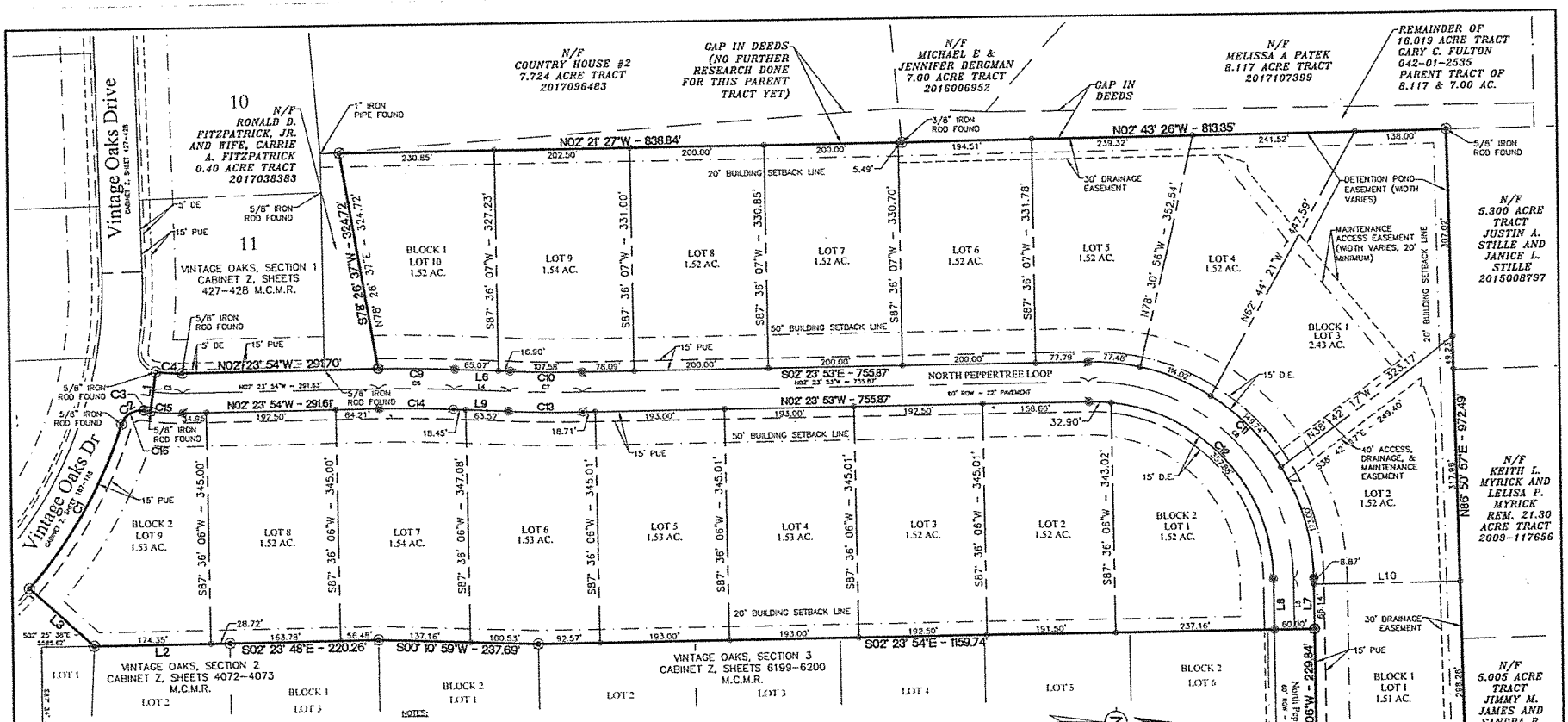

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C17	18.52'	25.00'	042°26'03"	9.71'	18.10'	S70°11'26"W

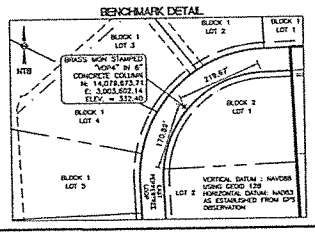
NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE SOUTH CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999953319638602 (CALCULATED USING GEOID 12A).
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NO. 48339C0200-G, EFFECTIVE 8-18-2014.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE DEED RESTRICTIONS.
5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
6. 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.
7. 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.
8. 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.
9. THIS PROPERTY DOES NOT LIE IN THE E.T.J. OF ANY CITY.
10. IRON RODS WILL BE SET AT ALL LOT CORNERS AS REQUIRED BY THE SUBDIVISION REGULATIONS FOR MONTGOMERY COUNTY.
11. THE STORM WATER DRAINAGE STRUCTURES ADJACENT TO THE DETENTION POND AND THE DETENTION POND ARE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
12. 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.

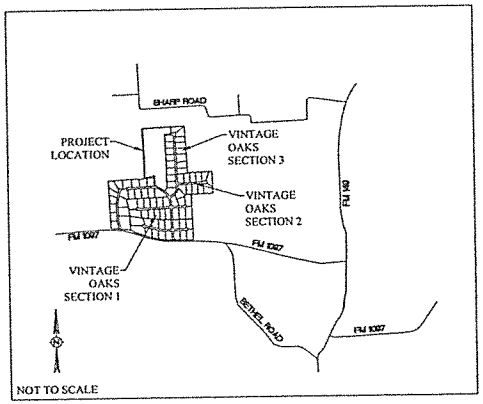
LEGEND

	PLAT BOUNDARY
	RIGHT OF WAY LINE
	ROADWAY CENTERLINE
	PROPERTY LINE
⊗	PROPERTY CORNER
	BUILDING SETBACK LINE
	PROPOSED SLOPE EASEMENT
	PUBLIC UTILITY EASEMENT LINE
	MAINTENANCE & ACCESS EASEMENT
	POND DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	PUBLIC DRAINAGE EASEMENT

BENCHMARK DETAIL



VICINITY MAP



FINAL PLAT

VINTAGE OAKS SUBDIVISION

SECTION 4 - 32.532 ACRES

BLOCK 1, LOTS 1-10

BLOCK 2, LOTS 1-9

19 LOTS IN 2 BLOCKS

A SUBDIVISION OF 32.532 ACRES OUT OF THE BENJAMIN RIGSBY SURVEY, ABSTRACT 31, MONTGOMERY COUNTY, TEXAS

JUNE 2021

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
408 N. TEXAS AVE.
BRYAN, TEXAS 77803
979.268.3185

ENGINEER:
Schultz Engineering, LLC
811 SOUTHWEST PARKWAY E
COLLEGE STATION, TEXAS 77840
979.764.3900

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

OWNER:
Ronald D. Fitzpatrick, JR.
Carrie A. Fitzpatrick
11526 Vintage Oaks Dr
Montgomery, TX 77356

SHEET 1 OF 2

SCALE: 1"=100'

DOC # 2021098128
Cabinet OOZ Sheet 7605

CERTIFICATE OF COMMISSIONERS' COURT

Approved by the Commissioners' Court of Montgomery County, Texas, this 12 day of July 2021

Mark J. Keough, County Judge

Robert C. Walker, Commissioner, Precinct 1

Charlie Riley, Commissioner, Precinct 2

James Noack, Commissioner, Precinct 3

James Mitts, Commissioner, Precinct 4

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 with its certificate of authentication was filed for registration in my office on July 12 20 21 at 930 o'clock A M. and duly recorded on July 16 20 21 at 215 o'clock P M., in cabinet Z sheet 7606 of record of Maps for said County.

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

Mark Turnbull, Clerk, County Court, Montgomery County, Texas

By _____ Deputy

CERTIFICATE OF COUNTY ENGINEER

I, Jeff Johnson, P.E., County Engineer of Montgomery County, Texas, do hereby certify that the plat 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 plat 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 intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

Jeff Johnson, P.E., County Engineer

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 plat 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 plat boundary corners have been tied to the nearest approved survey corner.

BRAD KERR 4502 REGISTERED PROFESSIONAL LAND SURVEYOR

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

LEGEND

	PLAT BOUNDARY
	RIGHT OF WAY LINE
	ROADWAY CENTERLINE
	PROPERTY LINE
⊗	PROPERTY CORNER
	BUILDING SETBACK LINE
	PROPOSED SLOPE EASEMENT
	PUBLIC UTILITY EASEMENT LINE
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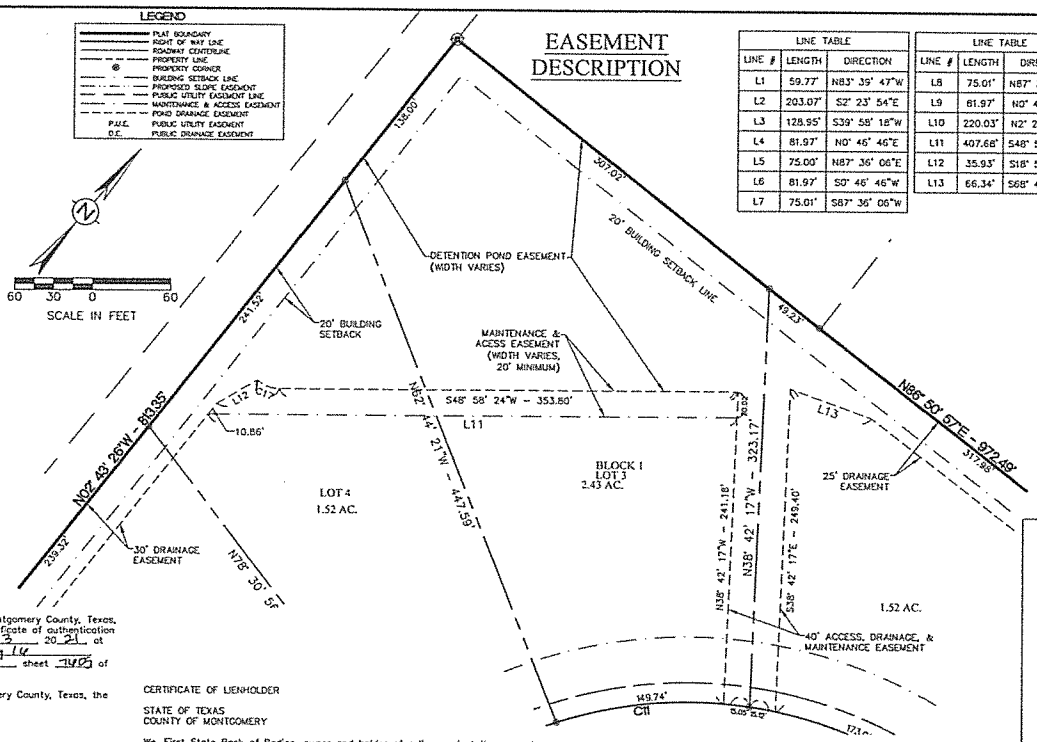
EASEMENT DESCRIPTION



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CERTIFICATE OF LIENHOLDER

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, First State Bank of Bedias, owner and holder of a lien against the property described in the plat known as Vintage Oaks Subdivision, Section 4, said lien being evidenced by File No. 2019-020395, 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.

Signature

Billy Harper

Printed name

THE STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared BILLY HARPER 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 in the foregoing instrument.

Given under my hand and seal of office, this 23RD day of JUNE 2021

Notary Public State of TEXAS

My commission expires: MARCH 29, 2024

RICHARD CHRISTOPHER FLORES Notary ID #128915919 My Commission Expires March 29, 2024

THE STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared M.L. Schehin, Managing Member of Justland Development, LLC, General Partner of Vintage Oaks Montgomery, Ltd. a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Justland Development, LLC, General Partner and as the act of such limited partnership and for the purposed and consideration therein expressed in the foregoing instrument.

Given under my hand and seal of office, this 23RD day of JUNE 2021

Notary Public State of TEXAS

My commission expires: MARCH 29, 2024

RICHARD CHRISTOPHER FLORES Notary ID #128915919 My Commission Expires March 29, 2024

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF MONTGOMERY

The undersigned (hereinafter "Owner" whether one or more), Vintage Oaks Montgomery, Ltd. a Texas limited partnership, acting by and through M.L. Schehin, Managing Member and Secretary of Justland Development, LLC, General Partner, Owner of the property subdivided in the above and foregoing map of Vintage Oaks Subdivision Section 4, do hereby make subdivision of said property for and on behalf of said Vintage Oaks Montgomery, Ltd., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Vintage Oaks Subdivision Section 4, located in the Benjamin Rigsby Survey, Abstract No. 31, Montgomery County, Texas and on behalf of said Vintage Oaks Montgomery, Ltd. 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 alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that the undersigned owner of the property subdivided in the above and foregoing map of Vintage Oaks Subdivision Section 4, has complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County, Texas.

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

Further, Owner does hereby dedicate forever to the public a strip, a minimum of fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs or other natural drainage coursed located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

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, Owner does hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

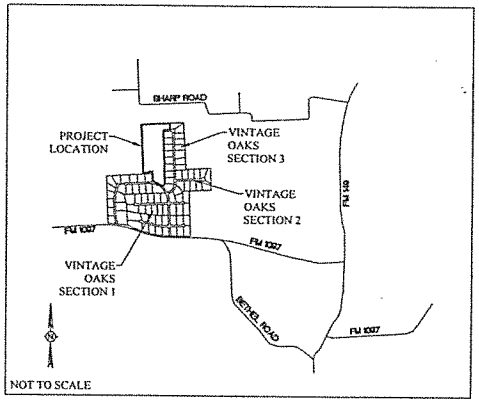
In testimony whereof, Owner, has caused these presents to be signed by M.L. Schehin, its Managing Member of Justland Development, LLC, General Partner, as the act of Vintage Oaks Montgomery, Ltd., thereunto authorized, this 23 day of June 2021

VINTAGE OAKS MONTGOMERY, LTD.
A Texas Limited Partnership

By: _____
M.L. Schehin, Managing Member of Justland Development, LLC, General Partner

DOC # 2021098128
Cabinet 00Z Sheet 7606

VICINITY MAP



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VINTAGE OAKS SUBDIVISION

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Carrie A. Fitzpatrick
11528 Vintage Oaks Dr
Montgomery, TX 77356

ENGINEER:
Schultz Engineering, LLC
811 SOUTHWEST FARMWAY E
COLLEGE STATION, TEXAS 77840
979.764.3900

SHEET 2 OF 2

SCALE: 1"=60'