

EXHIBITS TO BE ATTACHED TO DECLARATION

Exhibit "A" ..... Property, Plat and Plans  
Exhibit "B" ..... Percent Interest Chart  
Exhibit "C" ..... Encumbrances  
Exhibit "D" ..... Articles of Incorporation  
Exhibit "E" ..... Bylaws

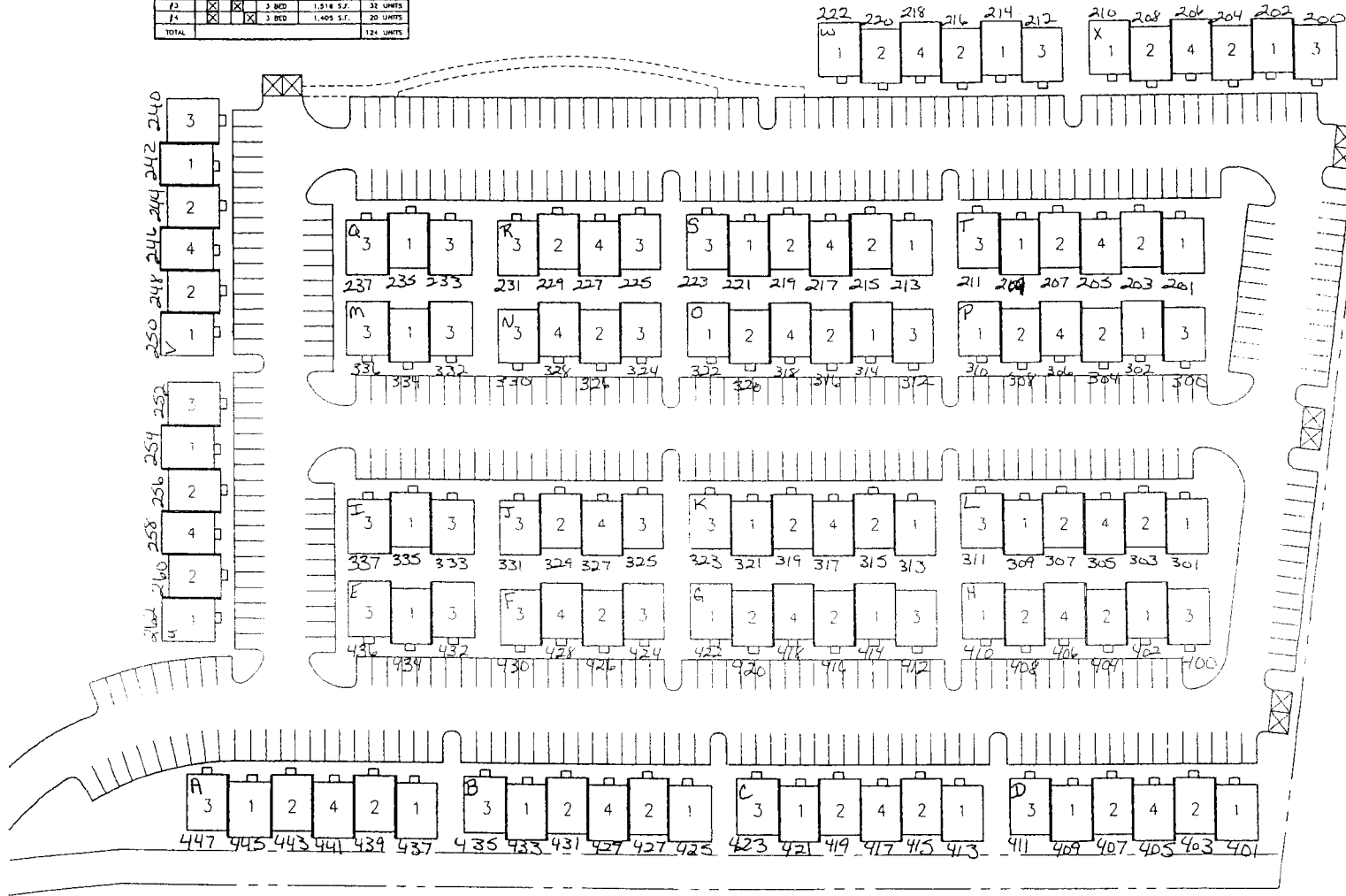
EXHIBIT "A"  
TO  
DECLARATION OF GATEWAY VILLAS, A CONDOMINIUM

PROPERTY, PLAT AND PLANS

Lot One (1), Block One (1), Phase Two (2), The Gateway, according to the plat recorded in Volume 5809, Page 70, Official Records, Brazos County, Texas.

| UNIT CONFIGURATIONS |   |   |   |   |   |             |
|---------------------|---|---|---|---|---|-------------|
| UNIT #              | 1 | 2 | 3 | 4 | 5 | TOTAL UNITS |
| P1                  | X | X | X |   |   | 34 UNITS    |
| P2                  | X | X | X |   |   | 34 UNITS    |
| P3                  | X | X | X |   |   | 32 UNITS    |
| P4                  | X | X | X |   |   | 30 UNITS    |
| TOTAL               |   |   |   |   |   | 124 UNITS   |

GENERAL NOTES  
1. REC. ONCE FOR SITE INFORMATION



01 SITE LAYOUT OF UNITS

ACTUAL RE. DIM. 1" = 30'-0"

|             |         |
|-------------|---------|
| PROJECT NO. | 02 2003 |
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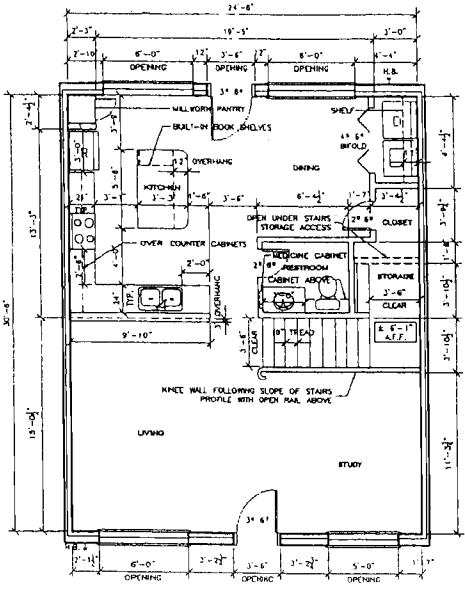
Gateway Villas  
Colleague Station, Texas

SITE LAYOUT  
R. L. PAYNE & ASSOCIATES, INC.  
ARCHITECTURE, PLANNING, INTERIOR DESIGN & GRAPHICS  
1308 EMERALD DRIVE, STE. 104, FORT WORTH, TEXAS 76104  
WWW.RLPAYNE.COM

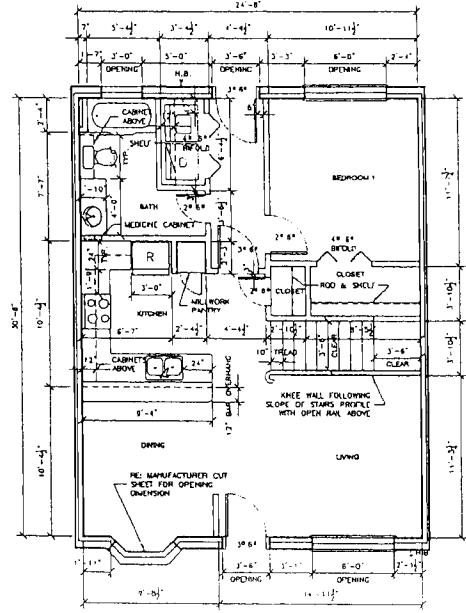


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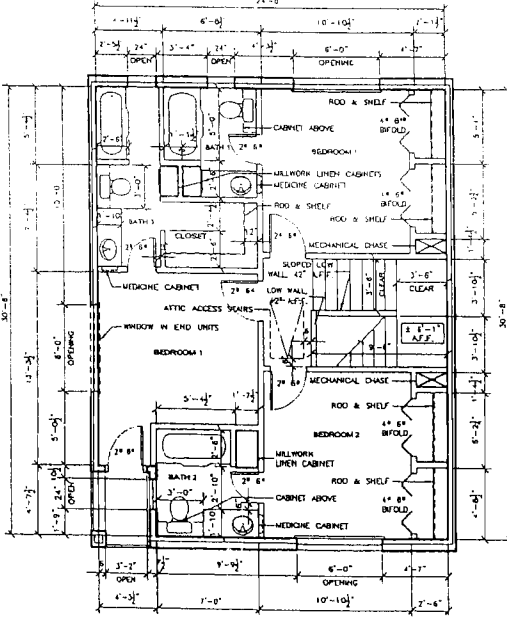
SHEET  
A0.1



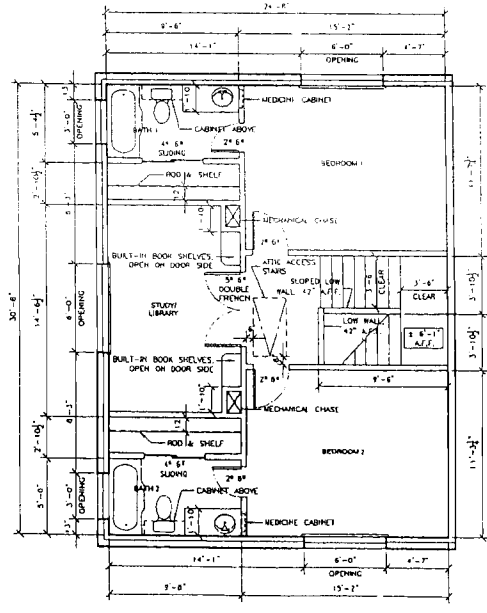
**01 1ST FLOOR PLAN**  
1-A  
1/4" = 1'-0"



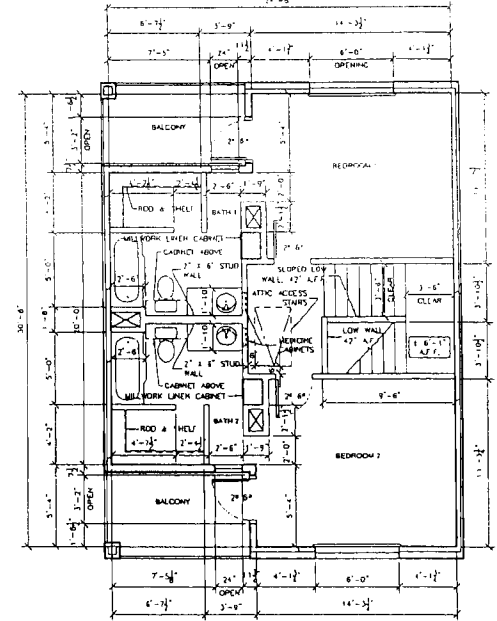
**02 1ST FLOOR PLAN**  
1-B  
1/4" = 1'-0"



**03 2ND FLOOR PLAN**  
2-A  
1/4" = 1'-0"



**04 2ND FLOOR PLAN**  
2-B  
1/4" = 1'-0"



**05 2ND FLOOR PLAN**  
2-C  
1/4" = 1'-0"

**GENERAL NOTES**

- CONSTRUCTION:
1. ALL DIMENSIONS ARE FROM FACE OF CYP BOARD TO FACE OF CYP BOARD UNLESS OTHERWISE NOTED.
  2. ALL RESTROOM WINDOWS SHALL HAVE OBSERVED GLASS.
  3. STAIRS 16 RISERS @ 7 1/2" = 11'-0"
  4. TYPICAL OFFSET FROM DOOR (HURGE SIDE) TO PERPENDICULAR WALL = 4" UNLESS OTHERWISE NOTED.
- WELLHOLE:
1. ALL 1 1/2" CABINETS ABOVE TOILETS SHALL BE 2'-0" TYPICAL WIDTH.
  2. ALL FULL BATH COMBINATIONS SHALL BE 4'-0" WIDE.
  3. PLASTIC LAMINATE FINISH ON ALL KITCHEN COUNTERTOP AND RESTROOM/BATH COUNTERTOP SURFACES.

**UNIT CONFIGURATIONS**

| UNIT # | S | B | K | LA | ST | CL | SH | SQ. FT.          |
|--------|---|---|---|----|----|----|----|------------------|
| #1     | X | X | X | X  | X  | X  | X  | 3 BED 1,492 S.F. |
| #2     | X | X | X | X  | X  | X  | X  | 4 BED 1,496 S.F. |
| #3     | X | X | X | X  | X  | X  | X  | 3 BED 1,516 S.F. |
| #4     | X | X | X | X  | X  | X  | X  | 3 BED 1,455 S.F. |

|             |         |
|-------------|---------|
| ISSUE DATE  |         |
| PROJECT NO. | 07-2003 |
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EXHIBIT "A"  
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Gateway Villas  
College Station, Texas

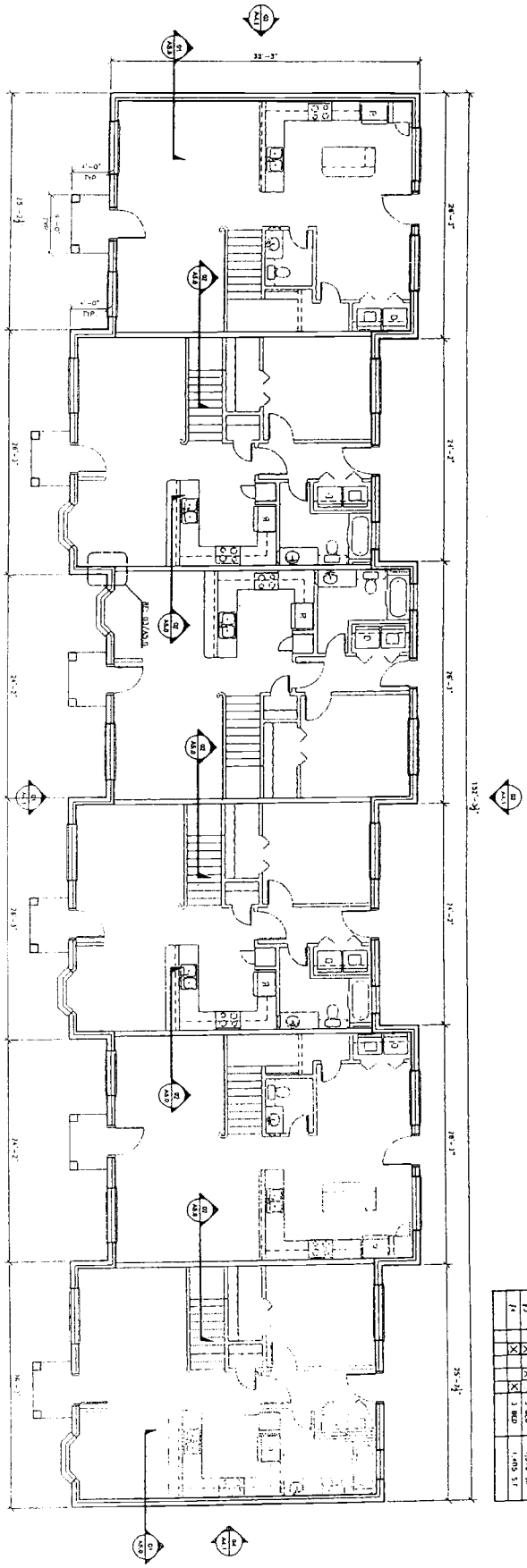
FLOOR PLANS  
R. L. PAYNE & ASSOCIATES, INC.  
ARCHITECTURE, PLANNING, INTERIOR DESIGN & GRAPHICS  
1509 EMERALD DRIVE, STE. 101, WWW.RLPAYNE.COM  
COLLEGE STATION, TX 77840  
PHONE: (936) 895-1177 FAX: (936) 895-8814



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SHEET:  
**A1.0**

EXHIBIT "A"



01 1ST FLOOR PLAN  
 6 UNIT SCHEME

3/16" = 1'-0"

02 2ND FLOOR PLAN  
 6 UNIT SCHEME

3/16" = 1'-0"

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GENERAL NOTES

1. NO. 1116 FOR INTERIOR AND OUTSIDE DOORWAYS
2. DOORWAYS ARE TO FACE OF BRICK WALLS UNLESS OTHERWISE NOTED
3. SEE 01/14.1 FOR FINISH LITERATURE FINISH UNITS

| UNIT CONFIGURATIONS |   | SQUARE FOOTAGE |
|---------------------|---|----------------|
| UNIT #              |   |                |
| 1                   | 1 | 1,000          |
| 1                   | 2 | 1,000          |
| 1                   | 3 | 1,000          |
| 1                   | 4 | 1,000          |
| 1                   | 5 | 1,000          |
| 1                   | 6 | 1,000          |

EXHIBIT "A"

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FLOOR PLANS - 6 UNIT  
**R. L. PAYNE & ASSOCIATES, INC.**  
 ARCHITECTURE, PLANNING, INTERIOR DESIGN & GRAPHICS  
 1508 EVERARD DRIVE, STE. 104 • WWW.RLPAYNE.COM  
 COLLEGE STATION, TX 77845  
 PHONE (979) 696-7272 Fax (979) 696-8114

Gateway Villas  
 College Station, Texas

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 1504 DATE  
 02/20/01

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03 SIDE ELEVATION  
8 UNIT

3/16" = 1'-0"

04 SIDE ELEVATION  
8 UNIT

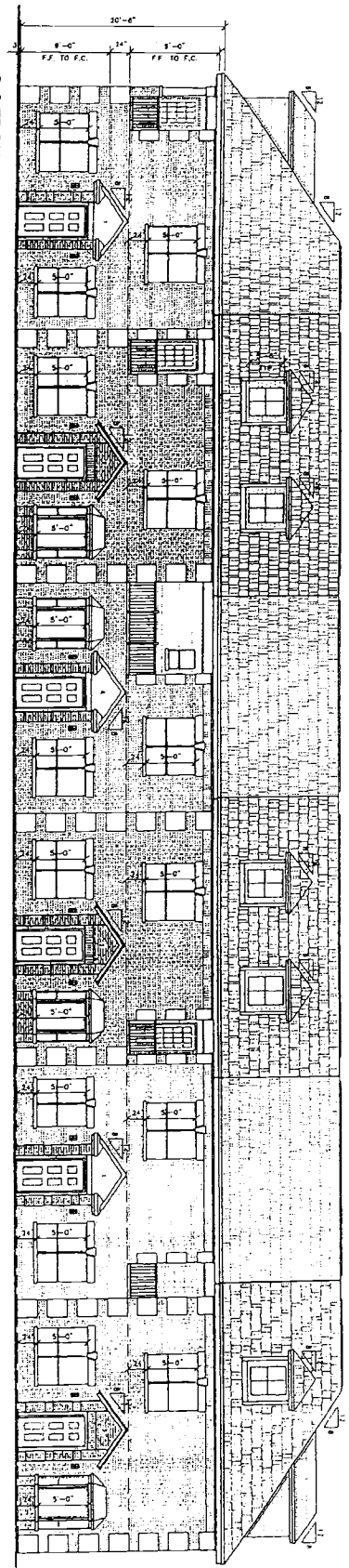
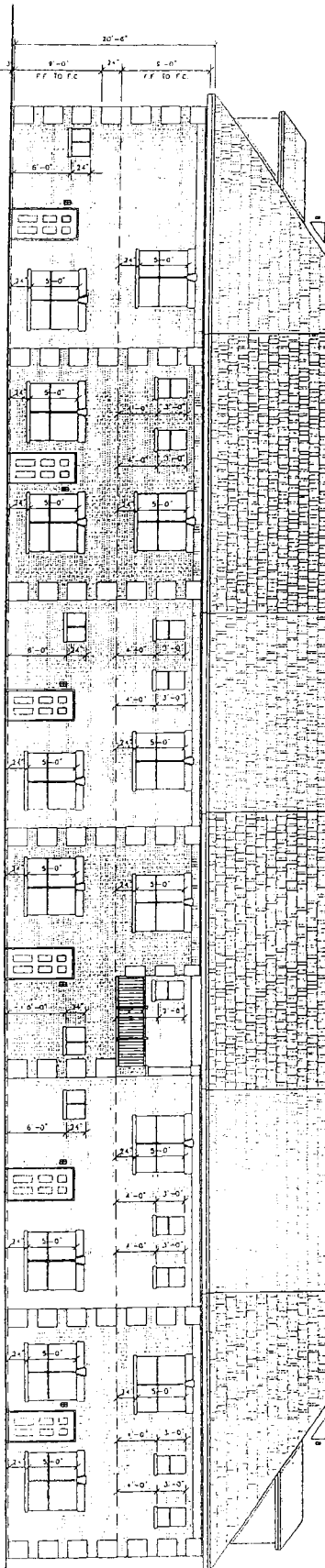
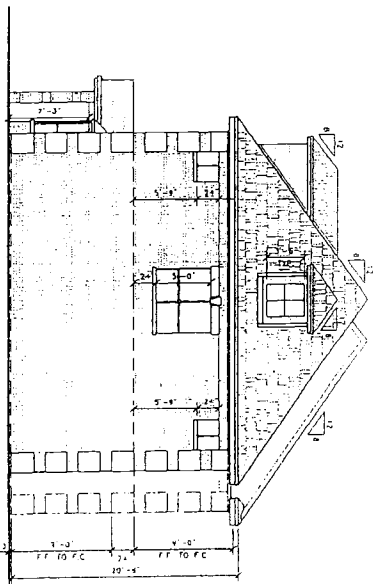
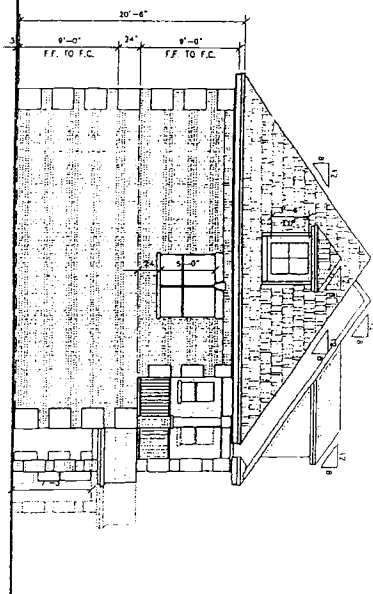
3/16" = 1'-0"

02 BACK ELEVATION  
8 UNIT

3/16" = 1'-0"

01 FRONT ELEVATION  
8 UNIT

3/16" = 1'-0"



GENERAL NOTES

1. SEE SCHEDULES & DETAILS FOR GENERAL ELEVATION NOTES

EXHIBIT "A"

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SHEET  
4.1

EXTERIOR ELEVATIONS - 6 UNIT  
R. L. PAYNE & ASSOCIATES, INC.  
ARCHITECTURE, PLANNING, INTERIOR DESIGN & GRAPHICS  
1509 EMERALD PARKWAY, STE. 101 • WWW.RLPAYNE.COM  
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Gateway Villas  
College Station, Texas

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REVISION

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