CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I(We), Royal Oaks Garden Lmt., the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Deed Records of Brazos County in Volume 4164, Page 165, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified

.....
Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ramiro Galindo, 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 stated.

Given under my hand and seal of office this ..... day of ....., 20..

.....
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I(We), _____, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Deed Records of Brazos County in Volume 4164, Page 165, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified

.....
Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ramiro Galindo, 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 stated.

Given under my hand and seal of office this ..... day of ....., 20..

.....
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey of the property, and that property markers and monuments were placed under my supervision on the ground, and that metes and bounds describing said subdivision will describe a closed geometric form.

_____
Donald Garrett, R.P.L.S, No. 2972

APPROVAL OF THE CITY PLANNER

I,....., the undersigned, City Planner and/or designated Secretary of the Planning and 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 ....., 20....

.....
City Planner
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ....., Chair 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 and Zoning Commission of the City of Bryan on the ..... day of ....., 20.... and same was duly approved on the ..... day of ....., 20.... by said Commission.

.....
Chairman, Planning and Zoning Commission
City of Bryan, Texas

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 ..... day of ..... ....., 20....

.....
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certified that this plat together with its certificates of authentication was filed for record in my office the ..... day of..... 20.... in the Official Records of Brazos County Texas, in Volume ....., Page .....

.....
County Clerk, Brazos County, Texas

NOTES:

1. A portion of this property lies in the 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0215E Effective Date: May 16, 2012.

2. All Property corners are Set 5/8" Iron Rods with cap unless otherwise stated.

3. Basis of Bearing: *Plat Bearing used as basis of bearings.

4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.

5. This Tract is zoned: Commercial

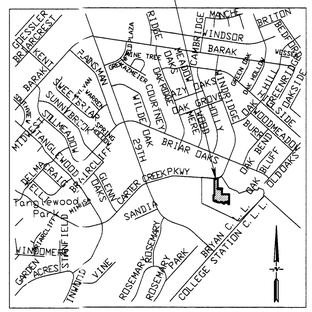
6. Existing Land Use: Residential

7. The purpose of this to Replat is to combine Lot 1, 3, and a part of Lot 5, Block 1.

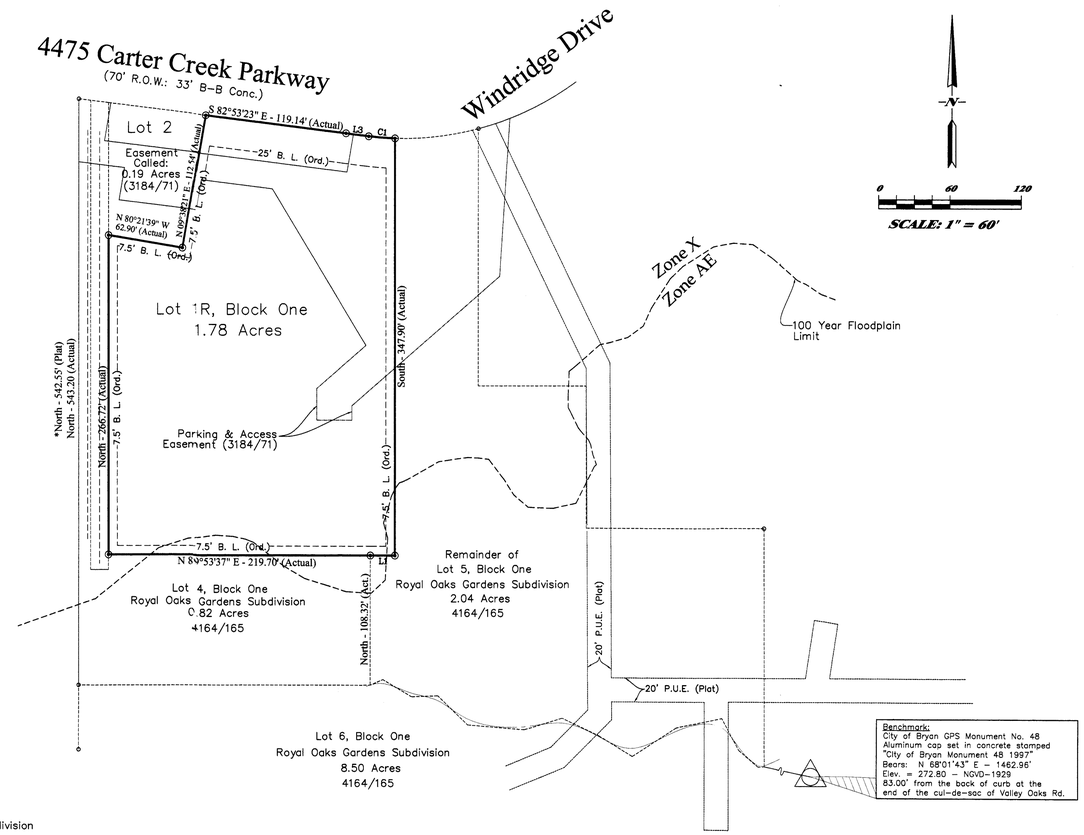
8. Lot 1 is based on original plat and has not been surveyed.

9. Improvements on Lot 1 not shown.

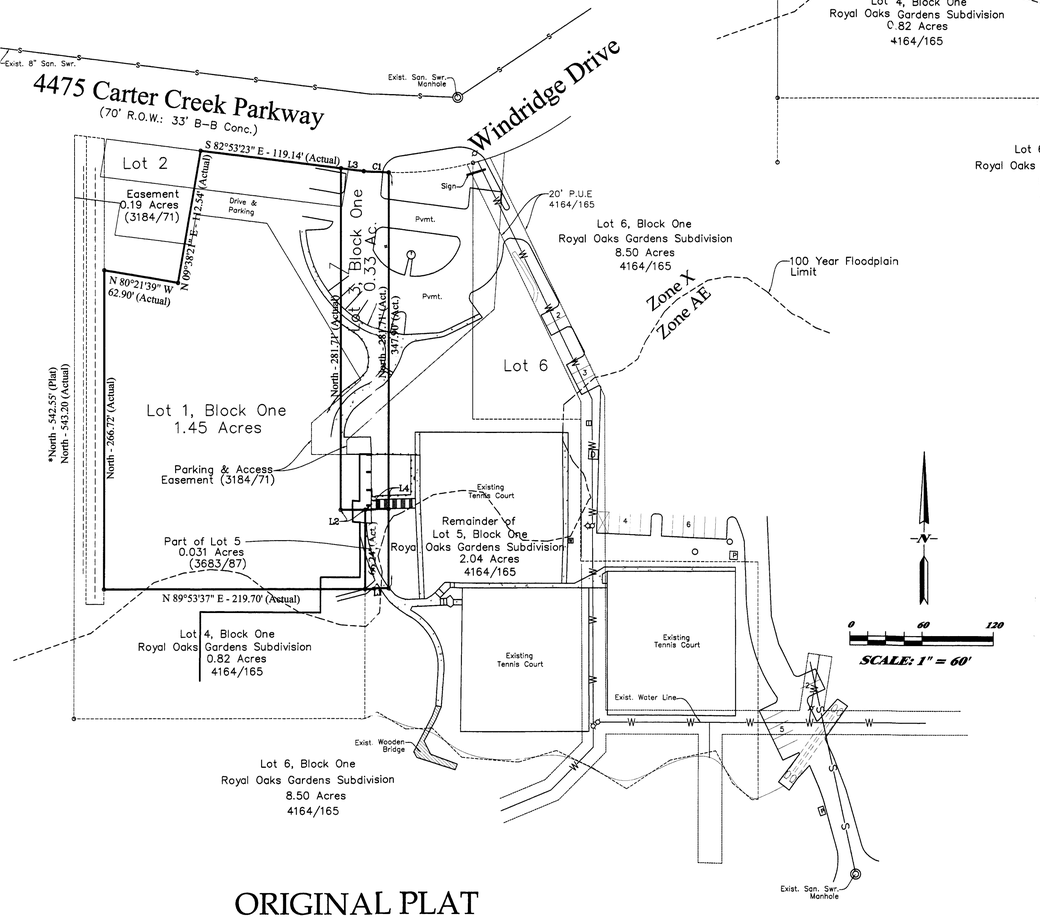
PROJECT LOCATION




VICINITY MAP
NTS




REPLAT
Scale: 1" 60'




ORIGINAL PLAT
Scale: 1" 60'

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | TANGENT | LENGTH | CHD. | L.C. |
| C1 | 245.08' | 11.09' | 22.17' | S 85°42'49" E | 22.16' |

| LINE TABLE | | |
|---|---|---|
| LINE | CHD. | L.C. |
| L1 | N 89°53'37" E | 20.62' |
| L2 | West | 20.62' |
| L3 | N 82°53'22" W | 19.29' |
| L4 | N 89°40'44" W | 19.96' |

# Being a Replat

Of

Lots 1, 3 and a part of Lot 5, Block One
Royal Oaks Garden Subdivision,
1.78 Acres
Volume 455, Page 512
Richard Carter League, Abstract 8
Bryan, Brazos County, Texas
February 18, 2013

MAY 0 8 2013

Owner/Developer:
Owner: Royal Oaks Garden Lmt.
Address: 1900 West Villa Maria
Bryan, Tx
Phone: (979) 823 - 1920

Benchmark:
City of Bryan GPS Monument No. 48
Aluminum cap set in concrete stamped "City of Bryan Monument 48 1997"
Bearing: N 68°01'43" E - 1462.96'
Elev. = 272.80 - NGVD-1929
83.00' from the back of curb at the end of the cul-de-sac of Valley Oaks Rd.


GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094


D:\Donnie\survey-Jobs\Survey jobs 2013\13-010\13-010Revised.dwg