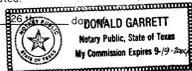


STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (We, They) **Ramiro Galindo**  
 owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us) in the Deed Records of Brazos County in Volume 455, Page 512, and designated herein as the **Royal Oaks Gardens Subdivision** and whose name is subscribed hereto, hereby dedicate to the use of the public, forever all streets, alleys, paths, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

*Ramiro Galindo*  
 Ramiro Galindo  
 Owner

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(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this February, 2001.



*Donald D. Garrett*  
 Donald D. Garrett  
 Notary Public, State of Texas

**CERTIFICATE OF SURVEYOR**

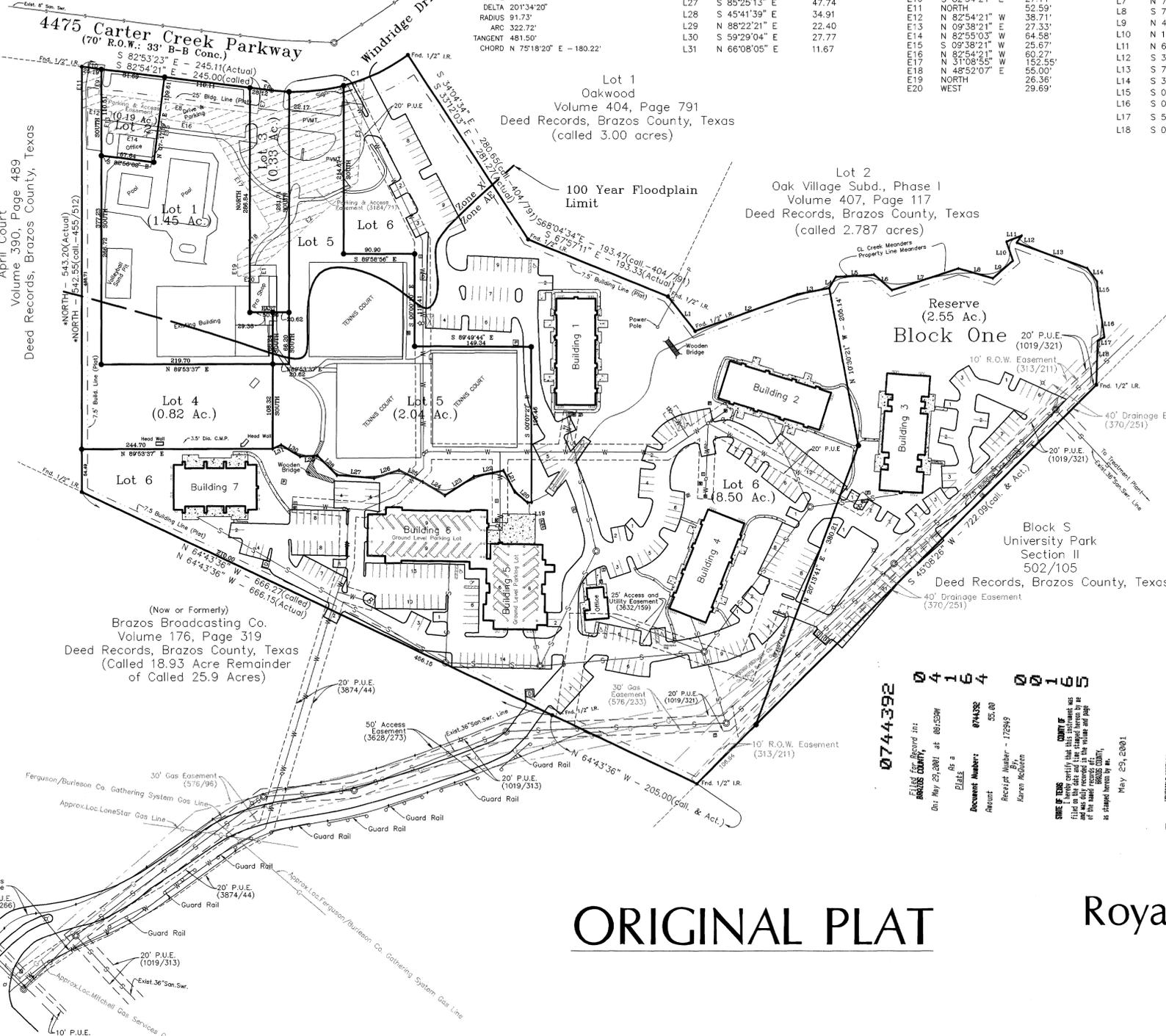
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision describe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

*Donald D. Garrett*  
 Donald D. Garrett, R.P.L.S. No. 2972

**CERTIFICATE OF THE ENGINEER**

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

*Donald D. Garrett*  
 Donald D. Garrett, P.E. No. 22790



**Internal Lots Line Table**

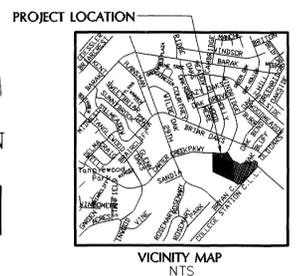
L19	N 85°28'03" E	5.24
L20	S 49°35'02" E	21.41
L21	S 27°51'50" E	30.54
L22	N 78°23'51" E	38.88
L23	N 56°54'07" E	44.21
L24	S 82°53'23" E	43.22
L25	S 64°42'11" E	33.92
L26	N 73°01'28" E	33.39
L27	S 85°25'13" E	47.74
L28	S 45°41'39" E	34.91
L29	N 88°22'21" E	22.40
L30	S 59°29'04" E	27.77
L31	N 66°08'05" E	11.67

**ACCESS EASEMENT LINE TABLE DATA**

LINE	BEARING	DISTANCE
E1	SOUTH	20.00'
E2	S 48°52'07" W	164.89'
E3	N 03°40'26" E	132.00'
E6	S 82°53'23" E	12.89'
E7	S 09°38'21" W	32.00'
E8	S 82°54'21" E	205.00'
E9	S 09°38'21" W	32.00'
E10	S 82°54'21" E	27.11'
E11	NORTH	52.59'
E12	N 82°54'21" W	38.71'
E13	N 09°38'21" E	27.33'
E14	N 82°55'03" W	64.58'
E15	S 09°38'21" W	25.67'
E16	N 82°54'21" W	60.27'
E17	N 31°08'55" W	152.55'
E18	N 48°52'07" E	55.00'
E19	NORTH	26.36'
E20	WEST	29.69'

**Property Line Meanders**

LINE	BEARING	DISTANCE
L1	S 38°06'50" E	56.52
L2	N 70°14'37" E	138.79
L3	N 78°07'38" E	42.05
L4	N 30°54'58" E	16.28
L5	N 86°43'54" E	49.27
L6	S 49°07'47" E	30.11
L7	N 71°59'16" E	89.67
L8	N 73°54'11" E	45.78
L9	N 49°04'15" E	34.24
L10	N 19°32'22" W	25.84
L11	N 68°31'16" E	21.29
L12	S 35°18'24" W	11.30
L13	S 70°18'36" E	96.06
L14	S 36°24'07" E	20.93
L15	S 05°38'15" E	24.93
L16	S 08°33'29" E	47.21
L17	S 59°05'55" W	10.11
L18	S 01°35'45" W	55.93



\*Basis of Bearings:  
 Most westerly line of Subject tract rotated to called bearing (NORTH) of most westerly line of parent tract & Tracts A & B, Royal Oaks Racquet Club, Inc. tract in deed recorded in Volume 455, Page 512, Deed Records, Brazos County, Texas and westerly line of April Court, Vol. 390, Pg. 489 Deed Records, Brazos County, Texas.

- LEGEND:**
- --- Dumpster Pad (5)
  - --- Water Meter for Irrigation System (6)
  - --- Water Meter (Symbol may denote location of multiple meters) (8)
  - --- A/C Slab (67)
  - --- Communications Box (Cable TV/ Telephone)(3)
  - --- Electrical Box (10)
  - --- Fire Hydrant (4)
  - --- Water Valve (17)
  - --- Light Pole (7)
  - --- Sanitary Sewer Manhole (13)
  - --- 1/2" Iron Rod
  - --- Set 1/2" Iron Rod
  - ◇ --- Lot corner in Creek Area/could not set rod

**FILE NOTES:**

BEING A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1588 ACRES OF LAND SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRAZOS COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 158822 ACRE TRACT OF LAND CONVEYED TO THE ROYAL OAKS RACQUET CLUB, INC. BY DEED RECORDED IN VOLUME 405, PAGE 515 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.) SAID 1588 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for northeast corner at the northeast corner of April Court according to the plat of record in Volume 390, Page 489 (D.R.B.C.T.), same being a point in the southerly right-of-way line of Carter Creek Parkway;

THENCE S 82°53'23" E along said southerly right-of-way line of Carter Creek Parkway a distance of 245.11 feet to a 1/2" iron rod found for the beginning of a curve to the left;

THENCE 184.55 feet along said curve to the left having a radius of 245.08 feet, a central angle of 49°08'49", and a chord bearing and distance of N 75°18'20" E - 180.22 feet to a 1/2" iron rod found for most northerly northeast corner at the northeast corner of Lot 1, Oakwood according to the plat of record in Volume 404, Page 791 (D.R.B.C.T.), same being a point along a creek;

THENCE along the line common to said called 15822 acre tract of land and said Lot 1, Oakwood and along said creek the following courses:

- 1) S 31°12'03" E a distance of 281.27 feet to a 1/2" iron rod found for angle and
- 2) S 57°57'11" E a distance of 153.33 feet to a 1/2" iron rod found for angle at the most southerly corner of said Lot 1 and the most westerly southwest corner of Lot 5, Oak Village Subdivision according to the plat of record in Volume 407, Page 117 (D.R.B.C.T.);
- THENCE S 38°46'50" E, along a line common to said called 15822 acre tract of land and said Lot 2, a distance of 56.58 feet to a 1/2" iron rod found for interior ell corner at an interior ell corner of said called 15822 acre tract of land and the most southerly southwest corner of said Lot 2, same being a point along a second creek;
- THENCE, continuing along lines common to said called 15822 acre tract of land and said Lot 2 and along the meanders of said second creek, the following courses:
  - 1) N 71°14'37" E a distance of 138.79 feet to a point for angle
  - 2) N 78°07'38" E a distance of 42.05 feet to a point for angle
  - 3) N 30°54'58" E a distance of 16.28 feet to a point for angle
  - 4) N 86°43'54" E a distance of 49.27 feet to a point for angle
  - 5) S 49°07'47" E a distance of 30.11 feet to a point for angle
  - 6) N 71°59'16" E a distance of 89.67 feet to a point for angle
  - 7) N 73°54'11" E a distance of 45.78 feet to a point for angle
  - 8) N 49°04'15" E a distance of 34.24 feet to a point for angle
  - 9) N 19°32'22" E a distance of 25.84 feet to a point for angle
  - 10) N 68°31'16" E a distance of 21.29 feet to a point for angle
  - 11) S 35°18'24" W a distance of 11.30 feet to a point for angle
  - 12) S 70°18'36" E a distance of 96.06 feet to a point for angle
  - 13) S 36°24'07" E a distance of 20.93 feet to a point for angle
  - 14) S 05°38'15" E a distance of 24.93 feet to a point for angle
  - 15) S 08°33'29" E a distance of 47.21 feet to a point for angle
  - 16) S 59°05'55" W a distance of 10.11 feet to a point for angle and
  - 17) S 01°35'45" W a distance of 55.93 feet to a 1/2" iron rod found for most easterly northeast corner at the southwest corner of said Lot 2, same being a point in the northwestern line of Block S, University Park, Section II according to the plat of record in Volume 502, Page 105 (D.R.B.C.T.);
- THENCE S 45°08'26" W, along a line common to said called 15822 acre tract of land and said University Park, Section II a distance of 75.09 feet to a 1/2" iron rod found for most southerly corner at the southwest corner of said called 15822 acre tract of land, same being the most easterly corner of a called 1893 acre remainder tract of land conveyed to Brazos Broadcasting Company by deed of record in Volume 176, Page 319 (D.R.B.C.T.);
- THENCE N 64°43'36" W, along a line common to said called 15822 acre tract of land and said called 1893 acre remainder tract of land, a distance of 666.27 feet to a 1/2" iron rod found for southeast corner at the southwest corner of said called 15822 acre tract of land, same being a point in the easterly line of the aforesaid April Court;
- THENCE NORTH along a line common to said called 15822 acre tract of land and said April Court, a distance of 543.20 feet to the POINT OF BEGINNING, and containing 1588 acres of land, more or less.

0744392  
 04164  
 00165

FILED FOR RECORD IN:  
 BRAZOS COUNTY, TEXAS  
 On May 29, 2001 at 08:25AM  
 as a  
 PLAT  
 Document Number: 0744392  
 Amount: \$5.00  
 Receipt Number: 172949  
 By: Karen Robinson

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Justin J. Jobs, Notary Public, State of Texas, do hereby certify that this instrument was filed in the public records of the County of Brazos, State of Texas, on May 29, 2001, at 8:25 AM, and is stamped herein by me.  
 Justin J. Jobs  
 Notary Public, State of Texas  
 My Commission Expires 05-19-2003

on landscape up 10/10/03

**ORIGINAL PLAT**

**Amending Plat of  
 Royal Oaks Gardens Subdivision  
 6 Lots & 1 Reserve  
 15.88 Acres  
 Volume 455, Page 512  
 Richard Carter League, Abstract - 8  
 Bryan, Brazos County, Texas  
 Scale: 1" = 80' February, 2001**

**GARRETT ENGINEERING**  
 Consulting Engineering & Land Surveying  
 4444 Carter Creek Parkway Suite 108  
 Bryan, Texas 77802  
 Phone: 409 / 846 - 2888

- Blanket Easements:**
- a. From Frank R. Hanus et ux to City of Bryan, Vol. 141, Pg. 403.
  - b. From Albert E. Hanus to the City of Bryan, Vol. 141, Pg. 423.
  - c. From Albert E. Hanus et ux to Lone Star Gas Company, Vol. 148, Pg. 382.
  - d. From Mrs. Victoria K. Hanus et vir to Lone Star Gas Company, Vol. 148, Pg. 406.
  - e. From City of Bryan to Brazos Broadcasting Company, Vol. 249, Pg. 199.
  - f. From Brazos Broadcasting Company to City of Bryan, Vol. 727, Pg. 282.
  - g. From Royal Oaks Gardens, Ltd. to GTE Southwest, Inc., Vol. 4003, Pg. 126.
- GENERAL NOTES:**
- 1.) 1/2" Iron Rods to be set at all lot corners.
  - 2.) All improvements shown are existing, unless otherwise noted.
  - 3.) Building setback lines as per current City Ordinances (7.5' side & rear on all lots).
  - 4.) A portion of this subdivision is within the 100-year flood hazard area as per FEMA Community Plans Map No. 490082-0142c-7/2/92.
  - 5.) All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.
  - 6.) Subject property currently zoned MF-Multifamily by the City of Bryan, Brazos County, Texas.
  - 7.) Solid waste pickup to be curb-side pickup.
  - 8.) Any proposed development to be done per approved site plans.
  - 9.) Floodplain/Floodway depicted herein is as approved by FEMA as per Mitchell and Morgan L.L.P. Burton Creek Floodplain Study dated September, 1998.
  - 10.) All sewer lines within the complex are private lines with exception of the public sewer line along the southeast property line (along Burton Creek).

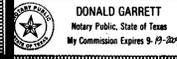
**OWNER/DEVELOPER:**  
 Galindo Interests  
 1900 West Villa Maria Road  
 Bryan, Texas  
 (979)823-1919

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (We/They), Ramiro Galindo  
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us) in the Deed Records of Brazos County in Volume 455, Page 512, and designated herein as the Royal Oaks Gardens Subdivision and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

*Ramiro Galindo*  
Owner

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(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 26th day of February, 2001.



*Donald D. Garrett*  
Notary Public, State of Texas  
Donald D. Garrett

**CERTIFICATE OF SURVEYOR**

I, Donald D. 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 made under my supervision on the ground and that the metes and bounds describing said subdivision truly describe a closed geometric form.

*Donald D. Garrett*  
Donald D. Garrett, R.P.L.S. No. 2972

**CERTIFICATE OF THE ENGINEER**

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

*Donald D. Garrett*  
Donald D. Garrett, P.E. No. 22790

**CERTIFICATE OF THE COUNTY CLERK**

I, Mary Ann Ward, 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 27th day of February, 2001, in the Official Records of Brazos County, Texas, in Volume 444, Page 165.

*Karen McQueen*  
County Clerk  
Brazos County, Texas

**APPROVAL OF THE PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

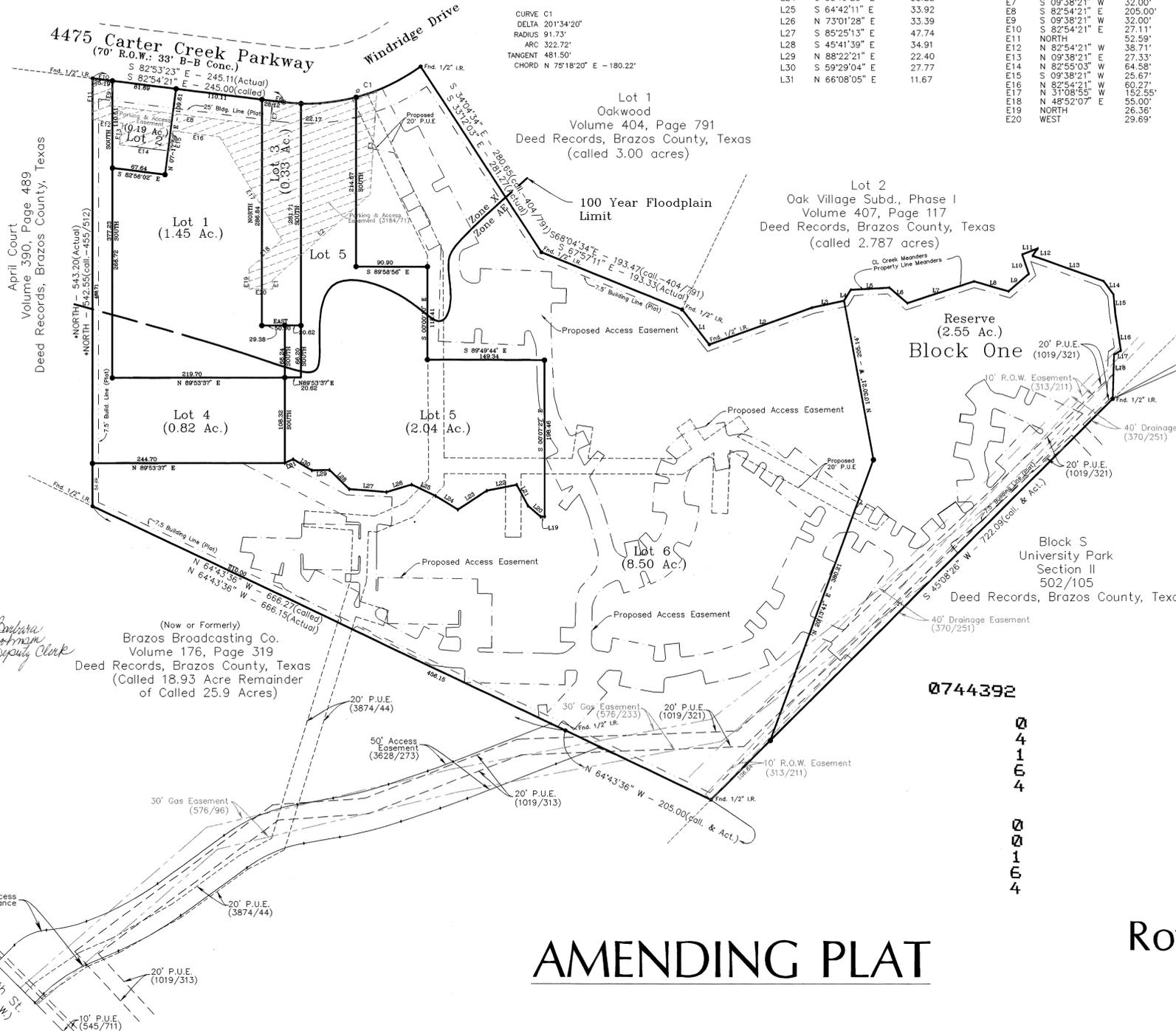
*William Paul Kasper*  
Planning Administrator, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

*William Paul Kasper*  
City Engineer, Bryan, Texas

on balance we win



**Internal Lots Line Table**

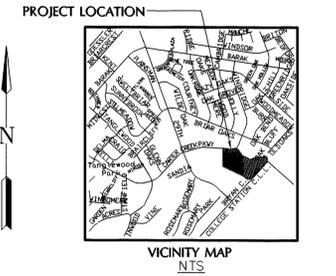
L19	N 85°28'03" E	5.24
L20	S 49°35'02" E	21.41
L21	S 27°51'50" E	30.54
L22	N 78°23'51" E	39.88
L23	N 56°54'07" E	44.21
L24	S 58°19'23" E	33.22
L25	S 64°42'11" E	33.92
L26	N 73°01'28" E	33.39
L27	S 85°25'13" E	47.74
L28	S 45°41'39" E	34.91
L29	N 88°22'21" E	22.40
L30	S 59°29'04" E	27.77
L31	N 66°08'05" E	11.67

**ACCESS EASEMENT LINE TABLE DATA:**

LINE	BEARING	DISTANCE
E1	SOUTH	20.00'
E2	S 48°52'07" W	164.89'
E3	N 03°40'26" E	132.00'
E6	S 82°53'23" E	12.89'
E7	S 09°38'21" W	32.00'
E8	S 82°54'21" E	205.00'
E9	S 09°38'21" W	32.00'
E10	S 82°54'21" E	27.11'
E11	NORTH	52.59'
E12	N 82°54'21" W	38.71'
E13	N 09°38'21" E	27.33'
E14	N 82°55'03" W	64.58'
E15	S 09°38'21" W	25.67'
E16	N 82°54'21" W	60.27'
E17	N 31°08'55" W	152.55'
E18	N 48°52'07" E	55.00'
E19	NORTH	26.36'
E20	WEST	29.69'

**Property Line Meanders**

LINE	BEARING	DISTANCE
L1	S 38°06'50" E	56.52
L2	N 70°14'37" E	138.79
L3	N 78°07'38" E	42.05
L4	N 30°54'58" E	16.28
L5	N 86°43'54" E	49.27
L6	S 49°07'47" E	30.11
L7	N 71°59'16" E	89.67
L8	S 73°54'11" E	45.78
L9	N 49°04'15" E	34.24
L10	N 19°32'22" W	25.84
L11	N 68°31'16" E	21.29
L12	S 35°18'24" W	11.30
L13	S 70°18'36" E	96.06
L14	S 36°24'07" E	20.93
L15	S 05°38'15" E	24.93
L16	S 08°33'29" E	47.21
L17	S 59°05'55" W	10.11
L18	S 01°35'45" W	55.93



**PROJECT LOCATION**

Basis of Bearings: Most westerly line of Subject tract rotated to called bearing (NORTH) of most westerly line of parent tract & Tracts A & B, Royal Oaks Racquet Club, Inc. tract in deed recorded in Volume 455, Page 512, Deed Records, Brazos County, Texas and easterly line of April Court Vol. 390, Pg. 489 Deed Records, Brazos County, Texas.

- LEGEND:**
- -- Dumpster Pad (5)
  - -- Water Meter for Irrigation System (6)
  - -- Water Meter (Symbol may denote location of multiple meters) (8)
  - -- A/C Slab (67)
  - -- Communications Box (Cable TV / Telephone) (3)
  - -- Electrical Box (10)
  - -- Fire Hydrant (4)
  - -- Water Valve (17)
  - -- Light Pole (7)
  - -- Sanitary Sewer Manhole (13)
  - -- End 1/2" Iron Rod
  - -- Set 1/2" Iron Rod
  - ◇ -- Lot corner in Creek Area/could not set rod

REFERENCE BEARING AND DISTANCE TO CITY OF BRYAN MONUMENT #48: N 57°53'53" E - 747.46'

**FIELD NOTES**

BEING A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 15.88 ACRES OF LAND SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRAZOS COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 15.8822 ACRE TRACT OF LAND CONVEYED TO THE ROYAL OAKS RACQUET CLUB, INC. BY DEED RECORDED IN VOLUME 455, PAGE 512 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DBR.C.T. SAID 15.88 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for northeast corner at the northeast corner of April Court according to the plot of record in Volume 390, Page 489 (DBR.C.T.), same being a point in the southerly right-of-way line of Carter Creek Parkway;

THENCE S 82°53'23" E along said southerly right-of-way line of Carter Creek Parkway, a distance of 245.11 feet to a 1/2" iron rod found for the beginning of a curve to the left;

THENCE 184.75 feet along said curve to the left having a radius of 24508 feet, a central angle of 43°08'40", and a chord bearing and distance of N 70°14'37" E - 138.79 feet to a 1/2" iron rod found for most northerly northeast corner at the northeast corner of Lot 1, Oakwood according to the plot of record in Volume 404, Page 791 (DBR.C.T.), same being a point in the southerly right-of-way line of Carter Creek Parkway;

THENCE, along the line common to said called 15.8822 acre tract of land and said Lot 1, Oakwood and along said creek, the following courses:

1) S 33°10'20" E, a distance of 201.27 feet to a 1/2" iron rod found for angle and

2) S 67°57'11" E, a distance of 193.33 feet to a 1/2" iron rod found for angle at the most southerly co of said Lot 1 and the most westerly southwest corner of Lot 2, Oak Village Subdivision according to the plot of record in Volume 407, Page 117 (DBR.C.T.);

THENCE, S 39°05'50" E, along a line common to said called 15.8822 acre tract of land and said Lot 2, a distance of 56.52 feet to a 1/2" iron rod found for interior ell corner at an interior ell corner of said called 15.8822 acre tract of land and said Lot 2, same being a point along a second creek;

THENCE, continuing along lines common to said called 15.8822 acre tract of land and said Lot 2 and along the meanders of said second creek, the following courses:

1) N 70°14'37" E, a distance of 138.79 feet to a point for angle;

2) N 78°07'38" E, a distance of 42.05 feet to a point for angle;

3) N 30°54'58" E, a distance of 16.28 feet to a point for angle;

4) N 86°43'54" E, a distance of 49.27 feet to a point for angle;

5) S 49°07'47" E, a distance of 30.11 feet to a point for angle;

6) N 71°59'16" E, a distance of 89.67 feet to a point for angle;

7) S 73°54'11" E, a distance of 45.78 feet to a point for angle;

8) N 49°04'15" E, a distance of 34.24 feet to a point for angle;

9) N 19°32'22" W, a distance of 25.84 feet to a point for angle;

10) N 68°31'16" E, a distance of 21.29 feet to a point for angle;

11) S 35°18'24" W, a distance of 11.30 feet to a point for angle;

12) S 70°18'36" E, a distance of 96.06 feet to a point for angle;

13) S 36°24'07" E, a distance of 20.93 feet to a point for angle;

14) S 05°38'15" E, a distance of 24.93 feet to a point for angle;

15) S 08°33'29" E, a distance of 47.21 feet to a point for angle;

16) S 59°05'55" W, a distance of 10.11 feet to a point for angle and

17) S 01°35'45" W, a distance of 55.93 feet to a 1/2" iron rod found for most easterly northeast corner at the southeast corner of said Lot 2, same being a point in the northwest line of Block S, University Park, Section II according to the plot of record in Volume 502, Page 105 (DBR.C.T.);

THENCE, S 45°08'26" W, along a line common to said called 15.8822 acre tract of land and said University Park, Section II, a distance of 732.99 feet to a 1/2" iron rod found for most southerly corner at the most southerly corner of said called 15.8822 acre tract of land, same being the most easterly corner of a called 19.93 acre remainder tract of land conveyed to Brazos Broadcasting Company by deed of record in Volume 176, Page 319 (DBR.C.T.);

THENCE, N 64°43'36" W, along a line common to said called 15.8822 acre tract of land and said called 19.93 acre tract of land, a distance of 871.15 feet to a 1/2" iron rod found for southwest corner at the southwest corner of said called 15.8822 acre tract of land, same being a point in the easterly line of the aforesaid April Court;

THENCE, NORTH, along a line common to said called 15.8822 acre tract of land and said April Court, a distance of 543.28 feet to the POINT OF BEGINNING, and containing 15.88 acres of land, more or less.

# AMENDING PLAT

**Amending Plat of  
Royal Oaks Gardens Subdivision**  
6 Lots & 1 Reserve  
15.88 Acres  
Volume 455, Page 512  
Richard Carter League, Abstract - 8  
Bryan, Brazos County, Texas  
Scale: 1" = 80' February, 2001

**GARRETT ENGINEERING**  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2888

- Blanket Easements:**
- From Frank R. Hanus et ux to City of Bryan, Vol. 141, Pg. 403.
  - From Albert E. Hanus to the City of Bryan, Vol. 141, Pg. 423.
  - From Albert E. Hanus et ux to Lone Star Gas Company, Vol. 148, Pg. 382.
  - From Mrs. Victoria K. Hanus et vir to Lone Star Gas Company, Vol. 148, Pg. 406.
  - From City of Bryan to Brazos Broadcasting Company, Vol. 249, Pg. 199.
  - From Brazos Broadcasting Company to City of Bryan, Vol. 727, Pg. 282.
  - From Royal Oaks Gardens, Ltd. to GTE Southwest, Inc., Vol. 4003, Pg. 126.
- GENERAL NOTES:**
- 1/2" Iron Rods to be set at all lot corners.
  - All improvements shown are existing, unless otherwise noted.
  - Building setback lines as per current City Ordinances (7.5' side & rear on all lots).
  - A portion of this subdivision is within the 100-year flood hazard area as per FEMA Community Panel Map No. 450082-01422-1/2/92.
  - All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.
  - Subject property currently zoned MF-Multifamily by the City of Bryan, Brazos County, Texas.
  - Solid waste pickup to be curb-side pickup.
  - Any proposed development to be done per approved site plans.
  - Floodplain/Floodway depicted hereon is as approved by FEMA as per Mitchell and Morgan L.L.P. Burton Creek Floodplain Study dated September, 1998.
  - All sewer lines within the complex are private lines with exception of the public sewer line along the southeast property line (along Burton Creek).

**OWNER/DEVELOPER:**  
Galindo Interests  
1900 West Villa Maria Road  
Bryan, Texas  
(979)823-1919