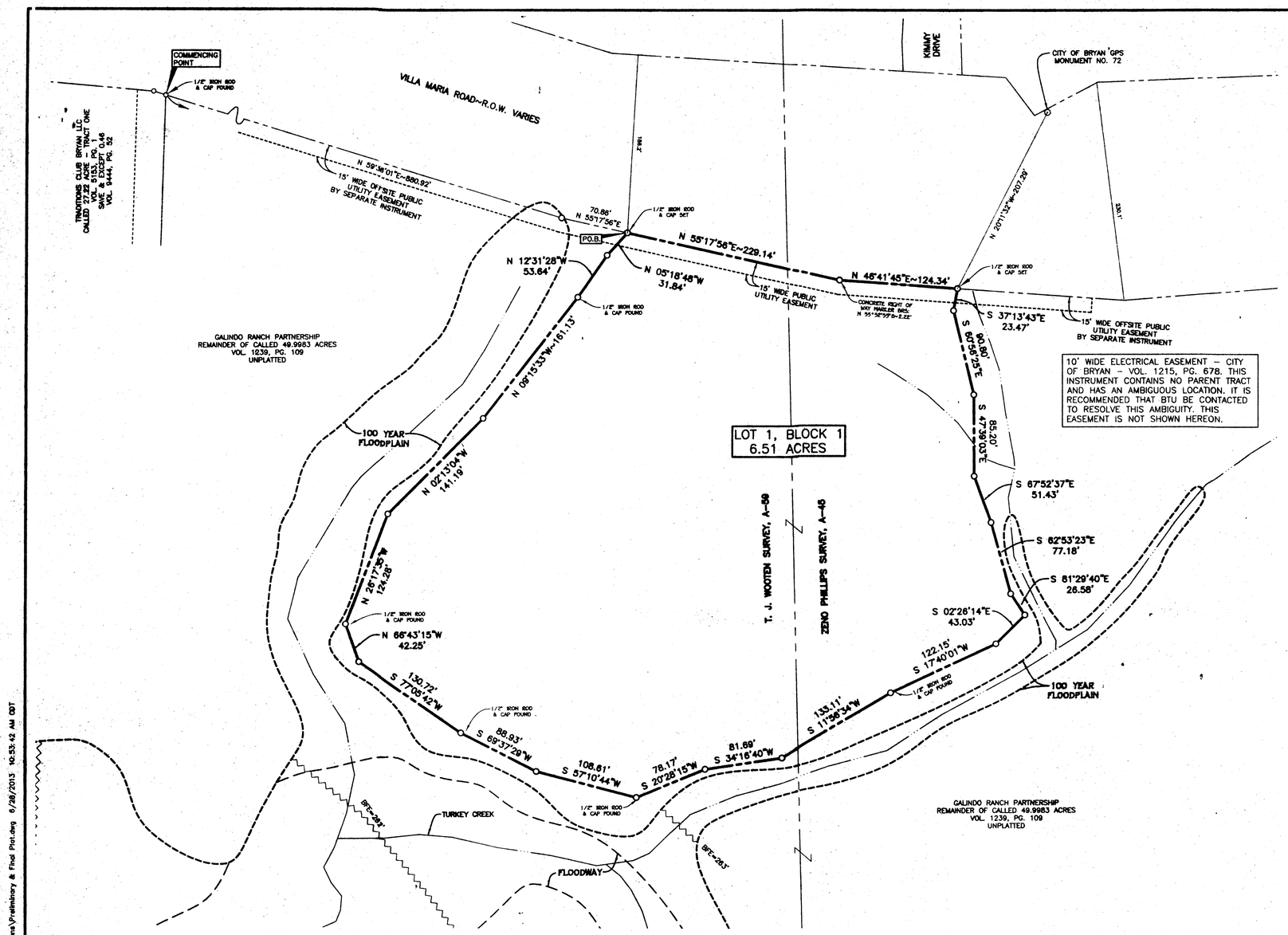
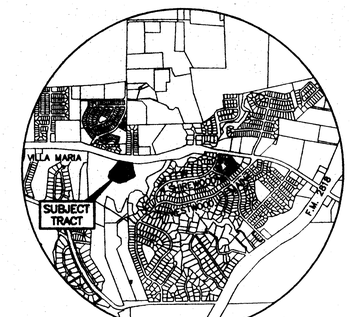


SCALE: 1"=60'



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BASIS OF BEARINGS IS GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD–27 DATUM, CONVERGENCE=02°01'56". DISTANCES ARE SURFACE. DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.0001093).

2. CURRENT TITLE APPEARS VESTED IN GALINDO RANCH PARTNERSHIP BY VIRTUE OF DEED RECORDED IN VOL. 1239, PG. 109 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0285E, MAP NO.: 48041C0285E; EFFECTIVE DATE: MAY 16, 2012. FLOODPLAIN SHOWN HEREON IS BASED ON A HORIZONTAL POSITIONING ONLY.

Regency Gardens Subdivision
Lot 1, Block 1
6.51 Acre Tract
Zeno Phillips Survey, A-45
T. J. Wooten Survey, A-59
Bryan, Brazos County, Texas

Field notes of a 6.51 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, and in the T. J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being part of the 49.9983 acre tract described in the deed from Galindo Interests, Ltd, to Galindo Ranch Partnership, recorded in Volume 1239, Page 109, of the Official Records of Brazos County, Texas, and said 6.51 acre tract being more particularly described as follows:

COMMENCING at a ½" iron rod and cap found marking the common corner between the beforementioned 49.9983 acre tract and the 27.22 acre – Tract One, described in the deed to Traditions Club Bryan, LLC, recorded in Volume 9444, Page 52, of the Official Records of Brazos County, Texas, said ½" iron rod and cap also lying in the southeast right-of-way line of West Villa Maria Road;

THENCE along the southeast right-of-way line of the beforementioned West Villa Maria Road, as follows:

N 59° 36' 01" E for a distance of 880.92 feet,
N 55° 17' 56" E for a distance of 70.86 feet to a ½" iron rod and cap set at the **PLACE OF BEGINNING** of this description;

THENCE continuing along the southeast right-of-way line of West Villa Maria Road, as follows:

N 55° 17' 56" E for a distance of 229.14 feet from which a concrete right-of-way marker found bears N 55° 53' E - 2.2 feet,

N 46° 41' 45" E for a distance of 124.34 feet to a ¼" iron rod and cap found;

THENCE generally along the southwest and northwest high bank of an unnamed tributary to Turkey Creek, as follows:

S 37° 13' 43" E for a distance of 23.47 feet,
S 60° 56' 25" E for a distance of 90.80 feet,
S 47° 39' 03" E for a distance of 85.20 feet,
S 67° 52' 37" E for a distance of 51.43 feet,
S 62° 53' 23" E for a distance of 77.18 feet,
S 81° 29' 40" E for a distance of 26.58 feet,
S 02° 26' 14" E for a distance of 43.03 feet,
S 17° 40' 01" W for a distance of 122.15 feet to a ½" iron rod and cap set,
S 11° 56' 34" W for a distance of 133.11 feet,
S 34° 16' 40" W for a distance of 81.69 feet,
S 20° 28' 15" W for a distance of 78.17 feet to a ½" iron rod and cap set;

THENCE generally along the northwest high bank of Turkey Creek, as follows:

S 57° 10' 44" W for a distance of 108.61 feet,
S 69° 37' 29" W for a distance of 88.93 feet to a ½" iron rod and cap set;

THENCE generally along the north and east high bank of an unnamed tributary to Turkey Creek, as follows:

S 77° 05' 42" W for a distance of 130.72 feet,
N 66° 43' 15" W for a distance of 42.25 feet to a ½" iron rod and cap set,
N 26° 17' 35" W for a distance of 124.28 feet,
N 02° 13' 04" W for a distance of 141.19 feet,
N 09° 15' 33" W for a distance of 161.13 feet to a ½" iron rod and cap set,
N 12° 31' 28" W for a distance of 53.64 feet,
N 05° 18' 48" W for a distance of 31.84 feet to the **PLACE OF BEGINNING** containing 6.51 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Regency Gardens, LTD, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume ____, Page ____, 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 shown hereon for the purposes identified.

_____
Ramiro Galindo – General Partner

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 _____, 2013.

_____
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 _____ day of _____, 2013, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, 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 _____, 2013.

_____
City Engineer, Bryan, Texas

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 _____, 2013.

_____
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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2013 and same was duly approved on the _____ day of _____, 2013 by said Commission.

_____
Chair, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in 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 the metes and bounds describing said subdivision will describe a closed geometric form.

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

_____
S. M. Kling, R.P.L.S. No. 2003

FINAL PLAT
OF
REGENCY GARDENS SUBDIVISION

6.51 ACRE TRACT

T. J. WOOTEN SURVEY, A–59
ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

REGENCY GARDENS, LTD.
920 W. VILLA MARIA ROAD, SUITE 301
RYAN, TEXAS 77807
979) 823–1920

JUN 28 2013

SCALE: 1"=60' JUNE, 2013

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846–6212

PP13-05

H:\Land Projects R2\041\Zeno Phillips A-45\Targets NAD83\dwg\Plotting\Regency Gardens\Preliminary & Final Plat.dwg 6/28/2013 10:53:42 AM CDT