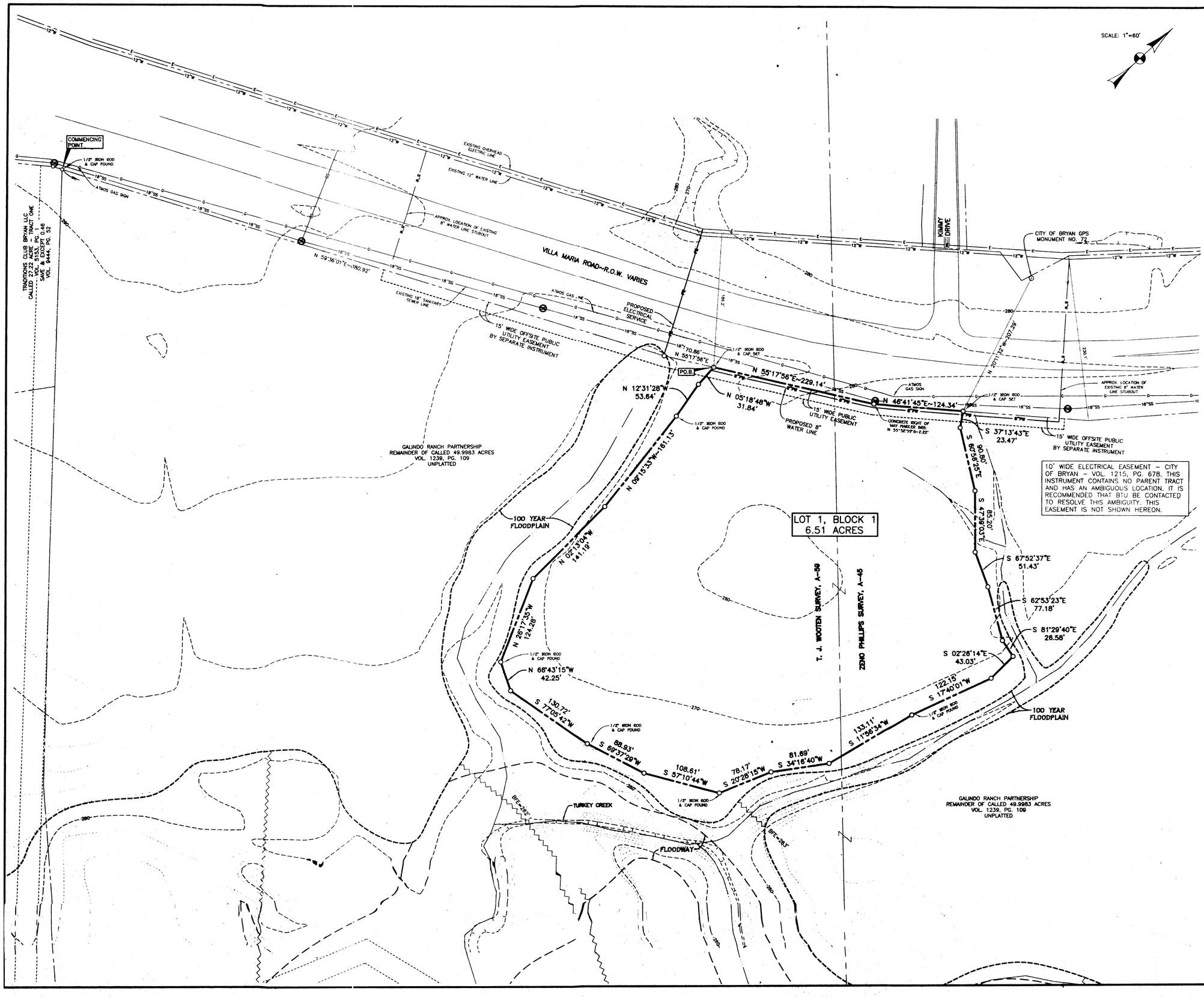

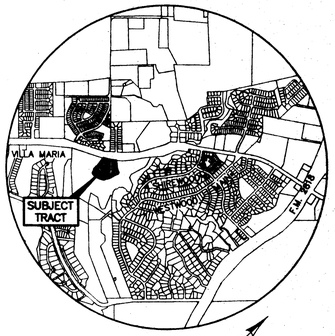

VICINITY MAP
NOT TO SCALE

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.

4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM CITY OF BRYAN ELECTRONIC DATA.

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- TELEVISION PEDESTAL
- TELEVISION CABLE
- WATER METER
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- OVERHEAD ELECT. LINE
- POWER POLE
- LIGHT POLE
- WOOD FENCE (& FENCE CORNER)
- CHAIN LINK FENCE
- BARBED WIRE FENCE

PRELIMINARY PLAN (NOT FOR RECORD)

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
BRYAN, TEXAS 77807
979) 823-1990

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

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

PP13-07