

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I, Donald Garrett, Registered Professional Land Surveyor No. 29372 of the State of Texas, hereby certify that this plat is a true and correct copy of the original plat on actual survey of the property, and that property markers and monuments were set and located in accordance with the plat, and that the plat is a true and correct copy of the original plat as approved by the Planning and Zoning Commission of the City of Bryan and was approved on the day of 20.....

CERTIFICATE OF SURETY

STATE OF TEXAS
COUNTY OF BRAZOS
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Before me, the undersigned authority, on this day personally appeared Donald Garrett, 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 and content therein expressed. Given under my hand and seal of office this day of 20.....

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

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Donald Garrett, R.P.L.S. No. 29372

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, Texas, do 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.....

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, the undersigned, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, do 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..... and some was approved on the day of 20..... by said Commission.

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, Texas, do 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.....

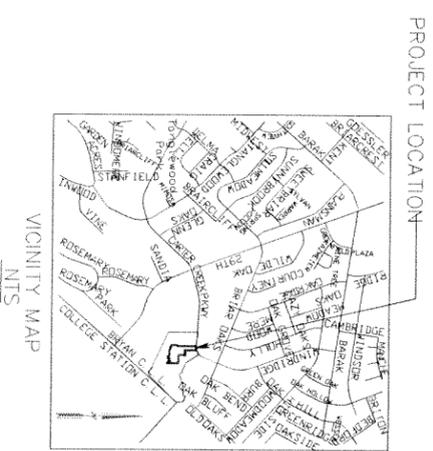
City Engineer, Bryan, Texas
STATE OF TEXAS
COUNTY OF BRAZOS

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

CURVE RADUS	TANGENT LENGTH	CHD	L.C
CI 245.08	TI 99	ZK 17	S 85°22'49" E 22.18

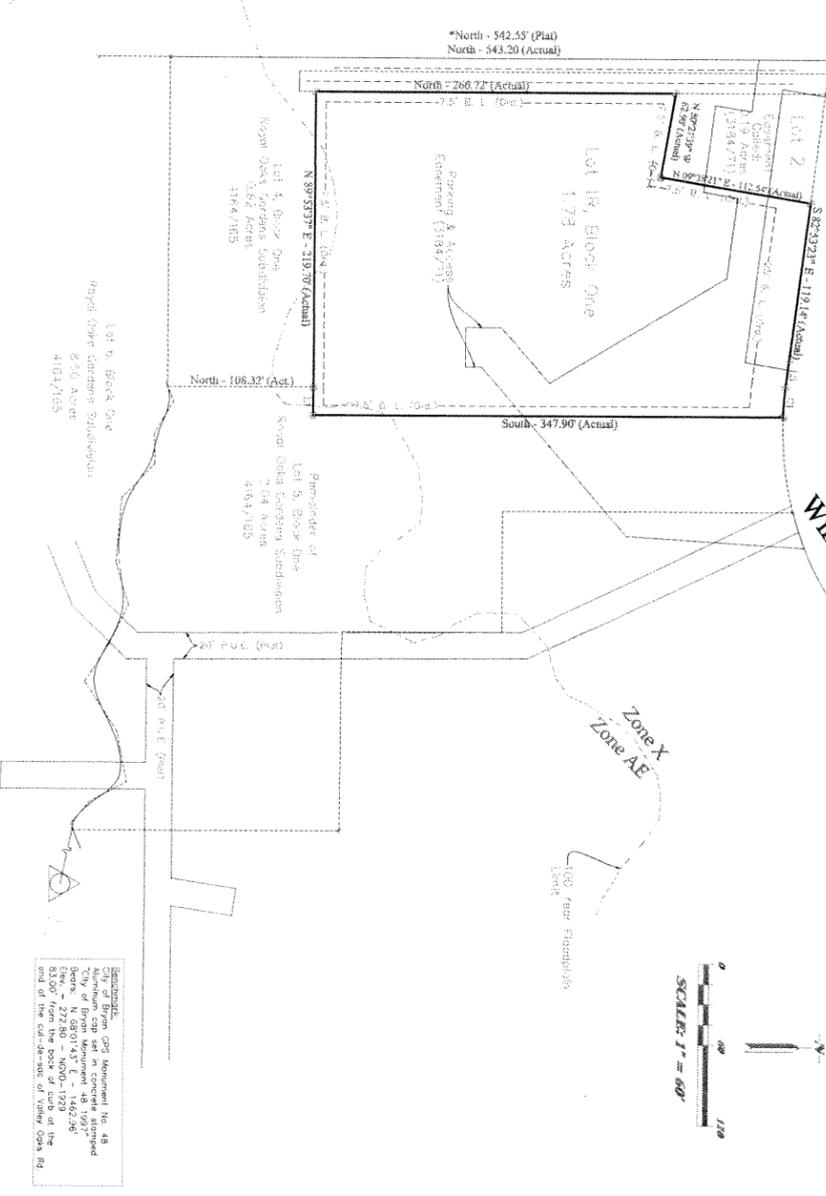
LINE	CHD	L.C
1	N 89°33'37" E	20.62
2	N 82°53'22" W	19.29
3	N 82°53'22" W	19.29
4	N 89°33'37" E	19.29

- NOTES:**
1. A portion of this property lies in the 100 year flood plain as shown on the Flood Hazard Insurance Rate Map (FIRM) Community Flood Hazard Insurance Rate Map (Firm), Community Flood Hazard Insurance Rate Map (Firm), Effective Date: May 16, 2012.
 2. All property corners are Set 5/8" Iron Rods with cap unless otherwise noted.
 3. Basis of Bearing: "Put 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.



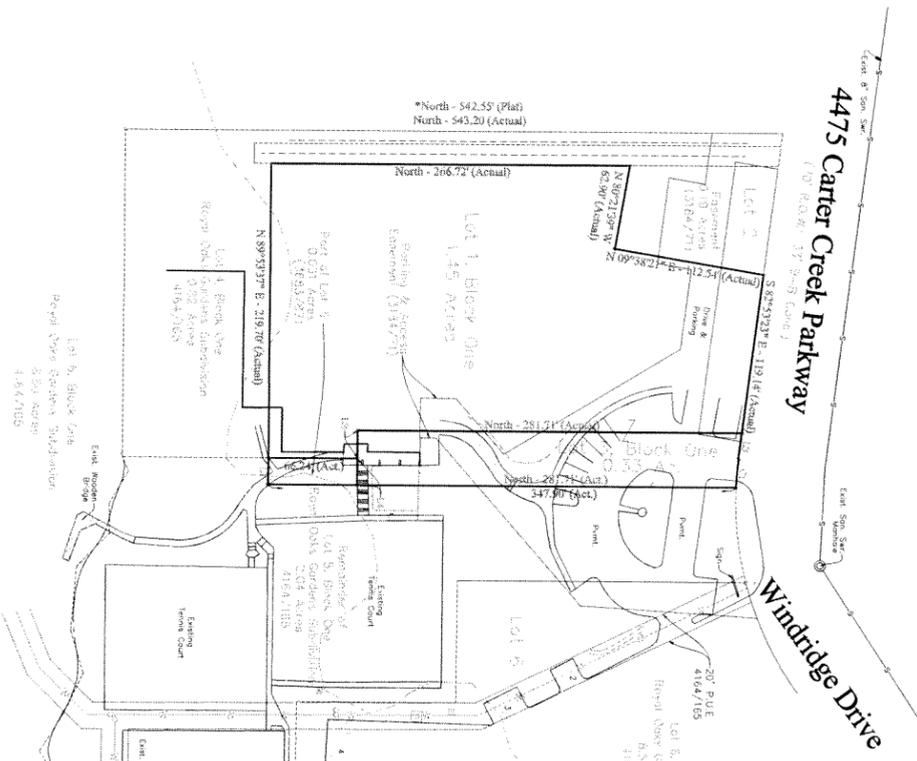
PROJECT LOCATION

4475 Carter Creek Parkway



REPLAT

Scale: 1" = 60'



ORIGINAL PLAT

Scale: 1" = 60'

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

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

