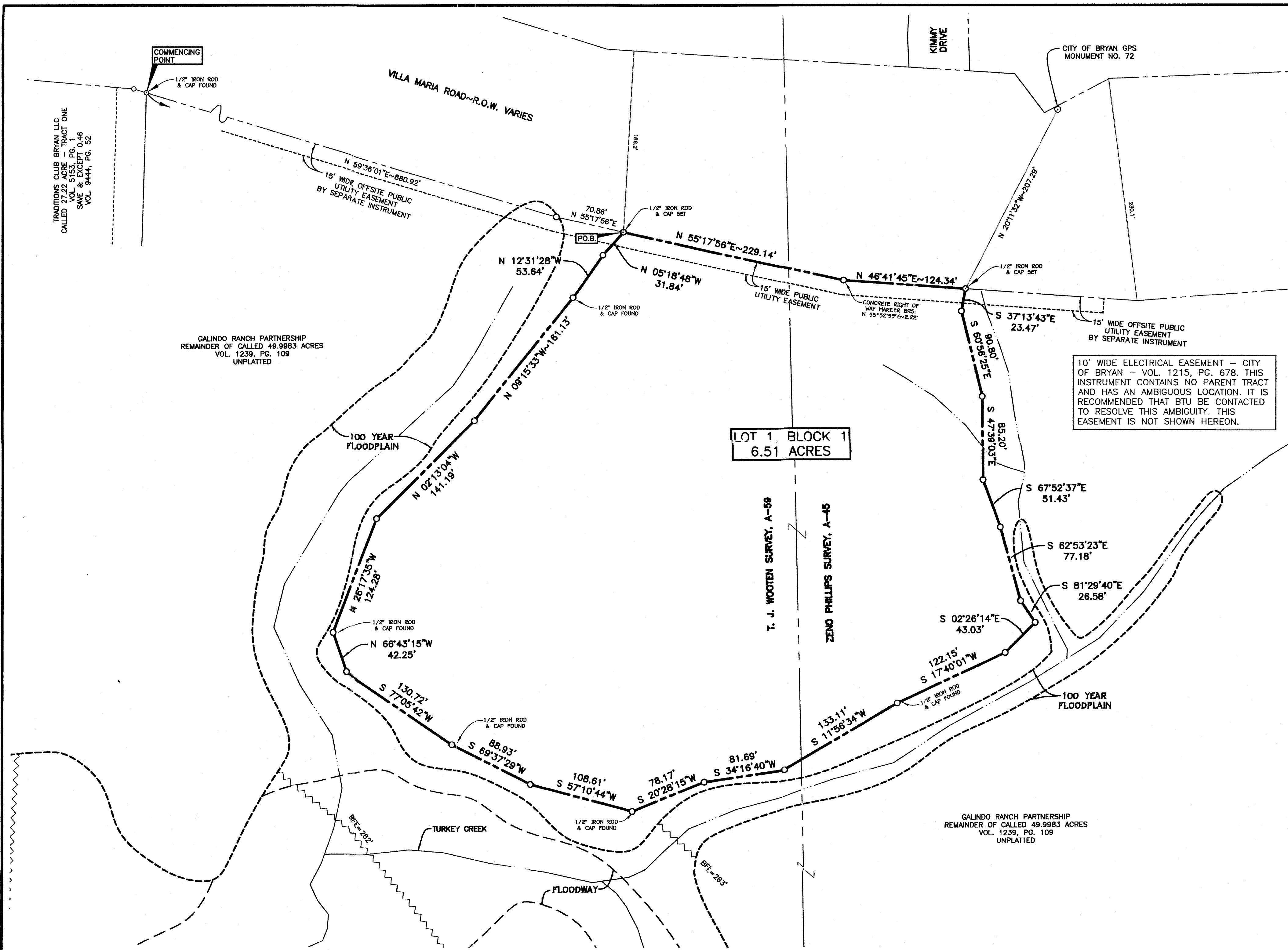
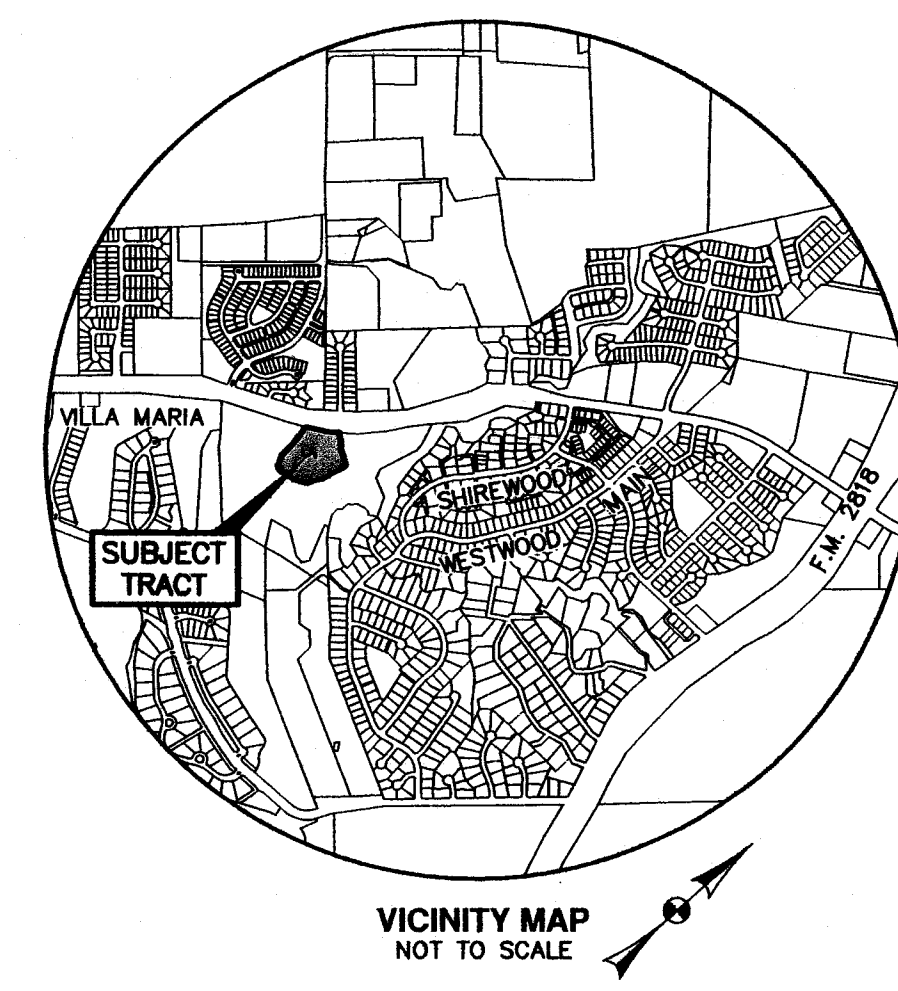


H:\Land Projects R2\041\Zeno Phillips A-45\Starate MA083.dwg\Plat\Regency Gardens\Preliminary & Final Plat.dwg 7/17/2013 1:45:11 PM CDT



SCALE: 1"=60'



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 1/2" iron rod and cap found marking the common corner between the aforementioned 49.9983 acre tract and the 27.22 acre - Tract One, described in the deed to Traditions Club Bryan, L.L.C. recorded in Volume 9444, Page 52, of the Official Records of Brazos County, Texas, said 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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.

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. SETBACKS ARE AS FOLLOWS:  
25' FRONT  
7.5' SIDE AND REAR

Filed for Record in:  
BRAZOS COUNTY  
On: Jul 19, 2013 at 01:39P  
As of  
Plats  
Document Number: 01163710  
Amount 63.00  
Receipt Number - 478307  
By:  
Kala Brunner

Doc Bk Vol Pg  
01163710 OR 11491 260

# 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  
SCALE: 1"=60' JULY, 2013  
PREPARED BY:

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

### CERTIFICATE OF OWNERSHIP AND DEDICATION

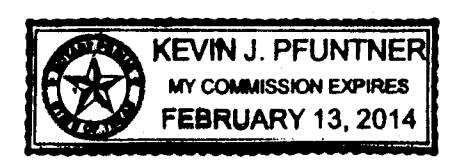
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Regency Gardens, LTD, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ and whose name is subscribed hereto, hereby dedicate 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*  
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 17th day of JULY, 2013.

*Kevin J. Pfuntner*  
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 19 day of July, 2013, in the Official Records of Brazos County, Texas, in Volume 11491, Page 260.

*Karen McQueen*  
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 17th day of July, 2013.

*Paul Koopa*  
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 17th day of July, 2013.

*Randall Haynes*  
City Planner, City of Bryan, Texas

### APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Bekendorf, 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 17th day of July, 2013 and same was duly approved on the 17th day of July, 2013 by said Commission.

*Michael Bekendorf*  
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.

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

