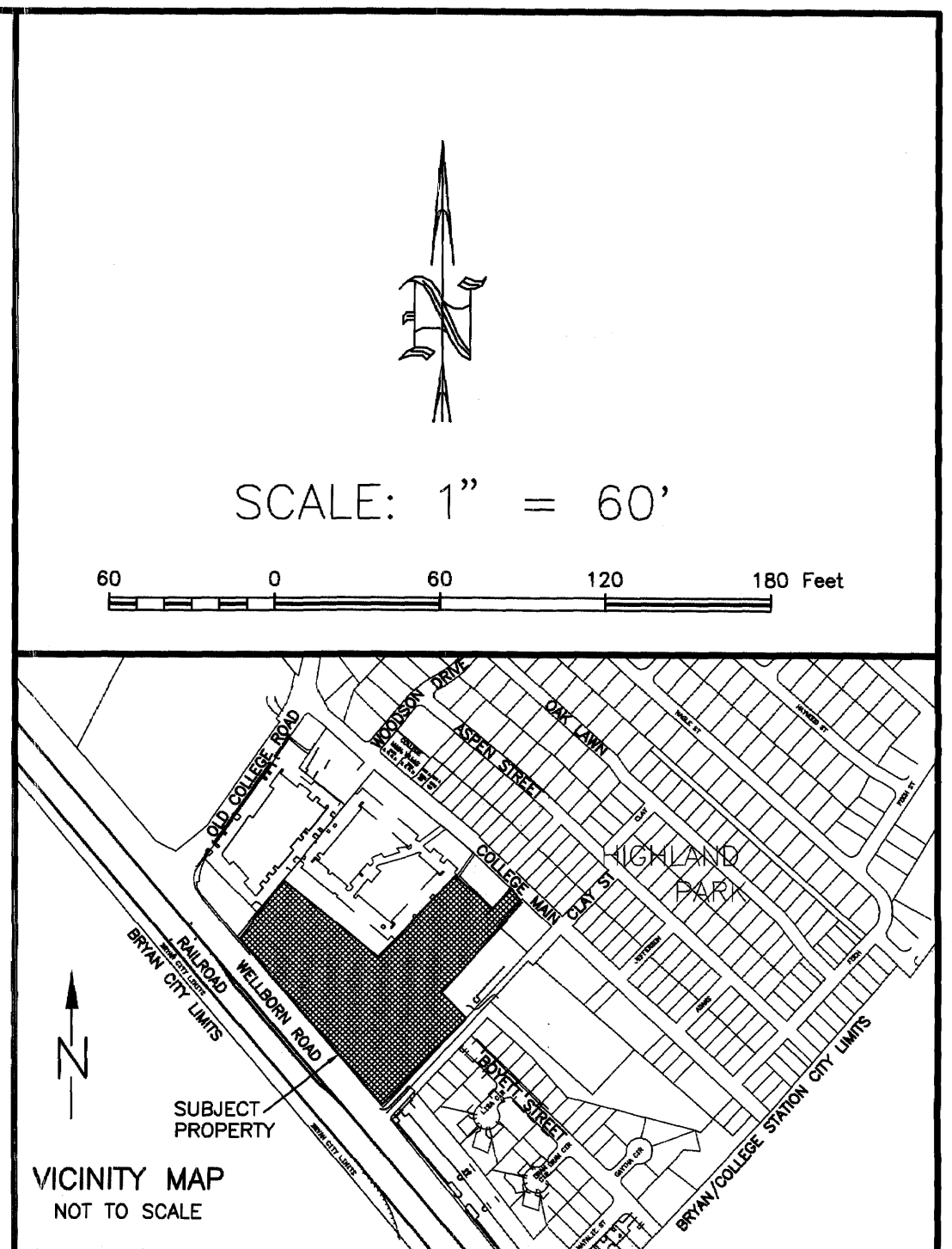


GENERAL NOTES
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. 5/8 INCH IRON ROD FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
 3. SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143 C, EFFECTIVE DATE JULY 2, 1992.
 4. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 819.
 5. SUBJECT PROPERTY IS CURRENTLY ZONED "MF" - MULTIPLE FAMILY
 6. P.U.E. - PUBLIC UTILITY EASEMENT



VILLAGE ON THE CREEK CONDOMINIUMS 669/657 (PLAT)

N/F BRYAN LIMITED 6.228 ACRE TRACT 573/5

1/2 INCH IRON ROD FOUND BEARS: S 35°54'54" E 16.70'

1/2 INCH IRON ROD FOUND BEARS: S 39°58'46" W 5.54'

3/8 INCH IRON ROD FOUND BEARS: N 21°08'25" E - 0.68'

N/F ROY W. HANN, JR. 2.007 ACRE TRACT 572/40

LOT 1, BLOCK 1 9.88 ACRES

Doc 00825939 Bk BR OR 5529 Vol 172 Pg

Filed for Record in: BRAZOS COUNTY

On: Aug 13, 2003 at 04:16P

As a Plat

Document Number: 00825939

Amount: 55.00

Receipt Number - 224384

By: Jaime Kelley

HYDE PARK ADDITION

STATE OF TEXAS COUNTY OF BRAZOS
 I, the undersigned, County Clerk, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 13th day of August, 2003, in the Official Public Records of Brazos County, Texas, in Volume 5529, Page 172.

HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

CERTIFICATION OF 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.

Planning Administrator, City of Bryan

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.

City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502 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.

Brad Kerr, R.P.L.S. No. 4502

METES AND BOUNDS DESCRIPTION OF A 9.88 ACRE TRACT J. E. SCOTT LEAGUE, A-50 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 9.745 ACRE TRACT AS DESCRIBED BY A DEED TO ROYAL APARTMENTS USA, INC., RECORDED IN VOLUME 4358, PAGE 128 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.138 ACRE TRACT AS DESCRIBED BY A DEED TO ROYAL TEXAS-TENNESSEE II L.P., RECORDED IN VOLUME 4393, PAGE 182 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF WELLBORN ROAD (F.M. 2154 - 85' R.O.W.) MARKING THE SOUTH CORNER OF VILLAGE ON THE CREEK CONDOMINIUMS ACCORDING TO THE PLAT RECORDED IN VOLUME 669, PAGE 657 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND THE WEST CORNER OF SAID 9.745 ACRE TRACT;

THENCE: N 39° 33' 37" E ALONG THE COMMON LINE OF SAID 9.745 ACRE TRACT AND VILLAGE ON THE CREEK CONDOMINIUMS FOR A DISTANCE OF 289.36 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 9.745 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN LIMITED RECORDED IN VOLUME 573, PAGE 5 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 50° 33' 13" E ALONG THE COMMON LINE OF SAID 9.745 ACRE TRACT AND SAID 6.228 ACRE TRACT FOR A DISTANCE OF 475.00 FEET TO A 5/8 INCH IRON ROD FOUND BEARS: N 21° 08' 25" E FOR A DISTANCE OF 0.68 FEET;

THENCE: N 43° 45' 02" E CONTINUING ALONG THE COMMON LINE OF SAID 9.745 ACRE TRACT AND SAID 6.228 ACRE TRACT FOR A DISTANCE OF 449.71 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: N 35° 01' 47" E CONTINUING ALONG THE COMMON LINE OF SAID 9.745 ACRE TRACT AND SAID 6.228 ACRE TRACT FOR A DISTANCE OF 100.83 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF SAID 6.228 ACRE TRACT;

THENCE: S 35° 54' 54" E ALONG THE SOUTHWEST LINE OF COLLEGE MAIN FOR A DISTANCE OF 16.70 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF FU SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 2580, PAGE 215 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 43° 53' 10" W ALONG THE COMMON LINE OF SAID 9.745 ACRE TRACT AND FU SUBDIVISION FOR A DISTANCE OF 95.73 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID FU SUBDIVISION;

THENCE: S 46° 09' 45" E CONTINUING ALONG THE COMMON LINE OF SAID 9.745 ACRE TRACT AND FU SUBDIVISION FOR A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID FU SUBDIVISION AND THE WEST CORNER OF SAID 0.138 ACRE TRACT;

THENCE: N 43° 51' 33" E ALONG THE COMMON LINE OF SAID 0.138 ACRE TRACT AND SAID FU SUBDIVISION FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF COLLEGE MAIN MARKING THE NORTH CORNER OF SAID 0.138 ACRE TRACT;

THENCE: S 46° 09' 45" E ALONG THE SOUTHWEST LINE OF COLLEGE MAIN FOR A DISTANCE OF 60.04 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.138 ACRE TRACT;

THENCE: S 39° 58' 46" W ALONG THE SOUTHWEST LINE OF COLLEGE MAIN FOR A DISTANCE OF 5.54 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 2.007 ACRE TRACT AS DESCRIBED BY A DEED TO ROY W. HANN, JR., RECORDED IN VOLUME 572, PAGE 40 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 42' 57" W ALONG THE COMMON LINE OF SAID 9.745 ACRE TRACT AND SAID 2.007 ACRE TRACT FOR A DISTANCE OF 481.11 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 2.007 ACRE TRACT;

THENCE: S 46° 23' 28" E CONTINUING ALONG THE COMMON LINE OF SAID 9.745 ACRE TRACT AND SAID 2.007 ACRE TRACT FOR A DISTANCE OF 174.98 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF CLAY STREET MARKING THE SOUTH CORNER OF SAID 2.007 ACRE TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF COLLEGE MAIN MARKING THE EAST CORNER OF SAID 2.007 ACRE TRACT BEARS: N 41° 42' 57" E FOR A DISTANCE OF 500.00 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: N 33° 59' 50" W FOR A DISTANCE OF 0.83 FEET;

THENCE: S 41° 42' 57" W ALONG THE NORTHWEST LINE OF CLAY STREET FOR A DISTANCE OF 481.11 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF WELLBORN ROAD MARKING THE SOUTH CORNER OF THIS HEREBY DESCRIBED TRACT;

THENCE: N 47° 19' 05" W ALONG THE NORTHWEST LINE OF WELLBORN ROAD FOR A DISTANCE OF 877.90 FEET TO THE POINT OF BEGINNING CONTAINING 9.88 ACRES OF LAND MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2001, BEARING ORIENTATION SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LINE	DISTANCE	BEARING
L1	15.24'	S 50°39'09" E
L2	14.56'	N 88°45'02" E
L3	10.00'	N 01°15'12" W
L4	15.00'	N 88°45'02" E
L5	10.00'	S 01°15'12" E
L6	5.83'	S 46°14'58" E
L7	15.00'	S 43°45'02" W
L8	5.83'	N 46°14'58" W
L9	24.25'	S 43°45'02" W
L10	19.27'	S 46°38'18" E
L11	14.91'	S 43°45'02" W
L12	31.97'	S 27°03'21" W
L13	6.04'	S 46°33'18" E
L14	11.23'	S 46°26'44" E
L15	15.00'	S 46°33'18" W
L16	11.23'	N 46°26'44" W
L17	38.99'	N 27°03'21" E
L18	9.95'	N 43°45'02" E
L19	15.00'	S 46°23'28" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	292.50	17°18'29"	88.36	S 35°42'35" W	88.02
C2	307.50	16°41'41"	89.60	N 35°24'11" E	89.28

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS COUNTY OF BRAZOS
 I (We) ROYAL TEXAS-TENNESSEE II L.P. owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1, Block 1, Royal Bryan Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Michael E. Sheppard
 MICHAEL E. SHEPPARD
 Notary Public, Brazos County, Texas

STATE OF ILLINOIS COUNTY OF CHAMPAIGN
 Before me, the undersigned authority, on this day personally appeared Michael E. Sheppard, 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 the purpose and consideration therein stated.

Given under my hand and seal on this 30th day of December, 2002.
Sharon G Naugle
 Notary Public, Brazos County, Texas

CERTIFICATE OF 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 on the 13th day of August, 2003, in the Official Public Records of Brazos County, Texas, in Volume 5529, Page 172.

Karen McQueen
 County Clerk
 Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 24th day of March, 2002.
Kim Casey
 Chairman

FINAL PLAT
 OF
ROYAL BRYAN SUBDIVISION
 9.88 ACRES
 J. E. SCOTT LEAGUE, A-50
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
 SURVEY DATE: 09-17-01
 PLAT DATE: 01-23-02
 REVISED: 02-21-02
 JOB NUMBER: 02-0055
 CAD NAME: 02-0055F
 CR5 FILE: 01-1116

PREPARED BY: KERR SURVEYING CO. 505 COLLEGE STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195

PREPARED FOR: ROYAL TEXAS-TENNESSEE II L.P. 1605 SOUTH STATE STREET, SUITE 112 CHAMPAIGN, IL 61820 PHONE (217) 356-8888