

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
 COUNTY OF BRAZOS
 (We), Royal Oaks Gardens Lmt., the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(us) in the Deed Records of Brazos County in Volume 4164, Page 165, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose stated.

Ramiro Galindo
 Owner/Developer

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 6th day of June, 2013

Ramiro Galindo
 Notary Public, Brazos County, Texas
 My Commission Expires 11/10/2015

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Ramiro Galindo
 Owner/Developer

STATE OF TEXAS
 COUNTY OF BRAZOS

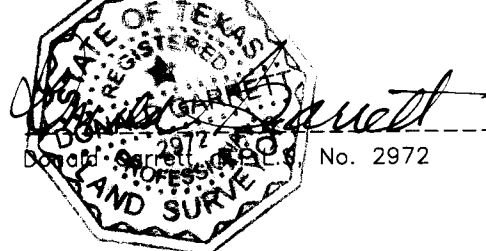
Before me, the undersigned authority, on this day personally appeared Ramiro Galindo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 6th day of June, 2013

Ramiro Galindo
 Notary Public, Brazos County, Texas
 My Commission Expires 11/10/2015

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of 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 metes and bounds describing said subdivision will close in a closed geometric form.



APPROVAL OF THE CITY PLANNER

I, Lindsay Grimes, 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 18th day of June, 2013.

Lindsay Grimes
 City Planner
 City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael J. Brakenbury, 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 and Zoning Commission of the City of Bryan on the 18th day of June, 2013 and same was duly approved on the 18th day of June, 2013, by said Commission.

Michael J. Brakenbury
 Chairman, Planning and Zoning Commission
 City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 18th day of June, 2013.

W. Paul Kasper
 City Engineer, Bryan, Texas

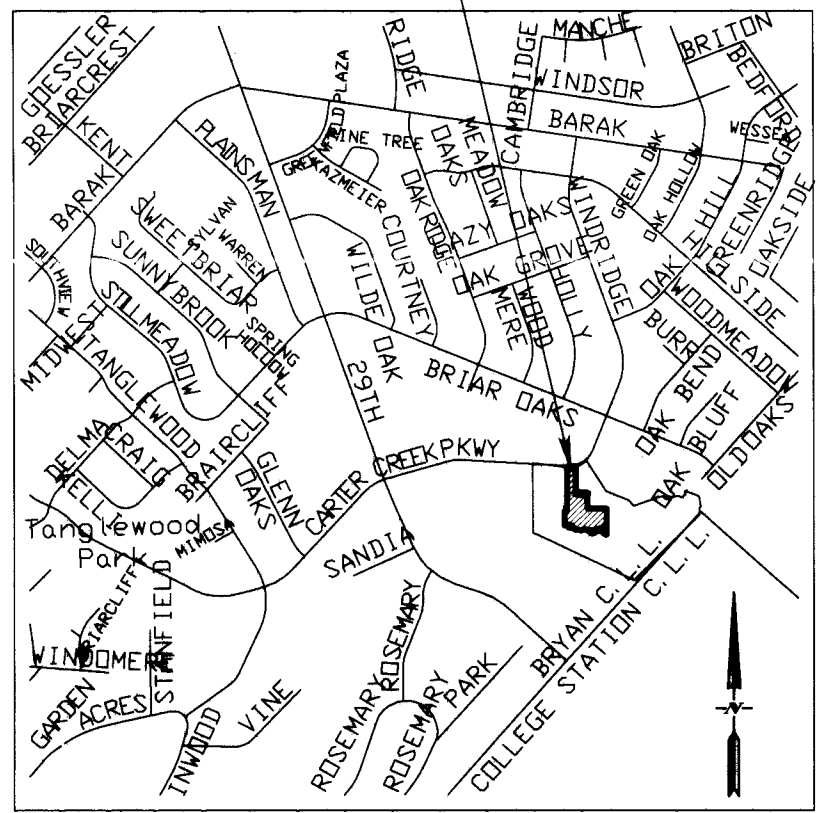
STATE OF TEXAS
 COUNTY CLERK
 COUNTY OF BRAZOS

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 18th day of June, 2013 in the Official Records of Brazos County Texas, in Volume 455, Page 512.

Karen McQueen
 County Clerk, Brazos County, Texas

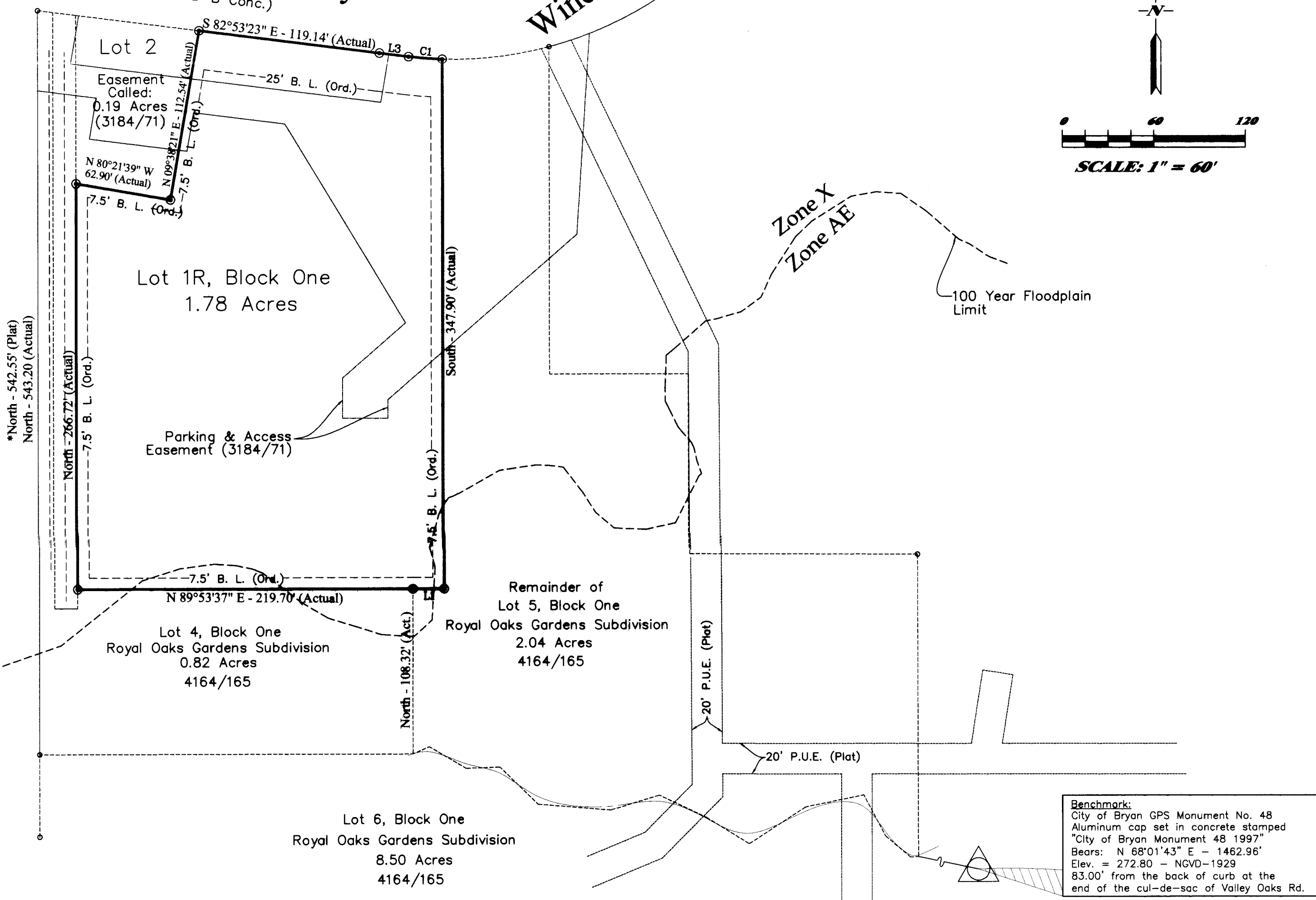
- NOTES:
- A portion of this property lies in the 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0215E Effective Date: May 16, 2012.
 - All Property corners are Set 5/8" Iron Rods with cap unless otherwise stated.
 - Basis of Bearing: *Plat Bearing used as basis of bearings.
 - All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
 - This Tract is zoned: Commercial
 - Existing Land Use: Residential
 - The purpose of this to Replat is to combine Lot 1, 3, and a part of Lot 5, Block 1.
 - Lot 1 is based on original plat and has not been surveyed.
 - Improvements on Lot 1 not shown.

PROJECT LOCATION



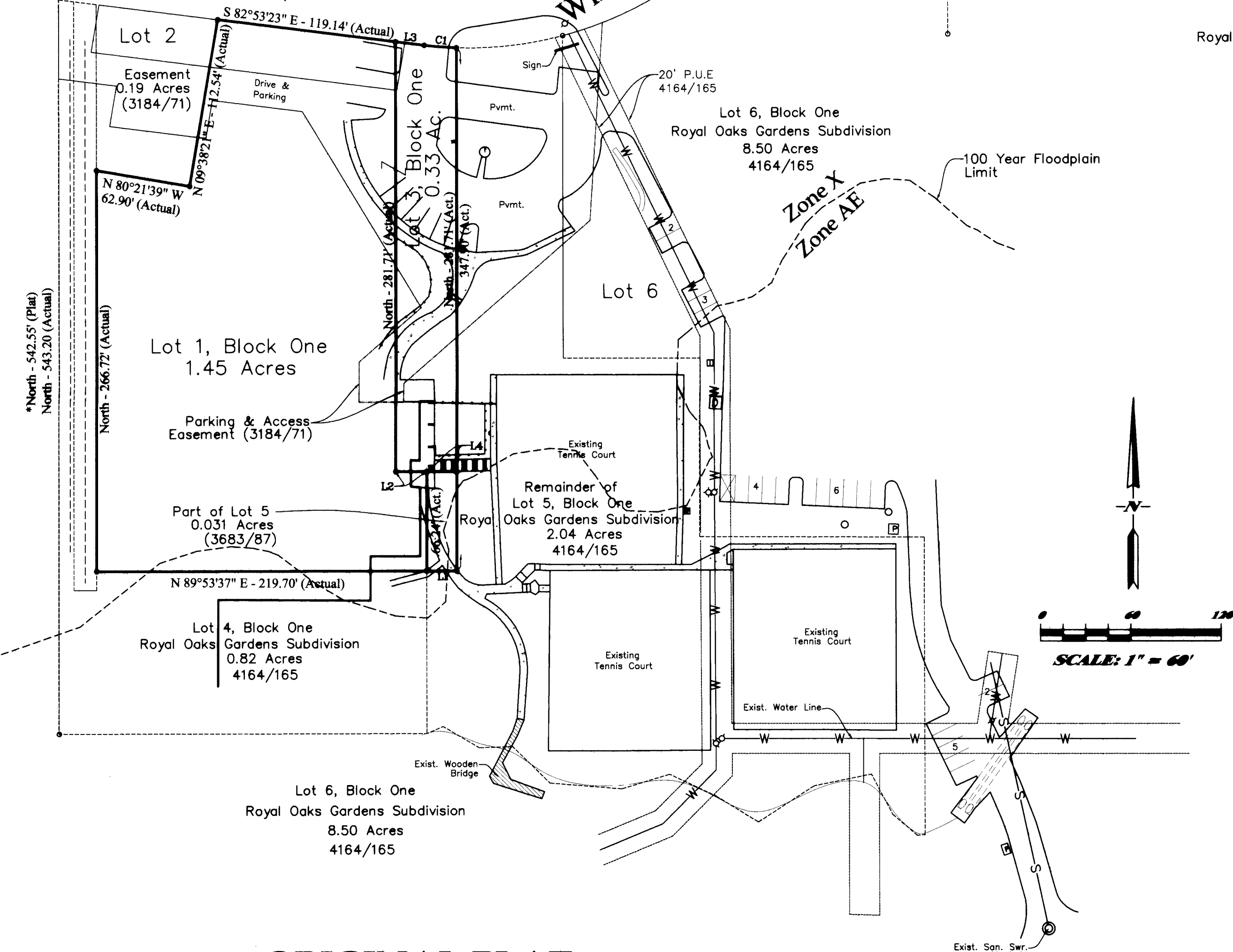
VICINITY MAP
 NTS

4475 Carter Creek Parkway
 (70' R.O.W.: 33' B-B Conc.)



SCALE: 1" = 60'

4475 Carter Creek Parkway
 (70' R.O.W.: 33' B-B Conc.)



ORIGINAL PLAT
 Scale: 1" = 60'

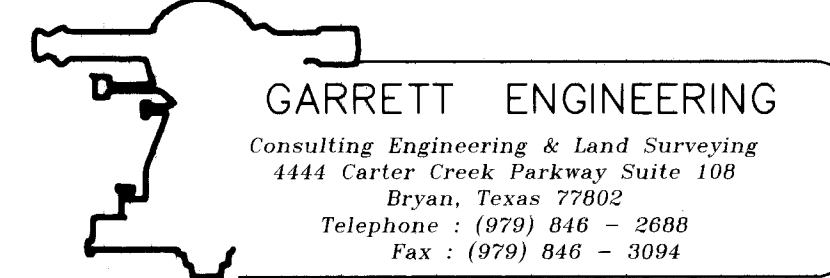
REPLAT
 Scale: 1" = 60'

Filed for Record in:
 BRAZOS COUNTY
 On: Jun 10, 2013 at 10:50A
 As a
 Plats
 Document Number: 01158524
 Amount: 63.00
 Receipt Number - 473621
 By:
 Kala Brunner

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:
 BRAZOS COUNTY
 as stamped hereon by me:
 Jun 10, 2013
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

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



CURVE TABLE				
CURVE	RADIUS	TANGENT	LENGTH	CHD.
C1	245.08'	11.09'	22.17'	S 85°42'49" E 22.16'

LINE TABLE		
LINE	CHD.	L.C.
L1	N 89°53'37" E	20.62'
L2	West	20.62'
L3	N 82°53'22" W	19.29'
L4	N 89°40'44" W	19.95'