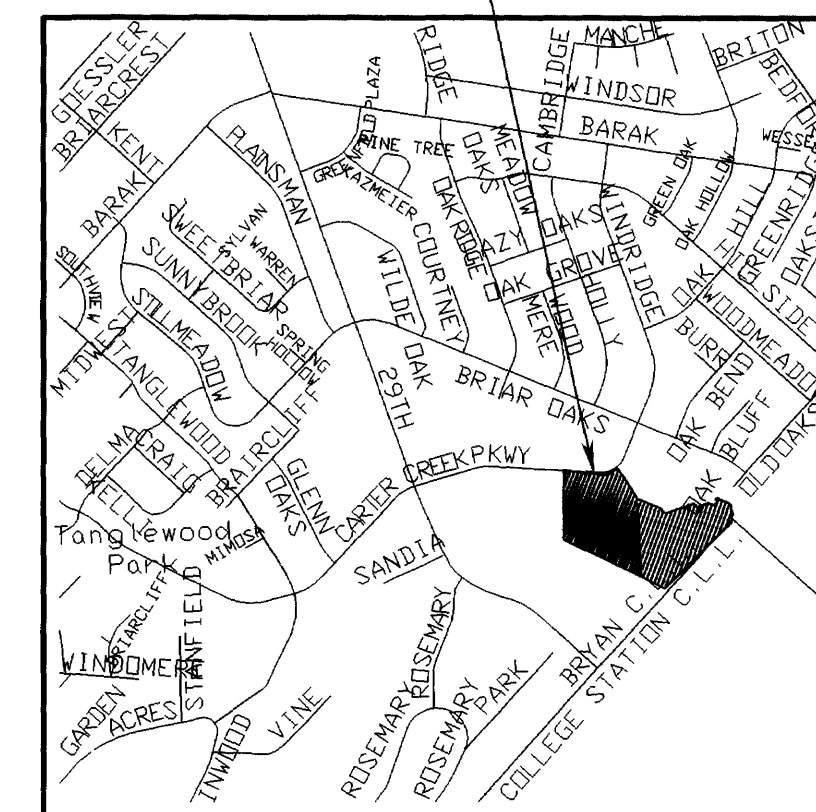


4455 Carter Creek Parkway
(10' R.O.W.: 33' B-B Conc.)

Scale: 1" = 60'

*Basis of Bearings:
Most westerly line of Subject tract rotated to called bearing (NORTH) of most westerly line of parent tract & Tracts A & B, Royal Oaks Racquet Club, Inc. tract in deed recorded in Volume 455, Page 512, Deed Records, Brazos County, Texas and easterly line of April Court, Vol. 390, Pg. 489 Deed Records, Brazos County, Texas.

PROJECT LOCATION



VICINITY MAP
NTS

FIELD NOTES

BEING A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 15.88 ACRES OF LAND SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRAZOS COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 15.822 ACRES TRACT OF LAND CONVEYED TO THE ROYAL OAKS RACQUET CLUB, INC. BY DEED RECORDED IN VOLUME 455, PAGE 512 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.). SAID 15.88 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for northeast corner of the northeast corner of April Court according to the plot of record in Volume 390, Page 489 (D.R.B.C.T.), same being a point in the southerly right-of-way line of Carter Creek Parkway;

THENCE, S 82°53'23" E along said southerly right-of-way line of Carter Creek Parkway, a distance of 245.8 feet to a 1/2" iron rod found for the beginning of a curve to the left;

THENCE, 184.55 feet along said curve to the left having a radius of 245.08 feet, a central angle of 43°09'40", and a chord bearing and distance of N 75°18'27" E - 180.22 feet to a 1/2" iron rod found for most southerly northeast corner of the northeast corner of Lot 1, Oakwood according to the plot of record in Volume 404, Page 791 (D.R.B.C.T.), same being a point along a creek;

THENCE, along the line common to said called 15.822 acre tract of land and said Lot 1, Oakwood, and along said creek, the following courses:

1) S 35°10'03" E, a distance of 282.27 feet to a 1/2" iron rod found for angle; and

2) S 67°57'17" E, a distance of 93.33 feet to a 1/2" iron rod found for angle of the most southerly corner of said Lot 1 and the most westerly southwest corner of Lot 2, Oak Village Subdivision according to the plot of record in Volume 407, Page 117 (D.R.B.C.T.);

THENCE, S 38°06'50" E, along a line common to said called 15.822 acre tract of land and said Lot 2, a distance of 56.52 feet to a 1/2" iron rod found for interior all corner of an interior all corner of said called 15.822 acre tract of land and the most southerly southwest corner of said Lot 2, same being a point along a second creek;

THENCE, continuing along line common to said called 15.822 acre tract of land and said Lot 2 and along the meanders of said second creek, the following courses:

1) N 70°47'37" E, a distance of 158.75 feet to a point for angle;

2) N 78°07'38" E, a distance of 42.05 feet to a point for angle;

3) N 50°46'50" E, a distance of 16.28 feet to a point for angle;

4) N 88°43'54" E, a distance of 49.27 feet to a point for angle;

5) S 49°07'47" E, a distance of 30.8 feet to a point for angle;

6) N 75°50'16" E, a distance of 89.67 feet to a point for angle;

7) S 73°54'41" E, a distance of 45.78 feet to a point for angle;

8) N 49°04'45" E, a distance of 52.24 feet to a point for angle;

9) N 19°32'22" E, a distance of 25.84 feet to a point for angle;

10) N 48°30'16" E, a distance of 22.29 feet to a point for angle;

11) S 35°18'24" W, a distance of 1.30 feet to a point for angle;

12) S 70°18'35" E, a distance of 88.06 feet to a point for angle;

13) S 36°24'07" E, a distance of 20.93 feet to a point for angle;

14) S 09°02'00" W, a distance of 24.33 feet to a point for angle;

15) S 08°32'20" E, a distance of 47.23 feet to a point for angle;

16) S 09°05'50" W, a distance of 10.8 feet to a point for angle; and

17) S 09°35'45" W, a distance of 55.93 feet to a 1/2" iron rod found for most easterly northeast corner of the southeast corner of said Lot 2, same being a point in the northerly line of Block 5, University Park, Section II according to the plot of record in Volume 502, Page 105 (D.R.B.C.T.);

THENCE, S 45°08'26" W, along a line common to said called 15.822 acre tract of land and said University Park, Section II, a distance of 722.09 feet to a 1/2" iron rod found for most southerly corner of the most southerly corner of said called 15.822 acre tract of land, same being the most easterly corner of a called 18.93 acre remainder tract of land conveyed to Brazos Broadcasting Company by deed of record in Volume 176, Page 319 (D.R.B.C.T.);

THENCE, N 64°43'36" W, along a line common to said called 15.822 acre tract of land and said called 18.93 acre tract of land, a distance of 87.05 feet to a 1/2" iron rod found for southwest corner of the southwest corner of said called 15.822 acre tract of land, same being a point in the westerly line of the closed April Court;

THENCE, NORTH, along a line common to said called 15.822 acre tract of land and said April Court, a distance of 543.20 feet to the POINT OF BEGINNING, and containing 15.88 acres of land, more or less.

ACCESS EASEMENT LINE TABLE DATA:

LINE	BEARING	DISTANCE
E1	SOUTH	20.00'
E2	S 48°52'07" W	164.88'
E3	N 03°40'26" E	132.00'
E6	S 82°53'23" E	12.89'
E7	S 09°38'21" W	32.00'
E8	S 82°54'21" E	205.00'
E9	S 09°38'21" W	32.00'
E10	S 82°54'21" E	271.11'
E11	NORTH	52.59'
E12	N 82°54'21" W	38.71'
E13	N 09°38'21" E	27.33'
E14	N 82°55'03" W	64.58'
E15	S 09°38'21" W	25.67'
E16	N 82°54'21" W	60.27'
E17	N 31°08'55" W	152.55'
E18	N 48°52'07" E	55.00'
E19	NORTH	26.36'
E20	WEST	29.69'

FRONT PARKING & ACCESS EASEMENT ACRES TABLE

LOT #	ACREAGE	EMT ACRES
1	1.45 ac.	0.12 ac.
2	0.18 ac.	0.07 ac.
3	0.33 ac.	0.22 ac.
4	0.82 ac.	0.03 ac.
5	2.04 ac.	0.26 ac.
6	8.50 ac.	0.07 ac.

CURVE TABLE

CURVE DELTA	RADIUS	ARC TANGENT	BEARING	CHORD	
C1	43'08'40"	245.08	184.55	N 75°18'27" E	180.22
C2	08'10'51"	245.08	22.17	N 08°42'49" E	22.16
C3	21°24'38"	245.08	91.88	S 64°28'18" W	91.88
C4	23°03'48"	245.08	88.65	N 80°08'48" E	91.88
C5	08'10'51"	245.08	22.17	N 08°42'49" E	22.16
C6	16°33'04"	245.08	108.80	S 83°28'11" W	108.80
C7	07°43'42"	175.00	36.91	S 70°01'12" W	36.90
C8	08°48'18"	175.00	80.68	S 75°47'13" W	80.68
C9	28°58'51"	175.00	78.35	S 67°11'57" W	78.68
C10	12°18'29"	425.00	8.28	S 60°21'48" W	91.01
C11	21°25'18"	175.00	69.63	S 65°46'21" W	69.25
C12	18°00'00"	200.00	51.36	N 71°26'22" E	52.21
C13	15°43'51"	375.00	102.36	N 62°04'21" E	102.63
C14	25°58'51"	225.00	102.93	N 67°11'57" E	102.15
C15	08°48'18"	475.00	73.00	N 75°47'13" E	73.93
C16	02°43'42"	725.00	34.82	N 70°01'12" E	34.82
C17	38°58'40"	65.95	48.85	N 64°58'07" E	44.64

Site Benchmarks

B.M.	Description	Elevation
B.M. #1	RR Spike in Fur-Pole	282.58
B.M. #2	NW cor. Briar Oak 4 Willoughby Dr.	
B.M. #3	Trav. P. #2-600 Nail	278.30
B.M. #4	Trav. P. #3-600 Nail	278.53
B.M. #5	Bolt/Light Base	274.88
B.M. #6	Trav. P. #50-600 Nail	276.00
B.M. #7	Bolt/Light Base	272.80
B.M. #8	Trav. P. #181-600 Nail	272.34
B.M. #9	Trav. P. #1204-600 Nail	278.24
B.M. #10	Trav. P. #213-600 Nail	271.70
B.M. #11	Spike in 2" Oak	273.08

Property Line Meanders

LINE	BEARING	DISTANCE
L1	S 38°06'50" E	56.52
L2	N 70°47'37" E	158.75
L3	N 78°07'38" E	42.05
L4	N 50°46'50" E	16.28
L5	N 88°43'54" E	49.27
L6	S 49°07'47" E	30.81
L7	N 75°50'16" E	89.67
L8	S 73°54'41" E	45.78
L9	N 49°04'45" E	52.24
L10	N 19°32'22" W	25.84
L11	N 48°30'16" E	22.29
L12	S 35°18'24" W	1.30
L13	S 70°18'35" E	88.06
L14	S 36°24'07" E	20.93
L15	N 09°02'00" W	24.33
L16	S 08°32'20" E	47.23
L17	S 09°05'50" W	10.80
L18	S 09°35'45" W	55.93

Lot 1
Oakwood
Volume 404, Page 791
Deed Records, Brazos County, Texas
(called 3.00 acres)

Lot 2
Oak Village Subd., Phase I
Volume 407, Page 117
Deed Records, Brazos County, Texas
(called 2.787 acres)

Lot 1
(1.45 Ac.)

Lot 3
(0.33 Ac.)

Lot 6

Lot 4
(0.82 Ac.)

Lot 5
(2.04 Ac.)

(Now or Formerly)
The Royal Oaks Racquet Club, Inc.
Volume 455, Page 512
Deed Records, Brazos Co., Tx.
(Called 15.8222 acre Tract)
RICHARD CARTER LEAGUE
A - 8

Lot 6
(8.50 Ac.)

Block 6
University Park
Section II
502/105
Deed Records, Brazos County, Texas

(Now or Formerly)
Brazos Broadcasting Co.
Volume 176, Page 319
Deed Records, Brazos County, Texas
(Called 18.93 Acre Remainder
of Called 25.9 Acres)

- LEGEND:
- Find 1/2" Iron Rod
 - Set 1/2" Iron Rod
 - Lot corner in Creek Area/could not set rod

- GENERAL NOTES:
- 1/2" Iron Rods to be set at all lot corners.
 - All improvements shown are existing, unless otherwise noted.
 - Building setback lines as per current City Ordinances (7.5' side & rear on all lots).
 - A portion of this subdivision is within the 100-year flood hazard area as per FEMA Community Panel Map No. 480082-0142c-7/2/92.
 - All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.
 - Subject property currently zoned O Office.
 - Solid waste pickup to be curb-side pickup.
 - Any proposed development to be done per approved site plans.
 - Floodplain/Floodway depicted hereon is per Mitchell and Morgan L.L.P., Burton Creek Floodplain Study dated September, 1999. This floodplain study has not yet been adopted by the Federal Emergency Management Agency, Joel Mitchell, Texas F.E. #80649.

Final Plat of Royal Oaks Gardens Subdivision

6 Lots & 1 Reserve
15.88 Acres
(Called 15.8222 Acres)
Volume 455, Page 512
Richard Carter League, Abstract - 8
Bryan, Brazos County, Texas
Scale: 1" = 60' September, 1999

OWNER/DEVELOPER:
Galindo Interests
1900 West Villa Maria Road
Bryan, Texas
(409)823-1919

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688

on lane base
of 42x60 w/o

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We, The), OCL REALTY, LTD.
 owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 386 Page 258 and designated herein as the ROYAL OAKS GARDENS SUBDIVISION in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Rosalinda A. Pines
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Rosalinda A. Pines, 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.

Gives under my hand and seal on this 14th day of October, 1999.

James A. Hunschock
 Notary Public, State of Texas
 MARCH 8, 2000

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We, The), RAMIRO GALINDO AND CID GALINDO
 owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 386 Page 258 and designated herein as the ROYAL OAKS GARDENS SUBDIVISION in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Rosalinda A. Pines
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Rosalinda A. Pines, 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.

Gives under my hand and seal on this 14th day of October, 1999.

James A. Hunschock
 Notary Public, State of Texas
 MARCH 8, 2000

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We, The), MARK Mc MILLAN
 owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 387 Page 78 and designated herein as the ROYAL OAKS GARDENS SUBDIVISION in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Mark McMillan
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Mark McMillan, 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.

Gives under my hand and seal on this 14th day of October, 1999.

James A. Hunschock
 Notary Public, State of Texas
 MARCH 8, 2000

CERTIFICATION OF THE 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.

Richard Perkins
 Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 14th day of October, 1999, and same was duly approved on the 14th day of October, 1999, by said commission.

Richard Perkins
 Chairman of the Planning & Zoning Commission
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, Texas hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

John Huff
 City Engineer, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 14th day of October, 1999, in the Deed / Official Records of Brazos County, Texas, in Volume 455, Page 160.

Mary Ann Ward by Barbara Johnson
 County Clerk, Brazos County, Texas
 Deputy Clerk

CERTIFICATE OF SURVEYOR

I, Donald D. 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 made under my supervision on the ground and that the metes and bounds describing said subdivision, with describe a closed geometric form.

Donald D. Garrett
 Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

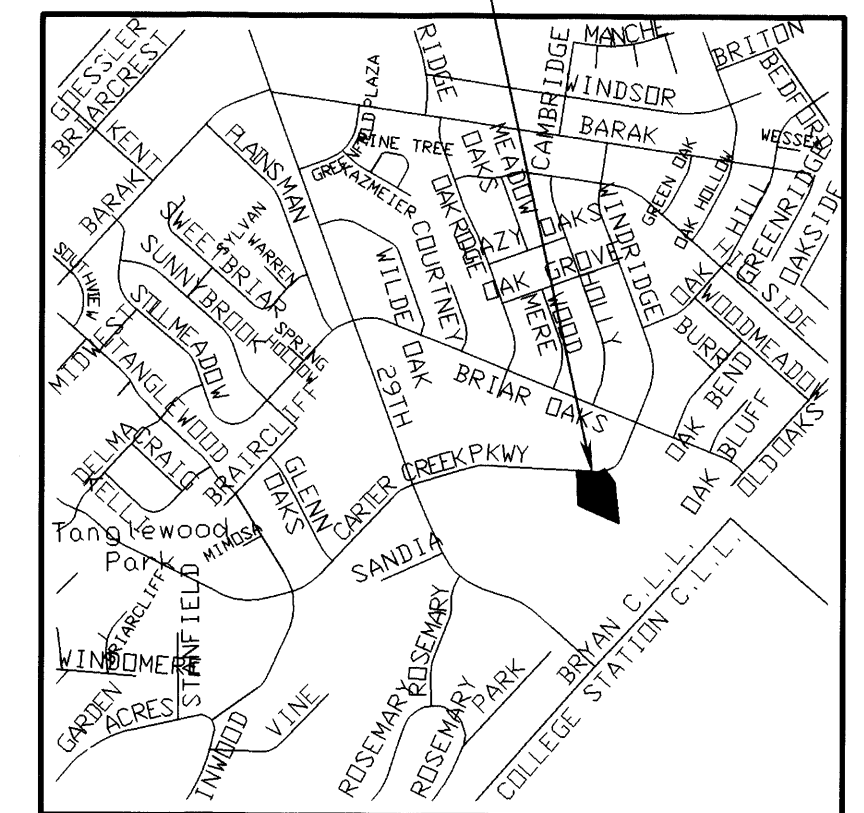
Donald D. Garrett 10-11-99
 Donald D. Garrett, P.E. No. 22790

CERTIFICATE OF ENGINEER FOR DEFINITION OF FLOOD WAY & FLOOD PLAIN

I, Joel Mitchell, Registered Professional Engineer No. 22449, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat regarding the location of the Flood Way and Flood Plain Limits.

Joel Mitchell
 JOEL MITCHELL
 REGISTERED PROFESSIONAL ENGINEER
 NO. 22449

PROJECT LOCATION



VICINITY MAP
 NTS

0699394

0
6
9
9
3
9
4

Filed for Record in:
 BRAZOS COUNTY,
 On: Oct 14, 1999 at 10:15AM

As a
 Plat
 Document Number: 0699394
 Amount 55.00

Receipt Number - 140083
 By
 Karen McQueen

STATE OF TEXAS COUNTY OF
 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 record as follows:
 BRAZOS COUNTY,
 as stamped hereon by me.

Oct 14, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK
 BRAZOS COUNTY,

Final Plat of Royal Oaks Gardens Subdivision

6 Lots & 1 Reserve
 15.88 Acres
 (Called 15.8222 Acres)
 Volume 455, Page 512
 Richard Carter League, Abstract - 8
 Bryan, Brazos County, Texas
 Scale: 1" = 60' September, 1999

OWNER/DEVELOPER:
 Galindo Interests
 1900 West Villa Maria Road
 Bryan, Texas
 (409)823-1919

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Phone: 409 / 846 - 2688

on base atxle