



REVISIONS	

DATE	JUNE 2013
DRAWN	AI
CHECKED	RG

Approved for Construction:

DEVELOPER

**GALINDO GROUP**  
 1920 WEST VILLA MARIA SUITE 301  
 BRYAN, TEXAS 77807  
 PH: 979.823.1920 FAX: 979.823.1920  
 EMAIL: ramirg@galindogroup.com

REGENCY GARDENS  
 2111 WEST VILLA MARIA  
 BRYAN, TEXAS 77807

**PROPERTY PLAT**

JOB NO.:	REG 78
TYPE:	C2
SCALE:	1"=60' 0"
SHEET	

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 beforementioned 49.9983 acre tract and the 27.22 acre - Tract One, described in the deed to Traditions Club Bryan, LLC, 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:

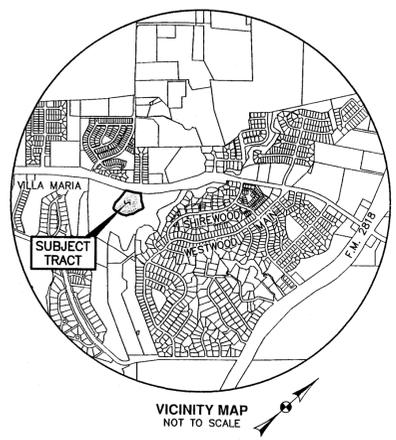
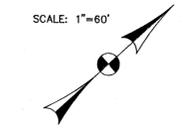
S 37° 13' 43" E for a distance of 23.47 feet,  
 S 60° 56' 25" E for a distance of 90.80 feet,  
 S 47° 39' 03" E for a distance of 85.20 feet,  
 S 67° 52' 37" E for a distance of 51.43 feet,  
 S 62° 53' 23" E for a distance of 77.18 feet,  
 S 81° 29' 40" E for a distance of 26.58 feet,  
 S 02° 26' 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 81.89 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;

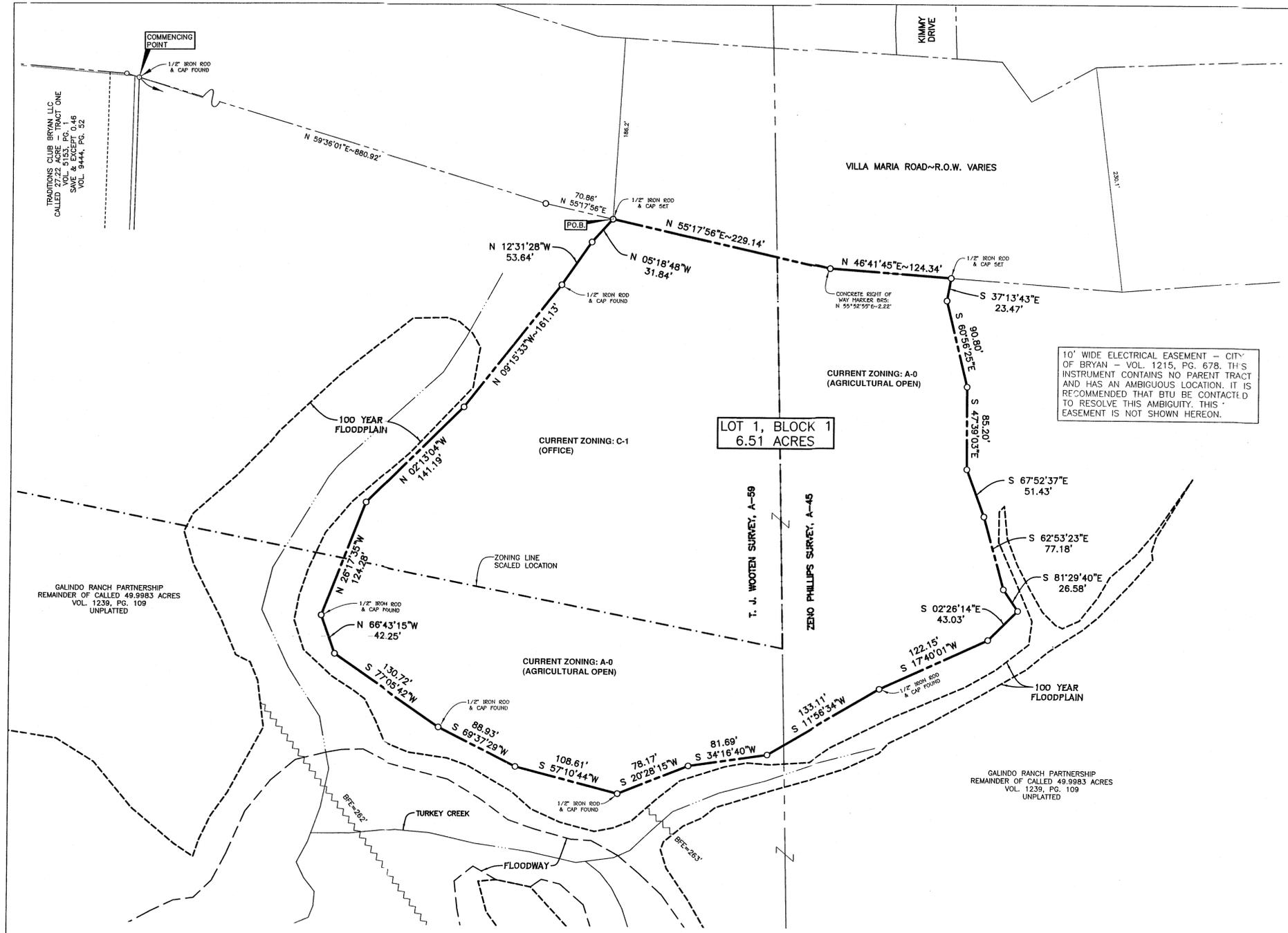
THENCE generally along the north and east high bank of an unnamed tributary to Turkey Creek, as follows:

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. 481195, PANEL NO. 0285E, MAP NO.: 48041C0285E; EFFECTIVE DATE: MAY 16, 2012. FLOODPLAIN SHOWN HEREON IS BASED ON A HORIZONTAL POSITIONING ONLY.
4. PROPERTY IS ZONED C-1 (OFFICE) & A-0 (AGRICULTURAL OPEN). ALL BUILDING SETBACKS CONFORM TO CURRENT ZONING REQUIREMENTS.



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 - 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 \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2013, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2013.

City Planner, City of Bryan, Texas.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2013 and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2013 by said Commission.

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, R.P.L.S. No. 2003



**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.  
 1920 W. VILLA MARIA ROAD, SUITE 301  
 BRYAN, TEXAS 77807  
 (979) 823-1920

SCALE: 1"=60' MAY, 2013  
 PREPARED BY:

KLING ENGINEERING & SURVEYING

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

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06.11.2011  
DRAWN: A.I.  
CHECKED: R.G.

Approved for Construction

DEVELOPER  
**GALINDO GROUP**  
1920 WEST VILLA MARIA SUITE 301  
BRYAN, TEXAS 77807  
PH: 979.823.1920 FAX: 979.823.1920  
EMAIL: STEPHAN@GALINDO.COM

**REGENCY GARDENS**  
2111 WEST VILLA MARIA  
BRYAN, TEXAS 77807  
SITE PLAN

JOB NO.: REG 78

TYPE: SITE PLAN

SCALE: 1"=30'-0"

SHEET

### LEGEND

PROPERTY LINE	---
SETBACK LINE	----
DRIVE CENTERLINE	-----
CURB	=====
ORNAMENTAL FENCE	-----
DUMPSTER SCREEN	-----
BUILDING SLAB	-----
EXISTING CONTOUR	-----
PROPOSED CONTOUR	-----
FINISHED SPOT ELEVATION	270
DRAINAGE FLOWLINE	-----
DRAINAGE RIDGELINE	-----
FLOW DIRECTION	----->
100 YEAR FLOOD PLAIN	-----

### GENERAL NOTES

- REFER TO DRAWING SHEET 2/157 PROPERTY PLAT FOR MEETS AND BOUNDS
- REFER TO DRAWING SHEET 2/157 PROPERTY PLAT FOR ADJACENT DRIVEWAYS
- REFER TO DRAWING SHEET 2/157 PROPERTY PLAT FOR VICINITY MAP
- REFER TO DRAWING SHEET 157/157 LANDSCAPE AND BEAUTIFICATION FOR LANDSCAPE INFORMATION
- PROJECT ADDRESS IS 2111 WEST VILLA MARIA
- REFER TO DRAWING SHEET 145/157 DRIVEWAY & PARKING FOR PARKING TABULATION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT & PROPER DISPOSAL OF ALL LIQUID & SOLID WASTE ASSOCIATED WITH HIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- DUMPSTER SCREEN TO BE CONSTRUCTED OF 8" CMU
- NOTE: PROJECT LOCATION LIES OUTSIDE OF 100 YEAR FLOOD PLAIN

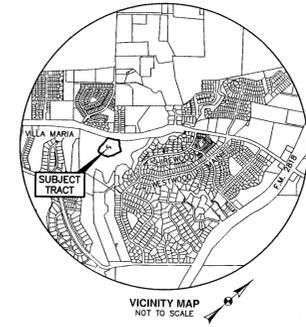
### AREA TABULATION

TRACT AREA:	6.512 ACRES
IMPERVIOUS AREA:	204,389 SF (4.692 ACRES)
PERVIOUS AREA:	79,254 SF (1.82 ACRES)
PARKING TRAFFIC AREA	105,298 SF
SIDEWALK AREA	23,921 SF
SLAB AREA (BUILDINGS)	51,375 SF
STAIR AREA	690 SF
GARAGE SLAB AREA	13,360 SF
AMENITIES SLAB AREA	9,745 SF

### UNIT TABULATION

BUILDING NUMBER:	FLOORS:	TOTAL# UNITS:	TOTAL # BEDS
1	2	4	12
2	2	4	12
3	4	24	24
4	4	20	40
5	4	20	20
6	4	32	64
7	4	20	28
8	4	20	20
9	4	36	72
10	4	20	20

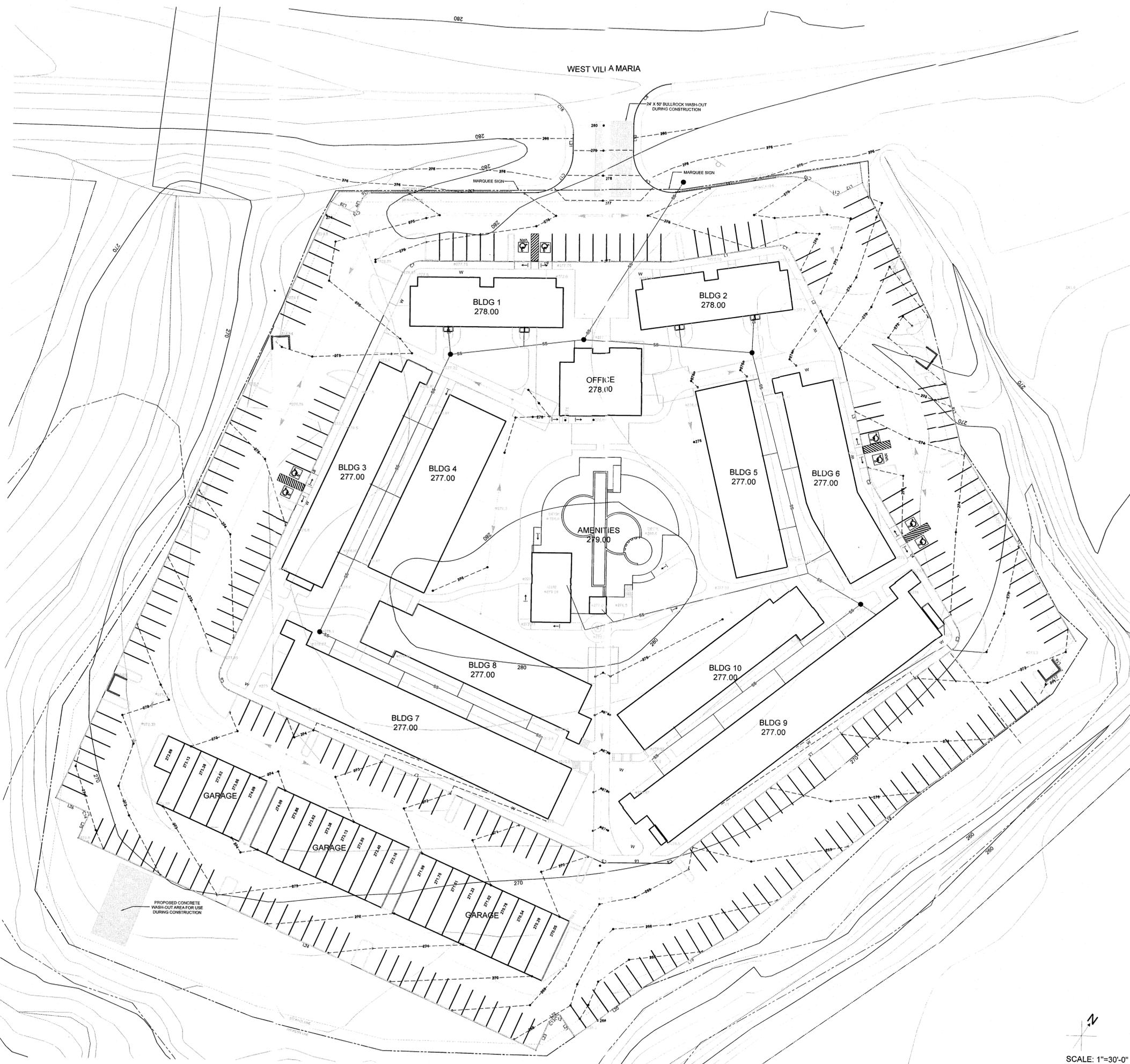
### VICINITY MAP

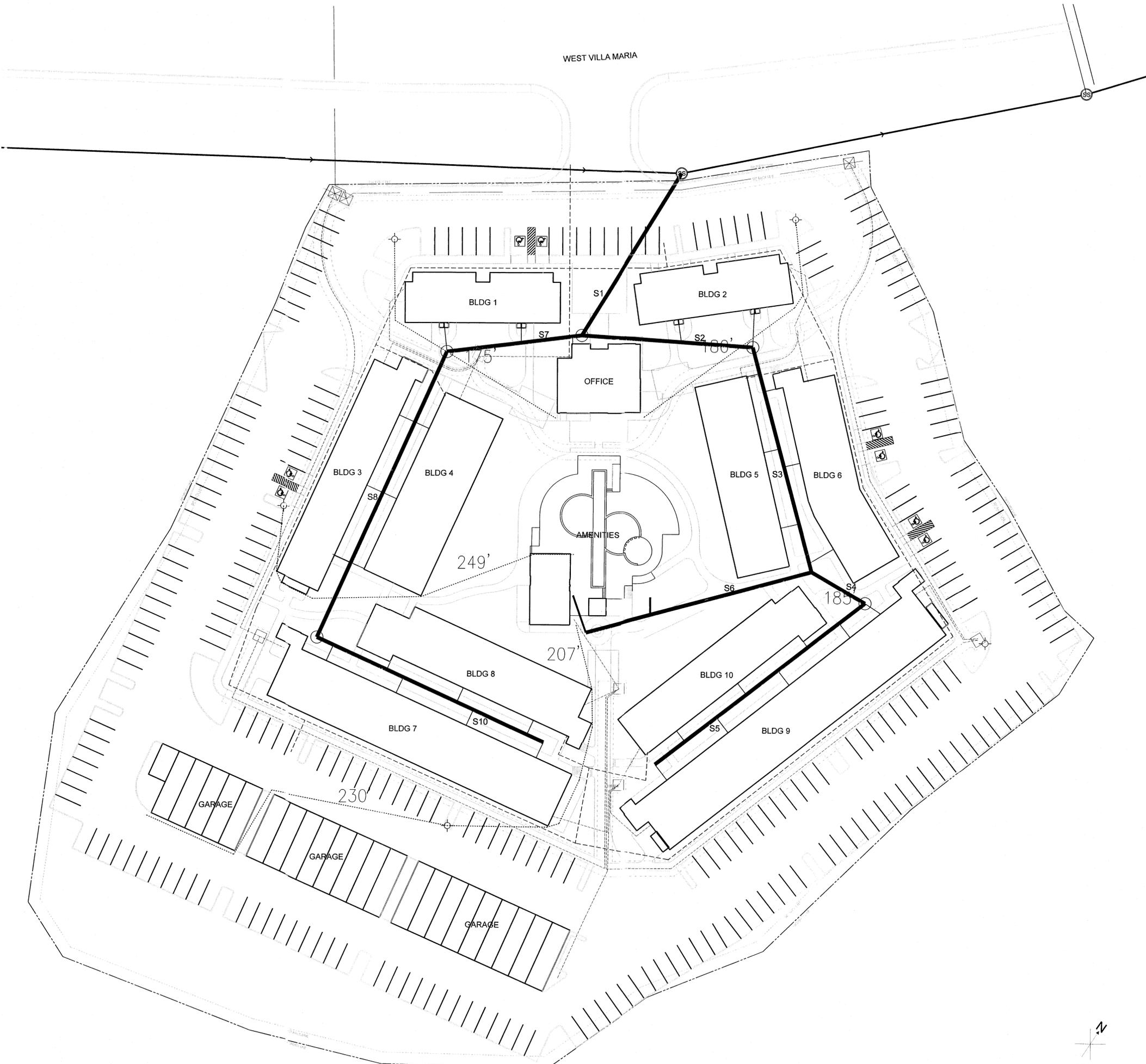


### HORIZONTAL CONTROL TABLE

LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
L1	N 46°42'20" E	73.15'	C1	7.57'	6.00'	72°17'51"	N 82°51'14" E -7.08'
L2	S 60°59'48" E	76.01'	C2	1.84'	6.00'	17°37'03"	S 56°16'30" E -1.84'
L3	S 47°27'58" E	86.35'	C3	15.94'	11.00'	83°00'40"	S 23°34'41" E -14.58'
L4	S 65°05'01" E	112.05'	C4	1.33'	2.00'	38°04'33"	S 36°57'55" W -1.30'
L5	S 17°55'39" W	233.96'	C5	0.85'	2.00'	21°14'35"	S 68°07'29" W -0.83'
L6	S 56°00'12" W	43.02'	C6	17.23'	11.00'	89°45'25"	N 54°52'31" W -15.52'
L7	S 80°14'46" W	273.02'	C7	14.93'	13.80'	61°59'18"	N 24°46'55" E -14.21'
L8	N 09°59'27" W	290.08'	C8	39.39'	26.50'	85°10'56"	S 08°35'39" W -35.87'
L9	N 55°46'34" E	164.51'	C9	45.79'	26.50'	99°01'07"	S 83°38'44" E -40.39'
L10	S 33°59'48" E	18.58'	C10	41.67'	45.50'	52°27'50"	N 71°41'08" E -40.22'
L11	N 46°41'14" E	64.28'	C11	3.00'	2.50'	68°54'51"	N 63°27'37" E -2.83'
L12	N 29°00'12" E	18.07'	C12	2.46'	1.50'	88°59'59"	N 78°18'08" W -2.21'
L13	S 60°59'54" E	100.00'	C13	2.98'	5.50'	31°04'28"	S 05°47'00" W -2.94'
L14	S 47°27'58" E	55.00'	C14	2.35'	1.50'	90°00'00"	N 54°45'14" W -2.12'
L15	N 31°09'57" W	144.83'	C15	2.35'	1.50'	90°00'00"	N 35°00'12" E -2.12'
L16	S 38°09'57" E	10.73'	C16	7.41'	6.50'	65°18'20"	N 22°39'22" E -7.01'
L17	N 51°50'03" E	13.90'	C17	37.83'	26.50'	81°47'41"	N 06°53'49" E -34.70'
L18	S 17°55'39" W	250.71'	C18	40.64'	26.30'	88°28'11"	N 78°03'34" W -36.70'
L19	S 24°33'21" W	71.39'					
L20	S 54°09'42" W	55.78'					
L21	N 35°50'18" W	16.47'					
L22	N 55°09'06" E	3.89'					
L23	S 09°45'14" E	20.68'					
L24	S 80°14'46" W	334.00'					
L25	N 09°45'14" W	16.50'					
L26	S 80°14'46" W	23.22'					
L27	N 09°59'48" W	434.24'					
L28	N 80°00'12" E	16.50'					
L29	N 09°59'48" W	9.02'					
L30	N 55°20'25" E	110.28'					
L31	N 33°59'48" W	12.55'					

SCALE: 1"=30'-0"





**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- CURB
- BUILDING SLAB
- NEW SANITARY MANHOLE
- NEW SANITARY SEWER
- NEW WATER LINE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING 8" WATER LINE
- NEW ELECTRICAL
- 4" SECONDARY
- 10' EASEMENT
- 600 AMP LINE
- 3 2" PRIMARY
- LAY OF HOSE W/ MAX LENGTH



NO.	DATE	DESCRIPTION

DATE 06.06.2013

DRAWN A.I.

CHECKED R.G.

Approved for Construction:

DEVELOPER  
**GALINDO GROUP**  
 1920 WEST VILLA MARIA SUITE 301  
 BRYAN, TEXAS 77807  
 PH: 979.823.1920 FAX: 979.823.1920  
 EMAIL: STEPHANT@GALINDOGROUP.COM

**REGENCY GARDENS**  
 2111 WEST VILLA MARIA  
 BRYAN, TEXAS 77807  
**UNDERGROUND SITE UTILITIES**

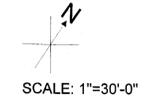
JOB NO.: REG 78

TYPE: C10

SCALE: 1"=30'-0"

SHEET

76/157



**LEGEND**

PROPERTY LINE	---
SETBACK LINE	----
DRIVE CENTERLINE	-----
CURB	-----
ORNAMENTAL FENCE	-----
DUMPSTER SCREEN	-----
BUILDING SLAB	-----
PARKING STRIPE	-----

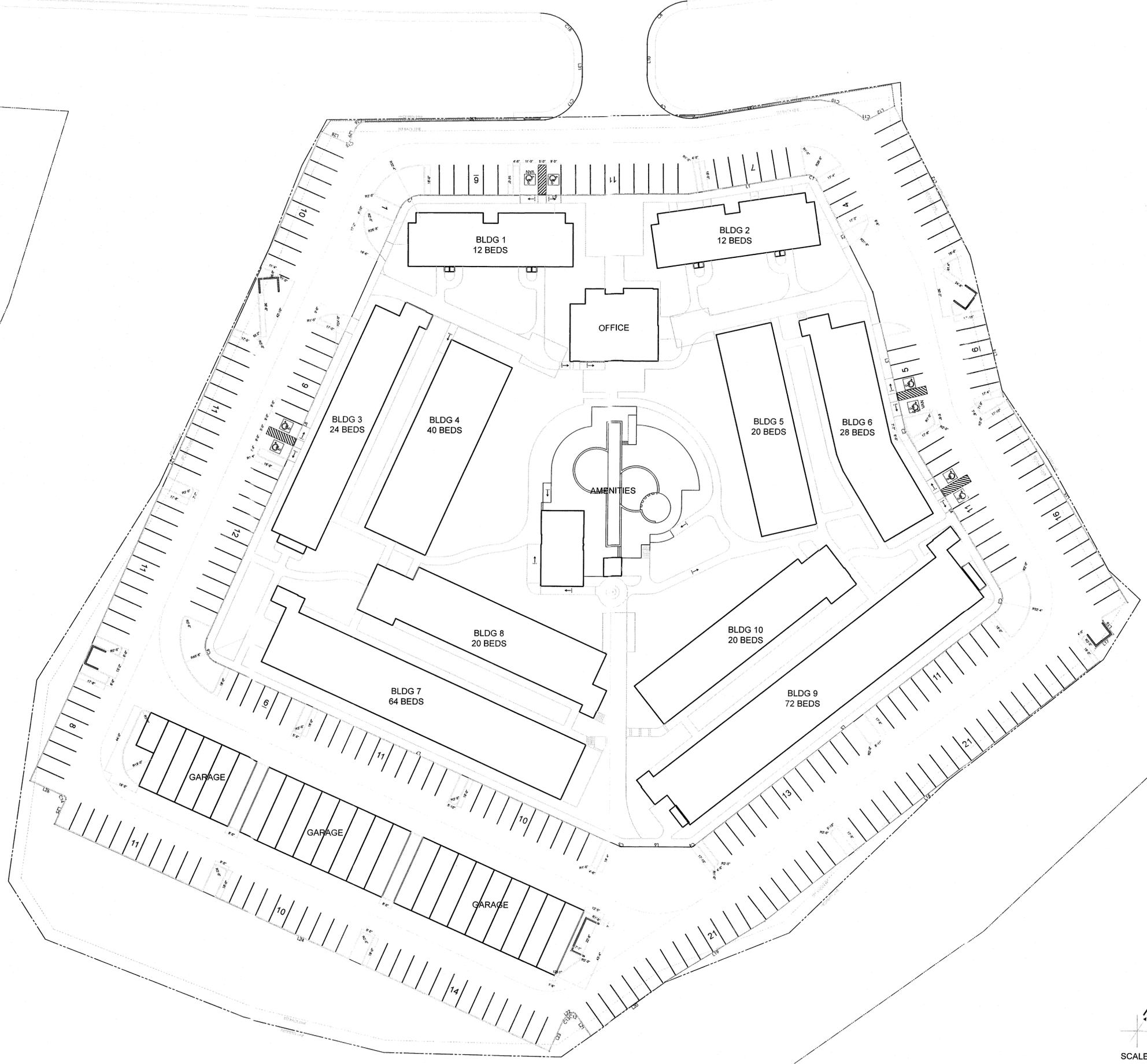
**UNIT TABULATION**

BUILDING NUMBER:	FLOORS:	TOTAL# UNITS:	TOTAL # BEDS
1	2	4	12
2	2	4	12
3	4	24	24
4	4	20	40
5	4	20	20
6	4	20	28
7	4	32	44
8	4	20	20
9	4	36	72
10	4	20	20
PROPERTY TOTAL:		200	312

**PARKING TABULATION**

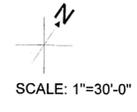
PARKING SPOT TYPE:	COUNT:
UNCOVERED	259
ACCESSIBLE	6
VAN ACCESSIBLE	2
GARAGE	45
PROPERTY TOTAL:	312

WEST VILLA MARIA



**HORIZONTAL CONTROL TABLE**

LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
L1	N 46°42'20" E	73.15'	C1	7.57'	6.00'	72°17'51"	N 82°51'16" E-7.08'
L2	S 60°59'48" E	76.01'	C2	1.84'	6.00'	17°37'03"	S 56°16'30" E-1.84'
L3	S 47°27'58" E	86.35'	C3	15.94'	11.00'	83°00'40"	S 23°34'41" E-14.58'
L4	S 65°05'01" E	112.05'	C4	1.33'	2.00'	38°04'33"	S 36°57'55" W-1.30'
L5	S 17°55'39" W	233.96'	C5	0.85'	2.00'	24°14'35"	S 68°07'29" W-0.83'
L6	S 56°00'12" W	43.02'	C6	17.23'	11.00'	89°45'25"	N 54°52'31" W-15.52'
L7	S 80°14'46" W	273.02'	C7	14.93'	13.80'	61°59'18"	N 24°46'55" E-14.21'
L8	N 09°59'27" W	290.08'					
L9	N 55°46'34" E	164.51'					
L10	S 33°59'48" E	18.58'	C8	39.39'	26.50'	85°10'56"	S 08°35'39" W-35.87'
L11	N 46°41'14" E	64.28'	C9	45.79'	26.50'	99°01'07"	S 83°38'44" E-40.39'
L12	N 29°00'12" E	18.07'	C10	41.67'	45.50'	52°27'50"	N 71°41'08" E-40.22'
L13	S 60°59'54" E	100.00'	C11	3.00'	2.50'	68°54'51"	N 63°27'37" E-2.83'
L14	S 47°27'58" E	55.00'	C12	2.46'	1.51'	88°59'59"	N 78°18'08" W-2.21'
L15	S 31°09'57" W	144.83'	C13	2.98'	5.50'	31°04'28"	S 05°47'00" W-2.94'
L16	S 38°09'57" E	10.73'	C14	2.35'	1.50'	90°00'00"	N 54°45'14" W-2.12'
L17	N 51°50'03" E	13.90'	C15	2.35'	1.50'	90°00'00"	N 35°00'12" E-2.12'
L18	S 17°55'39" W	250.71'	C16	7.41'	6.50'	65°18'20"	N 22°39'22" E-7.01'
L19	S 24°33'21" W	71.39'	C17	37.83'	26.50'	81°47'41"	N 06°53'49" E-34.70'
L20	S 54°09'42" W	55.78'	C18	40.64'	26.30'	88°28'11"	N 78°03'34" W-36.70'
L21	N 35°50'18" W	16.67'					
L22	N 55°09'06" E	3.89'					
L23	S 09°45'14" E	20.68'					
L24	S 80°14'46" W	334.00'					
L25	N 09°45'14" W	16.50'					
L26	S 80°14'46" W	23.22'					
L27	N 09°59'48" W	436.24'					
L28	N 80°00'12" E	16.50'					
L29	N 09°59'48" W	9.02'					
L30	N 55°20'25" E	110.28'					
L31	N 33°59'48" W	12.55'					



REVISIONS

NO.	DATE	DESCRIPTION

DATE 06.11.11

DRAWN A.J.

CHECKED R.C.

Approved for Cons

DEVELOPER  
**GALINDO GROUP**  
1920 WEST VILLA MARIA SUITE 301  
BRYAN, TEXAS 77807  
PH: 070 003 1000 FAX: 070 003 1000

REGENCY GARDENS  
2111 WEST VILLA MARIA  
BRYAN, TEXAS 77807

JOB NO.: REG 76

TYPE: C12

SCALE: 1"=30'-0"

SHEET

145/15