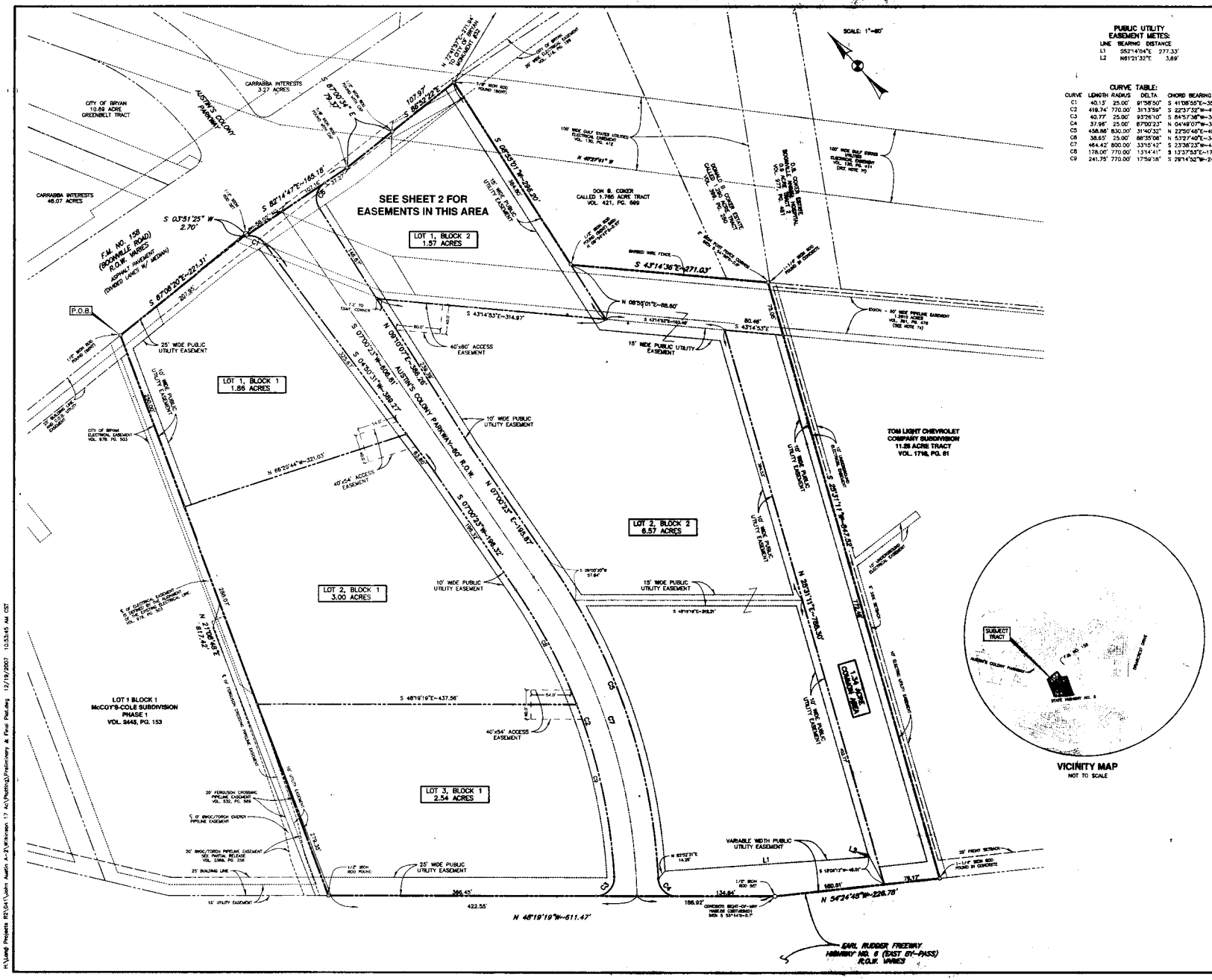

PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	S52°14'04"E	277.33'
L2	N61°21'32"E	3.89'

CURVE TABLE:

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Boonville Town Center
18.51 Acre Tract
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of an 18.51 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being all the remainder (after the expansion of the right-of-way of F.M. No. 158) of the called 16.104 acre (net) tract described in the deed from Ted Wilkinson, Inc., to Ted Wilkinson as recorded in Volume 723, Page 470, of the Official Records of Brazos County, Texas, and all of the called 1.362 acre - 1st Tract and all of the called 0.269 acre - 2nd Tract described in the deed from Richard H. Harrison, III to Ted D. Wilkinson as recorded in Volume 5381, Page 01, of the Official Records of Brazos County, Texas, and all of the 0.83 acre tract described in the deed from Billy Bob Sanders to Ted D. Wilkinson as recorded in Volume 6128, Page 59, of the Official Records of Brazos County, Texas, and said 18.51 acre tract being more particularly described as follows:

BEGINNING at the ½" iron rod found (bent) in the south right-of-way line of Farm to Market Road No. 158 (Boonville Road), marking the northwest corner of the beforementioned 0.269 acre tract, same being the northeast corner of the McCoy's-Cole Subdivision - Phase 1, according to the plat recorded in Volume 2445, Page 153, of the Official Records of Brazos County, Texas;

THENCE S 87° 08' 20" E along the existing (circa 1947) south right-of-way line of F.M. No. 158, at a distance of 63.12 feet, pass the northeast corner of the beforementioned 0.269 acre tract, continue on for a total distance of 221.31 feet to a ½" iron rod found at the east edge of a concrete power pole;

THENCE S 03° 51' 25" W for a distance of 2.70 feet to a 5/8" iron rod found (with cap) in the new (circa 1998) expanded south right-of-way line of F.M. No. 158 (this point erroneously called to be in the existing (circa 1947) right-of-way line of F.M. No. 158;

THENCE along the new (circa 1995) expanded south right-of-way line of F.M. No. 158, as follows:

S 82° 14' 47" E for a distance of 165.18 feet to a 5/8" iron rod found (with cap) for angle point corner;

S 87° 00' 34" E for a distance of 79.37 feet to a ½" iron rod found (with cap) in the northerly southeast line of the beforementioned 16.104 acre tract and at the northwest corner of the beforementioned 0.83 acre tract, from which a 12" creosote post fence corner bears S 61° 18' 18" W - 7.2 feet;

S 86° 52' 22" E for a distance of 107.97 feet to a 5/8" iron rod found (bent) marking the northeast corner of the said 0.83 acre tract in the northwest line of a 1.765 acre tract described in the deed to Don B. Coker, recorded in Volume 421, Page 599, of the Deed Records of Brazos County, Texas;

THENCE S 08° 55' 01" W along the common line between the beforementioned 0.83 acre tract and the 1.765 acre tract for a distance of 296.20 fee to a ½" iron rod found marking the south corner of the said 0.83 acre tract;

THENCE S 43° 14' 36" E along the common line between the northeast line of the beforementioned 16.104 acre tract and the following two tracts: the Coker - 1.765 acre tract, and the 1.290 acre tract, described in the deed to Donald B. Coker recorded in Volume 399, Page 280, of the Deed Records of Brazos County, Texas, adjacent to a fence, for a distance of 271.03 feet to a 1½" iron rod found in concrete marking the east corner of the 16.104 acre tract, same being the north corner of the Tom Light Chevrolet Company Subdivision, according to the plat recorded in Volume 1713, Page 81, of the Official Records of Brazos County, Texas, from which a 2" iron pipe post fence corner bears S 54° 58' 19" E - 0.8 feet;

THENCE S 25° 31' 11" W along the common line between the beforementioned 16.104 acre tract and the Tom Light Chevrolet Company Subdivision, adjacent to a fence, for a distance of 847.52 feet to a 1½" iron rod found in concrete in the northeast line of Earl Rudder Freeway (Highway No. 6 - East By-Pass) marking the south corner of the 16.104 acre tract, same being the west corner of Tom Light Chevrolet Company Subdivision, from which a 4" creosote post fence corner bears S 19° 33' 14" W - 2.8 feet;

THENCE along the northeast right-of-way line of North Earl Rudder Freeway, adjacent to a fence, as follows:

N 54° 24' 45" W for a distance of 226.78 feet to a ½" iron rod set for angle point, from which a concrete right-of-way marker (disturbed) found bears S 53° 43' 40" E - 0.73 feet;

N 48° 19' 19" W for a distance of 611.47 feet to a ½" iron rod found marking the west or southwest corner of the 16.104 acre tract, same being the southeast corner of the beforementioned McCoy's-Cole Subdivision, Phase 1, from which a ½" iron rod found (with cap) bears S 88° 40' 49" E - 0.15 feet and a 8" creosote post fence corner bears S 11° 36' 45" W - 8.8 feet;

THENCE N 21° 08' 48" E along the west line of the beforementioned 16.104 acre tract, the beforementioned 1.362 acre tract and the beforementioned 0.269 acre tract, same being the east line of the beforementioned McCoy's-Cole Subdivision, Phase 1, adjacent to a fence, at a distance of 201.7 feet, pass the southwest corner of the 1.362 acre tract, at a distance of 628.95 feet, pass the common corner between the 1.362 acre tract and the 0.269 acre tract, continue on for a total distance of 817.42 feet to the **PLACE OF BEGINNING**, containing 18.51 acres of land, more or less

FINAL PLAT OF BOONVILLE TOWN CENTER

18.51 ACRE TRACT

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

FIVE AGS INVESTMENTS, LLC
809 UNIVERSITY DR., STE. 104A
COLLEGE STATION, TX 77840
979.268.2000

SHEET 1 OF 2
SCALE: 1"=60' DECEMBER, 2007

PREPARED BY:

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

Received
DEC 1 0 2007
Development Engineering Services

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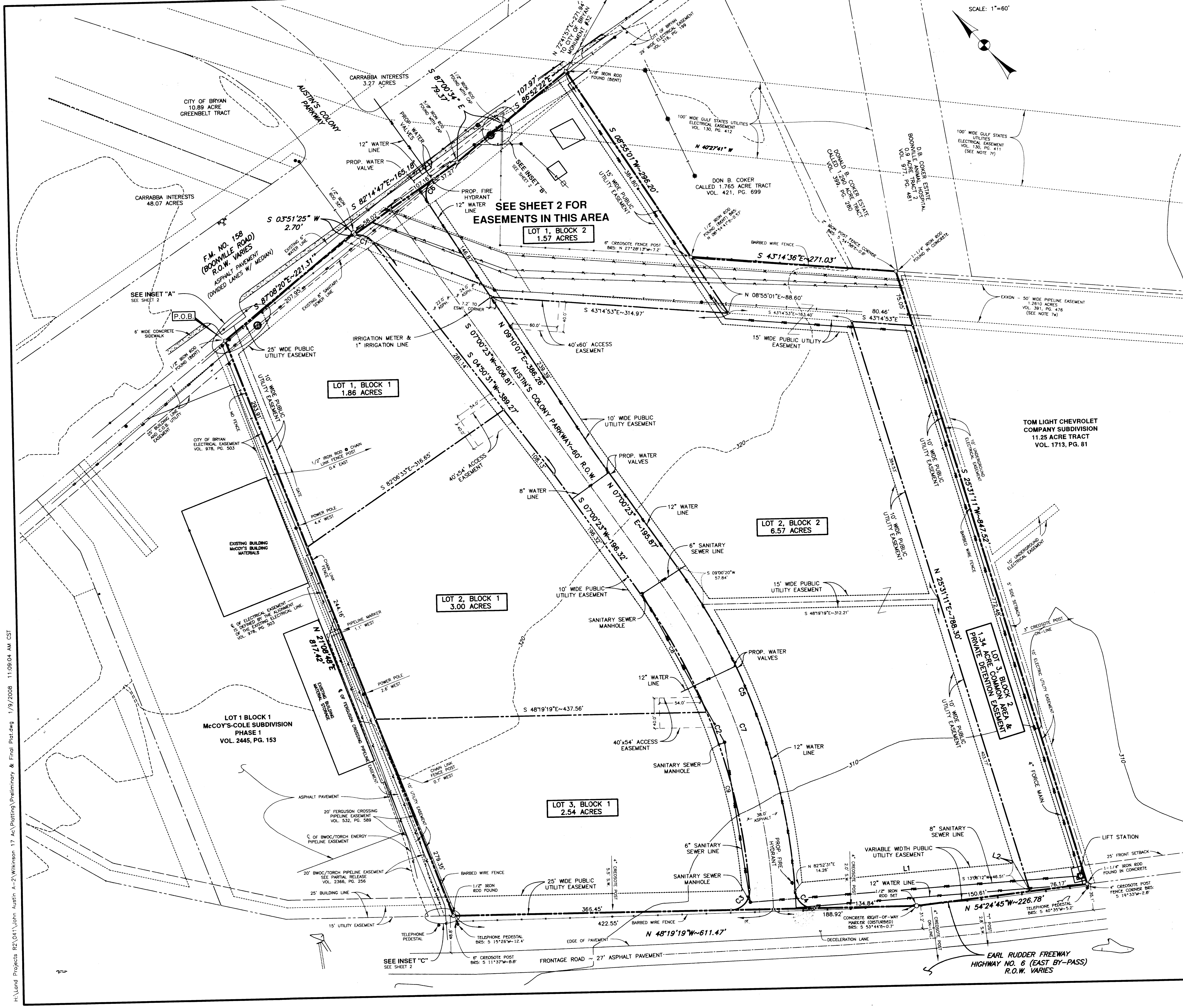

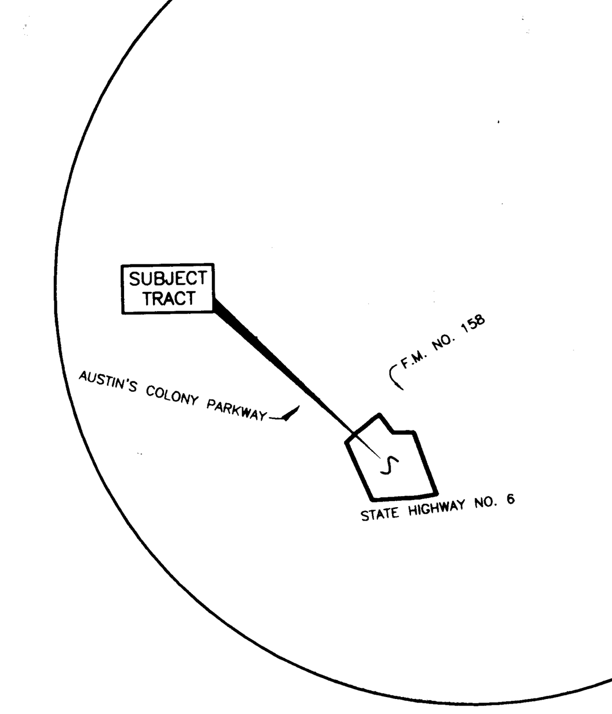

VICINITY MAP
NOT TO SCALE

PUBLIC UTILITY EASEMENT METES:

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LEGEND

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- SANITARY SEWER LINE
- STORM SEWER MANHOLE
- STORM SEWER LINE
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- WATER METER
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
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- POWER POLE
- LIGHT POLE
- WOOD FENCE (& FENCE CORNER)
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- PROPOSED WATER LINE
- PROPOSED WATER LINE

PRELIMINARY PLAN (NOT FOR RECORD)

OF

BOONVILLE TOWN CENTER

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JOHN AUSTIN SURVEY, A–2
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SHEET 1 OF 2
SCALE: 1"=60' JANUARY, 2008

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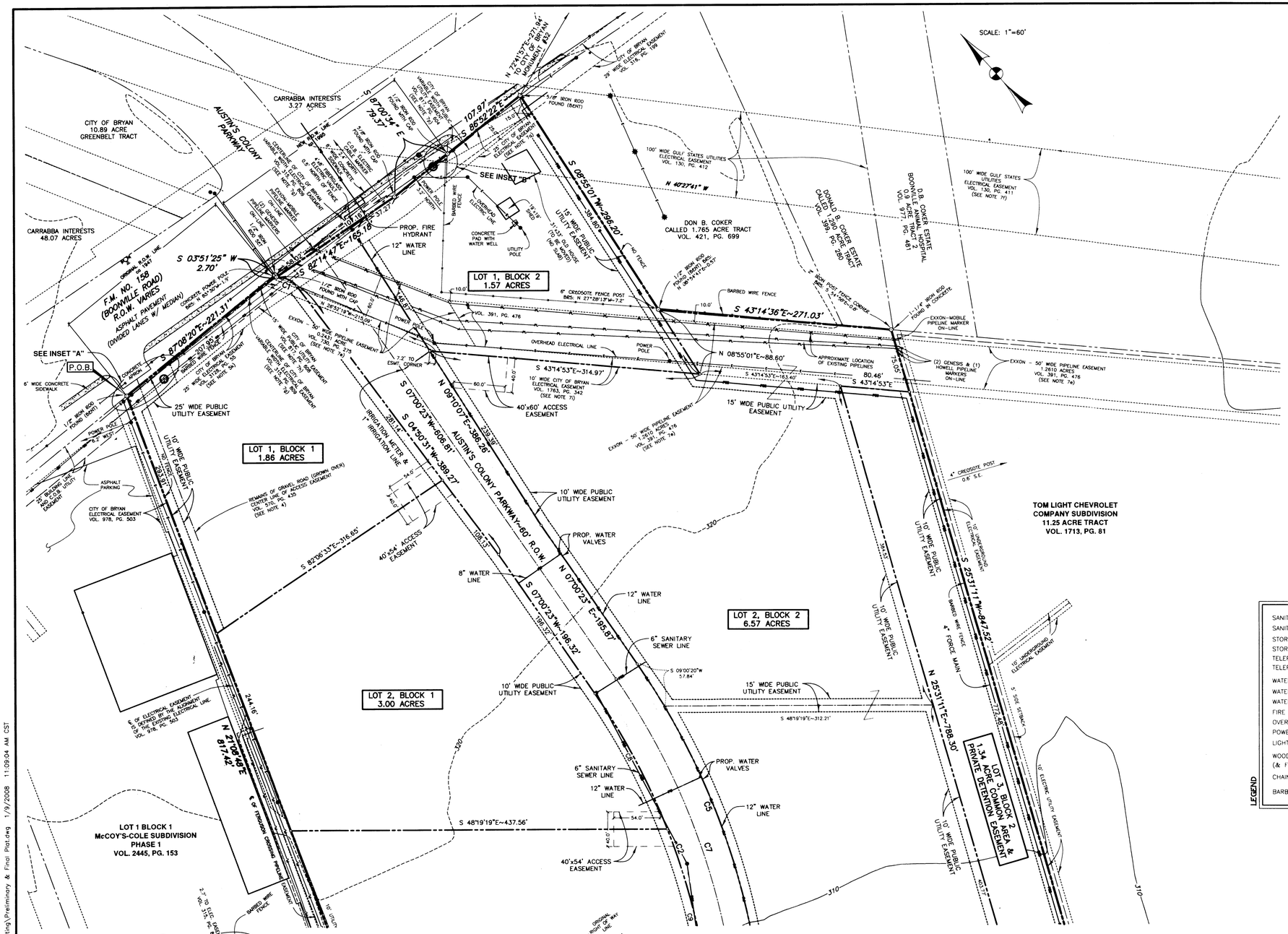
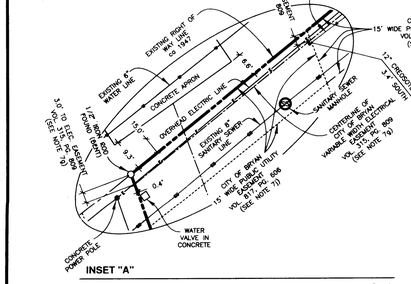
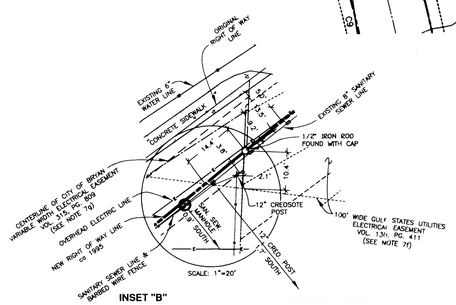




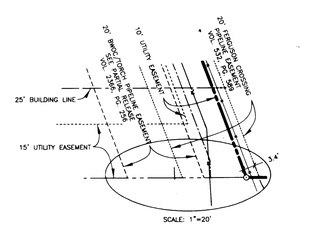
INSET "A"

SCALE: 1"=20'



INSET "B"

SCALE: 1"=20'



INSET "C"

SCALE: 1"=20'

NOTES:

1. BEARINGS BASED ON THE PLAT CALL BEARINGS OF McCOY'S – COLE SUBDIVISION, PHASE 1 ACCORDING TO THE PLAT RECORDED IN VOL. 2445, PG. 153, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

2. CURRENT TITLE APPEARS VESTED IN FIVE AGS INVESTMENTS, LLC., BY VIRTUE OF THE DEED RECORDED IN VOL. 8183, PG. 170 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL NO. 0134 C, COMMUNITY NO. 480082, MAP NO. 48041C0134C, EFFECTIVE DATE: JULY 2, 1992.

4. ACCESS EASEMENT – TED WILKINSON, INC., VOL. 570, PG. 435, HAVING NO DEFINED LOCATION. (BLANKET). THIS EASEMENT BEING ACROSS THE 0.269 ACRE TRACT AT THE NORTHWEST CORNER OF SUBJECT TRACT AND HAS A CURB CUT ON F.M. 158. THIS EASEMENT WAS RESERVED FOR THE BENEFIT OF TED WILKINSON, INC., BUT ALL THE 0.269 ACRE TRACT IS NOW OWNED BY TED WILKINSON, THUS MAKING THIS EASEMENT UNNECESSARY.

5. F.M. NO. 158 RIGHT OF WAY:

THIS PLAT UTILIZES AND CONFIRMS THE ORIGINAL RIGHT OF WAY LINE FOR F.M. NO. 158 (ca 1947) AS ESTABLISHED BY THE PLAT OF McCOYS–COLE SUBDIVISION – PHASE 1 (2445/153) & PHASE 2 (2483/249). THIS ORIGINAL RIGHT OF WAY LINE LIES APPROXIMATELY 3 FEET NORTH OF THE "ORIGINAL" RIGHT OF WAY LINE AS SHOWN ON THE RIGHT OF WAY MAP FOR THE WIDENING OF F.M. NO. 158 (ca 1995). THIS CAUSES A 2.70 FOOT JOG OR OFFSET AT THE EAST END OF THE 1st METES CALL (S 87°08'20"E ~ 221.31') OF THIS SURVEY. THIS 2.70' JOG REPRESENTS AN ADJUSTMENT OR TRANSITION FROM THE ORIGINAL RIGHT OF WAY LINE TO THE POINT AT WHICH THE NEW RIGHT OF WAY LINE BEGINS AS SHOWN ON THE PLANS FOR THE WIDENING OF F.M. NO. 158 (ca 1995). FROM THIS POINT EASTWARD, THIS SURVEY HONORS THE NEW RIGHT OF WAY LINE AS PER THE RIGHT OF WAY PLANS (ca 1995).

6. CURRENT ZONING: COMMERCIAL – C–2.

7. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, G.F. NO. 00073616. EFFECTIVE DATE: JULY 30, 2007, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

d.) 20' WIDE ELECTRICAL EASEMENT – CITY OF BRYAN – VOL. 98, PG. 357, HAVING NO DEFINED LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF AN ELECTRIC LINE HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS INSTRUMENT (1937). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

e.) PIPELINE EASEMENT – HUMBLE PIPELINE CO., VOL. 49, PG. 58, HAVING NO DEFINED WIDTH NOR LOCATION (BLANKET). THIS EASEMENT CONTAINS NO PLOTTABLE DATA AND CANNOT BE SHOWN.

- 50' WIDE PIPELINE EASEMENT – EXXON PIPELINE CO. (FORMERLY HUMBLE PIPELINE CO.), VOL. 391, PG. 476, HAVING A DEFINED LOCATION. THIS EASEMENT DEFINES A PORTION OF THE BLANKET EASEMENT (49/58). THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON ADJACENT TO NORTHEAST LINE OF SUBJECT TRACT.
- 50' WIDE PIPELINE EASEMENT – EXXON PIPELINE CO., VOL. 730, PG. 275, HAVING A DEFINED LOCATION. THIS EASEMENT DEFINES A PORTION OF THE BLANKET EASEMENT (49/58). THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON IN THE NORTHEAST PORTION OF SUBJECT TRACT. IT IS RECOMMENDED THAT EXXON MOBILE BE CONTACTED TO DETERMINE EXACT LOCATION OF PIPELINE(S). THERE APPEARS TO BE AT LEAST 3 PIPELINES WITHIN THIS EASEMENT ACROSS SUBJECT PROPERTY. THEY ARE MARKED EXXON–MOBILE, GENESIS AND HOWELL.

f.) 100' WIDE ELECTRICAL EASEMENT – GULF STATES UTILITIES CO., VOL. 130, PG. 411, HAVING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON IN THE NORTHEAST CORNER OF SUBJECT TRACT.

g.) VARIABLE WIDTH ELECTRICAL EASEMENT – CITY OF BRYAN, VOL. 315, PG. 809, HAVING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND LIES ADJACENT TO F.M. NO. 158 AND IS SHOWN HEREON.

h.) 15' WIDE PUBLIC UTILITY EASEMENT – CITY OF BRYAN – VOL. 817, PG. 608, HAVING A DEFINED LOCATION ADJACENT TO THE SOUTH RIGHT OF WAY LINE OF F.M. 158. THIS EASEMENT IS APPLICABLE TO THE SUBJECT TRACT AND IS SHOWN HEREON.

i.) 10' WIDE ELECTRICAL EASEMENT – CITY OF BRYAN, VOL. 1763, PG. 342, HAVING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON. THIS EASEMENT ADJOINS THE WESTERLY LINE OF THE EXXON PIPELINE EASEMENT SHOWN HEREON.

j.) 15' WIDE PUBLIC UTILITY EASEMENT – CITY OF BRYAN, VOL. 817, PG. 606, HAVING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON AT THE NORTHWEST CORNER OF SUBJECT TRACT.

k.) 25' WIDE ELECTRICAL EASEMENT – CITY OF BRYAN, VOL. 3128, PG. 55, HAVING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON ADJOINING F.M. NO. 158.

m.) 100' WIDE ELECTRICAL EASEMENT – GULF STATES UTILITIES CO., VOL. 130, PG. 412, HAVING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON.

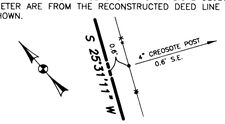
n.) 20' WIDE WIXON WATER SUPPLY CORP. EASEMENT – VOL. 309, PG. 730, HAVING NO DEFINED LOCATION (BLANKET). IT IS RECOMMENDED THAT WIXON WATER SUPPLY CORP. BE CONTACTED TO DETERMINE IF THIS EASEMENT IS APPLICABLE TO THE SUBJECT TRACT. THIS EASEMENT IS NOT SHOWN HEREON.

o.) 29' WIDE ELECTRICAL EASEMENT – CITY OF BRYAN – VOL. 316, PG. 199, HAVING A DEFINED LOCATION. THIS EASEMENT HAS BEEN POSITIONED AS BEING 20' SOUTH OF THE EXISTING ELECTRIC LINE AND 9' NORTH OF SAID LINE, LOCATED NEAR THE NORTHEAST CORNER OF THE SUBJECT TRACT. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

p.) VARIABLE WIDTH PUBLIC UTILITY EASEMENT – CITY OF BRYAN, VOL. 817, PG. 604, HAVING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON AT THE NORTHEAST CORNER OF SUBJECT TRACT.

q.) 25' WIDE ELECTRICAL EASEMENT – CITY OF BRYAN, VOL. 3017, PG. 53, HAVING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON.

8. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.



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- CHAIN LINK FENCE
- BARBED WIRE FENCE

PRELIMINARY PLAN NOTES:

1. MAINTENANCE OF THE 1.34 ACRE COMMON AREA (LOT 3, BLOCK 2) AND THE ISLAND IN THE BOULEVARD IS A RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

2. LIFT STATION NOTES:

a.) LANDSCAPE SCREENING: 4' HEDGE.

b.) AT THE TIME OF THE DEVELOPMENT OF LOT 2, VEHICULAR ACCESS WILL BE PROVIDED ACROSS & THROUGH LOT 2 TO THE LIFT STATION.

c.) A 2" WATER SERVICE WILL BE PROVIDED TO THE LIFT STATION.

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OF

BOONVILLE TOWN CENTER

18.51 ACRE TRACT

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BRYAN, BRAZOS COUNTY, TEXAS

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SHEET 2 OF 2
SCALE: 1"=60' JANUARY, 2008

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