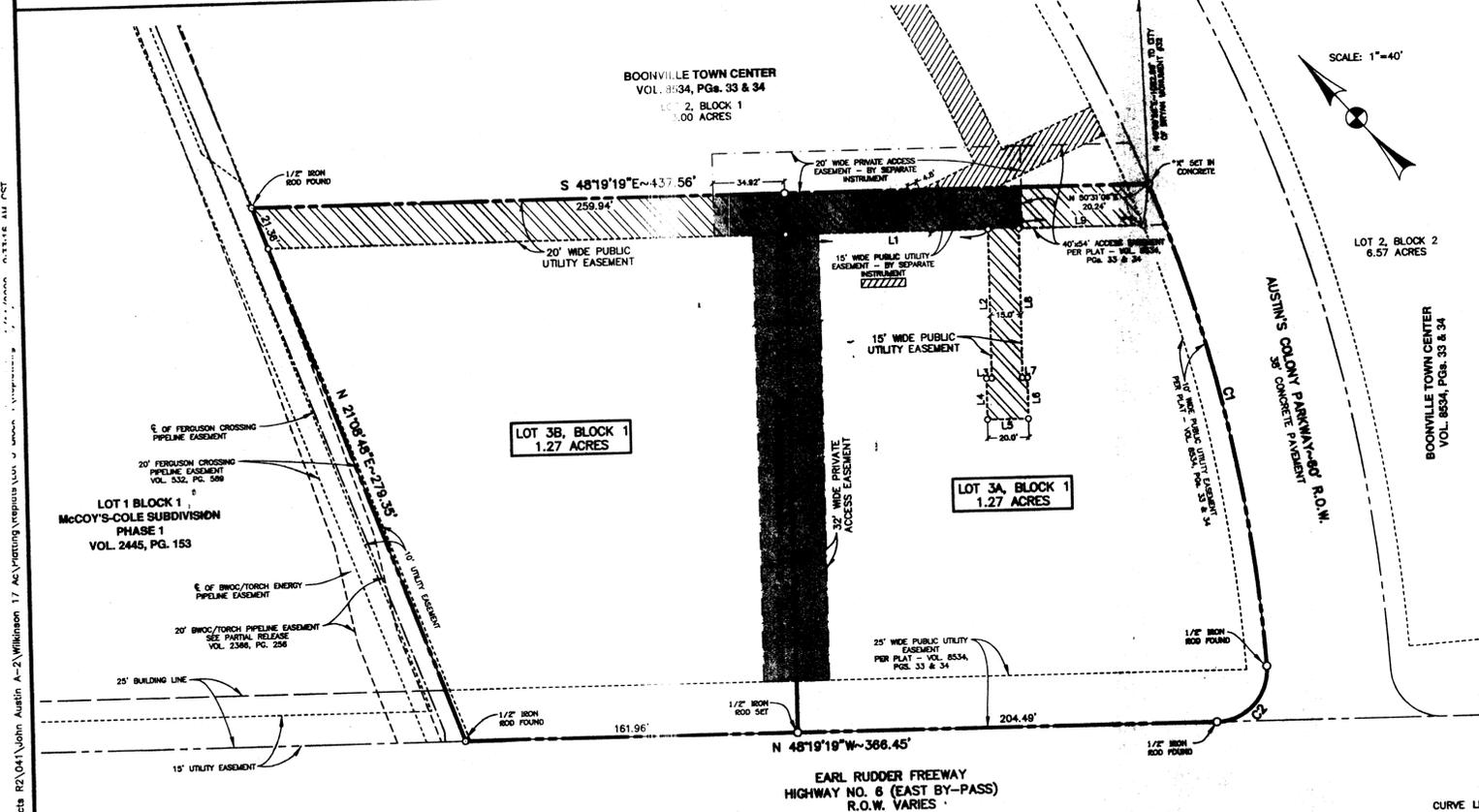


**ORIGINAL PLAT**  
VOL. 8534, PGS. 33 & 34



**REPLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Five Acs Investments, LLC, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 8183, Page 170, 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.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, 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 \_\_\_\_\_, 2009.

\_\_\_\_\_  
City Engineer, 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 \_\_\_\_\_, 2009 and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2009 by said Commission.

\_\_\_\_\_  
Chair, Planning & Zoning Commission  
City of Bryan, 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 \_\_\_\_\_, 2009, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

\_\_\_\_\_  
Karen McQueen, County Clerk,  
Brazos County, 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 \_\_\_\_\_, 2009.

\_\_\_\_\_  
City Planner, 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.

**15' WIDE PUBLIC UTILITY EASEMENT**

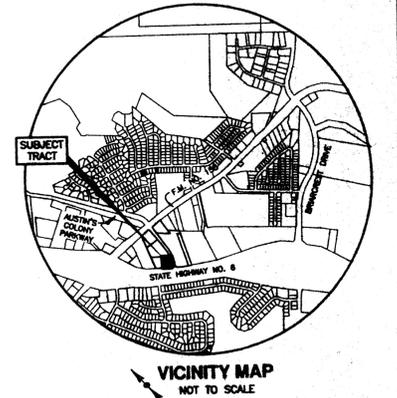
LINE	BEARING	DISTANCE
L1	S48°19'19"E	98.77'
L2	S41°40'41"W	72.34'
L3	N48°19'19"W	2.50'
L4	S41°40'41"W	20.00'
L5	S48°19'19"E	20.00'
L6	N41°40'41"E	20.00'
L7	N48°19'19"W	2.50'
L8	N41°40'41"E	72.34'
L9	S48°19'19"E	90.74'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	241.75'	770.00'	17°39'19"	S 28°14'52"W - 240.75'
C2	40.77'	25.00'	52°29'10"	S 84°57'36"W - 38.40'

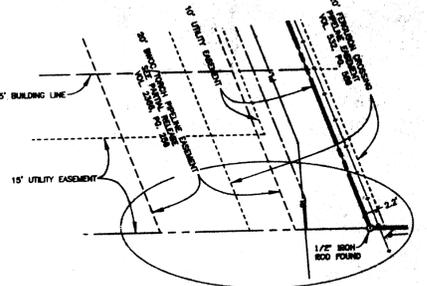
S. M. Kling, R.P.L.S. No. 2003



**VICINITY MAP**  
NOT TO SCALE

**NOTES:**

- 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.
- CURRENT TITLE APPEARS VESTED IN FIVE ACS INVESTMENTS, LLC, BY VIRTUE OF THE DEED RECORDED IN VOL. 8183, PG. 170 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- 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.
- THE SUBJECT TRACT IS LOCATED WITHIN "ZONE X" - AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
- BASIS OF ELEVATIONS IS CITY OF BRYAN GPS MONUMENT NO. 32 WITH AN ELEVATION OF 316.86. (PUBLISHED ELEVATION: 316.75)
- CURRENT ZONING IS DESIGNATED: C-2 RETAIL.  
SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 00084485, EFFECTIVE DATE: DECEMBER 3, 2008, TO MIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
  - a.) ALL APPLICABLE EASEMENTS AS SHOWN ON THE PLAT OF BOONVILLE TOWN CENTER RECORDED IN VOL. 8534, PG. 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS ARE SHOWN HEREON.
  - b.) 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 ELECTRICAL 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.



**INSET "A"**

Received  
JAN 14 2009  
Development & Engineering Services

**REPLAT**  
OF  
**LOT 3, BLOCK 1**  
**BOONVILLE TOWN CENTER**  
**2.54 ACRES**

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

OWNED AND DEVELOPED BY:  
FIVE ACS INVESTMENTS, LLC  
809 UNIVERSITY DR., STE. 101A  
COLLEGE STATION, TX 77840  
979.268.2000

SCALE: 1"=40' JANUARY, 2009

PREPARED BY:

**KLING ENGINEERING & SURVEYING**

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

