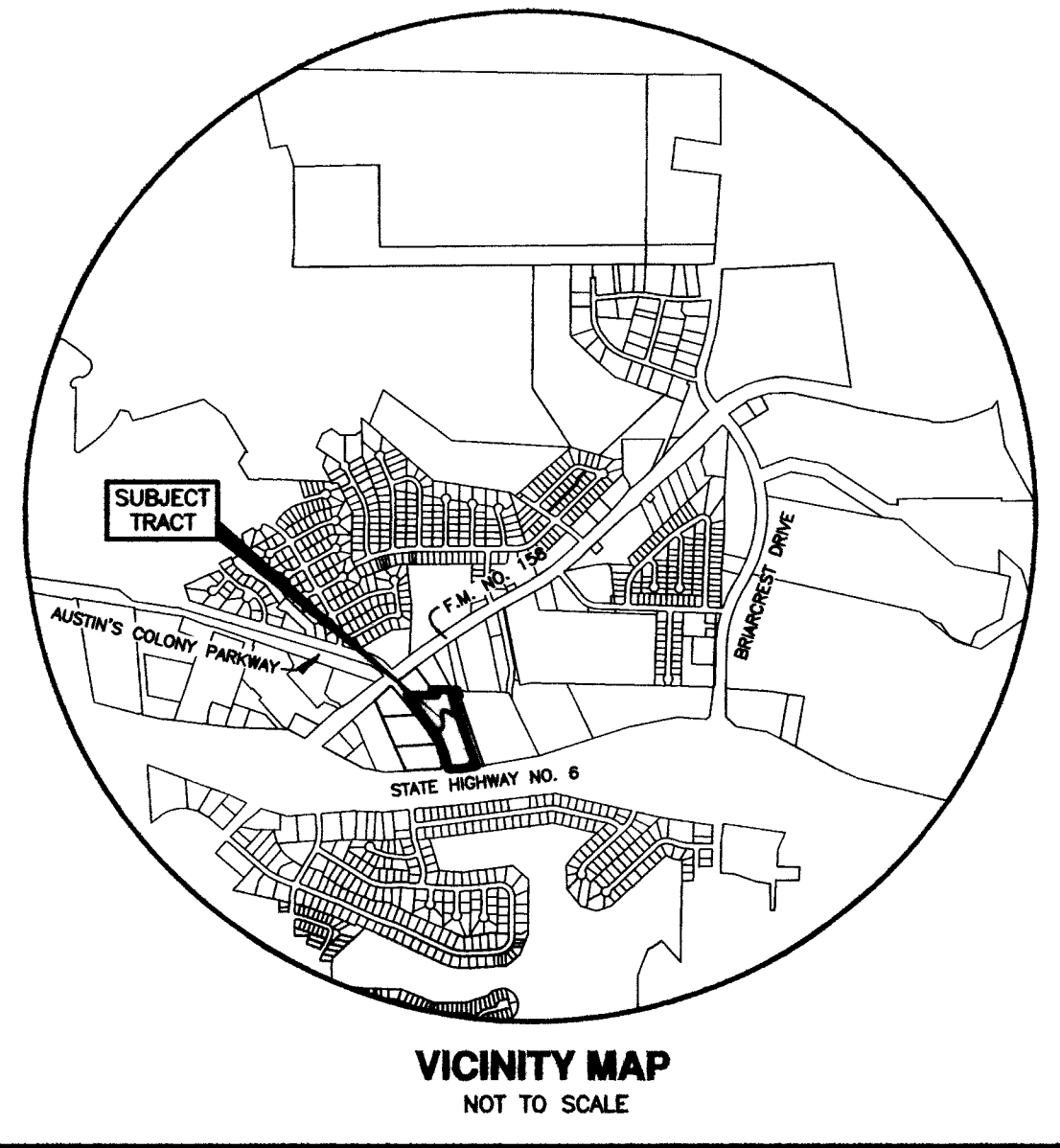


H:\Land Projects\2010\17\John Austin A-2\Williamson 17 A-2\Platting\Replat\Lot 2, Block 2\Replat Lot 2B-Block 2.dwg 9/26/2012 5:14:03 PM CDT

**ORIGINAL PLAT**  
**VOL. 8534, PG. 33**

**LEGEND**

|                           |   |
|---------------------------|---|
| 1/2" IRON ROD & CAP FOUND | ○ |
| 1/2" IRON ROD & CAP SET   | ○ |
| LAMP POST                 | * |



- NOTES:**
- INDICATES PRIVATE ACCESS EASEMENT.
  - INDICATES CITY OF BRYAN SANITARY SEWER-LIFT STATION ACCESS EASEMENT.

**CITY OF BRYAN SANITARY SEWER-LIFT STATION ACCESS EASEMENT METES (LINE TABLE):**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L3   | S48°19'19"E | 67.77'   |
| L4   | S30°48'37"W | 195.77'  |
| L5   | S48°19'19"E | 215.77'  |
| L6   | S25°31'11"W | 20.82'   |
| L7   | N48°19'19"W | 221.56'  |
| L8   | N30°48'37"E | 179.24'  |
| L9   | N48°19'19"W | 44.04'   |

**CITY OF BRYAN SANITARY SEWER-LIFT STATION ACCESS EASEMENT METES (CURVE TABLE):**

| CURVE | LENGTH | RADIUS  | DELTA     | CHORD BEARING      |
|-------|--------|---------|-----------|--------------------|
| C5    | 41.43' | 30.00'  | 79°07'56" | S08°45'21"E-38.22' |
| C6    | 69.06' | 50.00'  | 79°07'56" | S08°45'21"E-63.70' |
| C7    | 21.26' | 830.00' | 1°28'03"  | N21°52'06"E-21.26' |

**LOT LINES (CURVE TABLE):**

| CURVE | LENGTH  | RADIUS  | DELTA     | CHORD BEARING       |
|-------|---------|---------|-----------|---------------------|
| C1    | 37.96'  | 25.00'  | 87°00'23" | N04°49'07"W-34.42'  |
| C3    | 243.58' | 830.00' | 15°48'52" | N30°16'38"E-242.70' |
| C4    | 215.35' | 830.00' | 14°51'58" | N14°26'14"E-214.75' |

**REPLAT**  
**OF**  
**LOT 2, BLOCK 2**  
**BOONVILLE TOWN CENTER**  
**6.57 ACRE TRACT**  
**JOHN AUSTIN SURVEY, A-2**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
 SCALE: 1"=60'  
 AUGUST, 2012  
 PREPARED BY:  
 KLING ENGINEERING & SURVEYING  
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH: 979/846-6212  
**SHEET 1 OF 2**

H:\Land Projects\2012\John Austin A-2\Williamson 17 Ac\Printing\Replats\Lot 2 Block 2\Replat Lot 2 Block 2.dwg 9/26/2012 5:14:03 PM CDT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, FIVE AGS 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.

  
CASEY M. OLDHAM, MANAGER

Lot 2, Block 2 - 6.57 Acres  
Boonville Town Center  
Volume 8534, Page 33  
John Austin Survey, A-2  
Bryan, Brazos County, Texas

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED EAST OF LOT 2, BLOCK 2, BOONVILLE TOWN CENTER, DESCRIBED IN VOL. 8534, PG. 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 25°31'11"W.

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. 0215 E, COMMUNITY NO. 480082, MAP NO. 48041C0215E, EFFECTIVE DATE: MAY 16, 2012.

4.  INDICATES PRIVATE ACCESS EASEMENT.

INDICATES CITY OF BRYAN SANITARY SEWER-LIFT STATION ACCESS EASEMENT.

5. 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.

6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 201201900, EFFECTIVE DATE: JUNE 24, 2012, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

e) 15' WIDE PUBLIC UTILITY EASEMENT - VOL. 8534, PG. 33, HAVING A DEFINED LOCATION, ALONG THE CENTRAL PORTION OF THE PROPERTY, AS SHOWN ON PLAT. THIS EASEMENT DOES AFFECT SUBJECT TRACT AND IS SHOWN HERON.

f) 15' WIDE PUBLIC UTILITY EASEMENT - VOL. 8534, PG. 33, HAVING A DEFINED LOCATION, ALONG THE NORTHEASTERLY CORNER OF THE PROPERTY, AS SHOWN ON PLAT. THIS EASEMENT DOES NOT AFFECT SUBJECT TRACT AND IS NOT SHOWN HERON.

g) 10' WIDE PUBLIC UTILITY EASEMENT - VOL. 8534, PG. 33, HAVING A DEFINED LOCATION, ALONG THE SOUTHEAST & WEST PROPERTY LINES, AS SHOWN ON PLAT. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HERON.

h) A VARIABLE WIDTH PUBLIC UTILITY EASEMENT - VOL. 8534, PG. 33, HAVING A DEFINED LOCATION, ALONG THE SOUTHWEST PROPERTY LINE, AS SHOWN ON PLAT. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HERON.

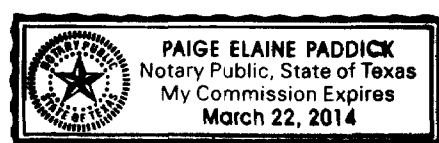
i) A 40'X80' ACCESS EASEMENT - VOL. 8534, PG. 33, HAVING A DEFINED LOCATION, AT THE NORTHERLY CORNER OF THE PROPERTY, AS SHOWN ON THE PLAT. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HERON.

7. ALL BUILDING SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE. SUBJECT TRACT IS ZONED C-2 RETAIL.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Casey M. Oldham 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 27<sup>th</sup> day of September, 2012.




  
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 2nd day of October, 2012, in the Official Records of Brazos County, Texas, in Volume 10937, Page 1412/147.

  
Karen McQueen, County Clerk,  
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

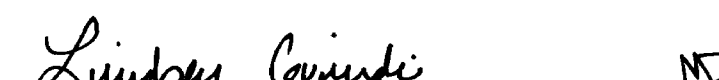
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 1st day of October, 2012.

  
City Engineer, Bryan, Texas

Doc Bk Vol Pg  
01134229 BR 10937 147

APPROVAL OF THE CITY PLANNER

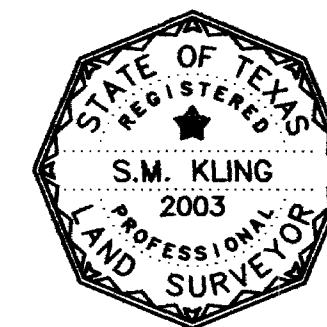
I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 1st day of October, 2012.

  
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.

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



Field notes of a 6.57 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 of the 6.57 acre tract, same being Lot 2, Block 2, Boonville Town Center, according to the plat recorded in Volume 8534, Page 33, of the Official Records of Brazos County, Texas, and said 6.57 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod and cap found marking the common corner between the beforementioned Lot 2, Block 2 and Lot 1 - 1.57 acres, Block 2, Boonville Town Center, said 1/2" iron rod also lying in the east right-of-way line of Austin's Colony Parkway;

THENCE along the common line between the beforementioned Lot 2, Block 2, and Lot 1, Block 2, as follows:

S 43° 14' 53" E for a distance of 314.97 feet to a 1/2" iron rod and cap found,  
N 08° 55' 01" E for a distance of 88.60 feet to the common corner between the said Lot 2, Block 2, and a 1.765 acre tract described in the deed to Don B. Coker, recorded in Volume 421, Page 699, of the Deed Records of Brazos County, Texas, from which a 1/2" iron rod found bent bears N 08° 55' E - 0.57 feet;

THENCE N 43° 14' 36" WE along the common line between the beforementioned Lot 2, Block 2, and the following two tracts: the beforementioned 1.765 acre tract, and a 1.290 acre tract described in the deed to the Donald B. Coker Estate, recorded in Volume 399, Page 280, of the Deed Records of Brazos County, Texas, for a distance of 271.03 feet to a 1 1/2" iron rod found in concrete marking the common corner between the said Lot 2, Block 2 and a Lot 1 - 11.25 acres, Block 1, Tom Light Chevrolet Company Subdivision, according to the plat recorded in Volume 1713, Page 81, of the Official Records of Brazos County, Texas;

THENCE S 25° 31' 11" W along the common line between the beforementioned Lot 2, Block 2, and Lot 1, Block 1, for a distance of 75.05 feet to a 1/2" iron rod and cap found marking the common corner between the said Lot 2, Block 2, and the 1.34 acre Common Area and Private Detention Easement, as shown on the final plat of Boonville Town Center;

THENCE along the common line between the beforementioned Lot 2, Block 2, and the 1.34 acre Common Area and Private Detention Easement, as follows:

N 43° 14' 53" W for a distance of 80.46 feet to a 1/2" iron rod and cap found,  
S 25° 31' 11" W for a distance of 788.30 feet to a 1/2" iron rod and cap found in the northeast right-of-way line of Earl Rudder Freeway (Highway No. 6 - East Bypass);

THENCE along the northeast right-of-way line of the beforementioned Earl Rudder Freeway, as follows:

N 54° 24' 45" W for a distance of 150.61 feet to a 1/2" iron rod and cap set,  
N 48° 19' 19" W for a distance of 134.84 feet to a 1/2" iron rod and cap set at the beginning of a transition curve, to Austin's Colony Parkway, having a radius of 25.00 feet;

THENCE along the east right-of-way line of Austin's Colony Parkway, as follows:

Northerly along said transition curve, for an arc distance of 37.96 feet to a 1/2" iron rod and cap found, at the beginning of a curve, concave to the northwest, having a radius of 830.00 feet, the chord bears N 04° 49' 07" W - 34.42 feet,  
Northeasterly along said curve, for an arc distance of 458.93 feet to a 1/2" iron rod and cap found at the end of this curve, the chord bears N 22° 50' 39" E - 453.11 feet,  
N 07° 00' 23" E for a distance of 195.80 feet to a 1/2" iron rod and cap found,  
N 09° 10' 07" E for a distance of 239.39 feet to the **PLACE OF BEGINNING**, containing 6.57 acres of land, more or less.

Filed for Record in:  
BRAZOS COUNTY

On: Oct 02, 2012 at 03:15P

As a  
Plat

Document Number: 01134229

Amount 63.00

Receipt Number - 450032

By  
Cynthia Rincon

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.

Oct 02, 2012

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

REPLAT  
OF  
LOT 2, BLOCK 2  
BOONVILLE TOWN CENTER  
6.57 ACRE TRACT

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

SCALE: 1"=60' AUGUST, 2012

PREPARED BY:  
KING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-8212

SHEET 2 OF 2