

NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO MOVE THE DRAINAGE FEATURE.
2) ALL BUILDING SETBACKS ARE IN ACCORDANCE TO THE BRYAN CODE OF ORDINANCES.
3) THE CURRENT ZONING DISTRICT IS RETAIL DISTRICT (C-2).
4) THE DRAINAGE EASEMENT IS FOR THE UNDERGROUND CONVEYANCE OF STORMWATER AND MAY BE PAVED OVER. IF THE DRAINAGE EASEMENT IS PAVED OVER, IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO REPLACE.
5) WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
6) UTILITY NOTIFICATION. BTU (979) 821-5700 AND THE CITY OF BRYAN (979) 209-5900.

APPROVAL OF THE CITY PLANNER

I, Allison Kay, 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 appropriate codes and ordinances of the City of Bryan and was approved on the 26 day of January, 2024.

Signature of Allison Kay, City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Sam Vernon, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with appropriate codes and ordinances of the City of Bryan and was approved on the 26 day of January, 2024.

Signature of Sam Vernon, City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Clayton Watson, 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 and Zoning Commission of the City of Bryan on the 14th day of August, 2024, and same was duly approved on the 16th day of November, 2024.

Signature of Clayton Watson, Chair, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

Filed for Record Official Public Records Of: Brazos County Clerk On: 1/30/2024 11:20:29 AM In the PLAT Records



I, Karen McQueen, County Clerk of Brazos County, Texas, do hereby certify that this plat together with the Official Public Records of this County, do hereby certify that this plat together with the Official Public Records of this County in Volume

Doc Number: 2024-1520655 Volume - Page: 19027-199 Number of Pages: 2 Amount: 72.00 Order#: 20240130000044 By: Karen McQueen

County Clerk Brazos County, Texas

LEGAL DESCRIPTION

BEING 2.199 acres of land situated in Lot 2A-2, Block 2, BOONVILLE TOWN CENTER, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 13845, Page 97, of the Plat Records of Brazos County, Texas, and being the same tract of land conveyed to NT-BRYAN 23, LLC, by the deed recorded in Document No. 2023-1512373, of the Deed Records of Brazos County, Texas. Said 2.199 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron rod found at the Northwest corner of said Lot 2A-2 and the Southwest corner of Lot 2A-1, Block 2, of said Boonville Town Center, and said point lying in the East right-of-way line of Austin Colony Parkway (a variable width public right-of-way);

THENCE S 51° 14' 43" E 372.75 feet, along the North boundary line of said Lot 2A-2 and the South boundary line of said Lot 2A-1, to a 1/2" iron rod marked "SM KLING RPLS - 2003" at the Northeast corner of said Lot 2A-2 and the Southeast corner of said Lot 2A-1, and said point lying in the Northwest boundary line of a called 1.34 acre Common Area and Private Detention Easement, recorded in Volume 8534, Page 33, of the Deed Records of Brazos County, Texas;

THENCE S 22° 36' 59" W 311.13 feet, along the East boundary line of said Lot 2A-2 and the West boundary line of said Common Area and Private Drainage Easement, to a 1/2" iron rod found marked "SM KLING RPLS - 2003" at the Southeast corner of said Lot 2A-2 and the Northeast corner of Lot 2B, Block 2, Boonville Town Center, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 10937, Page 146, of the Deed Records of Brazos County, Texas;

THENCE N 51° 14' 32" W 286.48 feet, along the South boundary line of said Lot 2A-2 and the North boundary line of said Lot 2B, to an "X" cut in concrete found at the Southwest corner of said Lot 2A-2 and the Northwest corner of said Lot 2B, and said point lying in the East right-of-way line of the aforesaid Austin Colony Parkway;

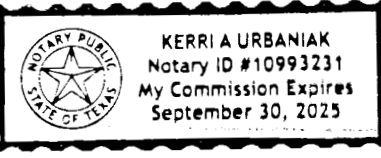
THENCE along the West boundary line of said Lot 2A-2 and the East right-of-way line of said Austin Colony Parkway, as follows:

- 1. NORTHEASTERLY 215.28 feet, along a curve to the left, having a radius of 830.00 feet, a central angle of 14° 51' 40", and a chord bearing N 11° 31' 43" E 214.68 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the end of said curve;
2. N 04° 08' 03" E 131.18 feet, to the POINT OF BEGINNING containing 2.199 acres (95,696 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NT-BRYAN 23, LLC, does hereby designate the foregoing property as LOT 2A-2R, BLOCK 2, BOONVILLE TOWN CENTER, an addition to the City of Bryan, Brazos County, Texas, and does hereby dedicate to the Public's use, the rights-of-way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Texas, Tarrant County, Texas, this the 5th day of January, 2024.



NT-BRYAN 23, LLC

Signature of Robert Horton Member, BY: ROBERT HORTON MEMBER

FLOOD NOTE: NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 448041C0215F, MAP REVISED APRIL 2, 2014.

BEARING BASE: THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, NT-BRYAN 23, LLC, the owner(s) and developers of the land shown on this plat, being (part of) the tract of land as conveyed to me (us) in the Deed Records of Brazos County in Document No. 2023-1512373, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

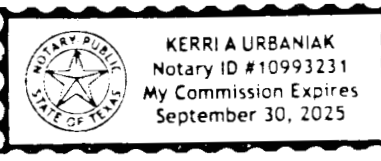
NT-BRYAN 23, LLC

Signature of Robert Horton Member, BY: ROBERT HORTON MEMBER

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Robert Horton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that s/he executed the same for the purpose stated.

Given under my hand and seal of office this 5th day of January, 2024.



Signature of Kerri A. Urbanik, Notary Public, Tarrant County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF TARRANT

I, CHRIS L. BLEVINS, Registered Professional Land Surveyor No. 5792 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.

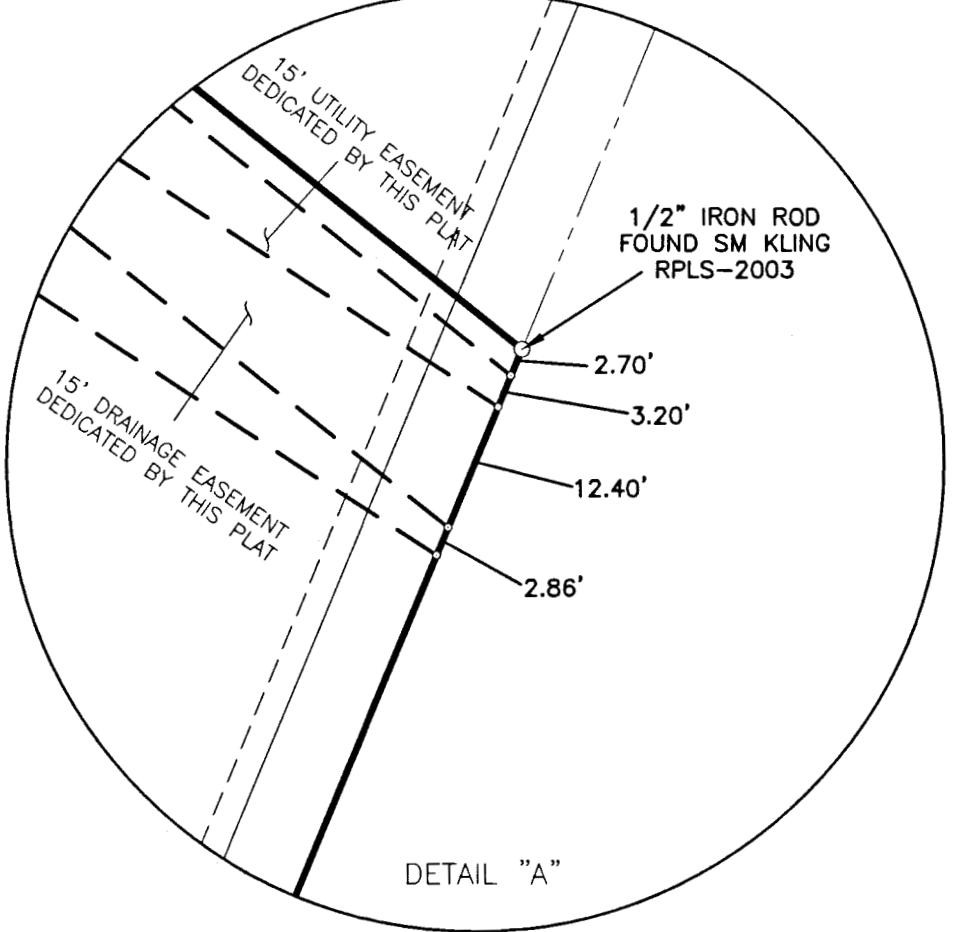


Signature of Chris L. Blevins

CHRIS L. BLEVINS Registered Professional Land Surveyor State of Texas No. 5792

Table with 3 columns: Course, Bearing, Distance. Lists courses L1 through L16 with their respective bearings and distances.

Table with 6 columns: Curve, Radius, Length, Delta, Chord, Chord Bear. Lists curves C1 through C5 with their respective geometric data.



FINAL PLAT OF LOT 2A-2R, BLOCK 2 BOONVILLE TOWN CENTER BEING A REPLAT OF LOT 2A-2, BLOCK 2 BOONVILLE TOWN CENTER 2.199 ACRES CITY OF BRYAN, BRAZOS COUNTY, TEXAS OWNED AND DEVELOPED BY:

NT-BRYAN 23, LLC 3815 LISBON ST, SUITE FORT WORTH, TEXAS 76107 (817) 583-9551

