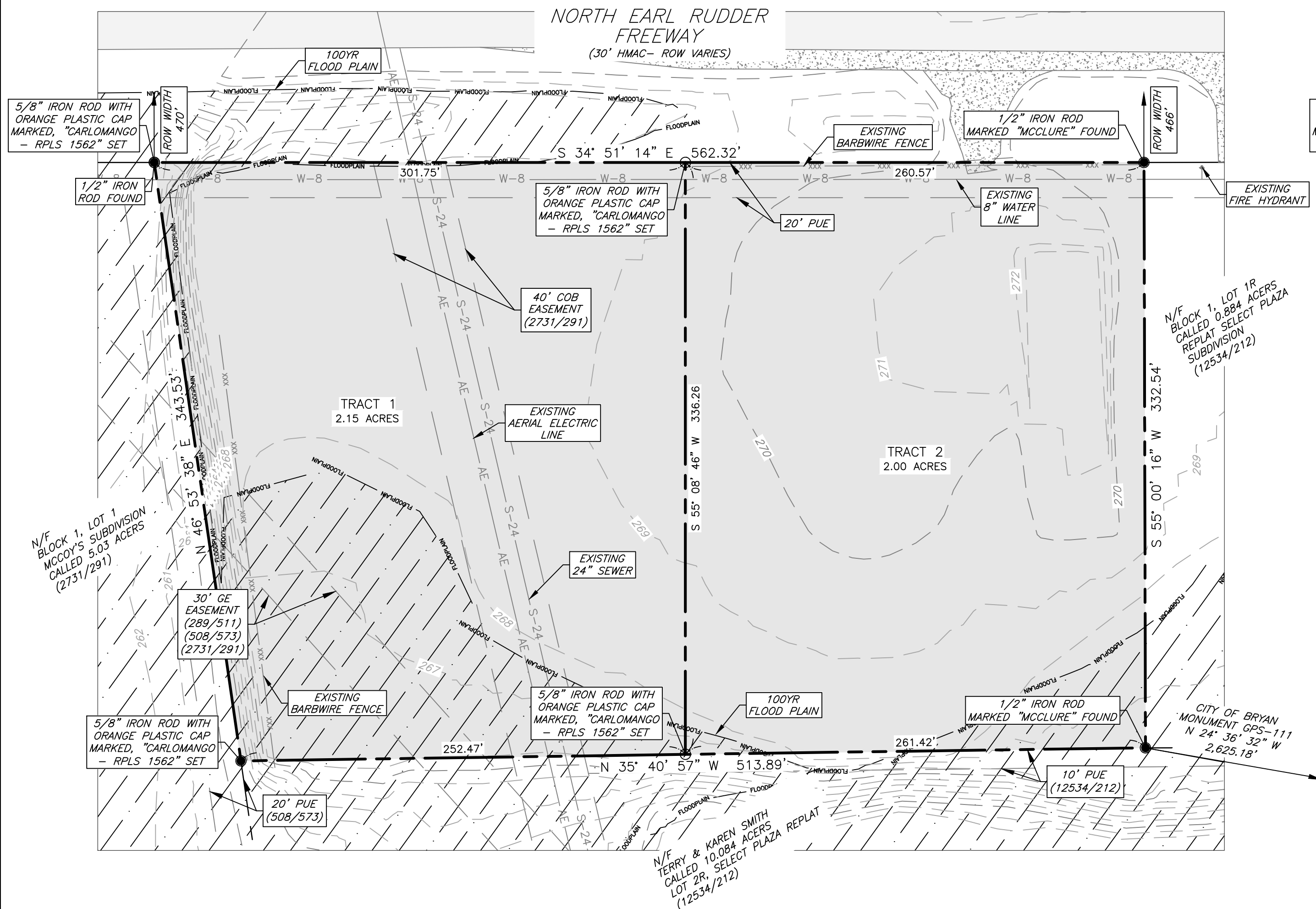
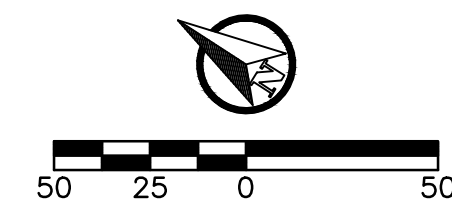
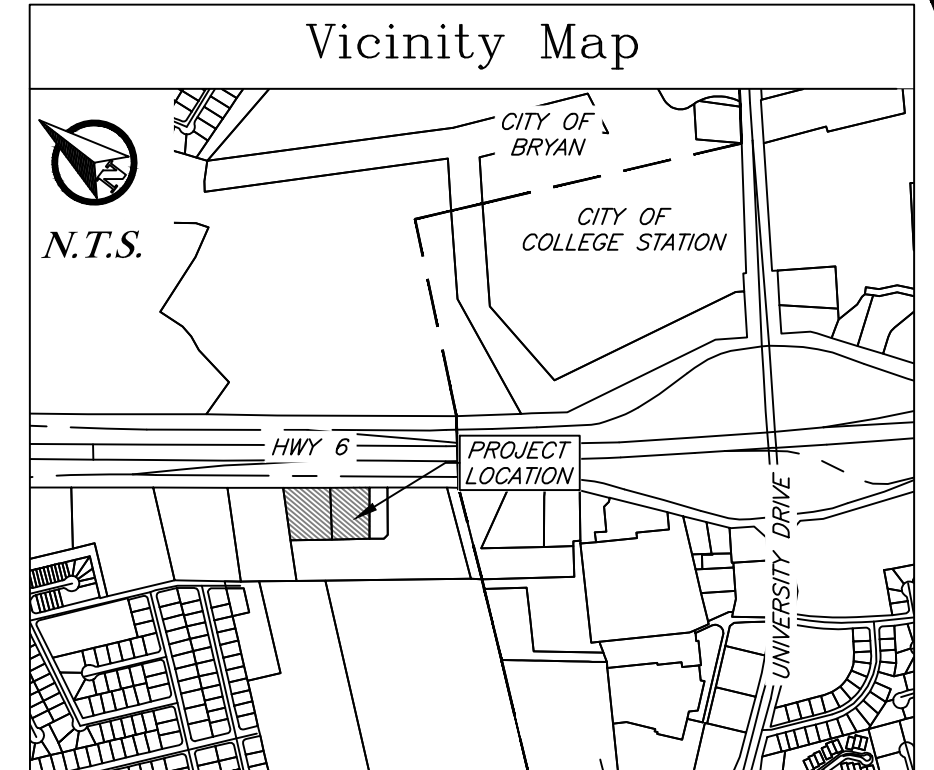
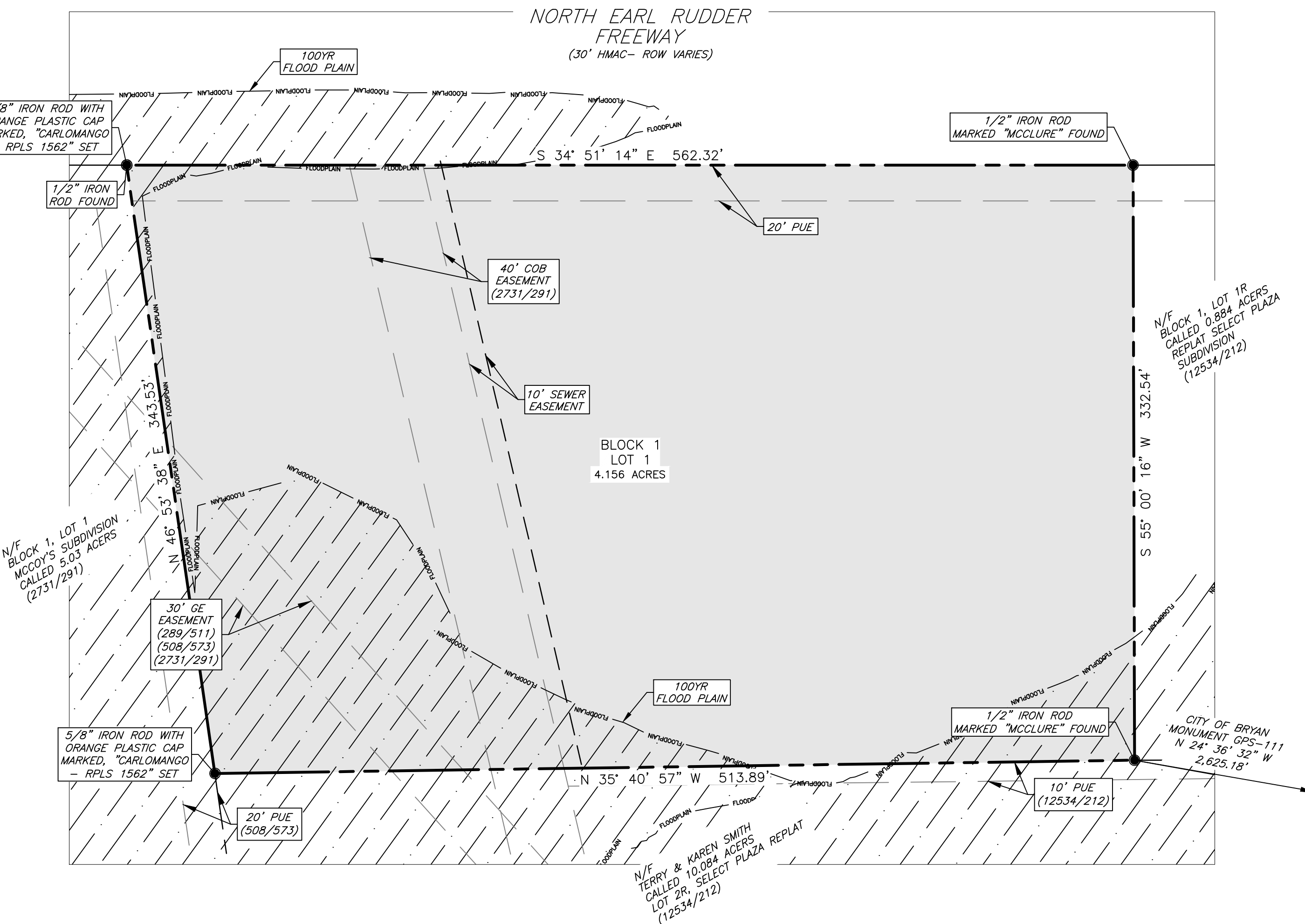


PRELIMINARY PLAN



FINAL PLAT



General Notes:

- 1. Origin of Bearing System: The bearing system and actual measured distance to the monument are consistent with the recorded plat in Volume 13294, Page 252 of the Brazos County Deed Records.
2. This tract does lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
3. 1/2" Iron rods will be set at all angle points and lot corners unless otherwise stated.
4. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
5. All utilities shown are approximate location.
6. This property is zoned Commercial District (C-3).
7. The topography is from survey data.
8. 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 a property adjacent to the PUE to access electric facilities.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Dave Boetger, owner of Moon Valley Nurseries, the owner and developer of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 13294, Page 252, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Dave Boetger, Owner
Moon Valley Nurseries

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Terrence Murphy, 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 on this ___ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, 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.

Dante Carlomagno, R.P.L.S. No. 1562

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 _____, 20__.

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 _____, 20__.

City Planner
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, 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 _____, 20__.

Page
in the Official Records of Brazos County in Volume _____

County Clerk, Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 4.15 ACRES TRACT OUT OF THE RICHARD CARTER SURVEY, A-8 BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 4.15 ACRES, OUT OF THE RICHARD CARTER SURVEY, A-8, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING ALL OF A CALLED 2.15 ACRES TRACT, OWNED BY ROMMEL FAMILY SURVIVOR'S TRUST (2.15 ACRES ROMMEL), AS RECORDED IN VOLUME 13294, PAGE 252 OF THE BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.), ALSO BEING ALL OF A CALLED 2.00 ACRES TRACT, OWNED BY ROMMEL FAMILY SURVIVOR'S TRUST (2.00 ACRES ROMMEL), AS RECORDED IN VOLUME 13294, PAGE 252 OF THE B.C.O.R., THE SAID 4.15 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN ON THE SURVEY PREPARED BY CARLOMAGNO SURVEYING, INC., HAVING THE FILE NAME 23026.DWG AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD MARKED "MCCLURE" FOUND FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF THE SAID 2.00 ACRES ROMMEL TRACT, ALSO BEING THE WEST CORNER OF LOT 1R, BLOCK 1 (LOT 1R) OF THE RE-PLAT OF SELECT PLAZA SUBDIVISION, AS RECORDED IN VOLUME 12534, PAGE 212 OF THE B.C.O.R., ALSO BEING A POINT ALONG THE NORTHEAST BOUNDARY LINE OF LOT 2R, BLOCK 1 (LOT 2R) OF THE SAID SELECT PLAZA SUBDIVISION;

THENCE ALONG THE COMMON LINE OF THE SAID 2.00 ACRES ROMMEL TRACT AND THE SAID LOT 2R, NORTH 35°40'06" WEST, A DISTANCE OF 261.42 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" PREVIOUSLY SET FOR AN ANGLE POINT OF THIS TRACT, ALSO BEING THE WEST CORNER OF THE SAID 2.00 ACRES ROMMEL TRACT, ALSO BEING A POINT ALONG THE NORTHEAST BOUNDARY LINE OF THE SAID LOT 2R, ALSO BEING THE SOUTH CORNER OF THE SAID 2.15 ACRES ROMMEL TRACT;

THENCE ALONG THE COMMON LINE OF THE SAID 2.15 ACRES ROMMEL TRACT AND THE SAID LOT 2R, NORTH 35°41'49" WEST, A DISTANCE OF 252.47 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" PREVIOUSLY SET FOR THE WEST CORNER OF THIS TRACT, ALSO BEING THE WEST CORNER OF THE SAID 2.15 ACRES ROMMEL TRACT, ALSO BEING A NORTH CORNER OF THE SAID LOT 2R, ALSO BEING A POINT ALONG THE SOUTHWEST BOUNDARY LINE OF LOT 1, BLOCK 1 OF THE MCCOY'S SUBDIVISION (LOT 1 MCCOY), AS RECORDED IN VOLUME 2731, PAGE 291 OF THE B.C.O.R.;

THENCE ALONG THE COMMON LINE OF THE SAID 2.15 ACRES ROMMEL TRACT AND THE SAID LOT 1 MCCOY TRACT, NORTH 46°53'38" EAST, A DISTANCE OF 343.53 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" PREVIOUSLY SET FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING THE NORTH CORNER OF THE SAID 2.15 ACRES ROMMEL TRACT, ALSO BEING THE EAST CORNER OF THE SAID LOT 1 MCCOY TRACT, ALSO BEING A POINT ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH EARL RUDDER FREEWAY, A VARIABLE WIDTH RIGHT-OF-WAY, FORM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 58°35'16" WEST, A DISTANCE OF 2.02 FEET;

THENCE ALONG THE COMMON LINE OF THE SAID 2.15 ACRES ROMMEL TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID NORTH EARL RUDDER FREEWAY, SOUTH 34°51'14" EAST, A DISTANCE OF 301.75 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" PREVIOUSLY SET FOR AN ANGLE POINT OF THIS TRACT, ALSO BEING THE EAST CORNER OF THE SAID 2.15 ACRES ROMMEL TRACT, ALSO BEING A POINT ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF THE SAID NORTH EARL RUDDER FREEWAY, ALSO BEING THE NORTH CORNER OF THE SAID 2.00 ACRES ROMMEL TRACT;

THENCE ALONG THE COMMON LINE OF THE SAID 2.00 ACRES ROMMEL TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID NORTH EARL RUDDER FREEWAY, SOUTH 34°51'14" EAST, A DISTANCE OF 260.57 FEET TO A 1/2" IRON ROD MARKED "MCCLURE" FOUND FOR THE EAST CORNER OF THIS TRACT, ALSO BEING THE EAST CORNER OF THE SAID 2.00 ACRES ROMMEL TRACT, ALSO BEING A POINT ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF THE SAID NORTH EARL RUDDER FREEWAY, ALSO BEING THE NORTH CORNER OF THE SAID LOT 1R;

THENCE ALONG THE COMMON LINE OF THE SAID 2.00 ACRES ROMMEL TRACT AND THE SAID LOT 1R, SOUTH 55°00'16" WEST, A DISTANCE OF 332.54 FEET TO THE PLACE OF BEGINNING CONTAINING 4.15 ACRES.

FINAL PLAT

Moon Nurseries
Block 1, Lot 1
4.15 Acres

Being Tracts 1 & 2
Richard Carter Survey, A-8
Volume 13294, Page 252
Bryan, Brazos County, Texas
November 2024

Owner:
Dave Boetger
14000 N Pima Rd., Suite 150
Scottsdale, AZ 85260

Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPEL F-9951

Surveyor:
Carlomagno Surveying, Inc.
2651 Boonville Rd., Unit 140
Bryan, TX 77808
979-775-2873
TBPELS #100348-00