

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, _____, 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 ____ day of _____, 2023.

By: _____
City Planner, Bryan, 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 appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 2023.

By: _____
City Engineer, 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 _____, 2023, in the Official Records of Brazos County in Volume _____, Page _____.

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 Five AGS Investment, LLC., by the deed recorded in Document No. 2016-1283726, 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 ½" 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 ½" 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 ½" 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 ½" 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 **FIVE AGS INVESTMENT, 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 right-of-way's and easements shown hereon.

WITNESS MY HAND at _____, _____ County, Texas, this the ____ day of _____, 2023.

FIVE AGS INVESTMENT, LLC

BY: _____

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, FIVE AGS INVESTMENT, 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. 2016-1283726, 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.

FIVE AGS INVESTMENT, LLC

BY: _____

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 acknowledge to me that s/he executed the same for the purpose stated.

Given under my hand and seal of office this ____ day of _____, 2023.

Notary Public, Brazos County, Texas

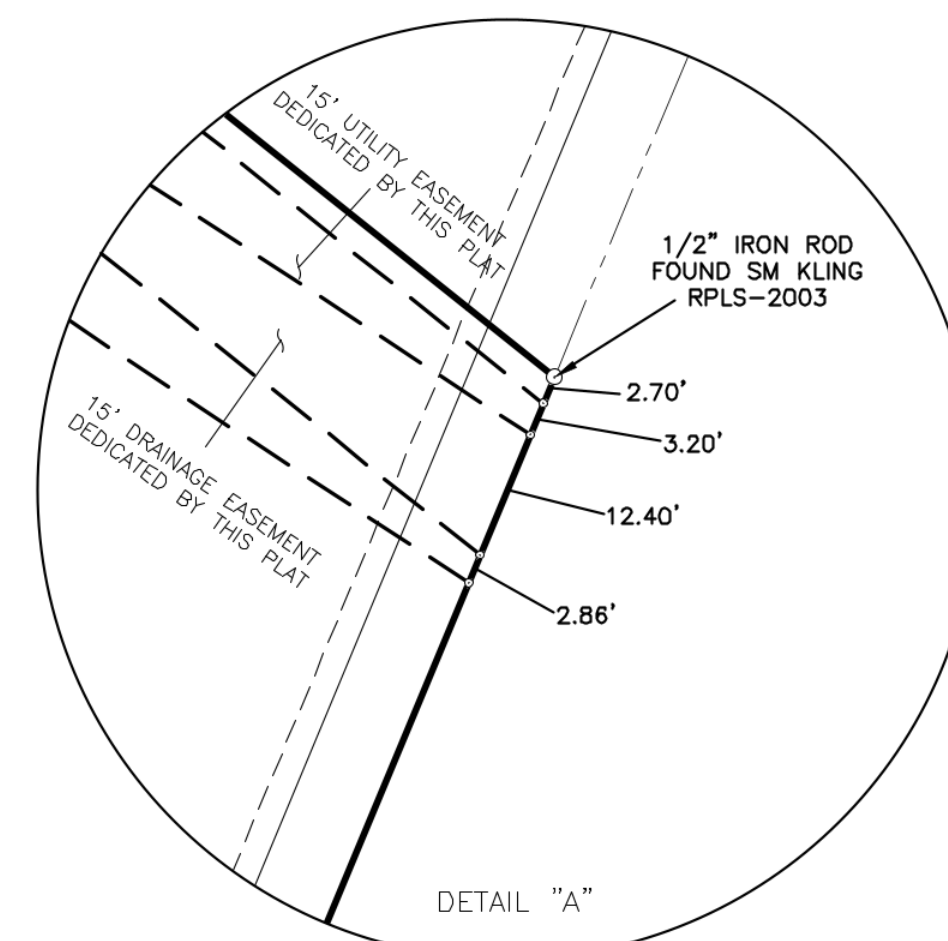
CERTIFICATION OF THE SURVEYOR

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.



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



Course	Bearing	Distance
L1	S 56°45'56" E	100.80'
L2	N 56°45'56" W	99.39'
L3	N 51°27'24" W	108.47'
L4	N 38°37'51" E	15.00'
L5	S 51°27'24" E	104.16'
L6	S 85°38'14" E	25.02'
L7	N 05°58'16" E	14.18'
L8	S 05°58'16" W	18.06'
L9	S 17°24'37" E	25.36'
L10	N 22°35'58" E	139.85'
L11	N 04°32'44" E	72.40'
L12	N 85°48'07" W	24.33'
L13	S 75°51'53" E	17.50'
L14	S 14°10'11" W	25.00'
L15	N 75°51'53" W	17.50'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	15.00'	13.23'	50°31'30"	12.80'	N 19°17'29" E
C2	20.00'	31.54'	90°20'51"	28.37'	N 40°37'41" W
C3	15.00'	23.14'	88°23'30"	20.91'	N 50°10'01" E

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:

FIVE AGS INVESTMENT, LLC
2800 S. TEXAS AVENUE
BRYAN, TEXAS 77802
(979) 268-2000

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FIRM CERTIFICATION# 1019000
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