

ORIGINAL PLAT

SCALE : 1" = 100'



Match Line

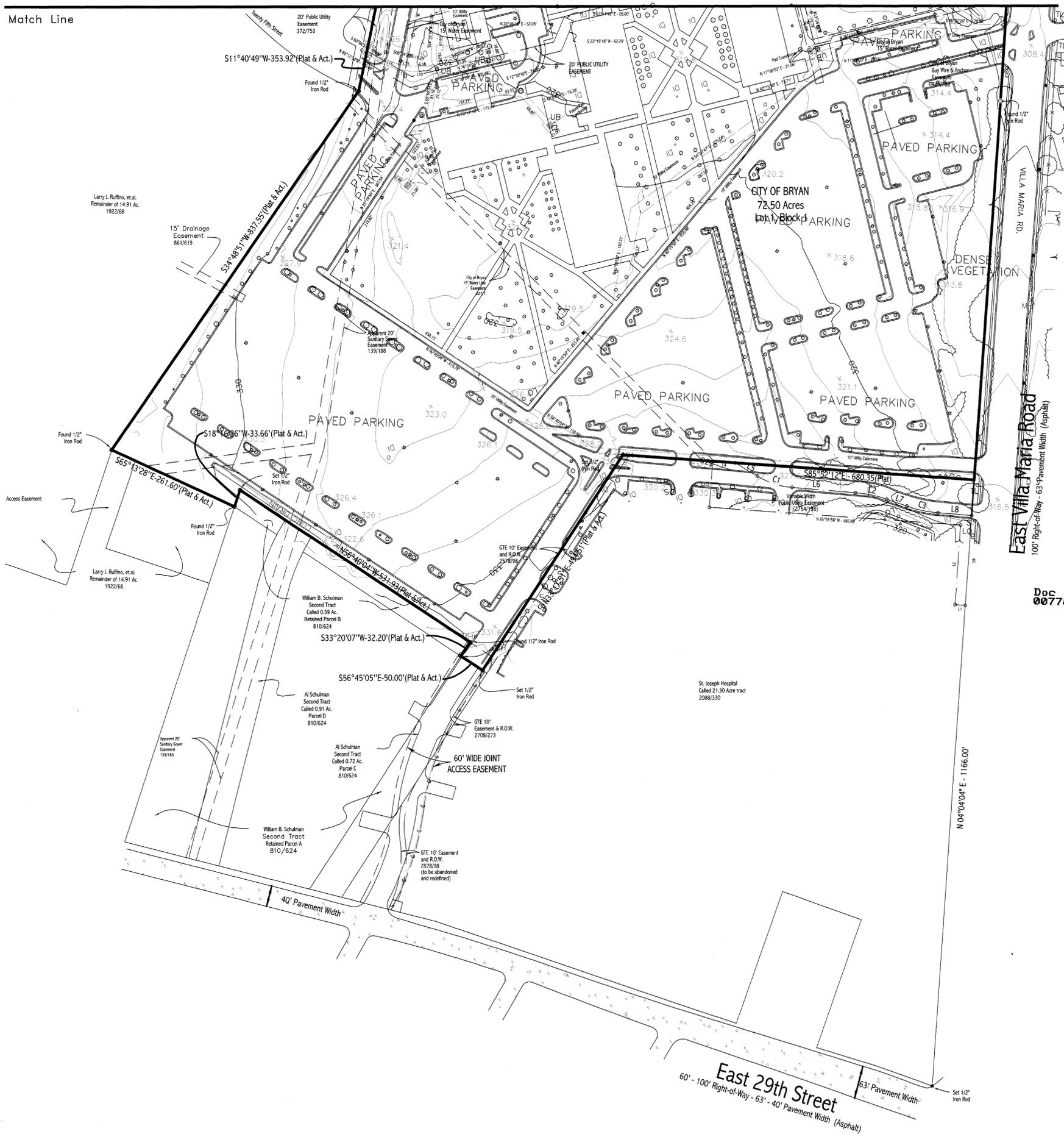
CITY OF BRYAN UTILITY EASEMENT

LINE	BEARING	DISTANCE
L10	S 88°19'47" W	40.81
L11	N 81°56'30" W	28.81
L12	N 69°19'56" W	42.01
L13	N 44°28'56" W	57.48
L14	S 88°19'47" W	38.98
L15	N 81°56'30" W	24.86
L16	N 69°19'56" W	38.70
L17	N 44°28'56" W	55.28

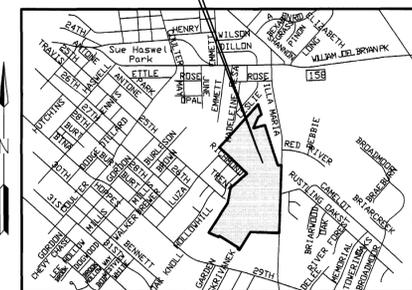
VILLA MARIA EASEMENT DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	26°26'45"	155.00	71.54	36.42	S 72°01'28" E	70.91
C2	14°08'49"	250.00	61.73	31.02	S 78°17'05" E	61.57
C3	14°02'10"	250.00	61.24	30.78	S 78°13'45" E	61.09

LINE	BEARING	DISTANCE
L1	N 85°55'56" W	20.00
L2	N 04°04'04" E	153.24
L3	N 04°04'04" E	86.70
L4	S 85°21'11" E	43.95
L5	S 58°48'05" E	46.70
L6	S 85°14'50" E	122.55
L7	S 71°12'40" E	41.52
L8	S 85°13'56" E	65.62
L9	S 04°04'04" W	172.98



Project Location



VICINITY MAP
- Not to Scale -

- All Easements Affecting This Property are Shown:
- There is a thirty foot Right-of-Way and Easement dedicated from Brazos County to Ferguson Crossing Pipe Line Company, dated March 3, 1983, recorded in Volume 564, Page 55, of the Deed Records of Brazos County, Texas. The description of the easement is too ambiguous to locate on the plat.
 - By deed recorded in Volume 680, Page 657 of the Official Records of Brazos County, Texas, dated May 10, 1988, Ferguson Crossing Pipeline Company transfers to Brazos Gathering Company its rights to easements that are recorded in Volume 564, Page 55; Volume 557, Page 377; and Volume 557, Page 317.
 - A Right-of-Way Easement to Lone Star Gas Company, dated December 5, 1927, recorded in Volume 71, Page 390 of the Official Records of Brazos County, Texas.
 - A Right-of-Way Easement to Lone Star Gas Company, dated December 5, 1927, recorded in Volume 71, Page 616 of the Official Records of Brazos County, Texas.
 - An Electrical Easement granted to the City of Bryan from Woodson Lumber Company of Bryan, dated September 9, 1983, recorded in Volume 602, Page 54 of the Official Records of Brazos County, Texas.
 - A twenty foot Water Pipe Line Easement to the City of Bryan, dated May 2, 1983, recorded in Volume 227, Page 157 of the Deed Records of Brazos County, Texas. The description of the easement is too ambiguous to locate on the plat.
 - A Right-of-Way Easement of unspecified width to Lone Star Gas Company, dated December 6, 1927, recorded in Volume 71, Page 585 of the Deed Records of Brazos County, Texas.
 - Multiple Guy Wire and Anchor Easements, five feet in width, to the City of Bryan, dated November 4, 1981, recorded in Volume 944, Page 795 of the Official Records of Brazos County, Texas.
 - Multiple Electrical Distribution Easements, ten feet wide, to the City of Bryan, dated October 21, 1981, recorded in Volume 1235, Page 359 of the Official Records of Brazos County, Texas.
 - A ten foot Right-of-Way Easement to the City of Bryan, dated October 23, 1981, recorded in Volume 498, Page 375 of the Deed Records of Brazos County, Texas.
 - A Water Line Easement ten foot wide to the City of Bryan, dated April 30, 1963, recorded in Volume 227, Page 3 of the Deed Records of Brazos County, Texas.
 - A ten foot Electrical Easement and Right-of-Way to the City of Bryan, dated May 10, 1955, recorded in Volume 189, Page 585 of the Deed Records of Brazos County, Texas.
 - A City of Bryan twenty foot Utility Easement, dated September 10, 1948, recorded in Volume 137, Page 547 of the Deed Records of Brazos County, Texas.
 - A thirty foot access easement, dated March 20, 1981, recorded in Volume 867, Page 412 of the Official Records of Brazos County, Texas.
 - A thirty foot Right-of-Way easement, dated March 10, 1986, recorded in Volume 867, Page 409 of the Official Records of Brazos County, Texas.
 - A thirty five foot Right-of-Way Easement, dated January 26, 1963, recorded in Volume 224, Page 562 of the Deed Records of Brazos County, Texas.
 - Easements along the southeast side of Hollowhill Drive as shown on plot of Wood Forest, Phase 3, Instrument "A", recorded in Volume 861, Page 619, Official Records of Brazos County, Texas.

Doc 00778739 Bk OR Vol 4670 Pg 40

REPLAT
OF
BLINN COLLEGE
BRYAN CAMPUS
LOT 1, BLOCK 1
73.68 Acre Tract
John Austin Survey - Abstract No.2
Bryan, Brazos County, Texas
Page 2 of 4
Scale: 1" = 100' December 2001

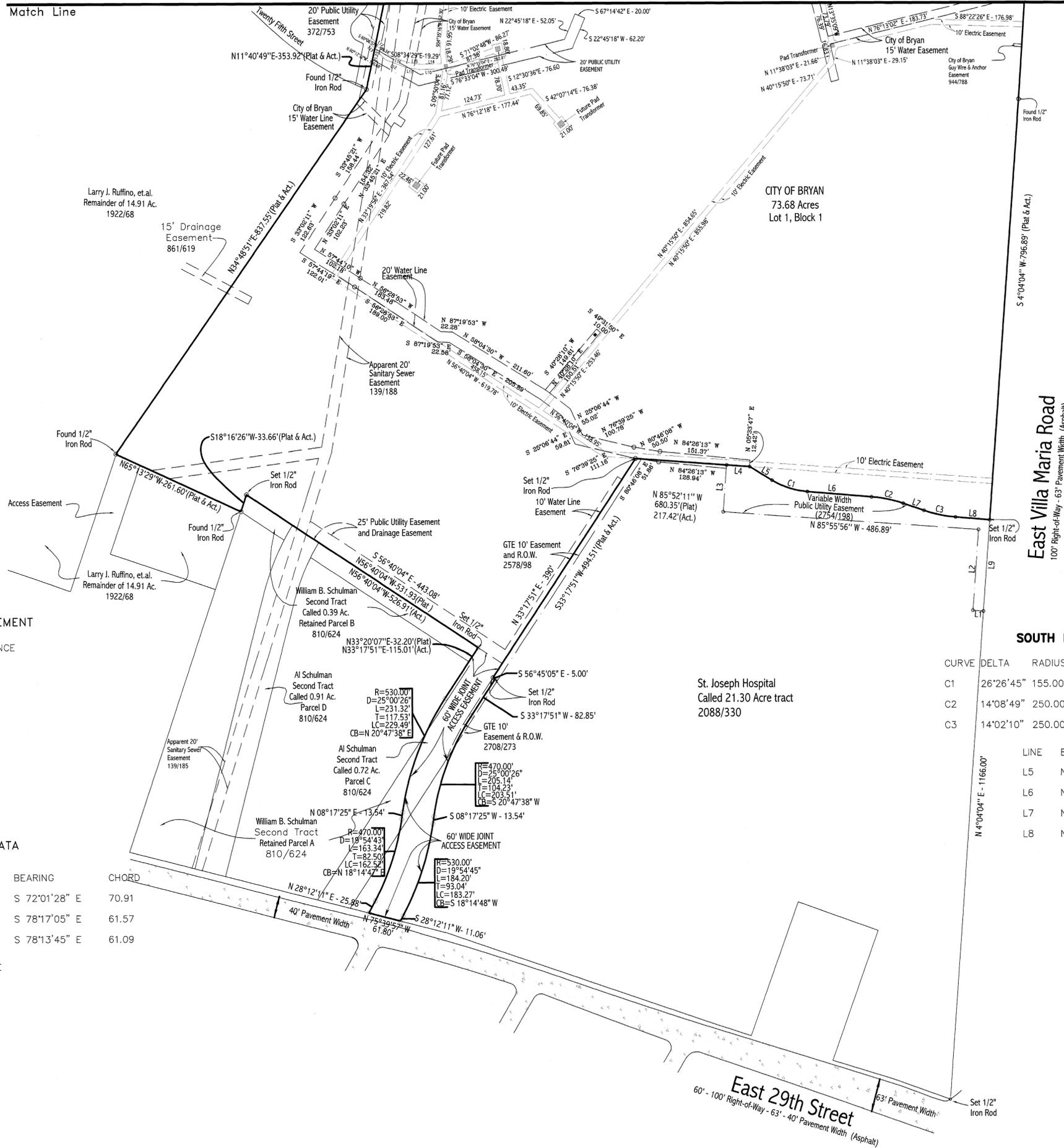
OWNER/DEVELOPER:
City of Bryan
P.O. Box 1000
Bryan, Texas 77802
(979) 209-5630

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 979 / 846 - 2888

on lines up 9166

REPLAT

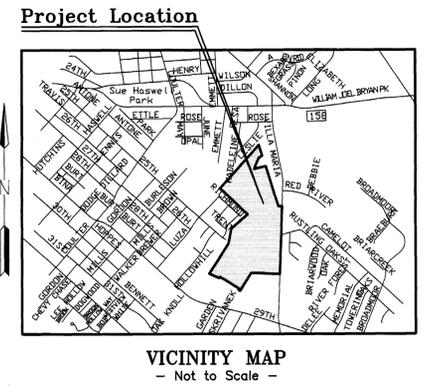
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Doc 00778739 Bk OR Vol 4670 Pg 42
 Filed for Record in:
 BRAZOS COUNTY
 On: Jun 12, 2002 at 08:39A
 As a
 Plats
 Document Number: 00778739
 Amount 55.00
 Receipt Number - 196429
 By,
 Susie Cohen

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 named records of BRAZOS COUNTY as stamped hereon by me.
 Jun 12, 2002

HONORABLE NAKEN MOOREEN, COUNTY CLERK
 BRAZOS COUNTY



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SOUTH PROPERTY LINE CALLS

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
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 BRYAN CAMPUS**
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 73.68 Acre Tract
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 Bryan, Brazos County, Texas
 Page 4 of 4
 Scale: 1" = 100' December 2001

OWNER/DEVELOPER:
 City of Bryan
 P.O. Box 1000
 Bryan, Texas 77805
 (979) 209-5030

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77805
 Phone: 979 / 246 - 8868

ON 2/29/15 9/16/15