

FIELD NOTES
73.68 ACRES

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING 73.68 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 72.50 ACRE TRACT OF LAND PLATTED, BLINN COLLEGE BRYAN CAMPUS, PLAT RECORDED IN VOLUME 2852, PAGE 285, AND BEING ALL OF THAT 0.48 ACRE TRACT CONVEYED TO THE CITY OF BRYAN IN VOLUME 2501, PAGE 27, AND BEING ALL THAT 0.7 ACRE TRACT BEING AN 60' WIDE JOINT ACCESS EASEMENT FOLLOWING THE SOUTH DRIVE ENTRANCE TO BLINN COLLEGE, AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CITY OF BRYAN MONUMENT MARKER NO. 34;

THENCE: S 9° 10' 35" E - 815.73 FEET TO A 1/2" IRON ROD FOUND, SAME ROD MARKING THE PLACE OF BEGINNING;

THENCE: S 16° 29' 27" E - 264.79 FEET TO A 1/2" IRON ROD FOUND;

THENCE: S 78° 23' 48" W - 34.19 FEET TO A 1/2" IRON ROD FOUND;

THENCE: S 45° 08' 03" W - 61.13 FEET TO A 1/2" IRON ROD FOUND;

THENCE: S 26° 16' 41" W - 283.73 FEET TO A 1/2" IRON ROD FOUND;

THENCE: N 78° 27' 02" E - 282.14 FEET TO A 1/2" IRON ROD FOUND;

THENCE: S 16° 12' 25" E - 624.04 FEET TO A 1/2" IRON ROD SET;

THENCE: S 16° 09' 57" E - 33.47 FEET TO A 3/8" IRON ROD FOUND;

THENCE: S 16° 30' 08" E - 327.44 FEET TO A 1/2" IRON ROD FOUND;

THENCE: S 88° 44' 08" E - 84.70 FEET TO A 1/2" IRON ROD FOUND;

THENCE: S 03° 35' 35" W - 859.19 FEET ALONG THE COMMON LINE OF SAID CITY OF BRYAN 72.5 ACRE TRACT (2852, 285) AND WEST RIGHT-OF-WAY LINE OF VILLA MARIA ROAD TO A 1/2" IRON ROD FOUND;

THENCE: S 04° 04' 04" W - 796.89 FEET ALONG SAID VILLA MARIA ROAD LINE TO A 1/2" IRON ROD SET;

THENCE: N 85° 13' 55" W - 65.62 FEET ALONG THE EAST BLINN COLLEGE ENTRANCE DRIVE, SAME ENTRANCE DRIVE CONTAINING ALL OF A 0.48 ACRE TRACT CONVEYED TO THE CITY OF BRYAN (2501/27);

THENCE: 61.24 FEET ALONG SAID EAST ENTRANCE DRIVE TO THE LEFT WITH A CENTRAL ANGLE OF 14° 02' 10", A RADIUS OF 250.00 FEET AND WHOSE CHORD BEARS N 78° 13' 45" W - 61.99 FEET;

THENCE: N 71° 12' 40" W - 41.52 FEET ALONG SAID EAST ENTRANCE DRIVE;

THENCE: 61.73 FEET ALONG THE SAID EAST ENTRANCE DRIVE TO THE RIGHT WITH A CENTRAL ANGLE OF 14° 08' 49", A RADIUS OF 250.00 FEET AND WHOSE CHORD BEARS N 78° 17' 05" W - 61.57 FEET;

THENCE: N 85° 14' 50" W - 122.55 FEET ALONG THE SAID EAST ENTRANCE DRIVE;

THENCE: 71.54 FEET ALONG SAID EAST ENTRANCE DRIVE, CURVING TO THE LEFT WITH A CENTRAL ANGLE OF 26° 26' 45", A RADIUS OF 155.00 FEET AND WHOSE CHORD BEARS N 72° 01' 28" W - 70.91 FEET;

THENCE: N 58° 48' 05" W - 49.70 FEET ALONG SAID EAST ENTRANCE DRIVE;

THENCE: N 85° 52' 11" W - 217.42 FEET TO A 1/2" IRON ROD SET WITH CAP;

THENCE: S 33° 17' 51" W - 494.51 FEET TO A 1/2" IRON ROD SET;

THENCE: S 56° 45' 05" E - 5.00 FEET TO A 1/2" IRON ROD SET;

THENCE: S 33° 17' 51" W - 82.85 FEET TO A 1/2" IRON ROD SET;

THENCE: 205.14 FEET ALONG A CURVE TO THE RIGHT ALONG THE SOUTH BLINN ENTRANCE DRIVE, HAVING A CENTRAL ANGLE OF 25° 00' 26", A RADIUS OF 470.00 FEET AND WHOSE CHORD BEARS S 20° 47' 38" W - 203.51 FEET;

THENCE: S 8° 17' 25" E - 13.54, CONTINUING ALONG SAID SOUTH ENTRANCE DRIVE;

THENCE: 184.20 FEET ALONG A CURVE TO THE LEFT ALONG SAID SOUTH ENTRANCE DRIVE, HAVING A CENTRAL ANGLE OF 19° 54' 45", A RADIUS OF 530.00 FEET AND WHOSE CHORD BEARS S 18° 14' 48" W - 183.27 FEET;

THENCE: S 28° 12' 11" W - 11.06 FEET, CONTINUING ALONG SAID SOUTH DRIVE;

THENCE: N 75° 39' 57" W - 61.80 FEET, ALONG THE COMMON LINE OF SAID SOUTH ENTRANCE DRIVE AND THE NORTH RIGHT-OF-WAY OF 29TH STREET;

THENCE: N 28° 12' 11" E - 25.88 FEET, CONTINUING ALONG SAID SOUTH DRIVE;

THENCE: 163.34 FEET ALONG A CURVE TO THE LEFT ALONG SAID SOUTH ENTRANCE DRIVE, HAVING A CENTRAL ANGLE OF 19° 54' 43", A RADIUS OF 470.00 FEET AND WHOSE CHORD BEARS N 18° 14' 47" E - 162.52 FEET;

THENCE: N 8° 17' 25" E - 13.54, CONTINUING ALONG SAID SOUTH ENTRANCE DRIVE;

THENCE: 231.32 FEET ALONG A CURVE TO THE RIGHT ALONG SAID ENTRANCE DRIVE, HAVING A CENTRAL ANGLE OF 25° 00' 26", A RADIUS OF 530.00 FEET AND WHOSE CHORD BEARS N 20° 47' 38" E - 229.49 FEET;

THENCE: N 33° 17' 51" E - 115.01 FEET, ALONG SAID SOUTH ENTRANCE DRIVE;

THENCE: N 56° 40' 04" W - 526.91 FEET TO A 1/2" IRON ROD SET;

THENCE: S 18° 16' 26" W - 33.66 FEET TO A 1/2" IRON ROD FOUND;

THENCE: N 65° 13' 29" W - 261.60 FEET TO A 1/2" IRON ROD FOUND;

THENCE: N 34° 48' 51" E - 837.55 FEET ALONG THE COMMON LINE OF SAID 72.94 ACRE TRACT AND LARRY RUFFINO, ET AL, 14.91 ACRE TRACT TO A 1/2" IRON ROD FOUND;

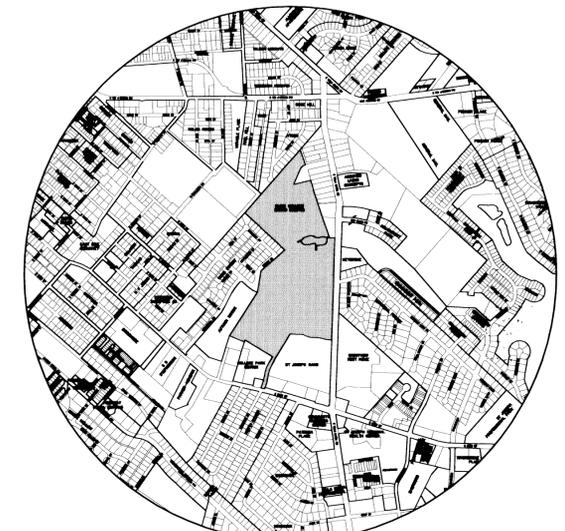
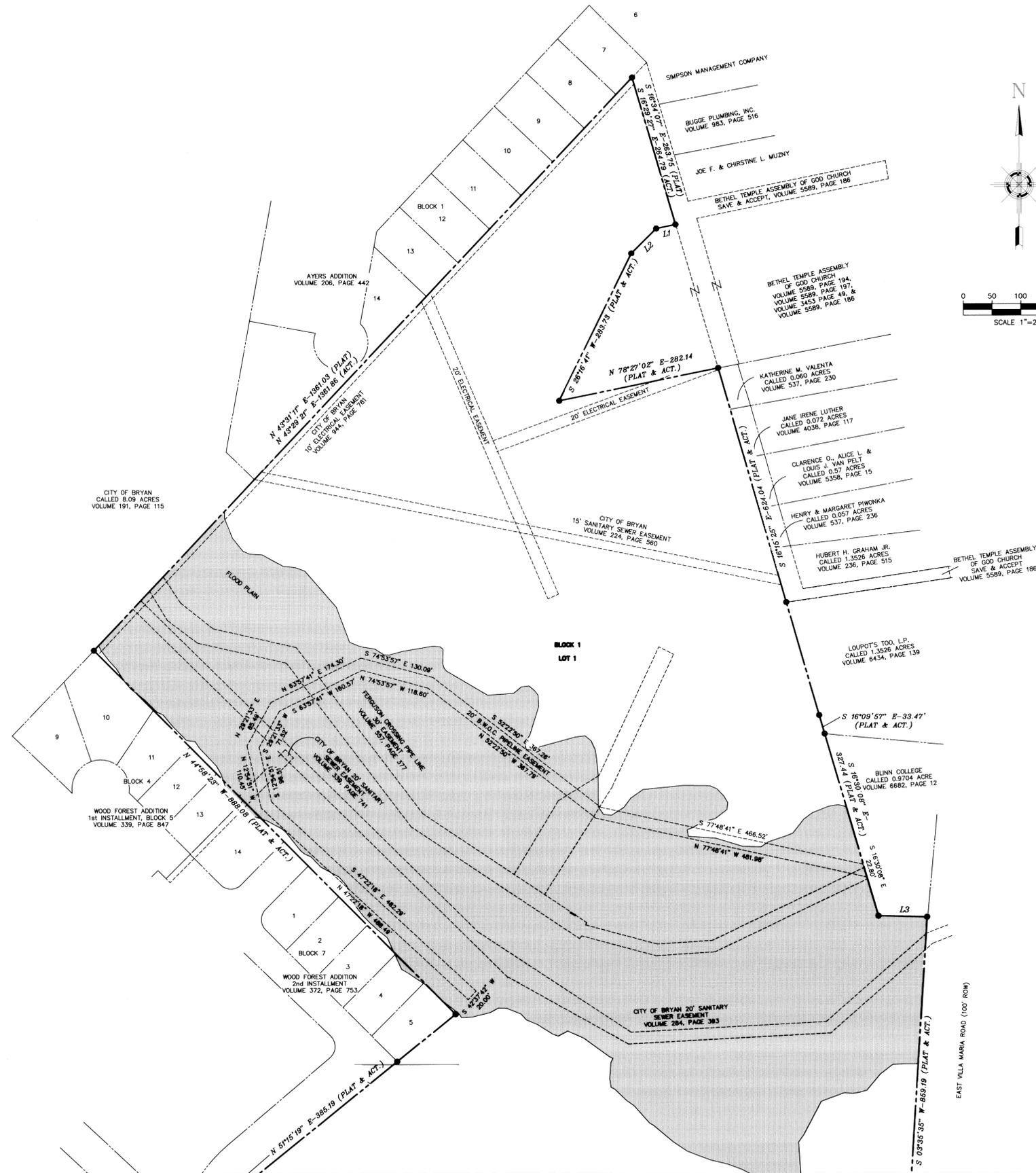
THENCE: N 11° 40' 49" E - 353.92 FEET TO A 1/2" IRON ROD FOUND;

THENCE: N 51° 15' 19" E - 385.19 FEET TO A 3/8" IRON ROD FOUND;

THENCE: CONTINUING ALONG N 51° 15' 19" E - 130.18 FEET TO A 3/8" IRON ROD FOUND;

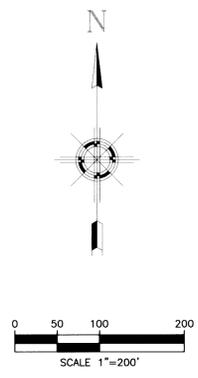
THENCE: N 44° 58' 23" W - 888.08 FEET ALONG THE COMMON LINE OF SAID 72.50 ACRE TRACT AND WOOD FOREST 1ST INSTALLMENT TO A 1/2" IRON ROD FOUND;

THENCE: N 43° 29' 21" E - 1361.86 FEET ALONG THE MOST WESTERLY LINE OF SAID 72.50 ACRE TRACT SAME LINE BEING COMMON WITH AYERS ADDITION (206/442) AND THE NATIONAL GUARD 17.25 ACRE TRACT TO A 1/2" IRON ROD FOUND, SAME ROD MARKING THE PLACE OF BEGINNING, AND CONTAINING 73.68 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF DONALD D. GARRETT, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2972, OCTOBER, 2001.



VICINITY MAP
- NOT TO SCALE -

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MATCHLINE SHEET 2

VACATING PLAT OF BLINN COLLEGE BRYAN CAMPUS

BLOCK 1, LOT 1
BEING
73.68 ACRES
OUT OF THE
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

PAGE 1 of 2

OWNER/DEVELOPER:
WASHINGTON COUNTY JR. COLLEGE DISTRICT
(BLINN COLLEGE)
P.O. BOX 6030
BRYAN, TEXAS 77805

SURVEYOR:
GOODWIN-LASITER, INC.
1509 EMERALD PKWY., SUITE 101
COLLEGE STATION, TEXAS 77845

G-L GOODWIN-LASITER, INC.
ENGINEERS - ARCHITECTS
SURVEYORS

1509 EMERALD PKWY., SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • clex@goodwinlasiter.com
1609 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com

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MATCHLINE SHEET 1

15' WATERLINE EASEMENT LINE TABLE

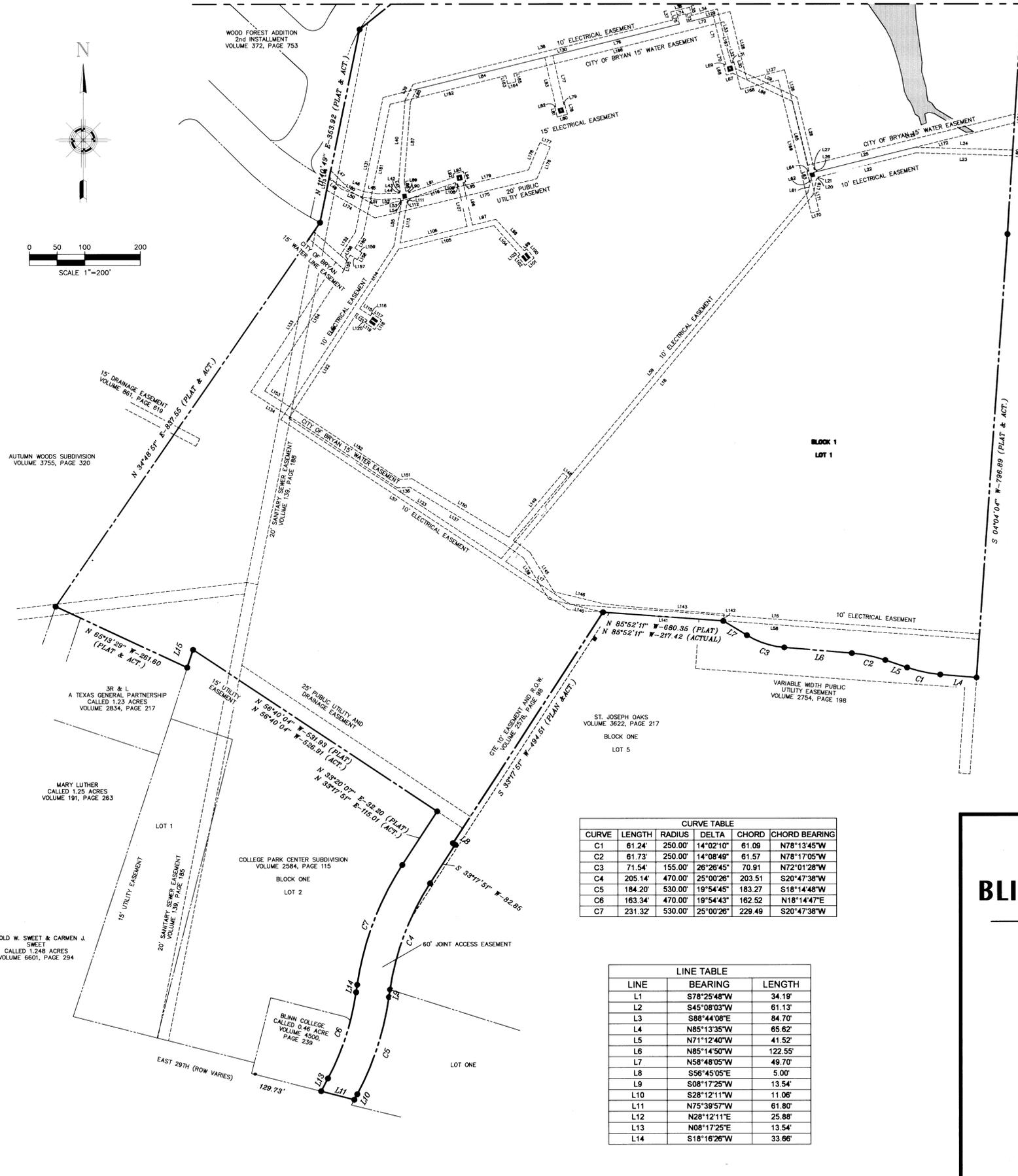
LINE	BEARING	LENGTH
L124	N03°35'35"E	15.72'
L125	N76°12'18"E	384.91'
L126	N13°47'42"W	176.23'
L127	N76°12'18"E	70.33'
L128	N13°47'42"W	125.00'
L129	S76°12'18"W	79.17'
L130	S76°12'18"W	550.65'
L131	S11°40'49"W	246.25'
L132	S33°19'56"W	49.77'
L133	N33°26'31"E	278.69'
L134	S57°44'15"E	122.23'
L135	S56°28'53"E	193.90'
L136	N87°19'53"E	22.65'
L137	S59°01'52"E	198.77'
L138	S54°29'11"E	42.45'
L139	S31°25'24"E	86.05'
L140	S76°26'01"E	101.00'
L141	S85°52'11"E	217.42'
L142	N05°33'47"E	12.42'
L143	N85°35'36"W	151.34'
L144	S54°30'06"E	36.66'
L145	S31°25'24"E	82.89'
L146	S76°26'01"E	94.78'
L147	N40°28'10"E	149.61'
L148	S49°31'50"E	10.00'
L149	N40°28'10"E	150.51'
L150	S59°01'52"E	203.31'
L151	N87°19'53"E	22.28'
L152	S56°28'53"E	189.00'
L153	S57°44'15"E	102.66'
L154	S33°28'09"W	261.55'
L155	S14°46'50"W	15.65'
L156	S33°19'56"W	11.99'
L157	N56°40'04"W	15.00'
L158	N33°19'56"E	15.00'
L159	S56°40'04"E	15.00'
L160	S33°19'56"W	27.72'
L161	S11°40'49"W	239.65'
L162	S76°12'18"W	214.93'
L163	S13°47'42"E	15.00'
L164	S76°12'18"W	15.00'
L165	S13°47'42"E	15.00'
L166	S76°12'18"W	390.42'
L167	N13°47'42"W	125.00'
L168	N76°12'18"E	70.33'
L169	N13°47'42"W	246.00'
L170	N75°17'48"E	15.00'
L171	N13°47'42"W	69.53'
L172	N76°12'18"E	328.27'

10' ELECTRICAL EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L16	S85°52'11"E	740.52'
L17	S56°40'04"E	138.95'
L18	N40°09'34"E	860.39'
L19	N11°38'03"E	29.15'
L20	S75°20'46"W	3.42'
L21	S14°38'47"E	2.30'
L22	N76°13'02"E	182.23'
L23	S88°22'26"E	174.07'
L24	S88°22'26"E	175.76'
L25	N76°13'02"E	183.73'
L26	S14°38'47"E	4.53'
L27	S75°20'46"W	3.13'
L28	N13°35'09"W	133.75'
L29	S64°56'50"E	121.93'
L30	N13°55'11"W	11.43'
L31	S76°08'20"W	4.97'
L32	S16°31'42"E	24.27'
L33	S13°49'01"E	75.85'
L34	S76°12'18"W	48.04'
L35	N13°47'42"W	15.00'
L36	S76°12'18"W	35.00'
L37	N13°47'42"W	15.00'
L38	S76°12'18"W	482.40'
L39	S26°30'05"W	32.30'
L40	N04°35'16"E	145.48'
L41	S08°34'29"E	19.29'
L42	S82°17'17"W	1.23'
L43	S07°16'38"E	2.01'
L44	N88°19'47"E	38.98'
L45	N81°56'30"W	24.86'
L46	N69°19'56"W	38.70'
L47	N44°28'56"W	34.83'
L48	S11°40'49"W	12.04'
L49	N44°28'56"W	30.33'
L50	N69°19'56"W	42.01'
L51	N81°56'30"W	26.81'
L52	N88°19'47"E	40.81'
L53	S07°16'38"E	5.37'
L54	S82°17'17"W	1.44'
L55	N09°50'04"E	81.18'
L56	S33°19'56"W	372.11'
L57	S56°40'04"E	620.80'
L58	S85°52'11"E	743.12'
L59	N40°09'34"E	859.06'
L60	S03°35'35"W	10.01'
L61	N11°38'03"E	21.66'
L62	S75°20'46"W	1.87'
L63	S14°38'47"E	16.83'
L64	S75°20'46"W	3.31'
L65	N13°35'09"W	129.13'
L66	S64°56'50"E	117.74'
L67	S76°08'20"W	12.03'
L68	N13°55'11"W	18.82'
L69	S76°08'20"W	3.82'
L70	S16°31'42"E	24.04'
L71	S13°49'01"E	66.09'
L72	N76°12'18"E	48.04'
L73	N13°47'42"W	15.00'
L74	S76°12'18"W	15.00'
L75	N13°47'42"W	15.00'
L76	N76°12'18"E	235.19'
L77	N12°40'14"W	90.18'
L78	N14°16'52"W	18.71'
L79	S75°57'56"W	1.72'
L80	S75°57'56"W	18.73'
L81	N14°16'52"W	18.71'
L82	S75°57'56"W	2.00'
L83	N12°40'14"W	90.25'
L84	N76°12'18"E	237.57'
L85	S26°30'05"W	25.73'
L87	N04°35'16"E	142.39'
L88	S08°34'29"E	18.29'
L89	S82°17'17"W	5.23'
L90	S07°16'38"E	3.90'
L91	N71°02'48"E	86.27'
L92	N13°24'06"W	6.14'
L93	N76°45'43"E	18.79'
L94	N13°24'06"W	18.80'
L95	N76°45'43"E	5.08'
L96	N12°30'36"W	78.60'
L97	N76°12'18"E	43.35'
L98	S42°07'14"E	76.38'
L99	S51°07'44"W	5.78'
L100	N38°52'16"W	21.00'
L101	N51°07'44"E	21.00'
L102	S38°52'16"E	21.00'
L103	S51°07'44"W	5.21'
L104	S42°07'14"E	69.85'
L105	S76°12'18"W	177.44'
L106	N76°12'18"E	124.73'
L107	N12°30'36"W	78.70'
L108	N76°45'43"E	3.71'
L109	N13°24'06"W	2.61'
L110	N71°02'48"E	87.36'
L111	S07°16'38"E	3.32'
L112	S82°17'17"W	4.53'
L113	N09°50'04"E	77.12'
L114	N33°19'56"E	127.61'
L115	N56°29'47"W	23.02'
L116	S36°33'38"W	5.76'
L117	N53°26'22"W	21.00'
L118	N36°33'38"E	21.00'
L119	S53°26'22"E	21.00'
L120	S36°33'38"W	5.22'
L121	N56°29'47"W	22.46'
L122	N33°04'17"E	224.39'
L123	N56°40'04"W	458.15'

20' PUBLIC UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L173	S11°40'49"W	20.50'
L174	N60°12'32"W	100.04'
L175	S76°33'04"W	300.49'
L176	S22°45'18"W	62.20'
L177	S67°14'42"E	20.00'
L178	N22°45'18"E	53.25'
L179	S76°33'04"W	281.44'
L180	N60°12'32"W	99.34'



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	61.24'	250.00'	14°02'10"	61.09'	N78°13'45"W
C2	61.73'	250.00'	14°08'49"	61.57'	N78°17'05"W
C3	71.54'	155.00'	26°28'45"	70.91'	N72°01'28"W
C4	205.14'	470.00'	25°00'26"	203.51'	S20°47'38"W
C5	184.20'	530.00'	19°54'45"	183.27'	S18°14'48"W
C6	163.34'	470.00'	19°54'43"	162.52'	N18°14'47"E
C7	231.32'	530.00'	25°00'26"	229.49'	S20°47'38"W

LINE TABLE

LINE	BEARING	LENGTH
L1	S78°25'48"W	34.19'
L2	S45°08'03"W	61.13'
L3	S88°44'08"E	84.70'
L4	N85°13'35"W	65.62'
L5	N71°12'40"W	41.52'
L6	N85°14'50"W	122.55'
L7	N58°48'05"W	49.70'
L8	S56°45'05"E	5.00'
L9	S08°17'25"W	13.54'
L10	S28°12'11"W	11.06'
L11	N75°39'57"W	61.80'
L12	N28°12'11"E	25.88'
L13	N08°17'25"E	13.54'
L14	S18°16'26"W	33.66'

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Filed for Record in:
BRAZOS COUNTY

On: Jan 19, 2007 at 01:21P

As a
Plats

Document Number: 00951747

Amount: 58.00

Receipt Number - 307257

By:
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped herein by me.

Jan 19, 2007

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

Donald E. Vetter
I (We), President of the College owners and developers of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 4670, Page 39, 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.

Donald E. Vetter
Owner

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Donald E. Vetter known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 19th day of January, 2007.

David L. Decker
Notary Public, Brazos County, Texas
My Commission Expires June 2, 2009

CERTIFICATE OF 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 on the 19th day of January, 2007, in the Official Records of Brazos County Volume 4790, Page 23.

Karen McQueen
County Clerk, Brazos County, Texas
My Commission Expires June 2, 2009

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art Hughes, the undersigned, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 19th day of January, 2007, and same was duly approved on the 19th day of January, 2007, by said Commission.

Art Hughes
Chair Planning and Zoning Commission, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, 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 19th day of January, 2007.

Kevin Russell
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, 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 19th day of January, 2007.

Linda Huff
City Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Gary G. Brown, Registered Professional Land Surveyor No. 4654, in the State of Texas, hereby certify that this plat is true and correct and was prepared from information of record in the Official Public Records of Brazos County, Texas, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Gary G. Brown, R.P.L.S. No. 4654

VACATING PLAT
OF
BLINN COLLEGE BRYAN CAMPUS

BLOCK 1, LOT 1
BEING
73.68 ACRES
OUT OF THE
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

PAGE 2 of 2

OWNER/DEVELOPER:
WASHINGTON COUNTY JR. COLLEGE DISTRICT
(BLINN COLLEGE)
P.O. BOX 6030
BRYAN, TEXAS 77805

SURVEYOR:
GOODWIN-LASITER, INC.
1509 EMERALD PKWY., SUITE 101
COLLEGE STATION, TEXAS 77845

G-L GOODWIN-LASITER, INC.
ENGINEERS - ARCHITECTS
SURVEYORS

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