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- ◉ 1-2" Iron Rod with Cap Found
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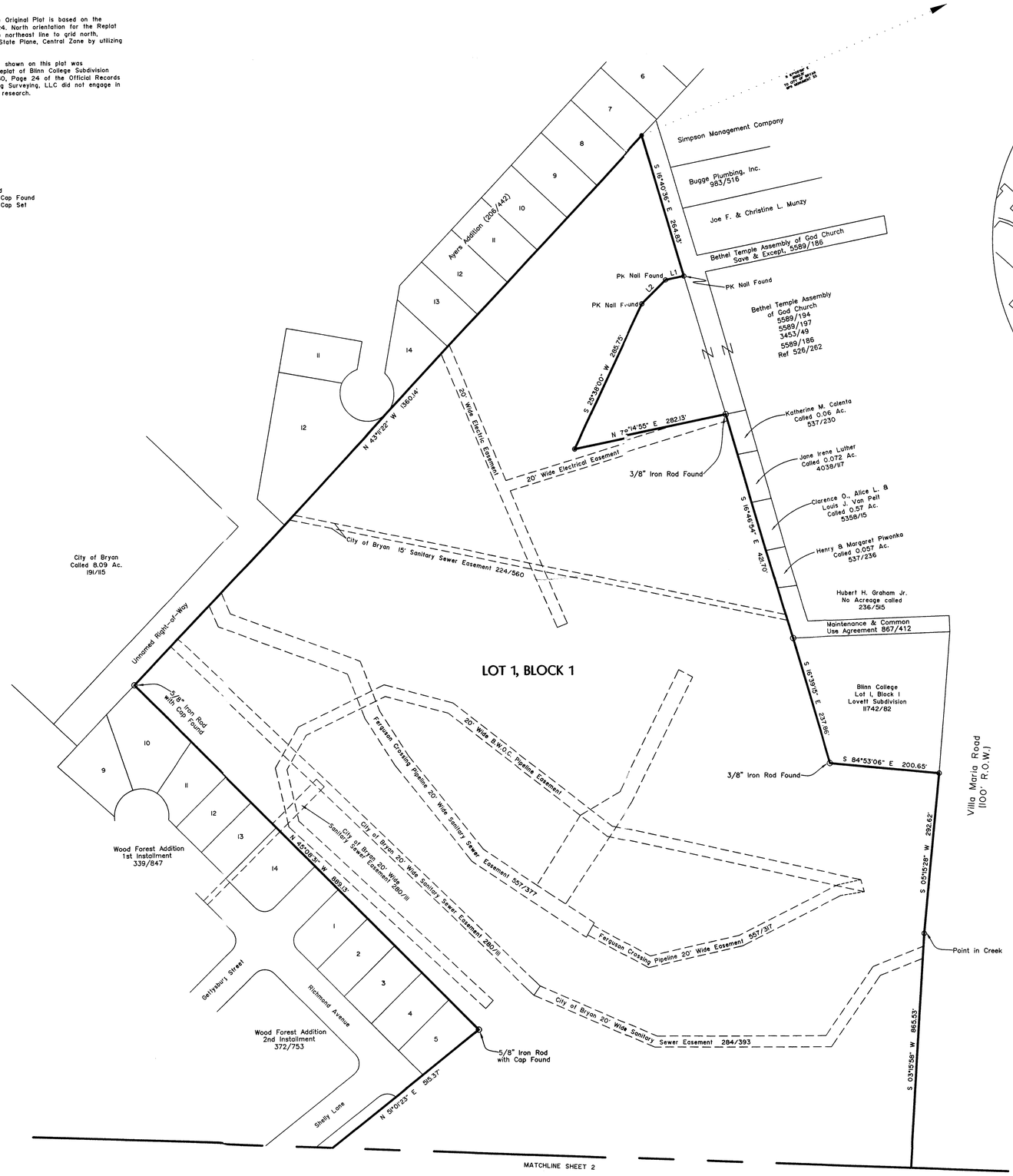
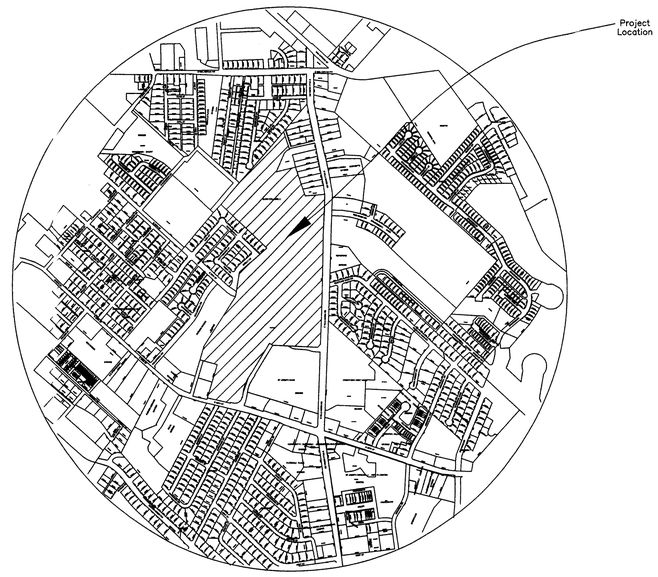
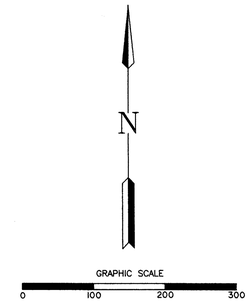




VICINITY MAP
NOT TO SCALE



Site Address: 2423 Blinn Blvd, Bryan Texas, 77802

REPLAT
OF
BLINN COLLEGE SUBDIVISION
LOT 1R, BLOCK 1
81.71 ACRES

BEING ALL OF LOT 1, BLOCK 1
BLINN COLLEGE SUBDIVISION
VOLUME 7780, PAGE 24
BEING ALL OF LOT 1, BLOCK 1
LOVETT SUBDIVISION
VOLUME 6428, PAGE 85
AND PART OF
A CALLED 14.91 ACRE TRACT
VOLUME 1922, PAGE 68
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"=100' APRIL 28, 2014
SHEET 1 OF 4

ORIGINAL PLAT

OWNER: Washington County Junior College District
902 College Ave.
Brenham, Texas 77833-4049
Phone No. 979-830-4054
Fax 979-830-4155

OWNER: 3R & L
Larry J. & Ronald J. Ruffino
2130 E William Joel Bryan Pkwy.
Bryan, Texas 77802-1705

STRONG SURVEYING
Firm No. 10093500
1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
email: curtis@strongsurveying.com

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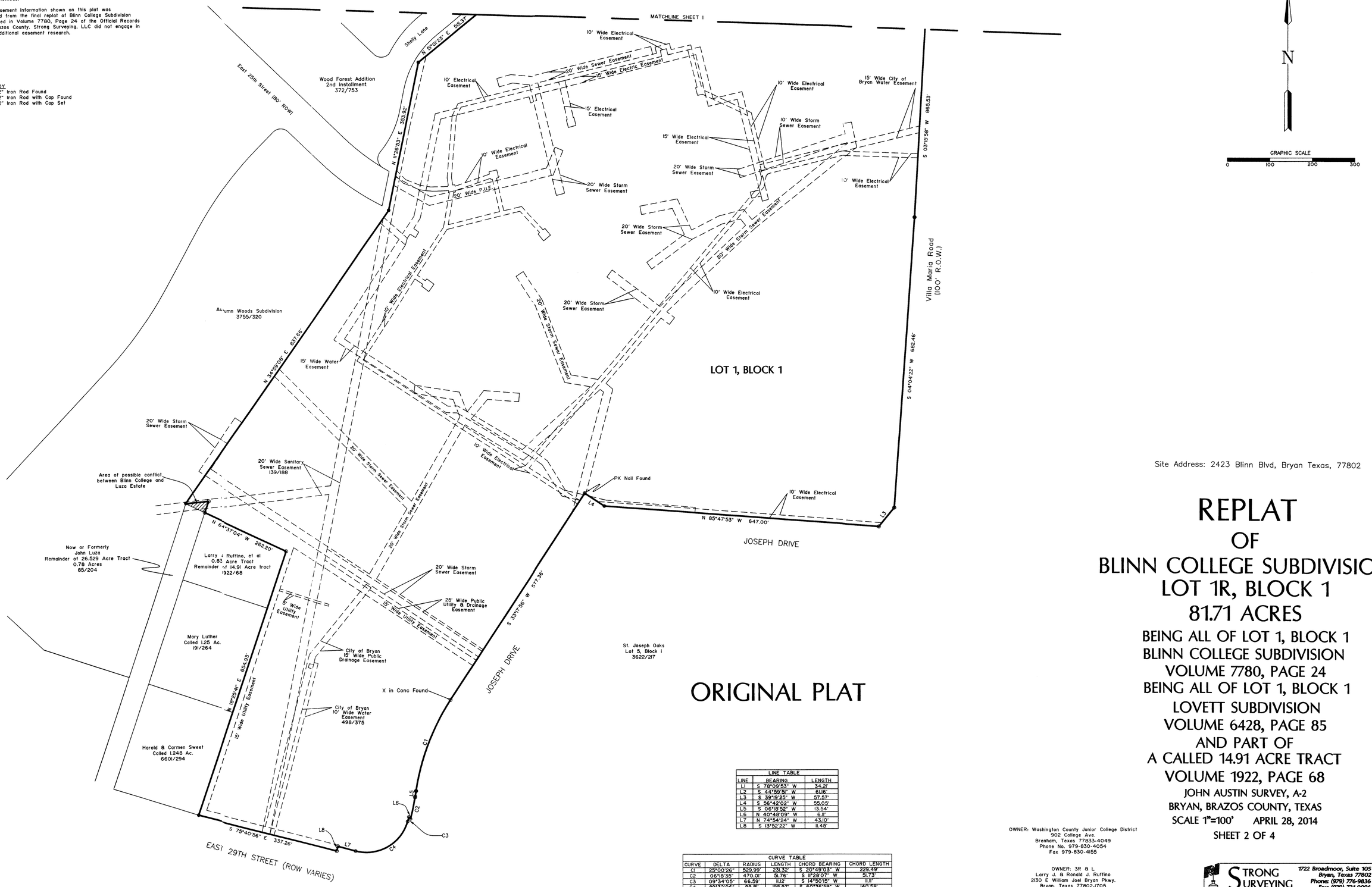

ORIGINAL PLAT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 78°09'53" W	34.21'
L2	S 44°59'54" W	61.16'
L3	S 39°19'25" W	57.57'
L4	S 56°42'02" W	55.05'
L5	S 06°18'52" W	13.54'
L6	N 40°48'09" W	8.11'
L7	N 74°54'24" W	43.10'
L8	S 13°52'22" W	11.45'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	25°00'26"	528.99'	231.32'	S 20°48'03" W	229.49'
C2	06°18'35"	470.01'	51.76'	S 11°28'07" W	51.73'
C3	09°34'05"	66.59'	11.12'	S 14°50'15" W	11.11'
C4	89°32'06"	99.81'	155.97'	S 60°26'59" W	140.58'

Site Address: 2423 Blinn Blvd, Bryan Texas, 77802

REPLAT
OF
BLINN COLLEGE SUBDIVISION
LOT 1R, BLOCK 1
81.71 ACRES

BEING ALL OF LOT 1, BLOCK 1
BLINN COLLEGE SUBDIVISION
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JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"=100' APRIL 28, 2014
SHEET 2 OF 4

OWNER: Washington County Junior College District
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- ● I-2" Iron Rod Found
- ◉ I-2" Iron Rod with Cap Found
- ○ I-2" Iron Rod with Cap Set

LINE	BEARING	DISTANCE
L1	S 76°15'48" W	34.28'
L2	S 42°52'59" W	61.15'
L3	S 37°18'43" W	57.50'
L4	N 58°36'38" W	54.84'
L5	S 06°19'50" W	13.67'
L6	N 42°47'11" W	6.11'
L7	N 76°53'26" W	43.10'
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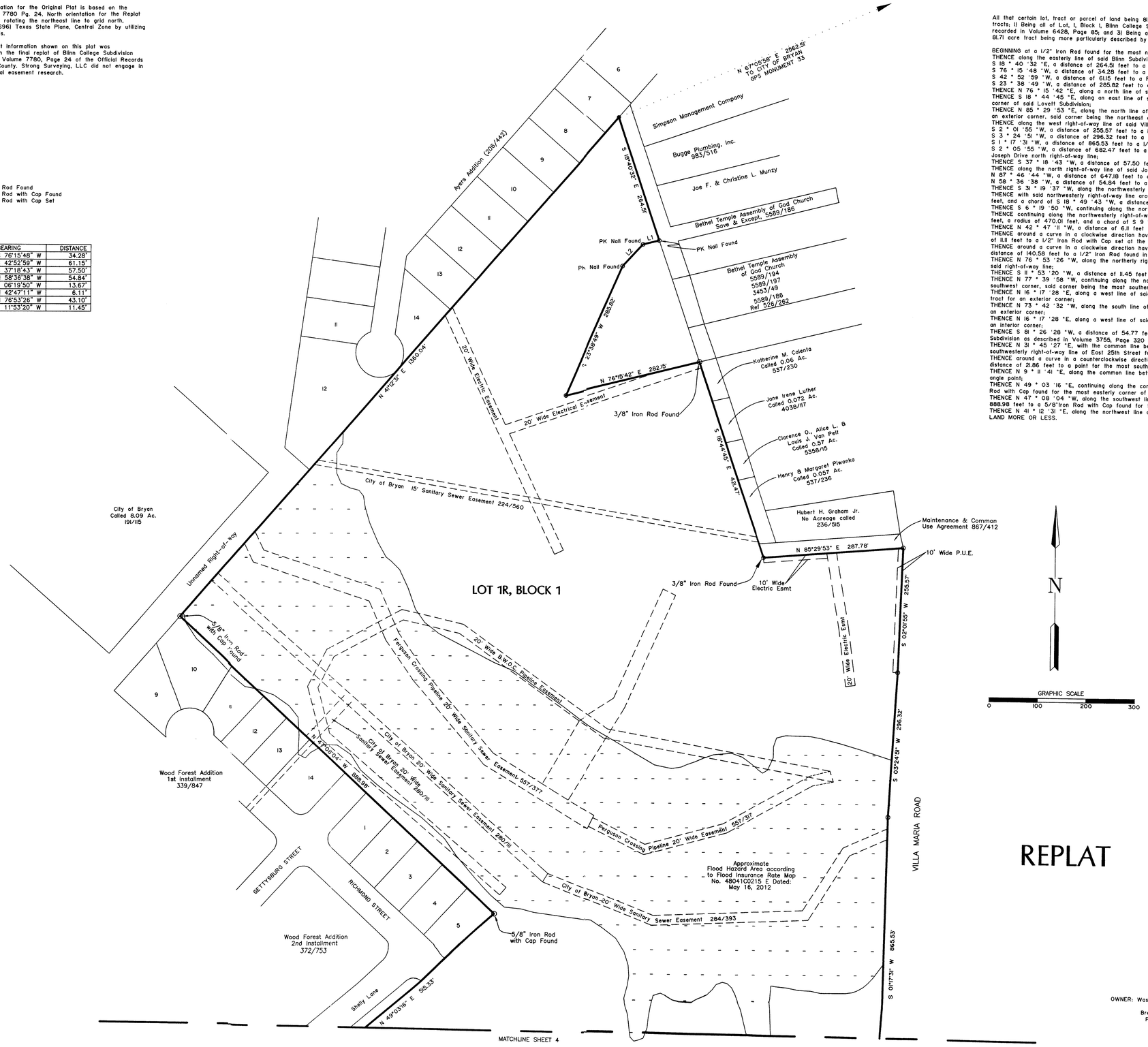

FIELD NOTES 81.71 ACRES
LOT 1R, BLOCK 1
BLINN COLLEGE SUBDIVISION

All that certain lot, tract or parcel of land being 81.71 acres situated in the JOHN AUSTIN SURVEY, Abstract No. 2, Brazos County, Texas and being all or a part of the following described tracts; 1) Being all of Lot, 1, Block 1, Blinn College Subdivision as shown in plat recorded in Volume 7780, Page 24; 2) Being all of Lot 1, Block One, Lovett Subdivision as shown in plat recorded in Volume 6428, Page 85; and 3) Being a part of that certain Called 14.91 acre tract as described in Volume 1922, Page 68, all being Official Records of Brazos County, Texas, said 81.71 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" Iron Rod found for the most northerly corner, said corner being the most northerly corner of said Blinn College Subdivision;
THENCE along the easterly line of said Blinn Subdivision the following calls:
S 18 ° 40 ' 32 "E, a distance of 264.5 feet to a PK nail found for angle point;
S 76 ° 15 ' 48 "W, a distance of 34.28 feet to a PK nail found for angle point;
S 42 ° 52 ' 59 "W, a distance of 61.15 feet to a PK nail found for angle point; and,
S 23 ° 38 ' 49 "W, a distance of 285.82 feet to a 1/2"Iron Rod found for angle point;
THENCE N 76 ° 15 ' 42 "E, along a north line of said Blinn College Subdivision a distance of 282.15 feet to a 3/8"Iron Rod found for an exterior corner;
THENCE S 18 ° 44 ' 45 "E, along an east line of said Blinn college Subdivision a distance of 421.47 feet to a 3/8"Iron Rod found for an interior corner, said corner being the northwest corner of said Lovett Subdivision;
THENCE N 85 ° 29 ' 53 "E, along the north line of said Lovett Subdivision a distance of 287.78 feet to a 1/2" Iron Rod with Cap found in the west right-of-way line of Villa Maria Road for an exterior corner, said corner being the northeast corner of said Lovett Subdivision;
THENCE along the west right-of-way line of said Villa Maria Road the following calls:
S 2 ° 01 ' 55 "W, a distance of 255.57 feet to a 1/2" Iron Rod with Cap set at the southwest corner of said Lovett Subdivision for angle point;
S 3 ° 24 ' 54 "W, a distance of 296.32 feet to a point in creek for angle point;
S 1 ° 17 ' 31 "W, a distance of 865.53 feet to a 1/2" Iron rod found for angle point; and,
S 2 ° 05 ' 55 "W, a distance of 682.47 feet to a 1/2" Iron Rod with Cap found for angle point at the transition of the intersection of said Villa Maria Road west right-of-way line and the Joseph Drive north right-of-way line;
THENCE S 37 ° 18 ' 43 "W, a distance of 57.50 feet to a 1/2" Iron Rod with Cap in the north right-of-way line of said Joseph Drive;
THENCE along the north right-of-way line of said Joseph Drive the following calls:
N 87 ° 46 ' 44 "W, a distance of 647.18 feet to a 1/2" Iron Rod found for angle point; and,
N 58 ° 36 ' 38 "W, a distance of 54.84 feet to a PK nail found in the northwesterly right-of-way line of said Joseph Drive for an interior corner;
THENCE S 31 ° 19 ' 37 "W, along the northwesterly right-of-way line of said Joseph Drive a distance of 577.5± feet to an "X"in concrete found for the beginning of a curve;
THENCE with said northwesterly right-of-way line around a curve in a counterclockwise direction having a delta angle of 24 ° 59 ' 47 ", an arc distance of 231.22 feet, a radius of 529.99 feet, and a chord of S 18 ° 49 ' 43 "W, a distance of 229.39 feet to a 1/2" Iron Rod found for the point of tangency of said curve;
THENCE S 6 ° 19 ' 50 "W, continuing along the northwesterly right-of-way line of said Joseph Drive a distance of 13.67 feet to a 1/2" Iron Rod with Cap found for the beginning of a curve;
THENCE continuing along the northwesterly right-of-way line of said Joseph Drive around a curve in a clockwise direction having a delta angle of 06 ° 18 ' 33 ", an arc distance of 51.76 feet, a radius of 470.00 feet, and a chord of S 9 ° 29 ' 05 "W, a distance of 51.73 feet to a 1/2" Iron Rod with Cap set for the end of curve;
THENCE N 42 ° 47 ' 11 "W, a distance of 6.11 feet to a 1/2" Iron Rod with Cap set for the beginning of a non-tangent curve;
THENCE around a curve in a clockwise direction having a delta angle of 09 ° 34 ' 14 ", an arc distance of 11.12 feet, a radius of 66.59 feet, and a chord of S 12 ° 51 ' 13 "W, a distance of 11.11 feet to a 1/2" Iron Rod with Cap set at the beginning of a non-tangent curve;
THENCE around a curve in a clockwise direction having a delta angle of 89 ° 32 ' 10 "; an arc distance of 155.97 feet, a radius of 99.81 feet, and a chord of S 58 ° 27 ' 57 "W, a distance of 140.58 feet to a 1/2" Iron Rod found in the northerly right-of-way line of East 29th Street for the end of said curve;
THENCE N 76 ° 53 ' 26 "W, along the northerly right-of-way line of said East 29th Street a distance of 43.10 feet to a 1/2" Iron Rod with Cap set for an interior corner and angle point in said right-of-way line;
THENCE S 11 ° 53 ' 20 "W, a distance of 11.45 feet to a 1/2" Iron Rod with Cap set in the northerly right-of-way line of said East 29th Street for angle point;
THENCE N 77 ° 39 ' 58 "W, continuing along the northerly right-of-way line of said East 29th Street a distance of 336.84 feet to a 1/2" Iron Rod with Cap set for the most southerly southwest corner, said corner being the most southerly southwest corner of said Blinn College Subdivision;
THENCE N 16 ° 17 ' 28 "E, along a west line of said Blinn College Subdivision a distance of 494.03 feet to a 1/2" Iron Rod with Cap set at a southeast corner of said Called 14.91 acre tract for an exterior corner;
THENCE N 73 ° 42 ' 32 "W, along the south line of said Called 14.91 acre tract a distance of 211.20 feet to a 1/2" Iron Pipe found for a southwest corner of said Called 14.91 acre tract for an exterior corner;
THENCE N 16 ° 17 ' 28 "E, along a west line of said Called 14.91 acre tract a distance of 210.16 feet to a 1/2" Iron Rod with Cap set at an interior corner of said Called 14.91 acre tract for an interior corner;
THENCE S 81 ° 26 ' 28 "W, a distance of 54.77 feet to a 1/2" Iron Rod with Cap found for a point in the west line of said Blinn College Subdivision and the east line of the Autumn Woods Subdivision as described in Volume 3755, Page 320 for an exterior corner;
THENCE N 31 ° 45 ' 27 "E, with the common line between said Blinn College Subdivision and said Autumn Woods Subdivision a distance of 836.90 feet to a 1/2" Iron Rod with Cap set in the southwesterly right-of-way line of East 25th Street for an exterior corner;
THENCE around a curve in a counterclockwise direction having a delta angle of 02 ° 07 ' 21 ", an arc distance of 21.86 feet, a radius of 590.00 feet, and a chord of S 66 ° 21 ' 19 "E, a distance of 21.86 feet to a point for the most southerly corner of Wood Forest Addition 2nd Installment for an exterior corner;
THENCE N 9 ° 11 ' 41 "E, along the common line between said Blinn College Subdivision and the east line of said Wood Forest Addition a distance of 358.96 feet to a 1/2" Iron Rod found for angle point;
THENCE N 49 ° 03 ' 16 "E, continuing along the common line of said Blinn College Subdivision and the southeasterly line of said Wood Forest Addition a distance of 515.33 feet to a 5/8"Iron Rod with Cap found for the most easterly corner of said Wood Forest Addition for an interior corner;
THENCE N 47 ° 08 ' 04 "W, along the southwest line of said Blinn College Subdivision and the northeast line of said Wood Forest Addition 2nd and 1st installment respectively a distance of 888.98 feet to a 5/8"Iron Rod with Cap found for the most northerly corner of said Wood Forest Addition 1st Installment for a westerly corner;
THENCE N 41 ° 12 ' 31 "E, along the northwest line of said Blinn College Subdivision a distance of 1360.04 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 81.71 ACRES OF LAND MORE OR LESS.

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81.71 ACRES

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BRYAN, BRAZOS COUNTY, TEXAS
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SHEET 3 OF 4

REPLAT

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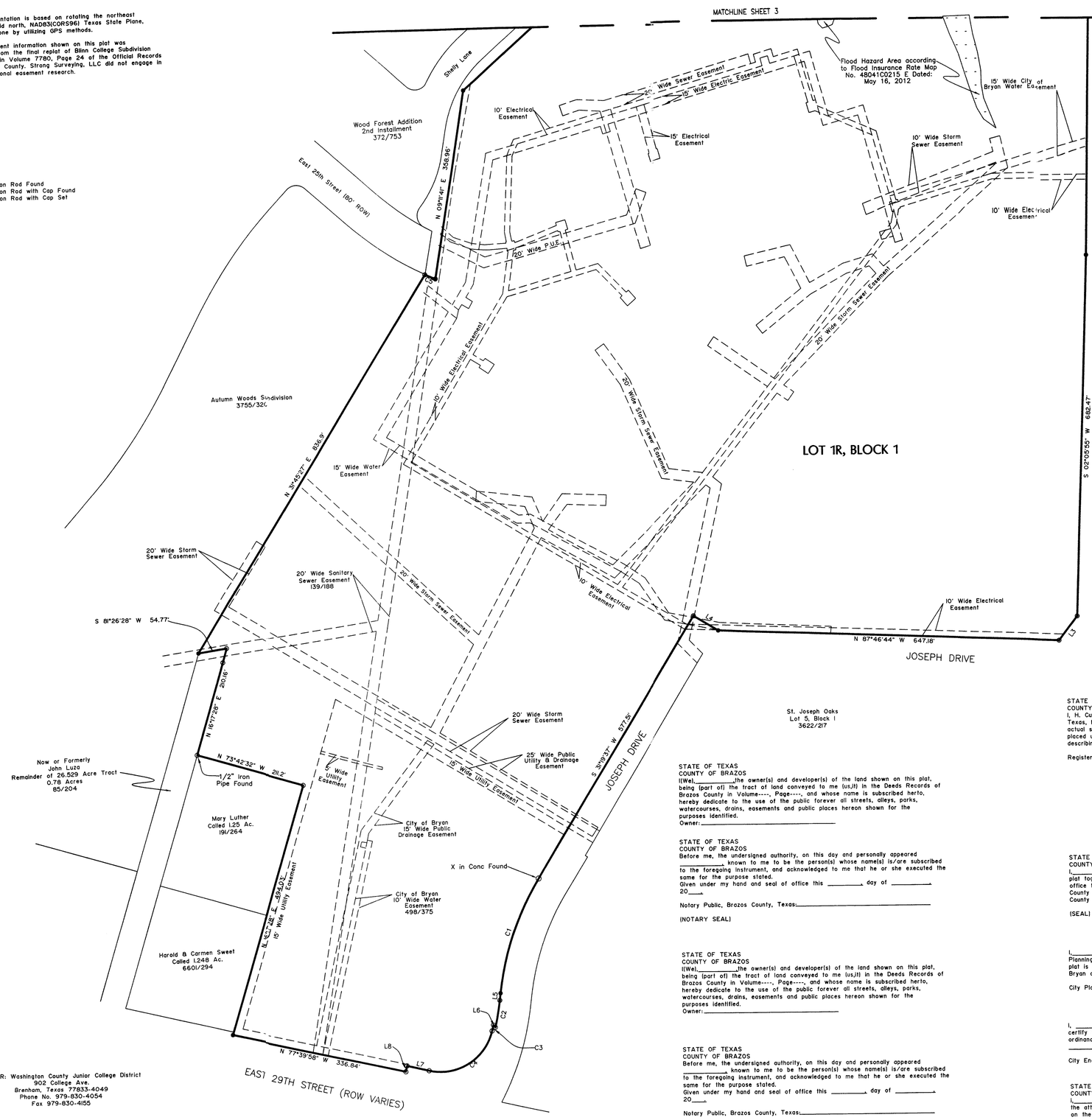

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REPLAT

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REPLAT
OF
BLINN COLLEGE SUBDIVISION
LOT 1R, BLOCK 1
81.71 ACRES

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BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"=100' APRIL 28, 2014
SHEET 4 OF 4

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Phone No. 979-830-4054
Fax 979-830-4155

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Larry J. & Ronald J. Ruffino
2130 E William Joel Bryan Pkwy.
Bryan, Texas 77802-1705

STATE OF TEXAS
COUNTY OF BRAZOS
I(We)_____the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land conveyed to me (us,it) in the Deeds Records of Brazos County in Volume----, Page----, and whose name is subscribed herto, 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.
Owner:_____

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day and personally appeared _____, 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 _____, day of _____, 20____.

Notary Public, Brazos County, Texas:_____

(NOTARY SEAL)

STATE OF TEXAS
COUNTY OF BRAZOS
I(We)_____the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land conveyed to me (us,it) in the Deeds Records of Brazos County in Volume----, Page----, and whose name is subscribed herto, 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.
Owner:_____

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COUNTY OF BRAZOS
Before me, the undersigned authority, on this day and personally appeared _____, 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 _____, day of _____, 20____.

Notary Public, Brazos County, Texas:_____

(NOTARY SEAL)

STATE OF TEXAS
COUNTY OF BRAZOS
I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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.

Registered Professional Land Surveyor:_____

STATE OF TEXAS
REGISTERED
HORACE CURTIS STRONG
4961
PROFESSIONAL
LAND SURVEYOR

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____, in the Official Records of Brazos County in Volume-----, Page-----.
County Clerk Brazos County, Texas:_____

(SEAL)

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:_____

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_____

STATE OF TEXAS
COUNTY OF BRAZOS
I,_____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the _____day of _____, 20____.

County Judge, Brazos County, Texas:_____

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