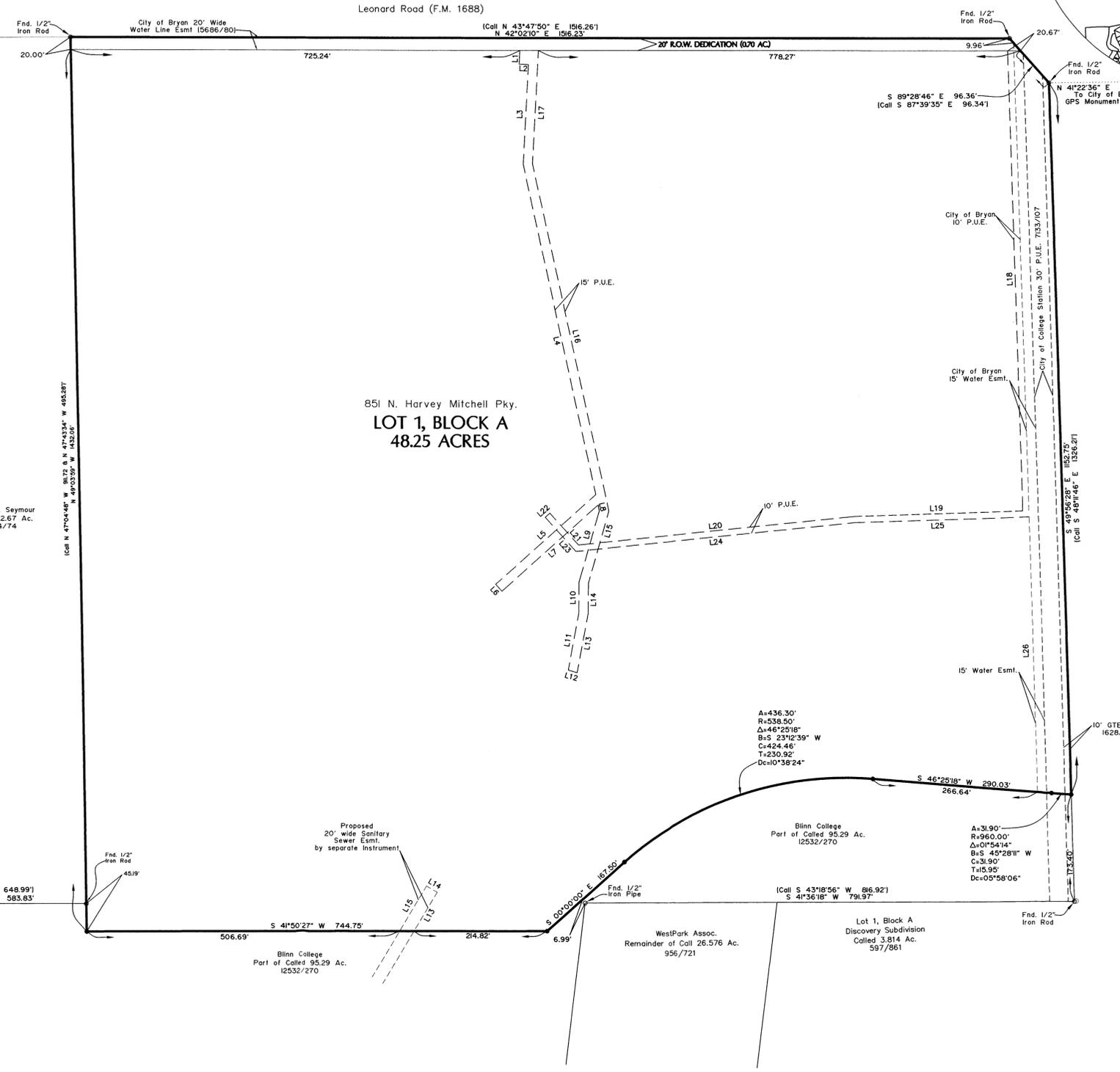
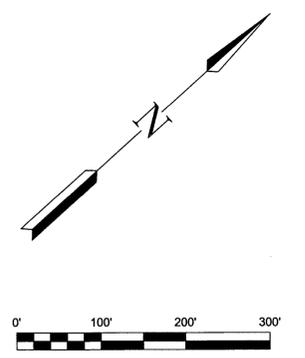
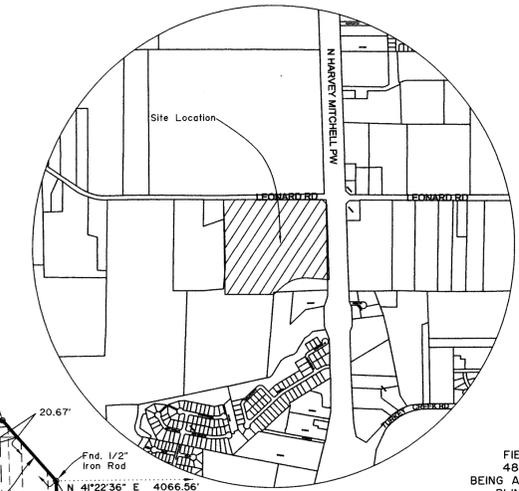


NOTES:  
 1) North Orientation is based on rotating the Northeast line of 95.29 acre tract to Grid North NAD83(2011) epoch 2010.00 by utilizing GPS methods.  
 2) ● Indicates a 1/2" Iron Rod with Cap set.  
 3) The Water Line Esmt. to the City of Bryan in Vol. 5686, Pg. 80 is shown and does appear to affect this tract.  
 4) The P.U.E. to the City of College Station in Vol. 7133, Pg. 107 is shown and does appear to affect this tract.  
 5) The easement to GTE Southwest, Inc. in Vol. 1628, Pg. 174 is shown and does appear to affect this tract.  
 6) The Sanitary Sewer Esmt. to the City of Bryan in Vol. 936, Pg. 727 is shown and does appear to affect this tract.  
 7) The Water Pipe Line Esmt. to Agricultural and Mechanical College of Texas/City of Bryan in Vol. 145, Pg. 167 is shown although its exact location is unknown.  
 8) Zoning: Planned Development - Mixed Use (PD-M) as approved by the Bryan City Council on January 12, 2016 (Ordinance No. 2138).

LINE	BEARING	DISTANCE
L1	S 45°00'00" E	22.19'
L2	N 45°00'00" E	15.00'
L3	S 45°00'00" E	162.66'
L4	S 60°23'06" E	548.39'
L5	S 00°00'00" E	217.14'
L6	N 90°00'00" E	15.00'
L7	N 00°00'00" E	208.61'
L8	S 60°23'06" E	3.38'
L9	S 32°18'04" E	119.90'
L10	S 47°33'48" E	50.55'
L11	S 37°41'00" E	93.93'
L12	N 58°44'36" E	15.00'
L13	N 37°41'00" W	97.29'
L14	N 47°23'56" W	49.87'
L15	N 32°18'04" W	121.20'
L16	N 60°23'06" W	576.76'
L17	N 45°00'00" W	184.39'
L18	S 49°56'28" E	746.05'
L19	S 40°03'32" W	271.35'
L20	S 36°00'04" W	449.08'
L21	N 90°00'00" W	69.26'
L22	S 00°00'00" E	10.00'
L23	N 90°00'00" E	74.35'
L24	N 36°00'04" E	453.82'
L25	N 40°03'32" E	280.99'
L26	S 49°56'28" E	445.18'



**OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Richard D. Waller, for Blinn College, the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land conveyed to us in the Official Records of Brazos County in Volume 12532, Page 270, 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.  
 Owner: \_\_\_\_\_

**CERTIFICATE OF NOTARY**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day and personally appeared \_\_\_\_\_ 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 of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 Notary Public, Brazos County, Texas: \_\_\_\_\_  
 (NOTARY SEAL)

**CERTIFICATE OF SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Horace 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: \_\_\_\_\_



Jason R. Seymour  
 Called 22.67 Ac.  
 1104/74

**CERTIFICATE OF CITY PLANNER**  
 I, \_\_\_\_\_, the undersigned, City Planner 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 \_\_\_\_\_, 2016.  
 City Planner, Bryan, Texas: \_\_\_\_\_

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 Chair, Planning & Zoning Commission, Bryan, Texas: \_\_\_\_\_

**CERTIFICATE OF CITY ENGINEER**  
 I, Paul Kasper, 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 \_\_\_\_\_, 2016.  
 City Engineer, Bryan, Texas: \_\_\_\_\_

**CERTIFICATE OF THE COUNTY CLERK**  
 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 \_\_\_\_\_, 2016 in the Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_.  
 County Clerk Brazos County, Texas: \_\_\_\_\_  
 (SEAL)

**FIELD NOTES**  
 48.95 ACRES  
 BEING A PART OF THE  
 BLINN COLLEGE  
 95.29 ACRE TRACT  
 VOLUME 12532, PAGE 270  
 ZENO PHILLIPS LEAGUE, A - 45  
 BRAZOS COUNTY, TEXAS  
 FEBRUARY 13, 2016

All that certain lot, tract or parcel of land being 48.95 acres situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas and being all of the 95.29 acre tract as described in deed from KKM Investments Limited Partnership, to Blinn College of record in Volume 12532, Page 270, Official Records of Brazos County, Texas, said 48.95 acre tract being more particularly described by metes and bounds as follows:

BEGINNING AT A 1/2" Iron Rod found for the most westerly corner, said corner being the most westerly corner of said Called 95.29 acre tract, said corner also being the most northerly corner of the Jason Seymour Called 22.67 acre tract as described in Volume 1104, Page 74, said corner also being located in the southeast right-of-way line of said FM 1688 (Leonard Road);

THENCE N 42° 02' 10" E, along a northeasterly line of said Called 95.29 acre tract and the southeast right-of-way line of said FM 1688 a distance of 156.23 feet to a 1/2" Iron Rod found for angle point;

THENCE S 89° 28' 46" E, continuing along the southerly right-of-way line of said FM 1688 a distance of 96.36 feet to a 1/2" Iron Rod found for angle point, said corner being located at the intersection of the southerly right-of-way line of said FM 1688 and the southwest right-of-way line of said FM 288;

THENCE S 49° 56' 28" E, along the southwest right-of-way line of said FM 288 a distance of 1152.75 feet to a 1/2" Iron Rod with Cap set for the most easterly corner, said corner being in a northeasterly line of said Called 95.29 acre tract, said corner being the beginning of a curve, a 1/2" Iron Rod found for an east corner of said 95.29 acre tract bears S 49° 56' 28" E a distance of 173.40 feet;

THENCE across said Called 95.29 acre tract along said curve in a clockwise direction having an arc length of 31.90 feet, a radius of 960.00 feet, a delta angle of 01° 54' 14", a chord bearing of S 45° 28' 11" W and a chord length of 31.90 feet to a 1/2" Iron Rod with Cap set for angle point, said corner being the end of said curve;

THENCE S 46° 25' 18" W, continuing across said Called 95.29 acre tract a distance of 290.03 feet to a 1/2" Iron Rod with Cap set for the beginning of a curve;

THENCE continuing across said Called 95.29 acre tract along said curve in a counterclockwise direction having an arc length of 436.30 feet, a radius of 538.50 feet, a delta angle of 46° 25' 18", a chord bearing of S 23° 12' 39" W and a chord length of 424.46 feet to a 1/2" Iron Rod with Cap set for angle point, said corner being the end of said curve;

THENCE S 00° 00' 00" E, continuing across said Called 95.29 acre tract a distance of 167.50 feet to a 1/2" Iron Rod with Cap set for an exterior corner;

THENCE S 41° 50' 27" W, continuing across said Called 95.29 acre tract a distance of 744.75 feet to a 1/2" Iron Rod with Cap set for the most southerly corner;

THENCE N 49° 03' 59" W, at a distance of 45.19 feet passing a 1/2" Iron Rod found an interior corner of said Called 95.29 acre tract and the most easterly corner of said Called 22.67 acre tract and continuing for a total distance of 1452.06 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 48.95 ACRES OF LAND MORE OR LESS

**FINAL PLAT**  
 OF  
**BLINN COLLEGE WEST ADDITION**  
 LOT 1, BLOCK A  
 PHASE 1  
 48.95 ACRES  
 OUT OF THE  
 95.29 ACRE TRACT  
 VOLUME 12532, PAGE 270  
 ZENO PHILLIPS SURVEY, A-45  
 BRAZOS COUNTY, TEXAS  
 SCALE: 1"=100' FEBRUARY 15, 2016  
 REVISED: MARCH 2, 2016  
 SHEET 1 OF 1

Blinn College  
 902 College Ave.  
 Brenham, TX 77833

