

**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. 2938).

**FIELD NOTES**  
 0.782 OF ONE ACRE  
 BEING A PART OF THE  
 BLINN COLLEGE 95.29 ACRE TRACT  
 VOLUME 12532, PAGE 270  
 ZENO PHILLIPS LEAGUE, A-45  
 BRAZOS COUNTY, TEXAS  
 MAY 10, 2016

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1040.00'	40.79'	40.79'	S 45°17'52" W	02°14'51"
C2	458.50'	91.52'	91.37'	S 40°42'12" W	11°26'13"
C3	538.50'	328.88'	323.72'	N 17°29'33" E	34°59'06"
C4	538.50'	107.49'	107.31'	N 40°42'12" E	11°26'13"
C5	960.00'	31.90'	31.90'	N 45°28'11" E	01°54'14"

All that certain lot, tract or parcel of land being 0.782 of one acre situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas and being a part of that certain Called 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 0.782 of one acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap found for the most northerly corner, said corner being located in a northeasterly line of said Called 95.29 acre tract, said corner also being the most easterly corner of the Called 48.95 acre tract as described in Volume \_\_\_\_\_, Page \_\_\_\_\_, said corner also being located in the southwesterly right-of-way line of said FM 2888;

THENCE S 49°56'28" E, along the southwesterly right-of-way line of FM 2888 a distance of 80.22 feet to a 1/2" Iron Rod with Cap set for the most easterly corner, said corner being the beginning of a curve, a 1/2" Iron Rod found for an east corner of said Called 95.29 acre tract bears S 49°56'28" E a distance of 93.18 feet;

THENCE across said Called 95.29 acre tract along said curve in a clockwise direction having an arc length of 40.79 feet, a radius of 1040.00 feet, a delta angle of 02°14'51", a chord bearing of S 45°17'52" W and a chord length of 40.79 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 angle point, said corner being the beginning of a curve;

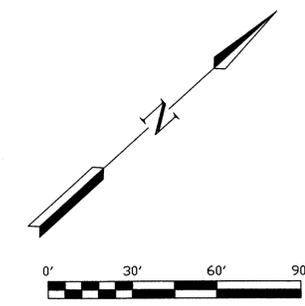
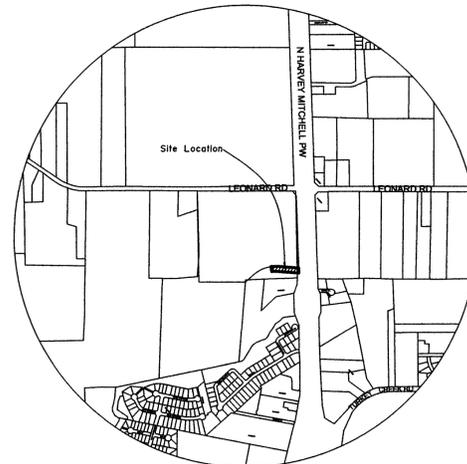
THENCE along said curve in a counterclockwise direction having an arc length of 91.52 feet, a radius of 458.50 feet, a delta angle of 11°26'13", a chord bearing of S 40°42'12" W and a chord length of 91.37 feet to a 1/2" Iron Rod with Cap set for the most southerly corner, said corner being the end of said curve;

THENCE N 55°00'55" W, continuing across said Called 95.29 acre tract a distance of 80.00 feet to a 1/2" Iron Rod with Cap set for the most westerly corner, said corner being located in a southeasterly line of said Called 48.95 acre tract, said corner being the beginning of a curve;

THENCE along said curve in a clockwise direction having an arc length of 107.49 feet, a radius of 538.50 feet, a delta angle of 11°26'13", a chord bearing of N 40°42'12" E and a chord length of 107.31 feet to a 1/2" Iron Rod with Cap found for angle point, said corner being the end of said curve;

THENCE S 46°25'18" W, continuing along a southeasterly line of said Called 48.95 acre tract a distance of 290.03 feet to a 1/2" Iron Rod with Cap found for angle point, said corner being the beginning of a curve;

THENCE along said curve in a counterclockwise 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 N 45°28'11" E and a chord length of 31.90 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.782 OF ONE ACRE OF LAND MORE OR LESS.



Blinn College  
 Called 48.95 Ac.  
 Vol. \_\_\_\_\_, Page \_\_\_\_\_

City of Bryan  
 15" Water Esmt.

City of College Station  
 30" P.U.E. 7133/107

Fnd. 1/2" Iron Rod

10' GTE Esmt.  
 1628/174

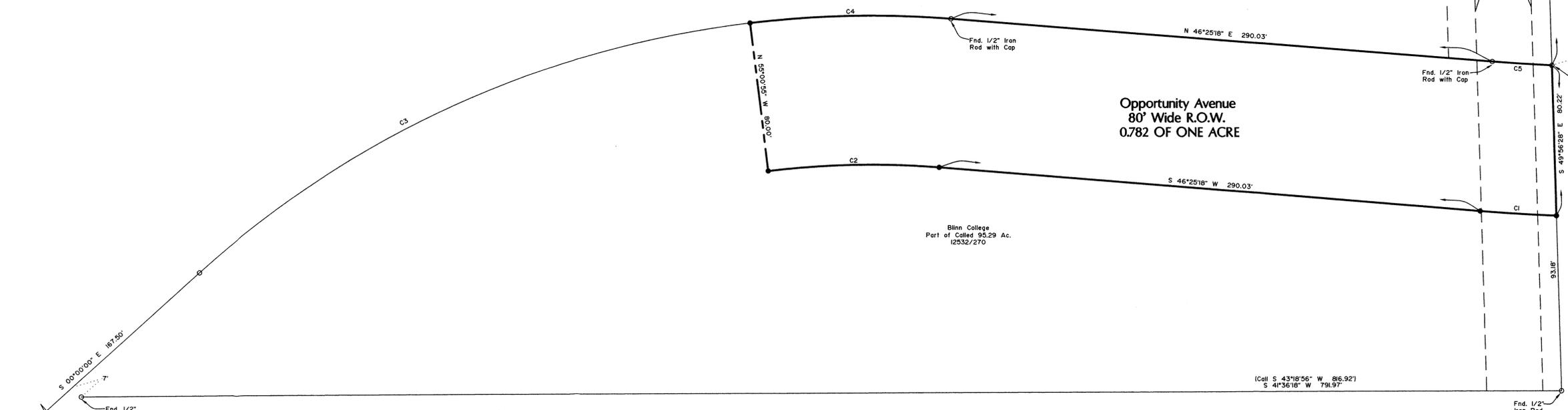
N 29°27'20" E 4201.21'  
 City of Bryan  
 GPS Monument No. 54

N Harvey Mitchell Parkway (F.M. 2818)  
 (2844/177)

Blinn College  
 Part of Called 95.29 Ac.  
 12532/270

(Call S 43°18'56" W 816.92'  
 S 41°36'18" W 791.97')

Lot 1, Block A  
 Discovery Subdivision  
 Called 3.814 Ac.  
 597/861



Development Services  
 MAY 11 2016  
 RECEIVED

**FINAL PLAT**  
 OF  
**OPPORTUNITY AVENUE**  
 0.782 OF ONE ACRE  
 OUT OF THE  
 95.29 ACRE TRACT  
 VOLUME 12532, PAGE 270  
 ZENO PHILLIPS SURVEY, A-45  
 BRAZOS COUNTY, TEXAS  
 SCALE: 1"=30'      MAY 10, 2016  
 SHEET 1 OF 1

**OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (We), Richard O'Malley, Executive Director: Facilities / Planning / Construction 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 \_\_\_\_th day of \_\_\_\_\_, 2016.  
 Notary Public, Brazos County, Texas: \_\_\_\_\_  
 (NOTARY SEAL)

**CERTIFICATE OF SURVEYOR**  
 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 properly 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: \_\_\_\_\_

**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)



**OWNER**  
 Blinn College  
 2423 Blinn Blvd.  
 Bryan, TX 77805  
 Phone: 979-830-4004  
 Fax: (979) 731-0096  
 email: Richard.O'Malley@blinn.edu

**STRONG SURVEYING**  
 1722 Broadmoor, Suite 705  
 Bryan, Texas 77802  
 Phone: (979) 776-9836  
 Fax: (979) 731-0096  
 Fm No. 10093500 email: curtis@strongsurveying.com