

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).

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'	328.81'	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 2818;

THENCE S 49°56'28" E, along the southwesterly right-of-way line of FM 2818 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;

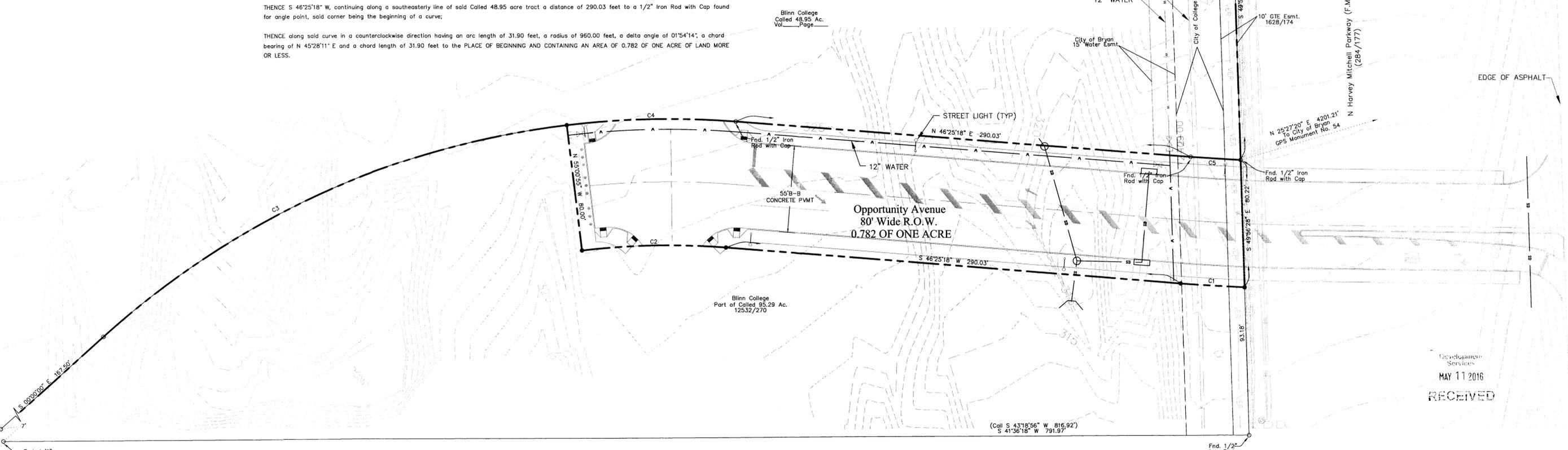
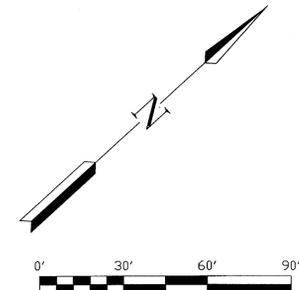
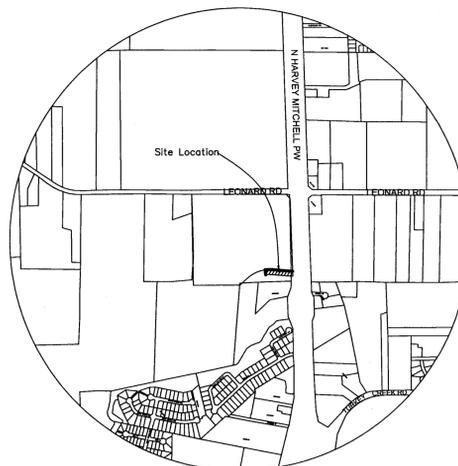
THENCE along said curve in a counterclockwise direction having an arc length of 91.52 feet, a radius of 458.50 feet, a delta angle of 11°26'13", a chord bearing of S 40°42'12" W and a chord length of 91.37 feet to a 1/2" Iron Rod with Cap set for the most southerly corner, said corner being the end of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



Development Services
 MAY 11 2016
 RECEIVED

PRELIMINARY PLAN
 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

OWNER
 BLINN COLLEGE
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