

Match Line

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### CITY OF BRYAN UTILITY EASEMENT

LINE	BEARING	DISTANCE
L10	S 89°19'47" W	40.81
L11	N 87°56'30" W	26.81
L12	N 89°19'56" W	42.01
L13	N 44°28'56" W	37.48
L14	S 89°19'47" W	38.98
L15	N 87°56'30" W	24.86
L16	N 89°19'56" W	38.70
L17	N 44°28'56" W	55.28

Larry J. Ruffino, et al.  
Remainder of 14.91 Ac.  
1922/68

### PROPOSED VILLA MARIA EASEMENT DATA

CURVE DELTA	RADIUS	ARC	TANGENT BEARING	CHORD
C1	26°26'45"	155.00	71.54	36.42
C2	14°08'49"	250.00	61.73	31.02
C3	14°02'01"	250.00	61.24	30.78

LINE	BEARING	DISTANCE
L1	N 80°50'56" W	20.00
L2	N 04°04'04" E	153.24
L3	N 04°04'04" E	86.70
L4	S 80°52'1" E	43.95
L5	S 06°46'00" E	49.70
L6	S 80°14'50" E	125.50
L7	S 77°2'40" E	41.52
L8	S 80°13'58" E	65.62
L9	S 04°04'04" W	172.98

Larry J. Ruffino, et al.  
Remainder of 14.91 Ac.  
1922/68

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, LARRY J. RUFFINO,  
owner(s) and developer(s) of the land shown on this plat, being  
the tract of land (being part of the tract of land) as conveyed  
to me (us, it) in the Official Records of Brazos County in Volume  
\_\_\_\_\_, Page \_\_\_\_\_, and designated herein as the  
\_\_\_\_\_, in the City of Bryan,  
Texas, and whose name is subscribed hereto, hereby dedicate to  
the use of the public forever all streets, alleys, parks, water  
courses, drains, easements, and public places thereon shown for  
the purpose and consideration therein expressed.

*Larry J. Ruffino*  
Owner  
City Secretary

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day 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/they executed the  
same for purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public, State of Texas

### CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972,  
of the State of Texas, hereby certify that this plat is true and  
correct and was prepared from an actual survey of the property made  
under my supervision on the ground and that the metes and bounds  
describing said subdivision describe a closed geometric form.

*Donald D. Garrett*  
Donald D. Garrett, R.P.L.S. No. 2972

### CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the  
State of Texas, hereby certify that proper engineering consideration has  
been given to this plat.

*Donald D. Garrett*  
Donald D. Garrett, P.E. No. 22790

### CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby  
certify that the plat conforms to the City Master Plan, major  
street plan, land use plan, and the standards and specifications  
set forth in this ordinance.

*[Signature]*  
City Planner, Bryan, Texas

### APPROVAL OF PLANNING & ZONING COMMISSION

*Richard Perkins*  
Richard Perkins, Chairman of the  
City Planning and Zoning Commission of the City of Bryan, Texas,  
hereby certify that this subdivision plat is in compliance with the  
City Planning and Zoning Commission of the City of Bryan  
on the 15th day of May, 1997, and same was  
duly approved on the 15th day of May, 1997,  
by said commission.

*[Signature]*  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

### STATE OF TEXAS COUNTY OF BRAZOS CERTIFICATE OF THE COUNTY CLERK

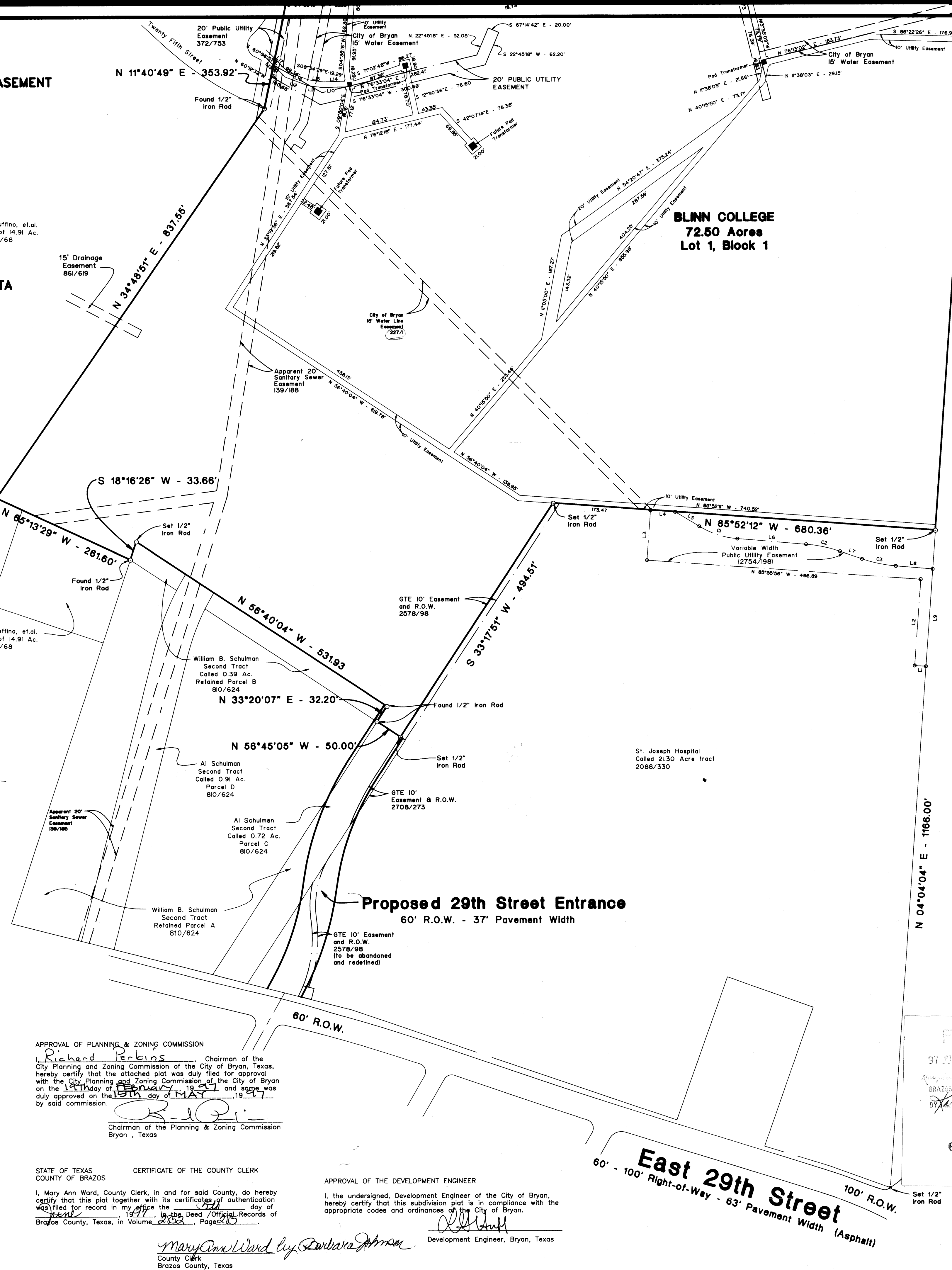
I, Mary Ann Ward, County Clerk, in and for said County, do hereby  
certify that this plat together with its certificates of authentication  
was filed for record in my office on the 15th day of May, 1997,  
in the Deed/Official Records of  
Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

*Mary Ann Ward by Barbara Johnson*  
County Clerk  
Brazos County, Texas

### APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development Engineer of the City of Bryan,  
hereby certify that this subdivision plat is in compliance with the  
appropriate codes and ordinances of the City of Bryan.

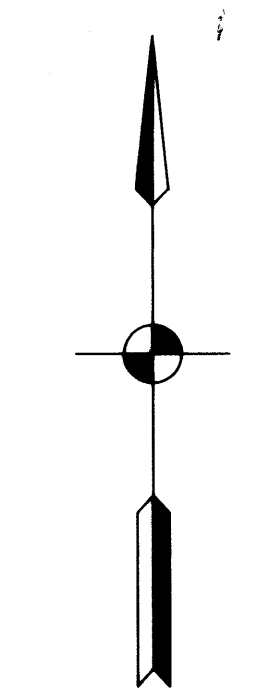
*[Signature]*  
Development Engineer, Bryan, Texas



Villa Maria Road  
100' Right-of-Way - 63' Pavement Width (Asphalt)

S 04°04'04" W - 728.49'

N 04°04'04" E - 1166.00'



Scale: 1" = 100'



VICINITY MAP n.t.s.

PROJECT LOCATION

### All Easement Affecting This Property are Shown:

- There is a thirty foot Right-of-Way and Easement dedicated from Brazos County to Ferguson Crossing Pipe Line Company, dated March 3, 1953, recorded in Volume 564, Page 55, of the Deed Records of Brazos County, Texas. The description of the easement is too ambiguous to locate on the plat.
- By deed recorded in Volume 680, Page 657 of the Official Records of Brazos County, Texas, dated May 10, 1988, Ferguson Crossing Pipeline Company transfers to Brazos Gathering Company its rights to easements that are recorded in Volume 564, Page 55, Volume 557, Page 377, and Volume 557, Page 377.
- A Right-of-Way Easement to Lone Star Gas Company, dated December 5, 1927, recorded in Volume 71, Page 390 of the Deed Records of Brazos County, Texas.
- A Right-of-Way Easement to Lone Star Gas Company, dated December 6, 1927, recorded in Volume 71, Page 616 of the Official Records of Brazos County, Texas.
- An Electrical Easement granted to the City of Bryan from Woodson Lumber Company of Bryan, dated September 9, 1983, recorded in Volume 602, Page 54 of the Official Records of Brazos County, Texas.
- A twenty foot Water Pipe Line Easement to the City of Bryan, dated May 2, 1963, recorded in Volume 227, Page 157 of the Deed Records of Brazos County, Texas. The description of the easement is too ambiguous to locate on the plat.
- A Right-of-Way Easement of unspecified width to Lone Star Gas Company, dated December 6, 1927, recorded in Volume 71, Page 585 of the Deed Records of Brazos County, Texas.
- Multiple Guy Wire and Anchor Easements, five feet in width, to the City of Bryan, dated November 4, 1981, recorded in Volume 944, Page 795 of the Official Records of Brazos County, Texas.
- Multiple Electrical Distribution Easements, ten feet wide, to the City of Bryan, dated October 21, 1981, recorded in Volume 1235, Page 389 of the Official Records of Brazos County, Texas.
- A ten foot Right-of-Way Easement to the City of Bryan, dated October 23, 1981, recorded in Volume 498, Page 375 of the Deed Records of Brazos County, Texas.
- A Water Line Easement ten foot wide to the City of Bryan, dated April 30, 1963, recorded in Volume 227, Page 3 of the Deed Records of Brazos County, Texas.
- A ten foot Electrical Easement and Right-of-Way to the City of Bryan, dated May 10, 1988, recorded in Volume 169, Page 595 of the Deed Records of Brazos County, Texas.
- A City of Bryan twenty foot Utility Easement, dated September 10, 1946, recorded in Volume 137, Page 547 of the Deed Records of Brazos County, Texas.
- A thirty foot access easement, dated March 20, 1981, recorded in Volume 967, Page 412 of the Official Records of Brazos County, Texas.
- A thirty foot Right-of-Way easement, dated March 10, 1985, recorded in Volume 967, Page 409 of the Official Records of Brazos County, Texas.
- A thirty five foot Right-of-Way Easement, dated January 28, 1963, recorded in Volume 224, Page 562 of the Deed Records of Brazos County, Texas.
- Easements along the southeast side of Hollowhill Drive as shown on plat of Wood Forest Phase 3, Installation "A", recorded in Volume 861, Page 619, Official Records of Brazos County, Texas.

### General Notes:

- A portion of this tract is in the 100-year flood hazard area as depicted in the FEMA Flood Insurance Rate Map number 4804C0133 C, Effective Date: July 2, 1992.
- Sidewalks will be provided as per current city ordinances and policies.
- Twenty five foot front and five foot side and rear building setbacks exist as per City of Bryan ordinances and policies.
- The benchmark is a spike in a 34" Oak Tree located approximately 100 feet west of the Building A. Elevation: 322.25.
- All conduits for telephone service to individual buildings will be the responsibility of Blinn College. GTE will terminate at one point where the easement stops.

# FINAL PLAT

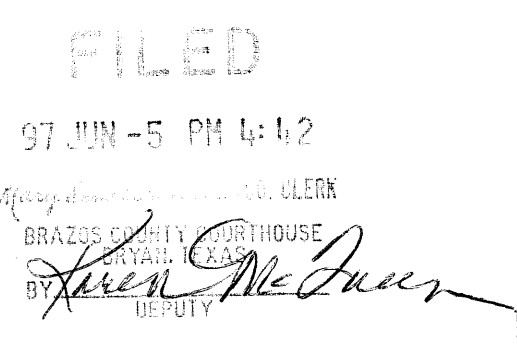
## OF

### BLINN COLLEGE - BRYAN CAMPUS

### LOT 1, BLOCK 1

ACTUAL 72.50 ACRE TRACT  
JOHN AUSTIN SURVEY - ABSTRACT NO. 2  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' APRIL 16, 1997  
SHEET 2 OF 2



631153

East 29th Street  
60' - 100' Right-of-Way - 63' Pavement Width (Asphalt)

OWNER/DEVELOPER:  
City of Bryan  
P.O. Box 1000  
Bryan, TX 77805  
(409) 361-3600

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2688

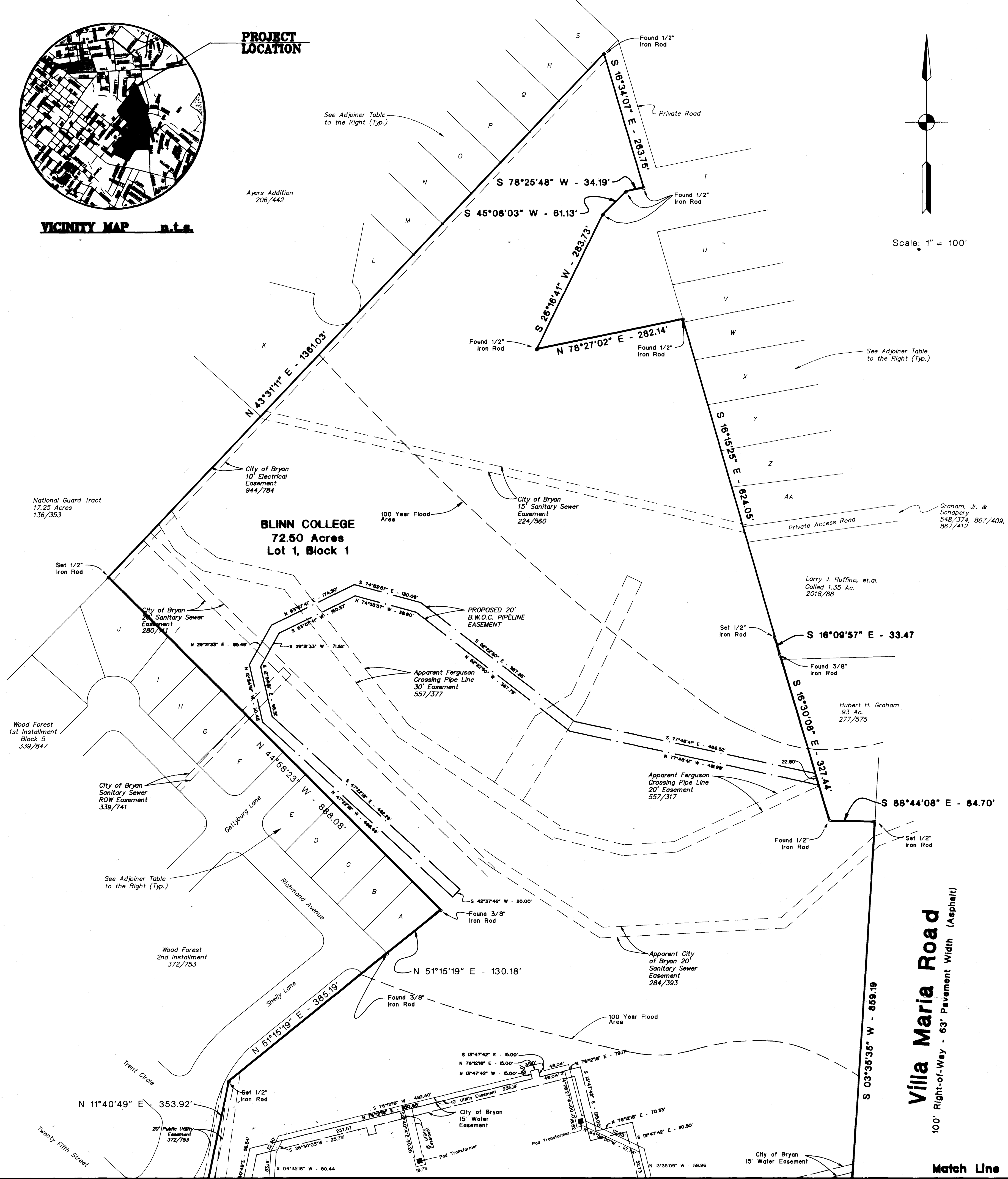
on land base 415 feet wd



**PROJECT LOCATION**

**VICINITY MAP** *d.t.e.*

on land base 4/25/99 uw



# FINAL PLAT OF BLINN COLLEGE - BRYAN CAMPUS LOT 1, BLOCK 1

ACTUAL 72.50 ACRE TRACT  
JOHN AUSTIN SURVEY - ABSTRACT NO. 2  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' APRIL 16, 1997  
SHEET 1 OF 2

**OWNER/DEVELOPER:**  
City of Bryan  
P.O. Box 1000  
Bryan, TX 77805  
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**GARRETT ENGINEERING**  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2888