

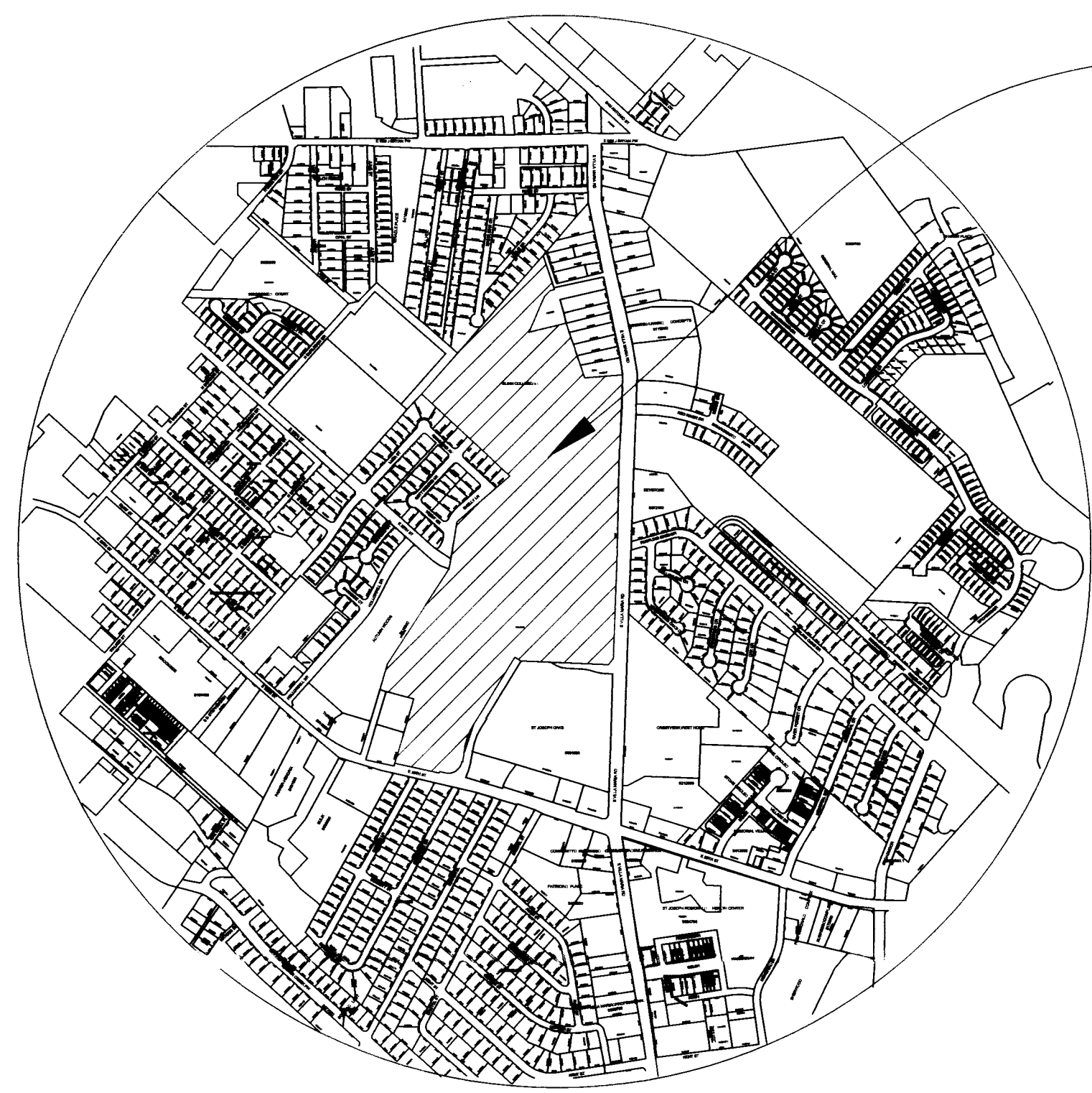
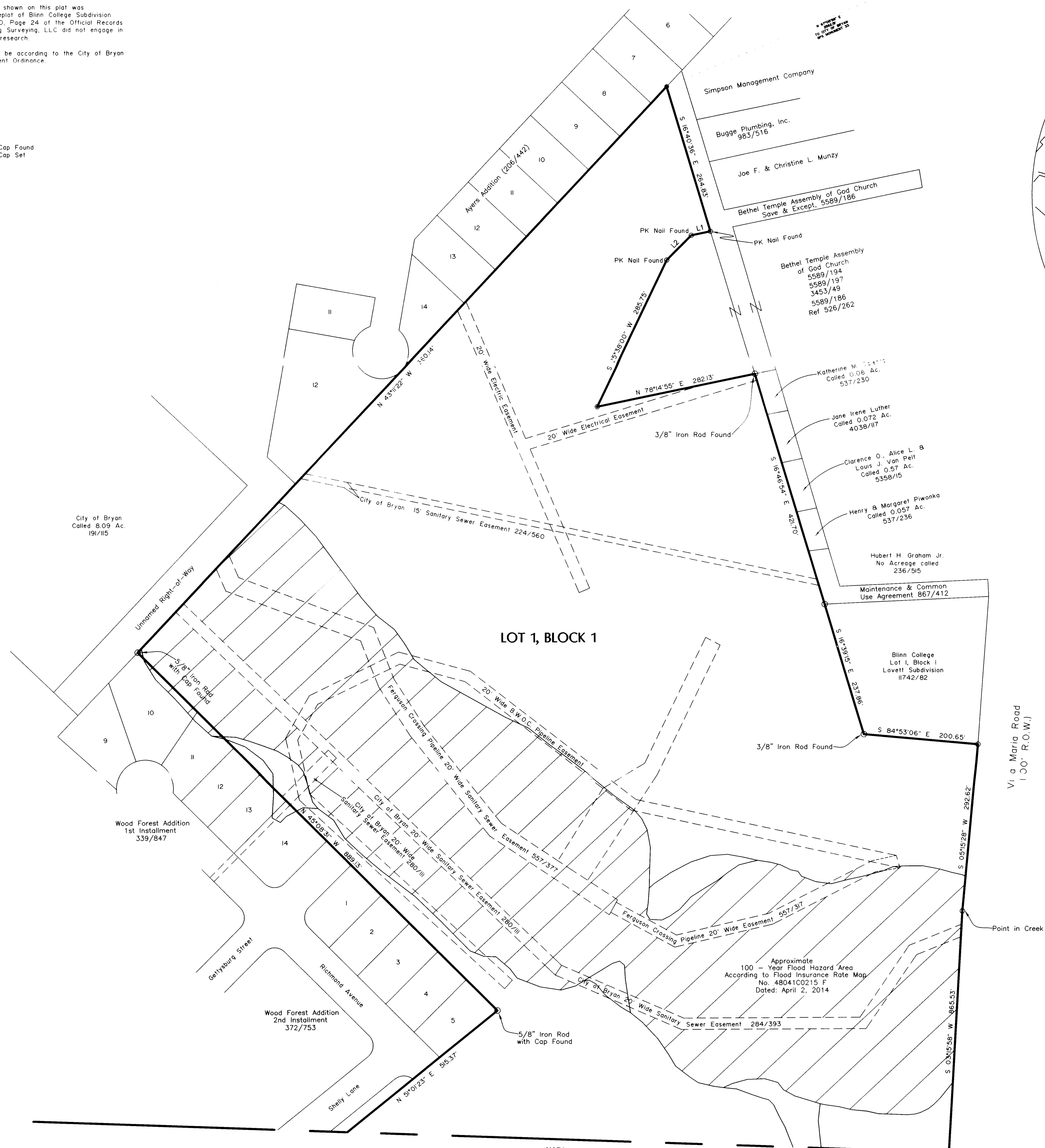
North orientation for the Original Plat is based on the plat in Vol. 7780 Pg. 24. North orientation for the Replat is based on rotating the northeast line to grid north, NAD83(CORS96) Texas State Plane, Central Zone by utilizing GPS methods.

All easement information shown on this plat was derived from the final replat of Blinn College Subdivision recorded in Volume 7780, Page 24 of the Official Records of Brazos County, Strong Surveying, LLC did not engage in any additional easement research.

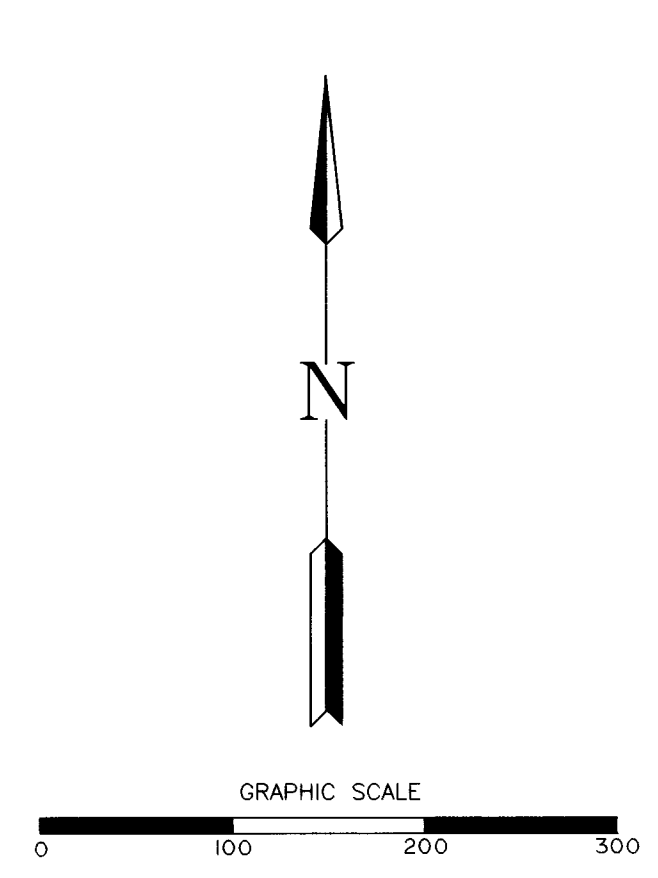
All Building Setbacks will be according to the City of Bryan Land and Site Development Ordinance.

LEGEND

- 1/2" Iron Rod Found
- 1/2" Iron Rod with Cap Found
- 1/2" Iron Rod with Cap Set



VICINITY MAP
NOT TO SCALE



Doc: 01143013
Rev: 01143013
Date: 11/28/14
Page: 2/31

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:
Larry J. & J. Ronald Ruffino &
L B R Personnel, Inc.
230 E William Joel Bryan Pkwy.
Bryan, Texas 77802-1705

STRONG SURVEYING
1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 734-0996
Bryn No. 20093500 email: curts@strongsurveying.com

MATCHLINE SHEET 2

NOTES:

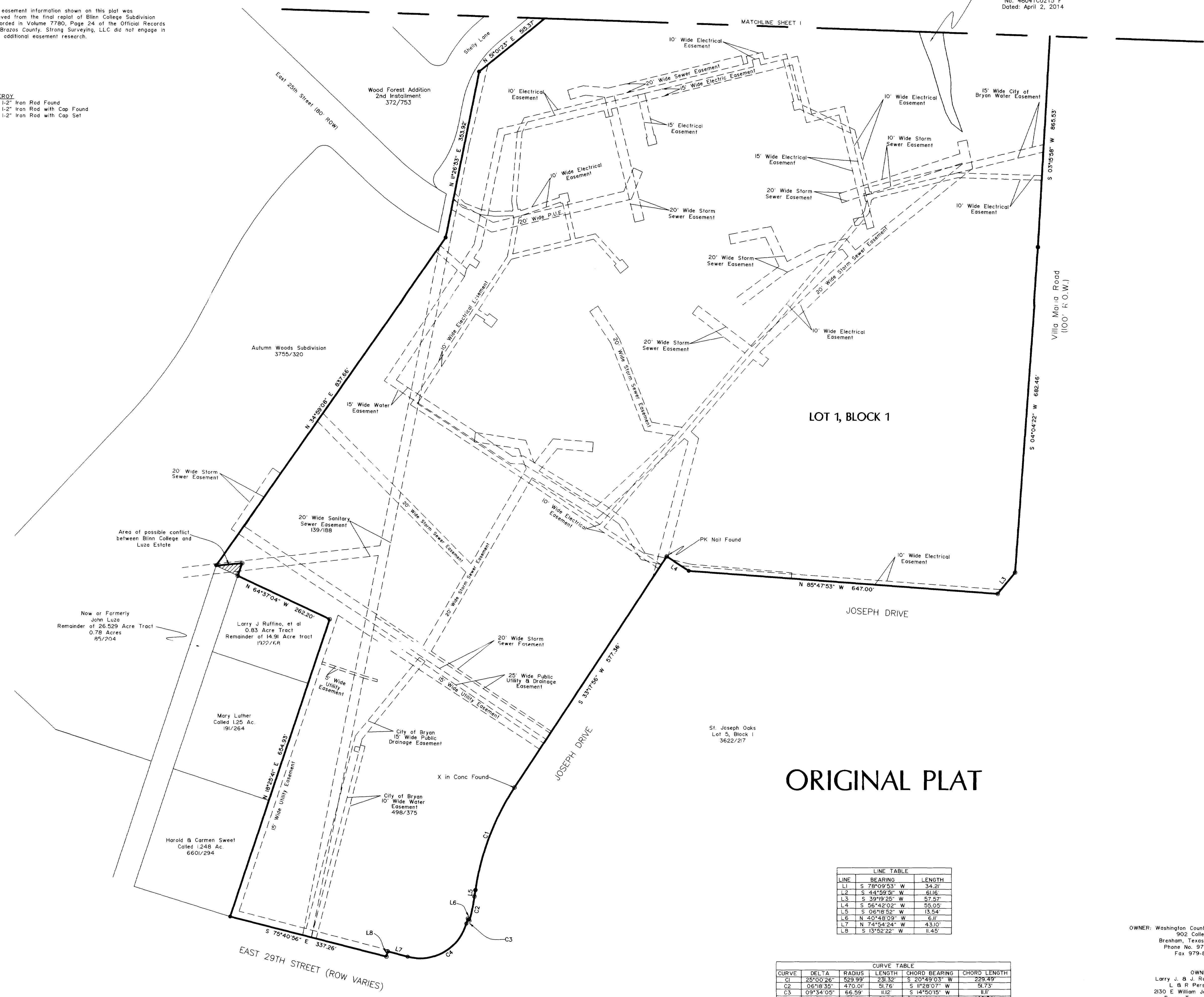
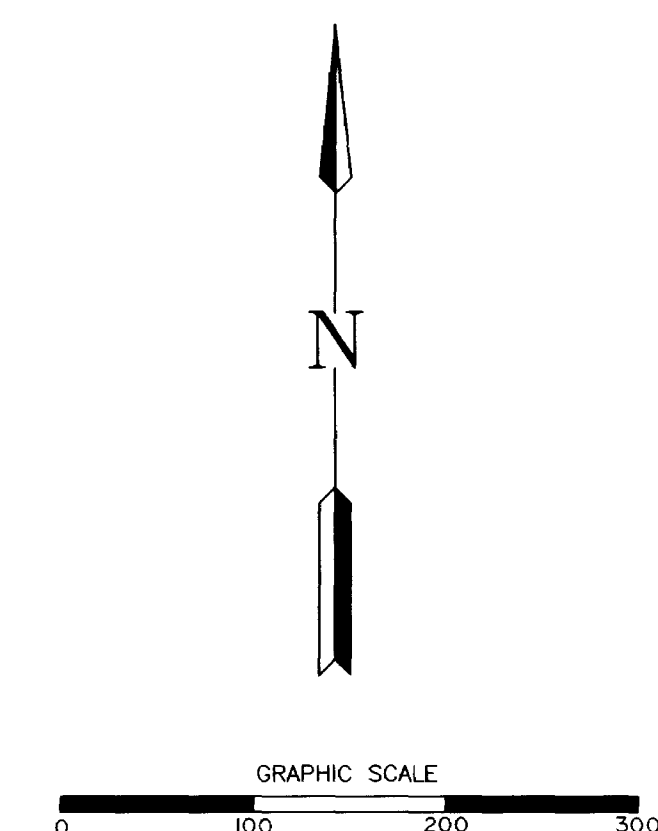
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LEGEND:

- 1-2" Iron Rod Found
- ⊙ 1-2" Iron Rod with Cap Found
- 1-2" Iron Rod with Cap Set

Approximate
100 - Year Flood Hazard Area
According to Flood Insurance Rate Map
No. 48041C0215 F
Dated: April 2, 2014



Doc Bk Vol Pg
01193013 BR 11999 232

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
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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 2 OF 4

ORIGINAL PLAT

LINE TABLE

LINE	BEARING	LENGTH
L1	S 78°09'53" W	34.21'
L2	S 44°19'31" W	61.6'
L3	S 39°19'25" W	57.57'
L4	S 56°42'02" W	55.05'
L5	S 05°18'52" W	13.54'
L6	N 40°48'09" W	6.1'
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"	529.99'	231.32'	S 20°49'03" W	229.49'
C2	06°18'35"	470.01'	51.76'	S 11°28'07" W	51.73'
C3	09°34'05"	66.59'	11.2'	S 14°50'13" W	11.1'
C4	89°32'06"	99.8'	155.97'	S 60°26'59" W	140.58'

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

OWNER:
Larry J. & J. Ronald Ruffino &
L B R Personnel, Inc.
2150 E. William Javel Bryan Pkwy.
Bryan, Texas 77802-1705

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

NOTES:

North orientation for the Original Plat is based on the plat in Vol. 7780 Pg. 24. North orientation for the Replat is based on rotating the northeast line to grid north, NAD83/CORS96 Texas State Plane, Central Zone by utilizing GPS methods.

All easement information shown on this plat was derived from the final replat of Blinn College Subdivision recorded in Volume 7780, Page 24 of the Official Records of Brazos County, Strong Surveying, LLC did not engage in any additional easement research.

All Building Setbacks will be according to the City of Bryan Land and Site Development Ordinance.

LEGEND

- 1/2" Iron Rod Found
- ⊙ 1/2" Iron Rod with Cap Found
- 1/2" 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'
L8	S 11°53'20" W	11.45'

FIELD NOTES & 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 264.31 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 491.47 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' 51" 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; THENCE S 31° 19' 37" W, along the northwesterly right-of-way line of said Joseph Drive a distance of 577.91 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 470.01 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 112.12 feet, a radius of 66.59 feet, and a chord of S 12° 51' 13" W, a distance of 111.11 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 153.97 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.

Doc 01193013 Sk 01193013 Vcl 01193013 Pg 233

Site Address: 2423 Blinn Blvd, Bryan Texas, 77802

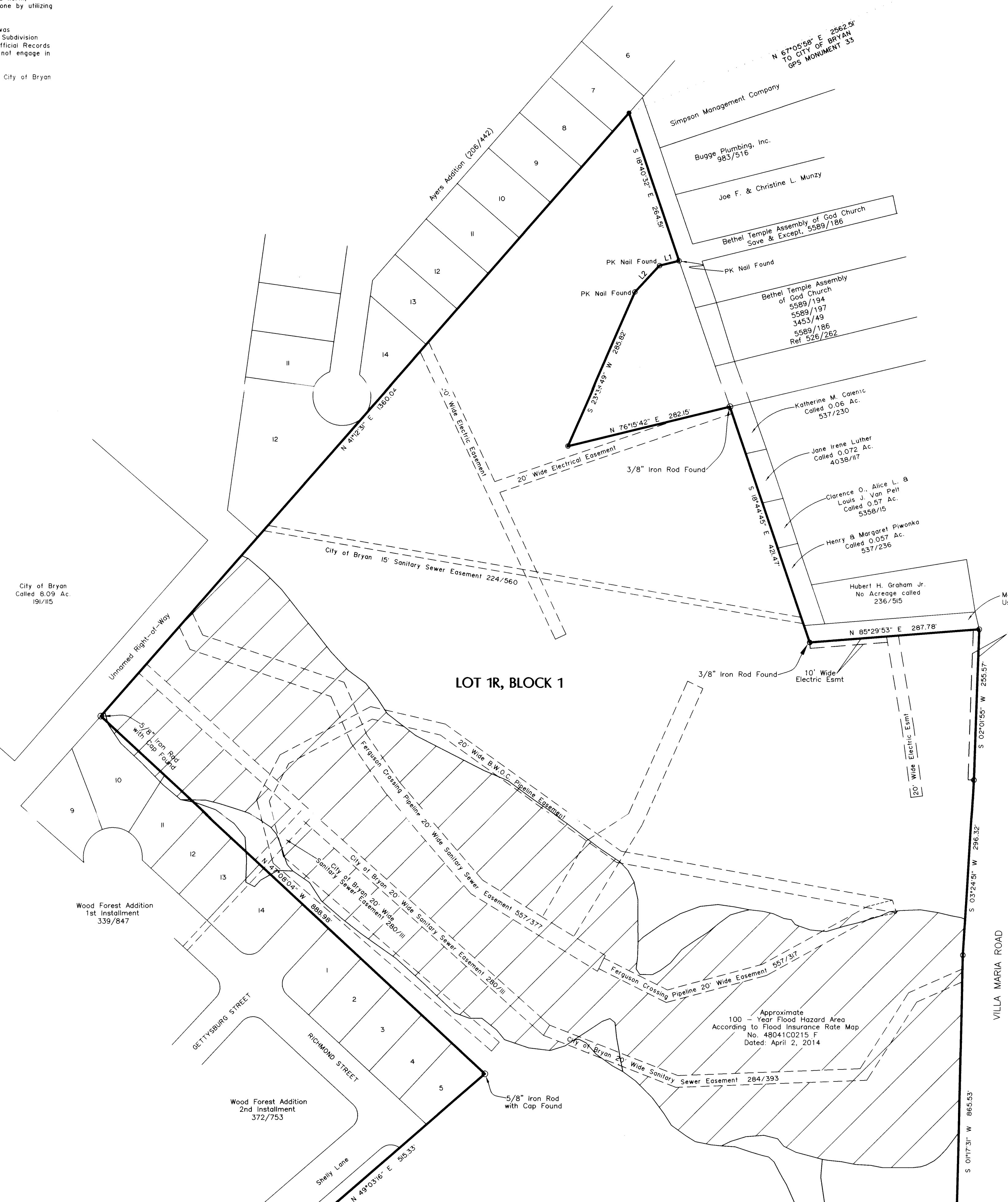
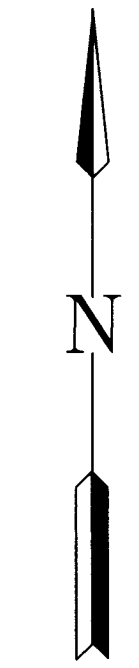
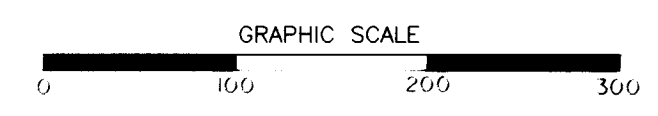
REPLAT OF BLINN COLLEGE SUBDIVISION LOT 1R, BLOCK 1

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 3 OF 4

REPLAT



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

OWNER:
Larry J. & J. Ronald Ruffino &
L. B. R. Personnel, Inc.
2130 W. William J. Bryan Pkwy.
Bryan, Texas 77802-1705

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

MATCHLINE SHEET 4

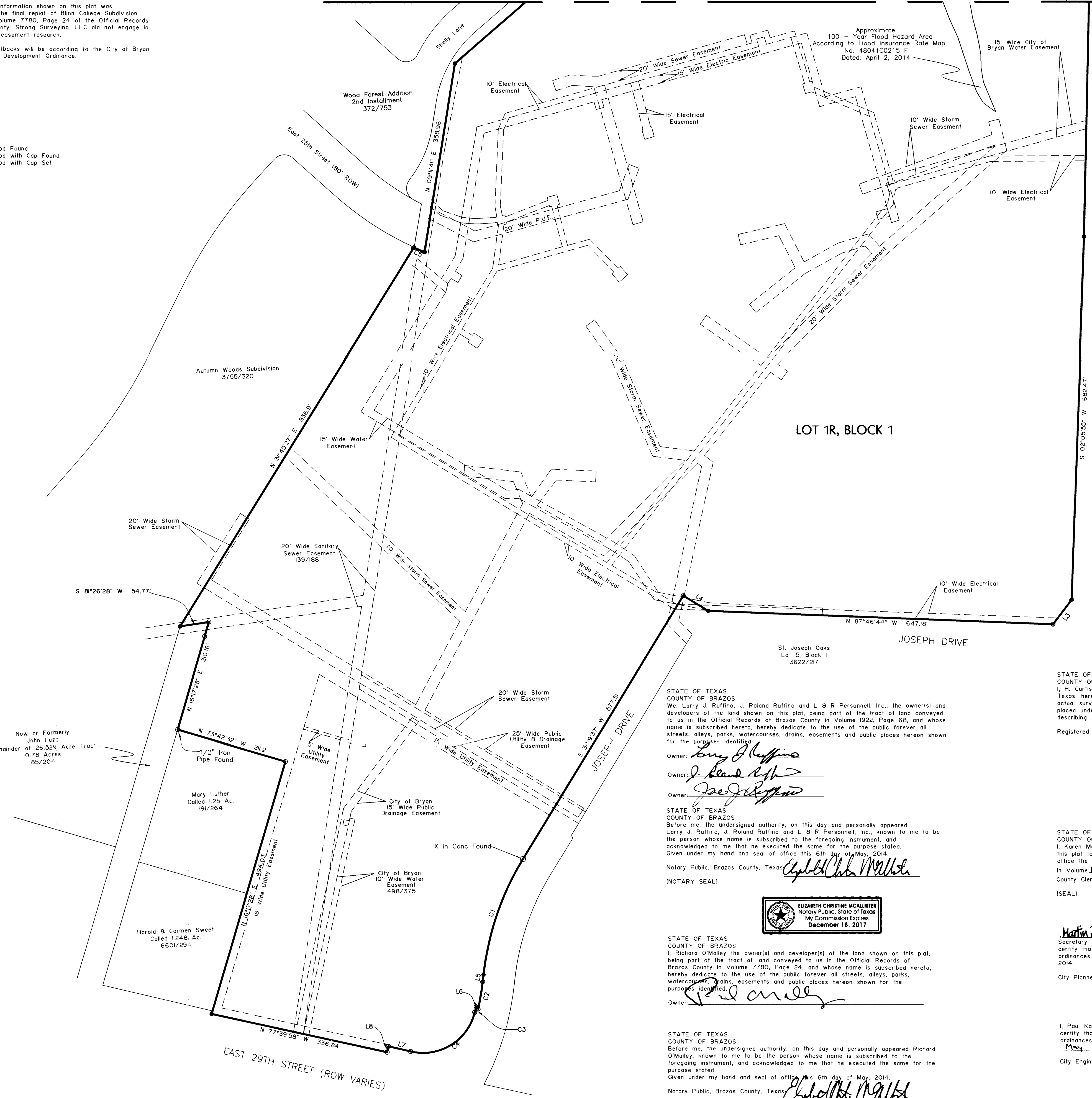
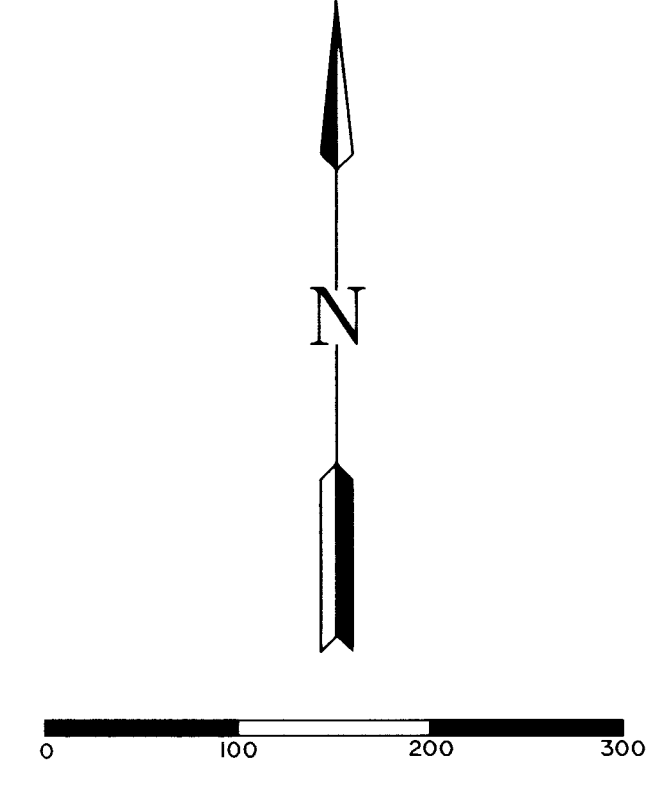
NOTES
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All Building Setbacks will be according to the City of Bryan Land and Site Development Ordinance.

LEROY
 ● 1-2" Iron Rod Found
 ● 1-2" Iron Rod with Cap Found
 ○ 1-2" Iron Rod with Cap Set

MATCHLINE SHEET 3



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'
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CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	24°59'47"	525.99'	231.22'	S 18°49'43" W	229.39'
C2	06°18'33"	470.01'	51.76'	S 09°29'05" W	51.73'
C3	09°34'14"	66.59'	11.2'	S 12°51'13" W	11.0'
C4	69°32'10"	99.98'	153.97'	S 38°27'57" W	140.58'
C5	02°07'21"	590.00'	21.86'	S 66°21'19" E	21.86'

Doc: 01192013 -OR 11999- 234
 Filed for Record in: BRAZOS COUNTY
 On: May 07, 2014 at 09:04A
 As a Plat
 Document Number: 11187111
 Amount: 87.00
 Receipt Number - 508266
 By: Ashlie Peters-Bowman

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
 as stamped hereon by me,
 May 07, 2014
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

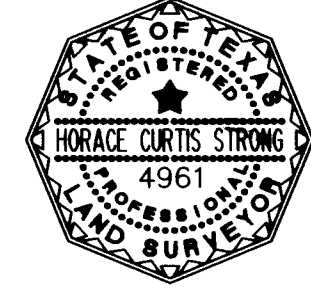
Site Address: 2423 Blinn Blvd, Bryan Texas, 77802

REPLAT

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
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 VOLUME 1922, PAGE 68
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE 1"=100' APRIL 28, 2014
 SHEET 4 OF 4

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: *H. Curtis Strong*



STATE OF TEXAS COUNTY OF BRAZOS
 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 7th day of May, 2014 in the Official Records of Brazos County in Volume 11999, Page 234.
 County Clerk Brazos County, Texas: *Karen McQueen*
 By: *Ashlie Peters-Bowman*

Martin Zimmerman, 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 6th day of May, 2014.
 City Planner, Bryan, Texas: *Martin Zimmerman*

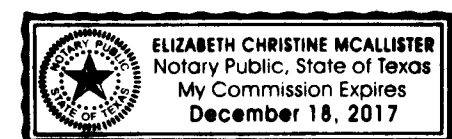
I, Paul Kaspar, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 6th day of May, 2014.
 City Engineer, Bryan, Texas: *W Paul Kaspar*

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

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

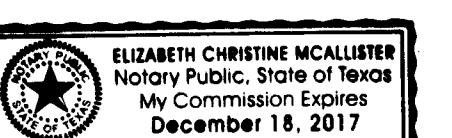
STATE OF TEXAS COUNTY OF BRAZOS
 We, Larry J. Ruffino, J. Roland Ruffino and L. & R. Personnel, Inc., the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land conveyed to us in the Official Records of Brazos County in Volume 1922, Page 68, and whose name is subscribed 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: *Larry J. Ruffino*
 Owner: *J. Roland Ruffino*
 Owner: *L. & R. Personnel*

STATE OF TEXAS COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day and personally appeared Larry J. Ruffino, J. Roland Ruffino and L. & R. Personnel, Inc., 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 6th day of May, 2014.
 Notary Public, Brazos County, Texas: *Elizabeth Christine McAllister*



STATE OF TEXAS COUNTY OF BRAZOS
 I, Richard O'Malley 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 7780, Page 24, 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: *Richard O'Malley*

STATE OF TEXAS COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day and personally appeared Richard O'Malley, 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 6th day of May, 2014.
 Notary Public, Brazos County, Texas: *Elizabeth Christine McAllister*



STRONG SURVEYING
 1722 Broadmoor, Suite 105
 Bryan, Texas 77802
 Phone: (979) 776-9836
 Fax: (979) 731-0096
 Email: curtis@strongsurveying.com