

Doc Blk Vol Pg
00951748 OR 7780 24

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §
I, Donald E. Voelter, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume Page 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.

STATE OF TEXAS §
COUNTY OF BRAZOS §
Before me, the undersigned authority, on this day personally appeared Donald E. Voelter, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
Given under my hand and seal of office this 9th day of January, 2007.

Bucky Krebs
Notary Public, Brazos County, Texas
CERTIFICATE OF THE COUNTY CLERK



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 on the 19 day of Jan, 2007, in the Official Records of Brazos County Volume 7780, Page 24.

Karen McQueen
County Clerk, Brazos County, Texas
By Cheryl Carleton
CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §
I, Gary G. Brown, Registered Professional Land Surveyor No. 4654, 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.



Gary G. Brown, R.P.L.S. No. 4654

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art Hughes, the undersigned, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 17th day of October, 2006 and same was duly approved on the 14th day of December, 2006 by said Commission.

Art Hughes
Chair Planning and Zoning Commission, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, 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 18th day of January, 2006.

Kevin Russell
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, 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 19 day of January, 2007.

Linda Huff
City Engineer, Bryan, Texas

FIELDNOTE DESCRIPTION FOR 79.337 ACRES OF LAND JOHN AUSTIN SURVEY, ABSTRACT NO. 2 BRAZOS COUNTY, TEXAS

Fieldnotes to all that certain tract or parcel of land being 79.337 acres, more or less, located the John Austin Survey, Abstract No. 2, Brazos County, Texas, being part of the 73.88 acres shown on the Replat of Blinn College Bryan Campus as shown on the plat recorded in Volume 4870 Page 42 of the Official Records of Brazos County, Texas (ORBC1), part of the 8.289 acres shown on the Final Plat of College Park Center as shown on the plat recorded in Volume 2854, Page 115 of the ORBC1, part of the called 0.46 acre tract described in a Deed from Schulman Investments, LTD to Blinn College recorded in Volume 4500, Page 239 ORBC1 and all of the called 0.9704 acre tract described in a Deed from Elnora Graham to Blinn College recorded in Volume 6662, Page 12 ORBC1. Said 79.337 acres being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the most northerly corner of the said Replat of Blinn College Bryan Campus.

THENCE S 16° 40' 36" E 284.83 feet with a northeasterly line of the said Replat of Blinn College to a mag-nail found for corner;

THENCE S 78° 09' 53" W 34.21 feet to a mag-nail found for corner;

THENCE S 44° 59' 51" W 61.16 feet to a mag-nail found for corner;

THENCE S 25° 38' 00" W 285.75 feet to a mag-nail found for corner;

THENCE N 78° 14' 55" E 282.13 feet to a 3/8" iron rod found for corner;

THENCE S 16° 46' 54" E 421.70 feet with a northeasterly line of the said Replat of Blinn College to a 3/8" iron rod found for an angle corner;

THENCE S 18° 39' 15" E 237.86 feet with a northeasterly line of the said Replat of Blinn College to a 3/8" iron rod found for the northwesterly corner of the said 0.9704 acre tract;

THENCE S 84° 53' 06" E 200.85 feet with the northerly line of the said 0.9704 acre tract to a 5/8" iron rod found for the northeasterly corner of the said 0.9704 acre tract;

THENCE S 06° 15' 28" W 292.82 feet with the easterly line of the said 0.9704 acre tract to a 5/8" iron rod found for the southeasterly corner of the said 0.9704 acre tract;

THENCE S 03° 15' 58" W 865.53 feet with an easterly line of the said Replat of Blinn College to a 1/2" iron rod found for corner;

THENCE S 04° 04' 22" W 682.46 feet with an easterly line of the said Replat of Blinn College to a 1/2" iron rod set for corner;

THENCE S 39° 19' 22" W 57.57 feet to a 1/2" iron rod set for corner;

THENCE N 85° 47' 57" W 847.00 feet to 1/2" iron rod set for corner;

THENCE N 58° 41' 21" W 55.06 feet to a 1/2-inch iron rod set for corner;

THENCE along the westerly right of way of the Joseph Drive easement dedication and the northerly right of way of the East 29th Street easement dedication shown hereon as follows:

S 33° 18' 39" W 577.46 feet to a 1/2-inch iron rod set for the beginning of a curve to the left;

With the said curve (having a radius of 530.00 feet, a central angle of 25° 00' 25", and a long chord of S 20° 49' 03" W 229.49 feet) 231.32 feet to a 1/2-inch iron rod set for the end of the said curve;

S 08° 18' 50" W 13.54 feet to a 1/2-inch iron rod set for the beginning of a curve to the right;

With the said curve (having a radius of 470.00 feet, a central angle of 06° 18' 35", and a long chord of S 11° 28' 07" W 51.73 feet) 51.76 feet to a 1/2-inch iron rod set;

THENCE N 40° 53' 33" W 6.10 feet to a 1/2-inch iron rod set;

THENCE with a curve to the right (having a radius of 86.58 feet, a central angle of 09° 34' 18", and a long chord of S 14° 50' 15" W 11.11 feet) 11.12 feet to a 1/2-inch iron rod set for the end of this curve and the beginning of another curve to the right;

With the said curve (having a radius of 99.80 feet, a central angle of 88° 32' 50", and a long chord of S 80° 26' 59" W 140.59 feet) 155.98 feet to a 1/2-inch iron rod set for the end of the said curve;

THENCE N 74° 54' 24" W 43.10 feet to a 1/2-inch iron rod set for an angle corner;

THENCE S 13° 52' 11" W 11.45 feet to a 1/2-inch iron rod set for corner in the existing right of way of East 29th Street;

THENCE N 75° 40' 58" W 337.30 feet with the most southerly line of the said College Park Center to a 1/2" iron rod set for the most southwesterly corner of the said College Park Center;

THENCE N 18° 25' 41" E 654.93 feet with the westerly line of the said College Park Center to a 1/2" iron rod found for corner;

THENCE N 64° 37' 04" W 262.20 feet with the most westerly South line of the said Replat of Blinn College to a 1/2" iron rod set for corner;

THENCE N 34° 50' 06" E 837.66 feet with a northwesterly line of the said Replat of Blinn College to a 1/2" iron rod set for an angle corner;

THENCE N 11° 26' 53" E 353.92 feet with a northwesterly line of the said Replat of Blinn College to a 1/2" iron rod set for corner;

THENCE N 51° 01' 23" E 515.37 feet with a northwesterly line of the said Replat of Blinn College to a 1/2" iron rod found for corner;

THENCE N 45° 08' 31" W 889.13 feet with the most northerly southwest line of the said Replat of Blinn College to a 5/8" iron rod found for corner;

THENCE N 43° 11' 22" E 1360.14 feet with the most northerly northwest line of the said Replat of Blinn College to the PLACE OF BEGINNING, and containing 79.337 acres, more or less, according to a survey made under the supervision of Gary G. Brown, Registered Professional Surveyor No. 4654.

LINE	BEARING	LENGTH
L1	S 78° 09' 53" W	34.21'
L2	S 44° 59' 51" W	61.16'
L3	S 25° 38' 00" W	285.75'
L4	S 39° 19' 22" W	57.57'
L5	N 85° 47' 57" W	847.00'
L6	S 06° 15' 28" W	13.54'
L7	N 40° 48' 09" W	6.11'
L8	N 74° 54' 24" W	43.10'
L9	S 13° 52' 22" W	11.45'

MATCHLINE SHEET 2

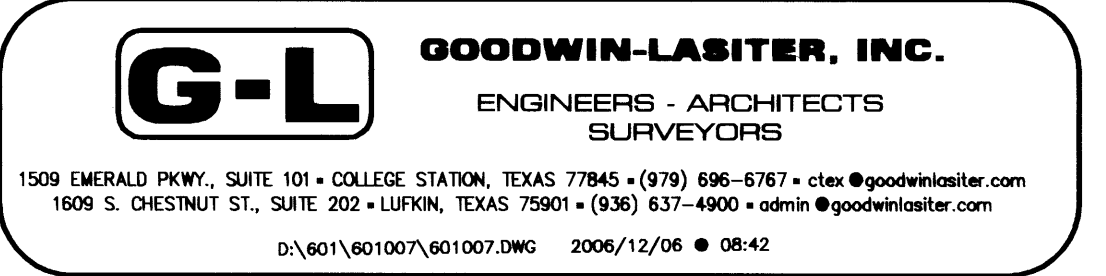
FINAL PLAT OF BLINN COLLEGE SUBDIVISION

BLOCK 1, LOT 1
BEING
79.337 ACRES
OUT OF THE
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

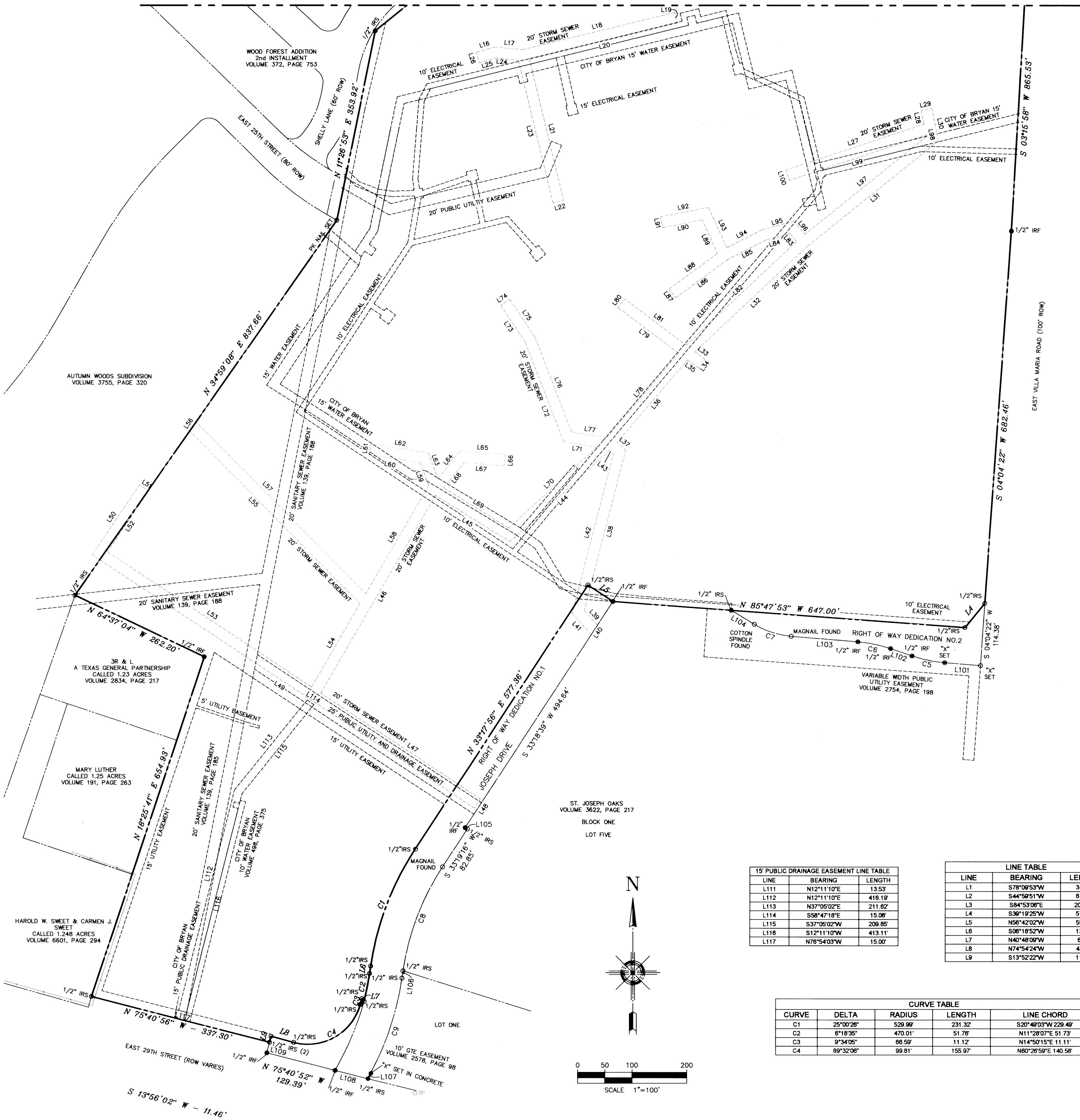
PAGE 1 of 2

OWNER/DEVELOPER: WASHINGTON COUNTY JR. COLLEGE DISTRICT (BLINN COLLEGE) P.O. BOX 6030 BRYAN, TEXAS 77805

SURVEYOR: GOODWIN-LASITER, INC. 1509 EMERALD PKWY., SUITE 101 COLLEGE STATION, TEXAS 77845



MATCHLINE SHEET 1



FIELDNOTES
RIGHT OF WAY DEDICATION NO. 2

Fieldnotes to all that certain tract or parcel of land being 1.470 acres, more or less, located the John Austin Survey, Abstract No. 2, Brazos County, Texas, being part of the 73.88 acres shown on the Replat of Blinn College Bryan Campus as shown on the plat recorded in Volume 4670 Page 42 of the Official Records of Brazos County, Texas (CRBCT), part of the 8.289 acres shown on the Final Plat of College Park Center as shown on the plat recorded in Volume 2854, Page 115 of the CRBCT, and part of the called 0.46 acre tract described in a Deed from Schulman Investments, LTD to Blinn College recorded in Volume 4500, Page 239 CRBCT. Said 0.464 acre being more particularly described as follows:

BEGINNING at an "x" cut in concrete for the most easterly southeast corner of the said Replat of Blinn College Bryan Campus;

THENCE along the southerly right of way of the herein described easement dedication as follows:

N 85° 18' 37" W 85.71 feet with a southerly line of the said Replat of Blinn College to a 1/2" iron rod set for the beginning of a curve to the right;

With the said curve (having a radius of 250.00 feet, a central angle of 14° 02' 06", and a long chord of N 79° 17' 31" W 81.08 feet) 81.24 feet to a 1/2" iron rod set for corner;

N 71° 16' 28" W 41.52 feet with a southerly line of the said Replat of Blinn College to a 1/2" iron rod set for the beginning of a curve to the left;

With said curve (having a radius of 250.00 feet, a central angle of 14° 02' 06", and a long chord of N 79° 17' 31" W 81.08 feet) 81.24 feet to a 1/2" iron rod set for corner;

N 85° 18' 34" W 122.83 feet with a southerly line of the said Replat of Blinn College to a nail found for the beginning of a curve to the right;

With said curve (having a radius of 155.00 feet, a central angle of 28° 29' 20", and a long chord of N 72° 04' 04" W 71.01 feet) 71.64 feet to a 1/2" iron rod set for corner;

N 58° 49' 34" W 49.50 feet with a southerly line of the said Replat of Blinn College to 1/2" iron rod set for corner;

THENCE S 85° 47' 57" E 429.37 feet along the northerly right of way of the herein described easement dedication to a 1/2-inch iron rod set for corner;

THENCE N 38° 19' 22" E 57.57 feet to a 1/2-inch iron rod set for corner in an easterly line of the said Replat of Blinn College;

THENCE S 04° 04' 22" W 114.38 feet to the PLACE OF BEGINNING, and containing 0.464 acre, more or less, according to a survey made under the supervision of Gary G. Brown, Registered Professional Surveyor No. 4654.

Doc Bk Vol Pg
00951748 DR 7780 25

Filed for Record in:
BRAZOS COUNTY

On: Jan 19, 2007 at 01:21P

As a
Plate

Document Number: 00951748

Amount: 58.00

Receipt Number - 307357

By:
Susie Cohen

STORM SEWER EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L16	S74°27'43"W	36.32
L17	N84°05'30"W	49.87
L18	N76°14'33"E	287.06
L19	S13°45'27"E	20.00
L21	N13°38'41"W	285.97
L22	S76°21'19"W	20.00
L23	N13°38'41"W	288.89
L24	N84°05'30"W	40.76
L25	S74°27'43"W	32.54
L26	N15°32'17"W	20.00
L27	S71°36'32"W	286.25
L28	N11°48'04"W	24.91
L29	N78°10'56"E	20.00
L30	N11°49'04"W	60.08
L31	N51°10'29"E	308.51
L32	N46°49'24"E	282.41
L33	N53°09'09"W	22.92
L34	S36°50'51"W	20.00
L35	N53°09'09"W	25.18
L36	N40°31'44"E	190.36
L37	S50°34'08"E	21.23
L38	S14°33'09"W	303.22
L39	S42°07'41"E	36.24
L40	N33°18'36"E	20.86
L41	S42°07'41"E	52.22
L42	S14°33'09"W	301.37
L43	S50°34'08"E	9.92
L46	N30°14'08"E	418.42
L47	N56°34'16"W	350.83
L48	N35°08'14"E	20.01
L50	N34°06'02"E	154.60
L52	N34°06'02"E	134.36
L53	N56°34'16"W	448.57
L54	N30°14'08"E	178.77
L55	N44°43'44"W	444.32
L56	N34°59'08"E	20.33
L57	N44°43'44"W	442.45
L58	N30°14'08"E	229.51
L62	N81°12'23"W	109.86
L63	N20°16'40"W	59.83
L64	N37°26'50"E	64.34
L65	S85°28'15"E	84.72
L66	S04°33'45"W	20.00
L67	S85°28'15"E	74.06
L68	N39°24'07"E	58.86
L70	S47°35'59"W	219.46
L71	S81°02'31"E	61.53
L72	N21°16'40"W	195.17
L73	N33°35'23"W	81.26
L74	S56°24'37"W	20.00
L75	N33°35'23"W	83.41
L76	N21°16'40"W	185.84
L77	S81°02'31"E	65.27
L78	N40°31'44"E	202.86
L79	N53°09'09"W	139.40
L80	N36°50'51"E	20.00
L81	N53°09'09"W	141.40
L83	N30°11'18"W	18.67
L85	N81°12'23"W	80.55
L86	S33°36'39"W	118.37
L87	N36°20'21"W	20.00
L88	S53°39'38"W	110.21
L89	N24°48'45"W	67.73
L90	S78°46'53"W	73.95
L91	N11°13'07"W	20.00
L92	S78°46'53"W	89.89
L93	N24°48'45"W	81.23
L94	S62°52'53"W	72.31
L95	S75°16'27"W	60.75
L96	N30°11'18"W	30.96
L97	N51°10'29"E	286.36
L98	N11°49'04"W	2.78
L100	S18°23'28"E	20.00

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.

Jan 19, 2007

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

ROW DEDICATION LINE TABLE

LINE	BEARING	LENGTH
L101	N85°18'37"W	85.71
L102	N71°16'28"W	41.52
L103	N85°18'34"W	122.83
L104	N58°49'34"W	49.50
L105	S56°53'51"E	4.95
L106	S08°18'52"W	13.54
L107	S28°13'36"W	11.37
L108	N75°40'56"W	61.81
L109	N14°11'04"W	31.46

ROW DEDICATION CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	LINE CHORD
C5	14°02'06"	250.00	61.24	S78°17'31"E 61.09
C6	14°02'06"	250.00	61.24	N78°17'31"W 61.09
C7	28°29'20"	155.00	71.64	S72°04'04"E 71.01
C8	28°29'20"	470.00	205.13	S20°49'03"W 203.51
C9	20°24'38"	325.70	184.22	N18°16'34"E 183.28
C10	13°31'48"	470.00	110.99	N21°28'52"E 110.73

15' PUBLIC DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L111	N12°11'10"E	13.53
L112	N12°11'10"E	418.19
L113	N37°05'02"E	211.82
L114	S38°47'18"E	15.98
L115	S37°06'02"W	209.85
L116	S12°11'10"W	413.11
L117	N78°54'03"W	15.00

LINE TABLE

LINE	BEARING	LENGTH
L1	S78°09'53"W	34.21
L2	S44°59'51"W	61.16
L3	S84°53'08"E	200.85
L4	S36°19'25"W	57.57
L5	N56°42'02"W	55.05
L6	S08°18'52"W	13.54
L7	N40°48'09"W	6.11
L8	N74°54'24"W	43.10
L9	S13°52'22"W	11.45

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	LINE CHORD
C1	25°00'26"	529.99	231.32	S20°49'03"W 229.49
C2	6°18'35"	470.01	51.78	N11°28'07"E 51.73
C3	9°34'05"	66.59	11.12	N14°50'15"E 11.11
C4	89°32'06"	99.81	155.97	N60°26'59"E 140.58

FINAL PLAT OF BLINN COLLEGE SUBDIVISION

BLOCK 1, LOT 1
BEING
79.337 ACRES
OUT OF THE
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

PAGE 2 of 2

OWNER/DEVELOPER: WASHINGTON COUNTY JR. COLLEGE DISTRICT (BLINN COLLEGE) P.O. BOX 6030 BRYAN, TEXAS 77805

SURVEYOR: GOODWIN-LASITER, INC. 1509 EMERALD PKWY., SUITE 101 COLLEGE STATION, TEXAS 77845



1509 EMERALD PKWY., SUITE 101 • COLLEGE STATION, TEXAS 77845 • (936) 696-6767 • cto@goodwinlasiter.com
1609 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 837-4900 • odm@goodwinlasiter.com

D:\g01\001007\001007.DWG 2006/12/06 08:42