

FIELD NOTES
6.269 ACRES
BOUNDARY OF COLLEGE PARK CENTER

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.269 ACRES OF LAND OUT OF AND A PART OF THE REMAINDER OF THAT PORTION OF THAT CALLED 15.45 ACRE TRACT OF LAND AND THAT CALLED 0.087 ACRE TRACT OF LAND CONVEYED TO SCHULMAN THEATERS, INC. BY DEEDS OF RECORD IN VOLUME 1006, PAGE 576, VOLUME 2692, PAGE 336 AND COUNTY CLERK'S FILE NO. 630468 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), AND OUT OF AND A PART OF THAT CALLED 1.81 ACRE TRACT OF LAND CONVEYED TO COLLEGE PARK CENTER, INC. BY DEED OF RECORD IN VOLUME 2692, PAGE 339 (O.R.B.C.T.), ALL OUT OF AND SITUATED IN THE JOHN AUSTIN SURVEY ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS SAID 6.269 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIPE FOUND FOR SOUTHWEST CORNER OF SAID CALLED 15.45 ACRE TRACT OF LAND AND SAID SCHULMAN THEATERS PORTION TRACT OF LAND AT THE SOUTHWEST CORNER OF SAID CALLED 1.81 ACRE COLLEGE PARK CENTER, INC. TRACT OF LAND AND THE SOUTHEAST CORNER OF A CALLED 1.25 ACRE TRACT OF LAND CONVEYED TO PETE KROLOZYK BY DEED OF RECORD IN VOLUME 191, PAGE 443 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.), SAME BEING A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 29TH STREET;

THENCE, N 18°25'00" E, WITH THE WESTERLY LINE OF SAID CALLED 15.45 ACRE TRACT OF LAND, SAID SCHULMAN THEATERS PORTION TRACT OF LAND, AND SAID CALLED 1.81 ACRE COLLEGE PARK CENTER, INC. TRACT OF LAND AND THE EASTERLY LINE OF SAID CALLED 1.25 ACRE PETE KROLOZYK TRACT OF LAND, A DISTANCE OF 20.05 FEET TO A 1/2" IRON ROD SET IN THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF EAST 29TH STREET FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 18°25'00" E, CONTINUING ALONG SAID WESTERLY LINE OF THE CALLED 15.45 ACRE TRACT OF LAND, THE SCHULMAN THEATERS PORTION TRACT OF LAND, AND THE CALLED 1.81 ACRE COLLEGE PARK CENTER, INC. TRACT OF LAND, AND SAID EASTERLY LINE OF THE CALLED 1.25 ACRE PETE KROLOZYK TRACT OF LAND, AND WITH SAID WESTERLY LINE OF THE CALLED 15.45 ACRE TRACT OF LAND, SAID SCHULMAN THEATERS PORTION TRACT OF LAND, AND SAID CALLED 1.81 ACRE COLLEGE PARK CENTER, INC. TRACT OF LAND AND THE EASTERLY LINE OF A CALLED 1.25 ACRE TRACT OF LAND CONVEYED TO MARY LUTHER BY DEED OF RECORD IN VOLUME 191, PAGE 263 (D.R.B.C.T.) AND THE REMAINDER OF A CALLED 1.91 ACRE TRACT OF LAND CONVEYED TO LARRY R. HINDS, ET AL. BY DEED OF RECORD IN VOLUME 1922, PAGE 68 (O.R.B.C.T.), AND WITH SAID WESTERLY LINE OF THE CALLED 15.45 ACRE TRACT AND SAID SCHULMAN THEATERS PORTION TRACT OF LAND AND THE MOST SOUTHERLY EAST LINE OF A CALLED 72.50 ACRE TRACT OF LAND, SAME BEING LOT 1, BLOCK 1, BLINN COLLEGE ACCORDING TO THE PLAT OF RECORD IN VOLUME 2852, PAGE 285 (O.R.B.C.T.), A DISTANCE OF 691.01 FEET TO A 1/2" IRON ROD SET FOR NORTHWEST CORNER AT THE NORTHWEST CORNER OF SAID SCHULMAN THEATERS PORTION TRACT OF LAND, SAME BEING AN INSIDE-ELL CORNER OF SAID CALLED 72.50 ACRE TRACT OF LAND BEING SAID LOT 1, BLOCK 1, BLINN COLLEGE;

THENCE, S 56°40'00" E, ALONG THE LINE COMMON TO SAID SCHULMAN THEATERS PORTION TRACT OF LAND AND SAID LOT 1, BLOCK 1, BLINN COLLEGE, A DISTANCE AT 527.09 FEET TO A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER AT THE NORTHEAST CORNER OF THE AFORESAID REMAINDER OF THE SCHULMAN THEATERS PORTION TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A 60' WIDE CALLED 0.369 ACRE JOINT ACCESS EASEMENT (COMMONLY KNOWN AS BLINN COLLEGE DRIVEWAY) CONVEYED TO THE CITY OF BRYAN OF RECORD IN COUNTY CLERK'S FILE NO. 630470, (O.R.B.C.T.);

THENCE, ALONG THE LINE COMMON TO SAID REMAINDER OF THE SCHULMAN THEATERS PORTION TRACT OF LAND AND SAID 60' WIDE CALLED 0.369 ACRE CITY OF BRYAN JOINT ACCESS EASEMENT (COMMONLY KNOWN AS BLINN COLLEGE DRIVEWAY), AND A LINE COMMON TO SAID ACCESS EASEMENT (COMMONLY KNOWN AS BLINN COLLEGE DRIVEWAY) CONVEYED TO THE CITY OF BRYAN OF RECORD IN COUNTY CLERK'S FILE NO. 630469, (O.R.B.C.T.) AND THE AFORESAID 0.087 ACRE SCHULMAN THEATERS TRACT OF LAND, THE FOLLOWING COURSES:

- 1) S 33°28'38" W, A DISTANCE OF 114.90 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;
- 2) 231.32 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 25°00'26", AND A LONG CHORD BEARING AND DISTANCE OF S20°58'25" W - 229.49 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;
- 3) S 08°28'12" W, A DISTANCE OF 13.54 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, AND;
- 4) 52.03 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 06°29'54", AND A LONG CHORD BEARING AND DISTANCE OF S 11°38'29" W - 52.00 FEET TO A 1/2" IRON ROD SET FOR EXTERIOR ELL CORNER AND MOST EASTERLY SOUTHEAST CORNER AT THE SOUTHEAST CORNER OF THE REMAINDER OF SAID CALLED 0.087 ACRE SCHULMAN THEATERS TRACT AT LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.46 OF ONE ACRE TRACT OF LAND CONVEYED TO AL SCHULMAN OF RECORD IN COUNTY CLERK'S FILE NO. 630916 (O.R.B.C.T.), SAME ALSO BEING A POINT IN A CURVE TO THE LEFT;

THENCE, 15.04 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 34°28'16", AND A LONG CHORD BEARING AND DISTANCE OF N 58°26'52" W - 14.82 FEET ALONG THE SOUTH LINE OF SAID REMAINDER OF THE CALLED 0.087 ACRE SCHULMAN THEATERS TRACT OF LAND, THE MOST EASTERLY SOUTH LINE OF SAID REMAINDER OF THE SCHULMAN THEATERS PORTION TRACT OF LAND AND THE NORTH LINE OF SAID CALLED 0.46 OF ONE ACRE TRACT OF LAND, TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE, N 75°41'00" W, CONTINUING ALONG SAID MOST EASTERLY SOUTH LINE OF THE REMAINDER OF THE SCHULMAN THEATERS PORTION TRACT OF LAND AND SAID NORTH LINE OF THE CALLED 0.46 OF ONE ACRE TRACT OF LAND, A DISTANCE OF 135.77 FEET TO A 1/2" IRON ROD SET FOR INTERIOR ELL CORNER AT AN INTERIOR ELL CORNER OF SAID REMAINDER OF THE SCHULMAN THEATERS PORTION TRACT OF LAND AND THE NORTHWEST CORNER OF SAID CALLED 0.46 OF ONE ACRE TRACT OF LAND;

THENCE, S 14°19'00" W, ALONG THE MOST SOUTHERLY EAST LINE OF SAID REMAINDER OF THE SCHULMAN THEATERS PORTION TRACT OF LAND AND THE WEST LINE OF SAID CALLED 0.46 OF ONE ACRE TRACT OF LAND, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET FOR MOST SOUTHERLY SOUTHEAST CORNER IN THE AFORESAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF EAST 29TH STREET, SAME BEING A LINE 20 FEET NORTH OF AND PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 29TH STREET;

THENCE, N 75°41'00" W, ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF EAST 29TH STREET, SAME BEING SAID LINE 20 FEET NORTH OF AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 29TH STREET, AT 180.85 FEET PASSING THE EASTERLY LINE OF THE AFORESAID CALLED 1.81 ACRE COLLEGE PARK CENTER, INC. TRACT OF LAND AND THE MOST SOUTHERLY WEST LINE OF SAID REMAINDER OF THE SCHULMAN THEATERS PORTION TRACT OF LAND, IN ALL, A DISTANCE OF 337.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.269 ACRES OF LAND, MORE OR LESS.

NOTES:

1. 20' WIDE STRIP WAS DEDICATED WHEN THE SUBDIVISION PLAT OF COLLEGE PARK CENTER WAS RECORDED IN JUNE 9, 1997. THE VACATING PLAT DOES NOT AFFECT THIS RIGHT-OF-WAY DEDICATION.

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 19th day of January, 2007.

Doc 00951749
Bk DR
Vol 7780
Pg 26

Filed for Record in:
BRAZOS COUNTY

On: Jan 19/2007 at 01:21P

As a
Plat

Document Number: 00951749

Amount: 58.00

Receipt Number: 307357

By:
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS

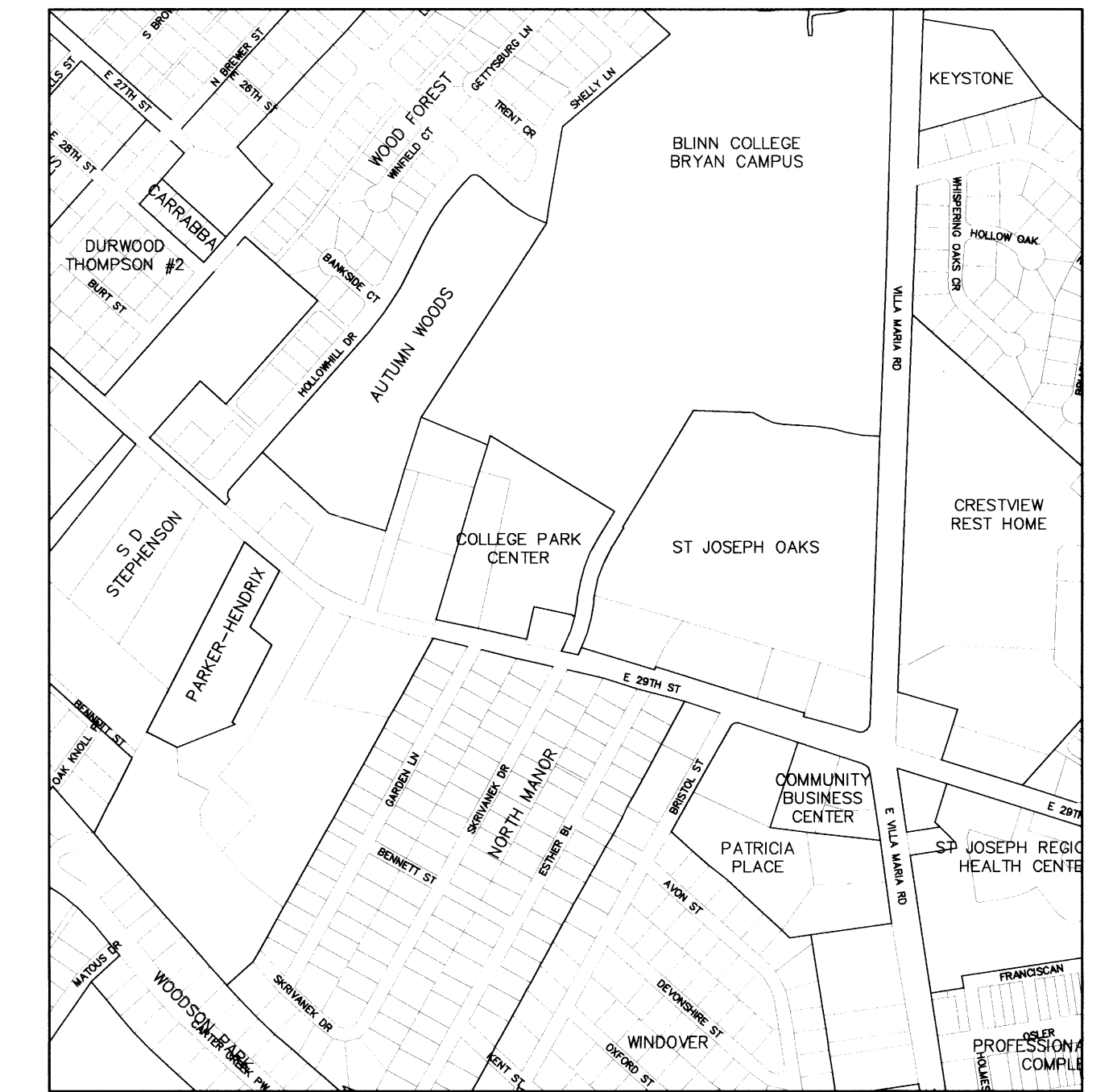
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped herein by me.

Jan 19, 2007

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY



VICINITY MAP
- NOT TO SCALE -

FIELD NOTES
20 FOOT RIGHT-OF-WAY DEDICATION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.155 OF ONE ACRE OF LAND (6,760 SQ. FT.) OUT OF AND A PART OF THE REMAINDER OF THAT PORTION OF THAT CALLED 15.45 ACRE TRACT OF LAND CONVEYED TO SCHULMAN THEATERS, INC. BY DEEDS OF RECORD IN VOLUME 1006, PAGE 576 AND VOLUME 2692, PAGE 336 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (O.R.B.C.T.), AND OUT OF AND A PART OF THAT CALLED 1.81 ACRE TRACT OF LAND CONVEYED TO COLLEGE PARK CENTER, INC. BY DEED OF RECORD IN VOLUME 2692, PAGE 339 (O.R.B.C.T.), ALL OUT OF AND SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS SAID 0.155 OF ONE ACRE (6,760 SQ. FT.) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND FOR southwest corner of said called 15.45 acre tract of land and said Schulman Theaters portion tract of land at the southwest corner of said called 1.81 acre College Park Center, Inc. tract of land and the southeast corner of a called 1.25 acre tract of land conveyed to Pete Krolozyk by deed of record in Volume 191, Page 443 of the Deed Records of Brazos County, Texas (D.R.B.C.T.), same being a point in the northerly right-of-way line of East 29th Street;

THENCE, N 18°25'00" E, along the westerly line of said called 15.45 acre tract of land, said Schulman Theaters portion tract of land, and said called 1.81 acre College Park Center, Inc. tract of land and the easterly line of said called 1.25 acre Pete Krolozyk tract of land, a distance of 20.05 feet to a 1/2" iron rod set for northwest corner of the proposed northerly right-of-way line of East 29th Street, same being a line 20 feet north of and parallel to said northerly right-of-way line of East 29th Street;

THENCE, S 75°41'00" E, along said proposed northerly right-of-way line of East 29th Street, same being said line 20 feet north of and parallel to the northerly right-of-way line of East 29th Street, across and through said called 1.81 acre College Park Center, Inc. tract of land and through the interior of said called 15.45 acre tract of land and said remainder of the Schulman Theaters portion tract of land, a distance of 337.30 feet to a 1/2" iron rod set for northeast corner in the most southerly east line of said remainder of the Schulman Theaters portion tract of land, same being the west line of a called 0.46 of one acre tract of land conveyed to Al Schulman of record in County Clerk's File No. 630916 (O.R.B.C.T.);

THENCE, S 14°19'00" W, with said most southerly east line of the remainder of the Schulman Theaters portion tract of land and said westerly line of the called 0.46 of one acre tract of land, a distance of 20.00 feet to a 1/2" iron rod set for southeast corner at the most southerly southeast corner of said remainder of the Schulman Theaters portion tract of land and the southwest corner of said called 0.46 of one acre tract of land, same being a point in the aforesaid northerly right-of-way line of East 29th Street;

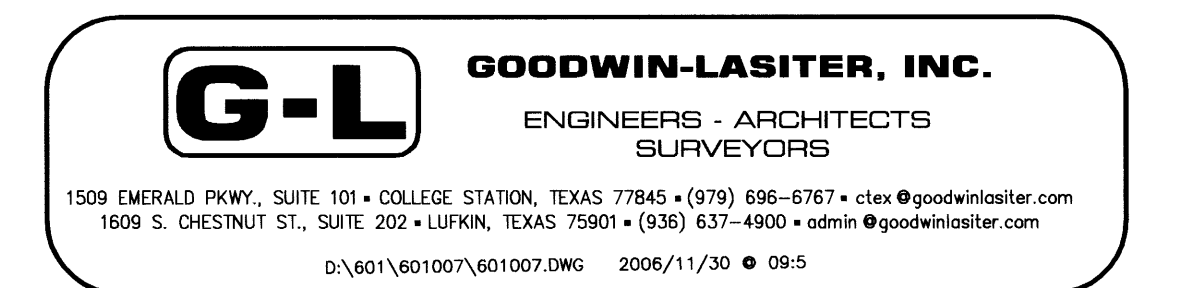
THENCE, N 75°41'00" W, with said northerly right-of-way line of East 29th Street and the southerly line of said called 15.45 acre tract of land, said Schulman Theaters portion tract of land, and the aforesaid called 1.81 acre College Park Center, Inc. tract of land, a distance of 338.74 feet to the POINT OF BEGINNING, and containing 0.155 of one acre (6,760 sq. ft.) of land, more or less.

VACATING PLAT
OF
COLLEGE PARK CENTER

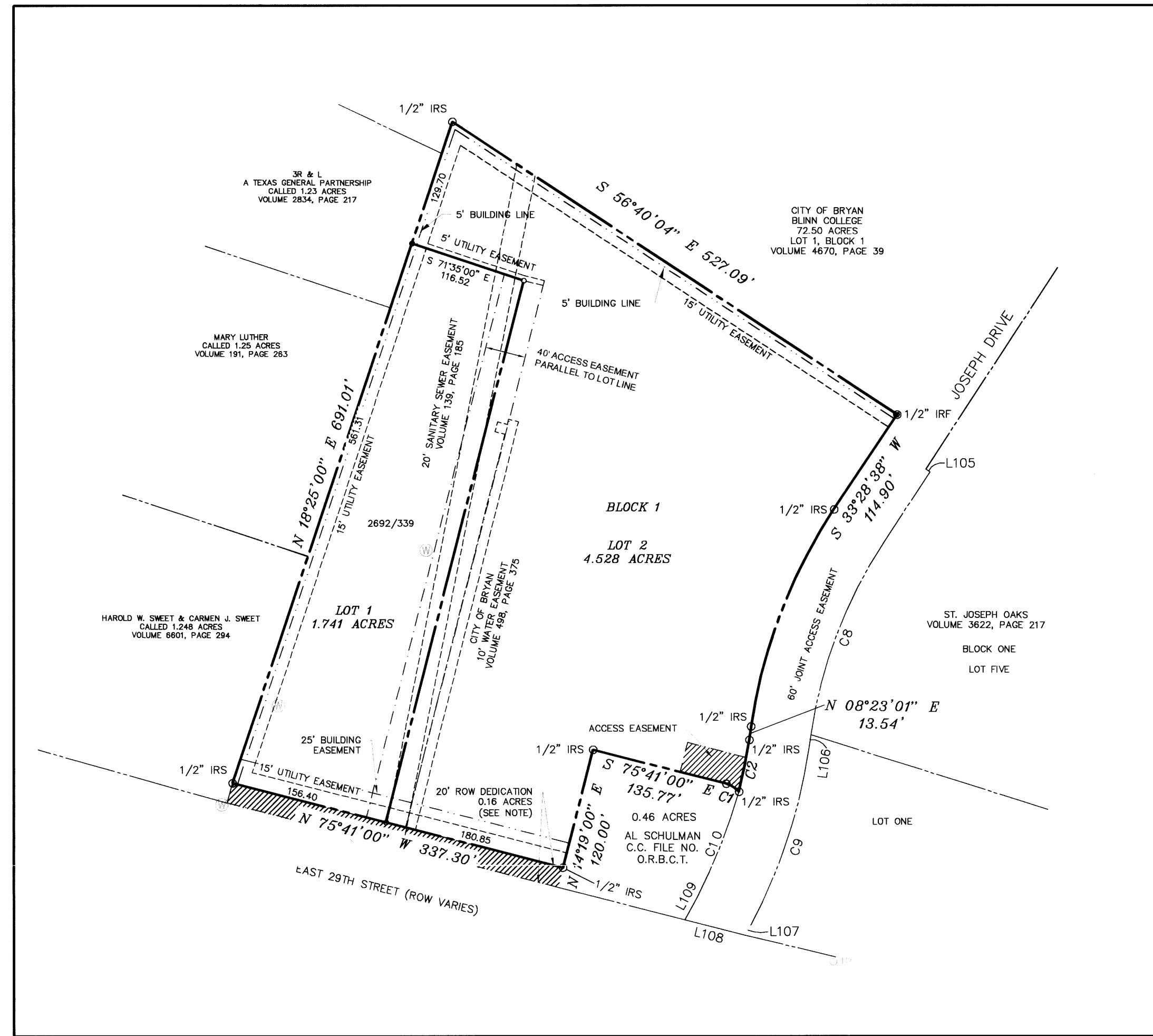
BLOCK 1, LOT 1 & 2
BEING
6.269 ACRES
OUT OF THE
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

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 • (979) 696-6767 • clex@goodwinlasiter.com
1609 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com
D:\601\601007\601007.DWG 2006/11/30 @ 09:5



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	34°28'16"	25.00'	15.04'	15.04'	7.76	S58°26'52"E
C2	06°20'34"	470.00'	52.03'	26.04'	52.00	S11°38'29"W
C3	25°00'26"	530.00'	231.32'	117.53'	229.49	S20°58'25"W

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I (We), Jonas P. Beck, 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 2684, Page 115, 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 Jonas P. Beck
President

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 18th day of January, 2007

Amelia M. Tate
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 17th day of January, 2007, in the Official Records of Brazos County Volume 7780 Page 26.

Karen McQueen - County Clerk
County Clerk, Brazos County, Texas
By: Whitonia Dupont - Deputy Clerk

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 January, 2006 and same was duly approved on the 17th day of January, 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 day of 18th January, 2007.

Kevin Russell
City Planner, Bryan, Texas