

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	34°28'16"	25.00	15.04	7.76	S 58°26'52" E 14.82	
C3	05°20'34"	470.00	52.03	26.04	S 11°38'29" W 52.00	

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 south-east corner of a called 1.25 acre tract of land conveyed to Pete Kroczyk by deed of record in Volume 191, Page 443 of the Deed Records of Brazos County, Texas (D.R.B.C.T.), some 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 Kroczyk 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, Inc. tract of land, and said easterly line of the called 1.25 acre Pete Kroczyk 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 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 1.81 acre tract of land conveyed to Larry J. Ruffino, 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 being lot 1, Block 1, Blinn College according to the plot of record in Volume 282, Page 282 (O.R.B.C.T.), a distance of 691.01 feet to a 1/2" iron rod set for northwest corner of the northeast corner of said Schulman Theaters portion tract of land, some 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°40'04" E, along the line common to said Schulman Theaters portion tract of land and said Lot 1, Block 1, Blinn College, a distance of 527.09 feet to a 1/2" iron rod found for northeast corner of the aforesaid remainder of the Schulman Theaters portion tract of land, some being the northwest corner of a 60' wide called 0.369 acre Joint Access Easement (commonly known as Blinn College Drive) 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 Drive), and a line common to a 60' wide called 0.333 acre Joint Access Easement (commonly known as Blinn College Drive) 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:

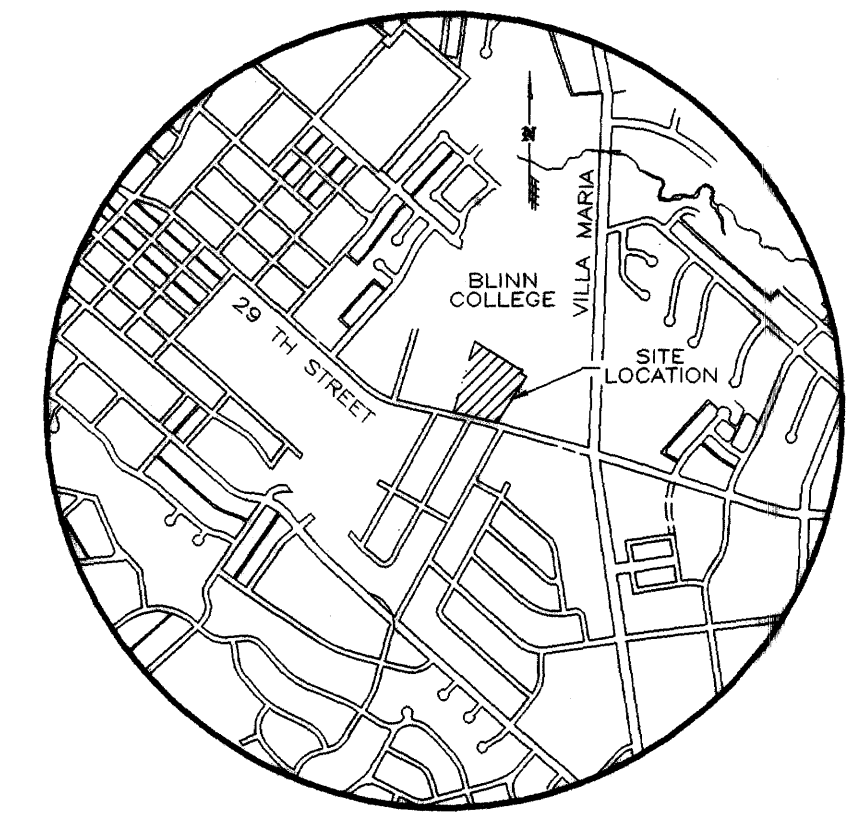
- 1.) S 33°28'38" W, a distance of 114.90 feet to a 1/2" iron rod set for the beginning of a curve to the left;
- 2.) 231.32 feet along said curve to the left having a radius of 530.00 feet, a central angle of 25°00'26", and a long chord bearing and distance of S 20°58'25" W - 229.49 feet to a 1/2" iron 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°20'34", and a 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 of the southeast corner of the remainder of said called 0.087 acre Schulman Theaters tract of land, some 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. 630471, (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 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, some 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, some 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 a distance of 337.30 feet to the POINT OF BEGINNING and containing 6.269 acres of land, more or less.



631256
FILED
97 JUN -9 AM 10:41
Mary Ann Ward, County Clerk
Brazos County Courthouse
Bryan, Texas
Deputy

- GENERAL NOTES:**
1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED RETAIL.
 2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCE NO. 576.
 3. BASIS OF BEARING IS THE SOUTHERLY LINE OF BEARING N75D41'00"W BEING ROTATED TO DEED CALL RECORDED IN VOLUME 1006, PAGE 576, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
 4. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 48041C0141 C, EFFECTIVE DATE: JULY 2, 1992.
 5. A TEN FOOT WATER PIPE LINE EASEMENT RECORDED IN VOL. 227, PAGE 157, DEED RECORDS, BRAZOS COUNTY, TEXAS IS TO AMBIGUOUS TO LOCATE.
 6. A LONE STAR GAS COMPANY BLANKET EASEMENT RECORDED IN VOLUME 71, PAGE 616, DEED RECORDS, BRAZOS COUNTY, TEXAS APPEARS TO AFFECT THIS PROPERTY.

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 Kroczyk by deed of record in Volume 191, Page 443 of the Deed Records of Brazos County, Texas (D.R.B.C.T.), some 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 Kroczyk tract of land, a distance of 20.05 feet to a 1/2" iron rod set for northwest corner in the proposed northerly right-of-way line of East 29th Street, some 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, some 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, some being the west line of a called 0.46 of one acre conveyed to Al Schulman of record in County Clerk's File No. 630471, (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, some 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.

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY
STATE OF TEXAS

WE, THE UNDERSIGNED, OWNERS OF VARIOUS PORTIONS, ESTATES, PARCELS OR TRACTS, IN WHOLE OR PART, OF THE 6.269 ACRES OF LAND SHOWN HEREON AND DESIGNATED AS THE COLLEGE PARK CENTER SUBDIVISION IN THE CITY OF BRYAN, TEXAS, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND/OR EASEMENTS SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION EXPRESSED THEREBY.

Morris Schulman
MORRIS SCHULMAN
COLLEGE PARK CENTER
SCHULMAN THEATERS, INC.
2002 E. 29TH STREET
BRYAN, TX

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MORRIS SCHULMAN, 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 AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF June, 1997.

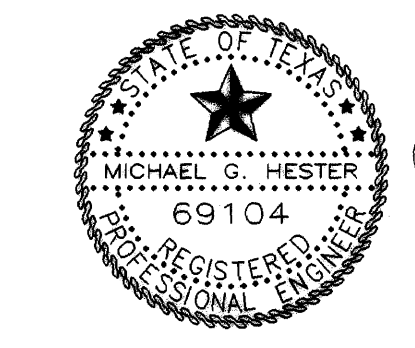
Maria M. Garcia
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

APPROVAL OF THE DEVELOPMENT ENGINEER
I, THE UNDERSIGNED, DEVELOPMENT 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.

Linda Huff
LINDA HUFF, P.E.
DEVELOPMENT ENGINEER, BRYAN, TEXAS

CERTIFICATION BY THE ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

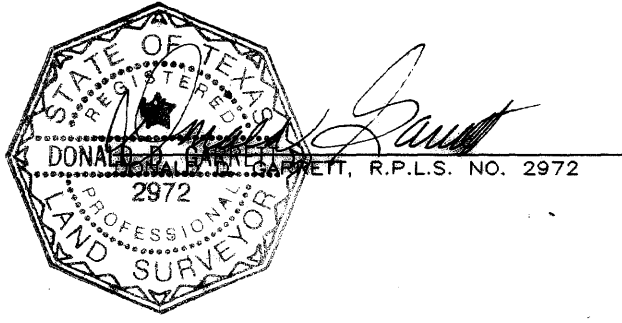
I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 69104 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.



Michael G. Hester
MICHAEL G. HESTER, P.E.
6-4-97

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, DONALD D. GARRETT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2972 IN 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 WILL DESCRIBE A CLOSED GEOMETRIC FORM.



CERTIFICATION OF PLANNING ADMINISTRATOR

I, THE UNDERSIGNED, PLANNING ADMINISTRATOR 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 THE ORDINANCE.

Dillingham
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, ON THE 11th DAY OF JUNE, 1997, AND SAME WAS DULY APPROVED ON THE 11th DAY OF JUNE, 1997 BY SAID COMMISSION.

Chairman
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

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 THIS DAY OF JUNE, 1997, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 2877, PAGE 115.

Mary Ann Ward
COUNTY CLERK, BRAZOS COUNTY, TEXAS
Deputy Clerk

FINAL PLAT
COLLEGE PARK CENTER

BLOCK ONE, LOTS 1, & 2
6.269 ACRE TRACT
JOHN AUSTIN SURVEY - ABSTRACT NO. 2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' DATE: JUNE, 1997

DEVELOPER: MORRIS SCHULMAN, COLLEGE PARK CENTER, 2002 E. 29TH STREET, BRYAN, TX (409)822-7890
PREPARED BY: HESTER ENGINEERING COMPANY, 7607 EASTMARK DRIVE, SUITE 253-B, COLLEGE STATION, TX 77840 (409)639-1100
SURVEYED BY: GARRETT ENGINEERING, 4444 CARTER CREEK PARKWAY, BRYAN, TX 77802 (409)846-2688

on books on file