NOTES:

1) North Orientation is based on rotating the Northeast line of 95.29 acre tract to Grid North NAD83(2011) epoch 2010.00 by utilizing GPS methods.

2) ● Indicates a 1/2" Iron Rod with Cap set.

3) The Water Line Esmt. to the City of Bryan in Vol. 5686, Pg. 80 is shown and does appear to affect this tract.

4) The P.U.E. to the City of College Station in Vol. 7133, Pg. 107 is shown and does appear to affect this tract.

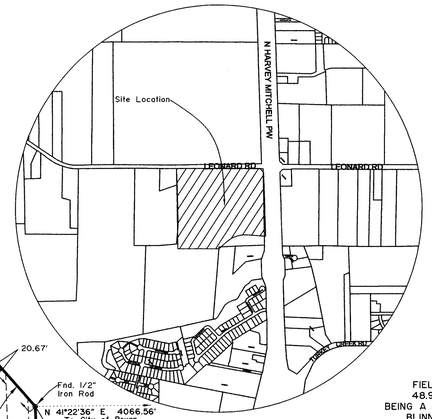
5) The easement to GTE Southwest, Inc. in Vol. 1628, Pg. 174 is shown and does appear to affect this tract.

6) The Sanitary Sewer Esmt. to the City of Bryan in Vol. 936, Pg. 727 is shown and does appear to affect this tract.

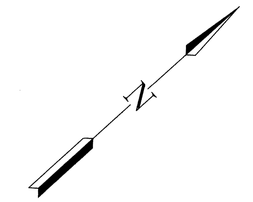
7) The Water Pipe Line Esmt. to Agricultural and Mechanical College of Texas/City of Bryan in Vol. 145, Pg. 167 is shown although its exact location is unknown.

8) Zoning: Planned Development - Mixed Use (PD-M) as approved by the Bryan City Council on January 12, 2016 (Ordinance No. 2138).

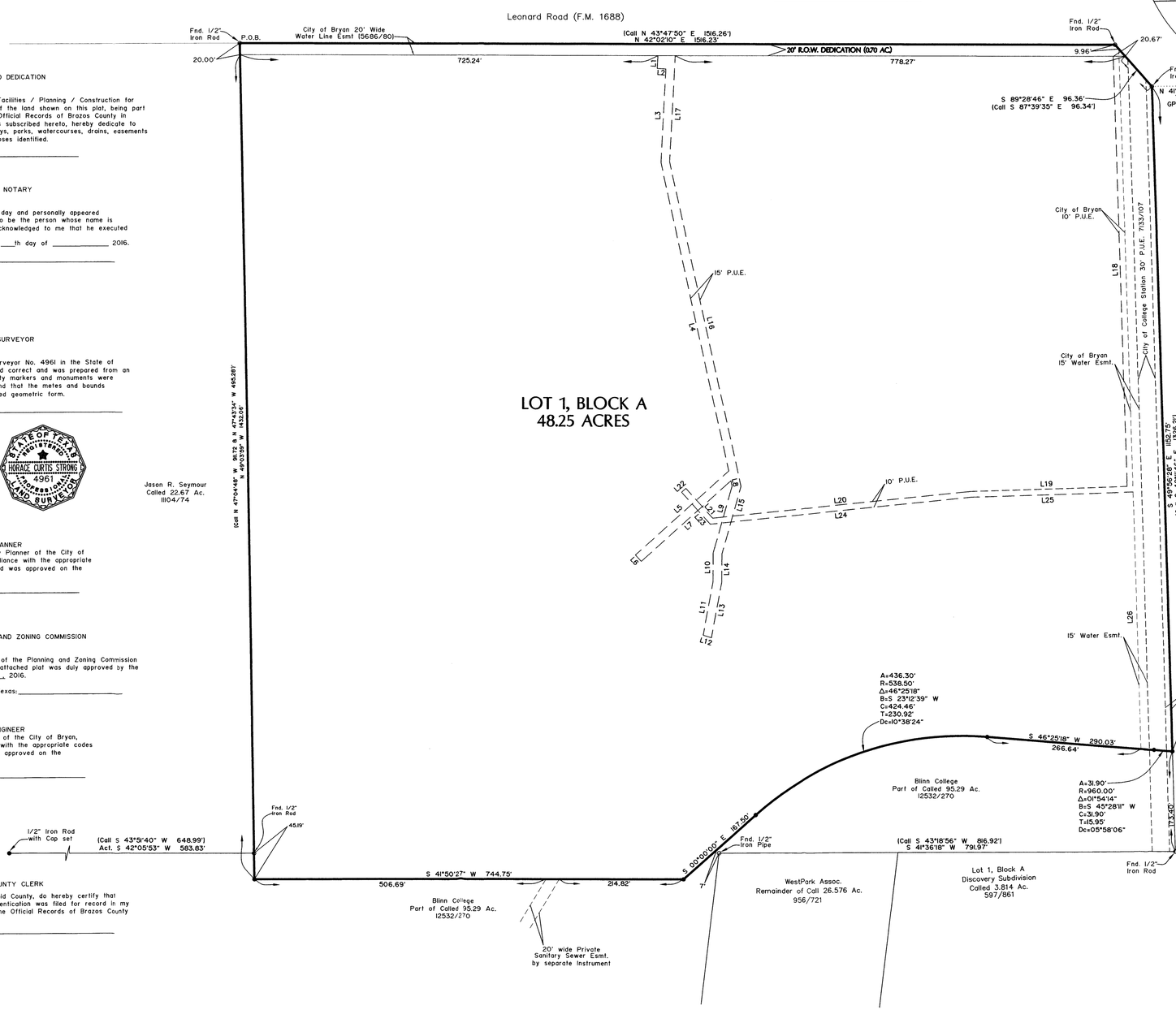
LINE	BEARING	DISTANCE
L1	S 45°00'00" E	22.19'
L2	N 45°00'00" E	15.00'
L3	S 45°00'00" E	162.66'
L4	S 60°23'06" E	548.39'
L5	S 00°00'00" E	217.14'
L6	N 90°00'00" E	15.00'
L7	N 00°00'00" E	208.61'
L8	S 60°23'06" E	9.38'
L9	S 32°18'04" E	119.90'
L10	S 47°33'48" E	50.55'
L11	S 37°41'00" E	93.93'
L12	N 58°44'36" E	15.00'
L13	N 37°41'00" W	97.29'
L14	N 47°23'56" W	49.87'
L15	N 32°18'04" W	121.20'
L16	N 60°23'06" W	576.76'
L17	N 45°00'00" W	184.39'
L18	S 49°56'28" E	746.05'
L19	S 40°03'32" W	271.35'
L20	S 36°00'04" W	449.08'
L21	N 90°00'00" W	69.26'
L22	S 00°00'00" E	10.00'
L23	N 90°00'00" E	74.35'
L24	N 36°00'04" E	453.82'
L25	N 40°03'32" E	280.99'
L26	S 49°56'28" E	445.18'



VICINITY MAP
NOT TO SCALE



0' 100' 200' 300'



OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I (We), Richard O'Malley, Executive Director: Facilities / Planning / Construction for Blinn College, 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 12532, Page 270, 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: _____

CERTIFICATE OF NOTARY

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day and personally appeared _____, 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 ____th day of _____ 2016.

Notary Public, Brazos County, Texas: _____

(NOTARY SEAL)

CERTIFICATE OF SURVEYOR

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: _____

STATE OF TEXAS
REGISTERED
HORACE CURTIS STRONG
4961
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF CITY PLANNER

I, _____, the undersigned, City Planner 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 _____, 2016.

City Planner, Bryan, Texas _____

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2016.

Chair, Planning & Zoning Commission, Bryan, Texas: _____

CERTIFICATE OF CITY ENGINEER

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 day of _____, 2016.

City Engineer, Bryan, Texas _____

CERTIFICATE OF THE COUNTY CLERK

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 _____ day of _____, 2016 in the Official Records of Brazos County in Volume _____, Page _____.
County Clerk Brazos County, Texas: _____

(SEAL)

FIELD NOTES
48.95 ACRES
BEING A PART OF THE
BLINN COLLEGE
95.29 ACRE TRACT
VOLUME 12532, PAGE 270
ZENO PHILLIPS LEAGUE, A - 45
BRAZOS COUNTY, TEXAS
FEBRUARY 13, 2016

All that certain lot, tract or parcel of land being 48.95 acres situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas and being all of the 95.29 acre tract as described in deed from KKJM Investments Limited Partnership, to Blinn College of record in Volume 12532, Page 270, Official Records of Brazos County, Texas, said 48.95 acre tract being more particularly described by metes and bounds as follows:

BEGINNING AT A 1/2" Iron Rod found for the most westerly corner, said corner being the most westerly corner of said Called 95.29 acre tract, said corner also being the most northerly corner of the Jason Seymour Called 22.67 acre tract as described in Volume 11104, Page 74, said corner also being located in the southeast right-of-way line of FM 1688 (Leonard Road);

THENCE N 42 ° 02 ' 10 " E, along a northeasterly line of said Called 95.29 acre tract and the southeast right-of-way line of said FM 1688 a distance of 1516.23 feet to a 1/2" Iron Rod found for angle point;

THENCE S 89 ° 28 ' 46 " E, continuing along the southerly right-of-way line of said FM 1688 a distance of 96.36 feet to a 1/2" Iron Rod found for angle point, said corner being located at the intersection of the southerly right-of-way line of said FM 1688 and the southwest right-of-way line of said FM 2818;

THENCE S 49 ° 56 ' 28 " E, along the southwest right-of-way line of said FM 2818 a distance of 1152.75 feet to a 1/2" Iron Rod with Cap set for the most easterly corner, said corner being in a northeasterly line of said Called 95.29 acre tract, said corner being the beginning of a curve, a 1/2" Iron Rod found for an east corner of said 95.29 acre tract bears S 49 ° 56' 28 " E a distance of 173.40 feet;

THENCE across said Called 95.29 acre tract along said curve in a clockwise direction having a arc length of 31.90 feet, a radius of 960.00 feet, a delta angle of 01 ° 54 ' 14 ", a chord bearing of S 45 ° 28 ' 11 " W and a chord length of 31.90 feet to a 1/2" Iron Rod with Cap set for angle point, said corner being the end of said curve;

THENCE S 46 ° 25 ' 18 " W, continuing across said Called 95.29 acre tract a distance of 290.03 feet to a 1/2" Iron Rod with Cap set for the beginning of a curve;

THENCE continuing across said Called 95.29 acre tract along said curve in a counterclockwise direction having an arc length of 436.30 feet, a radius of 538.50 feet, a delta angle of 46 ° 25 ' 18 ", a chord bearing of S 23 ° 12 ' 39 " W and chord length of 424.46 feet to a 1/2" Iron Rod with Cap set for angle point, said corner being the end of said curve;

THENCE S 00 ° 00 ' 00 " E, continuing across said Called 95.29 acre tract a distance of 167.50 feet to a 1/2" Iron Rod with Cap set for an exterior corner:

THENCE S 41 ° 50 ' 27 " W, continuing across said Called 95.29 acre tract a distance of 744.75 feet to a 1/2" Iron Rod with Cap set for the most southerly corner;

THENCE N 49 ° 03 ' 59 " W, at a distance of 45.19 feet passing a 1/2" Iron Rod found an interior corner of said Called 95.29 acre tract and the most easterly corner of said Called 22.67 acre tract and continuing for a total distance of 1452.06 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 48.95 ACRES OF LAND MORE OR LESS

MAR 15 2016

FINAL PLAT
OF
BLINN COLLEGE WEST ADDITION
LOT 1, BLOCK A
PHASE 1
48.95 ACRES
OUT OF THE
95.29 ACRE TRACT
VOLUME 12532, PAGE 270
ZENO PHILLIPS SURVEY, A-45
BRAZOS COUNTY, TEXAS

SCALE: 1"=100' FEBRUARY 15, 2016
REVISED: MARCH 15, 2016
SHEET 1 OF 1

OWNER
Blinn College
902 College Ave.
Brenham, TX 77833

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