

NOTES:

North orientation 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.

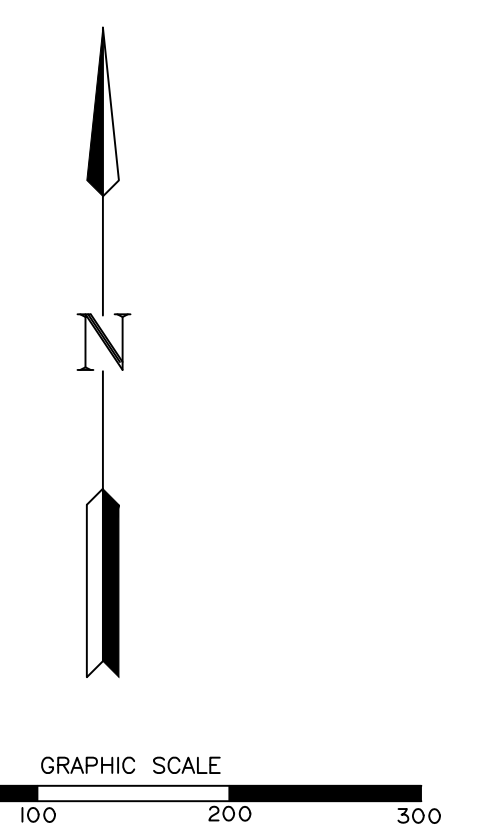
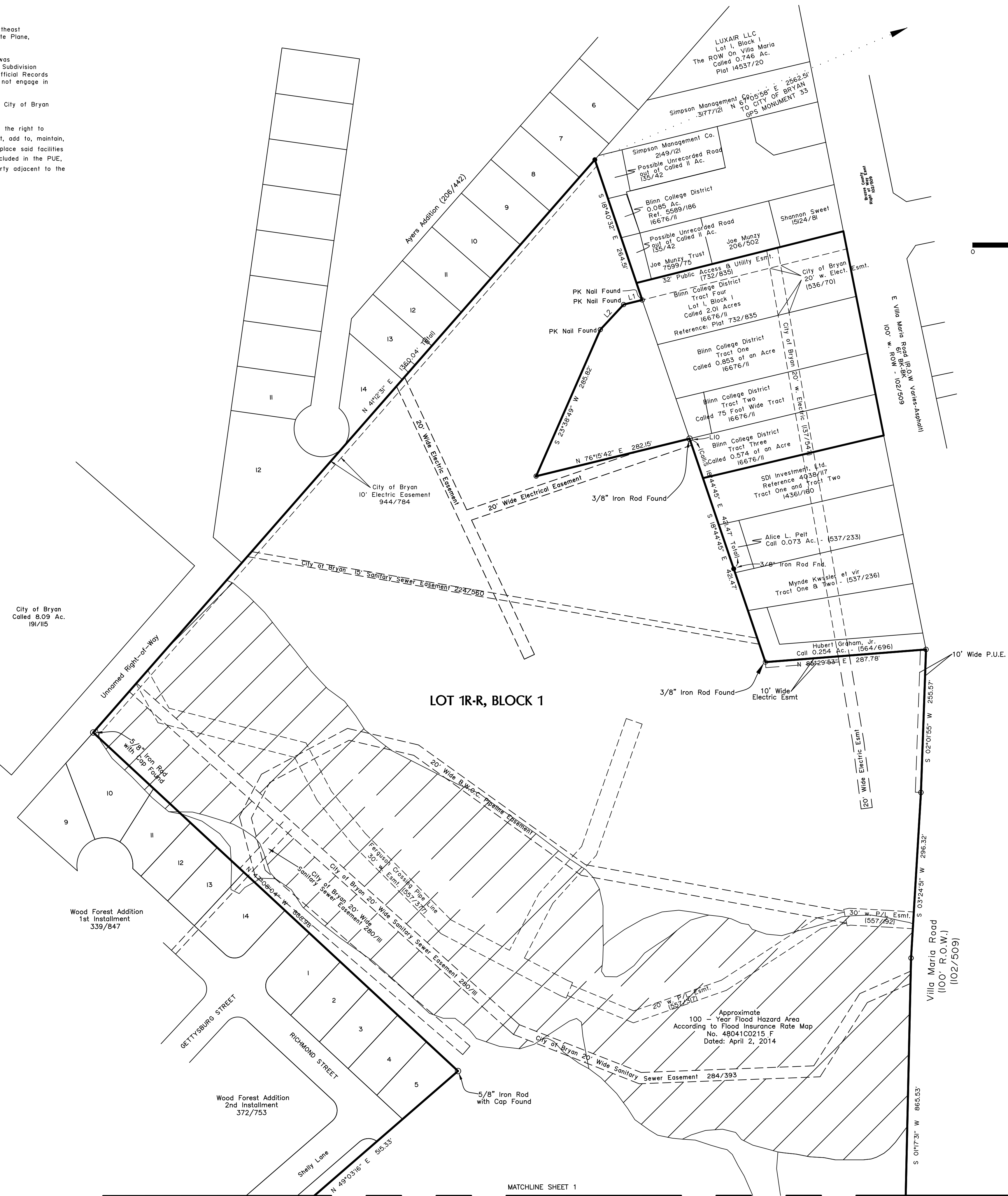
All Building Setbacks will be according to the City of Bryan Land and Site Development Ordinance.

Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

PROPERTY CORNER 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'



ORIGINAL PLAT

ORIGINAL MAP
VICINITY MAP
NOT TO SCALE

Site Address: 2423 Blinn Blvd, Bryan Texas, 77802

**REPLAT
OF
BLINN COLLEGE SUBDIVISION
LOT 1A, BLOCK 1
87.00 ACRES**

BEING ALL OF LOT 1R-R, BLOCK 1
BLINN COLLEGE SUBDIVISION
VOLUME 12457, PAGE 102
AND BEING ALL OF THE
BLINN COLLEGE DISTRICT
TRACT ONE (0.853 AC.)
TRACT THREE (0.574 AC.)
TRACT FOUR (LOT 1, BLOCK 1)
(BETHEL TEMPLE ADDITION)
AND PART OF TRACT FOUR
(BETHEL TEMPLE ADDITION)
VOLUME 16676, PAGE 11
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"=100' MAY 4, 2023
SHEET 1 OF 4

MATCHLINE SHEET 1
MATCHLINE SHEET 2

OWNER: Blinn College District
302 College Ave.
Brenham, Texas 77833-4049
Contact Person: Richard O'Malley
Phone No. 979-630-4054

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

NOTES:

North orientation is based on rotating the northeast line to grid north, NAD83(CORS96) Texas State Plane, Central Zone by utilizing GPS methods.

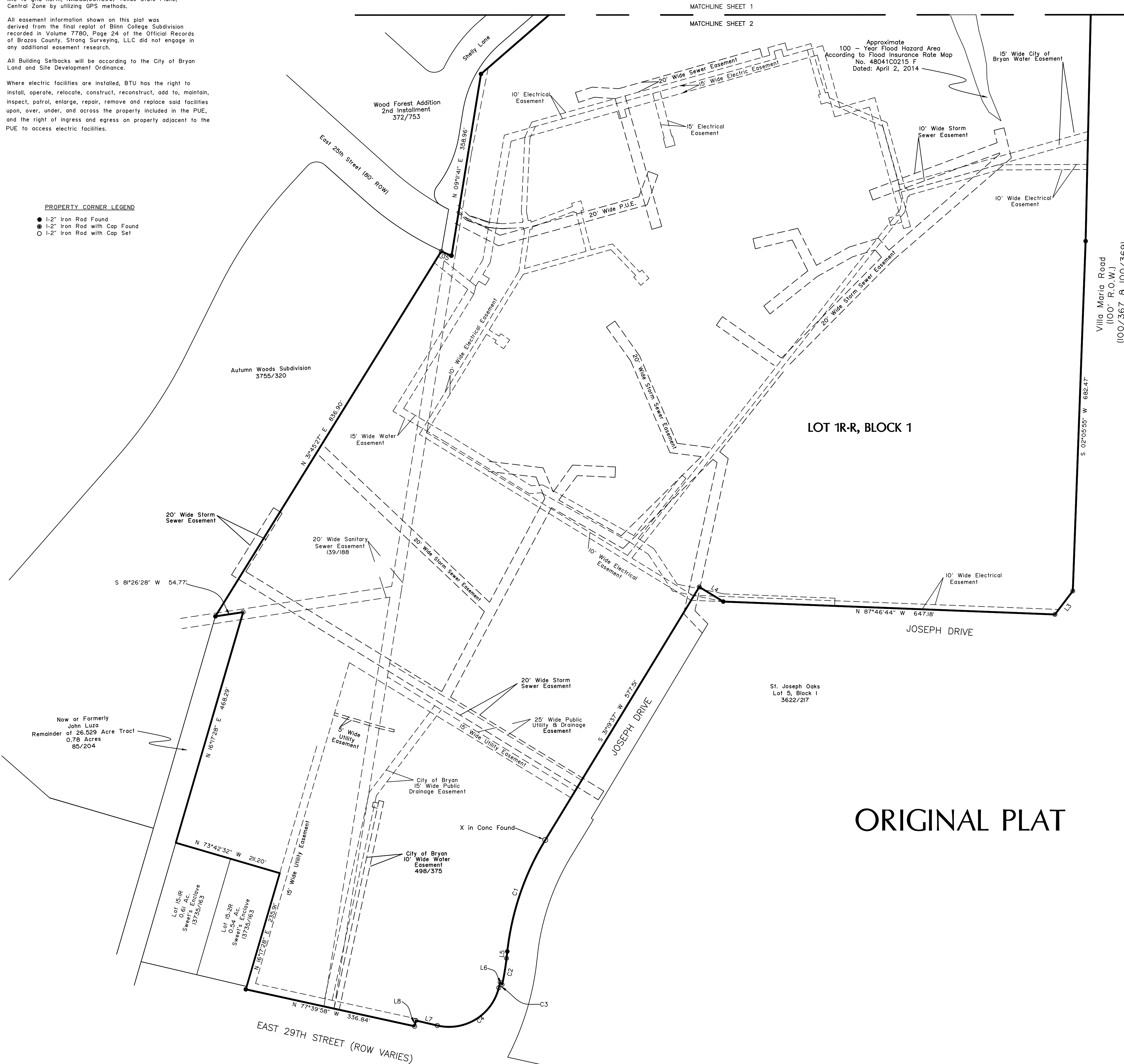
All easement information shown on this plat was derived from the final replat of Blinn College Subdivision recorded in Volume 7780, Page 24 of the Official Records of Brazos County, Strong Surveying, LLC did not engage in any additional easement research.

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

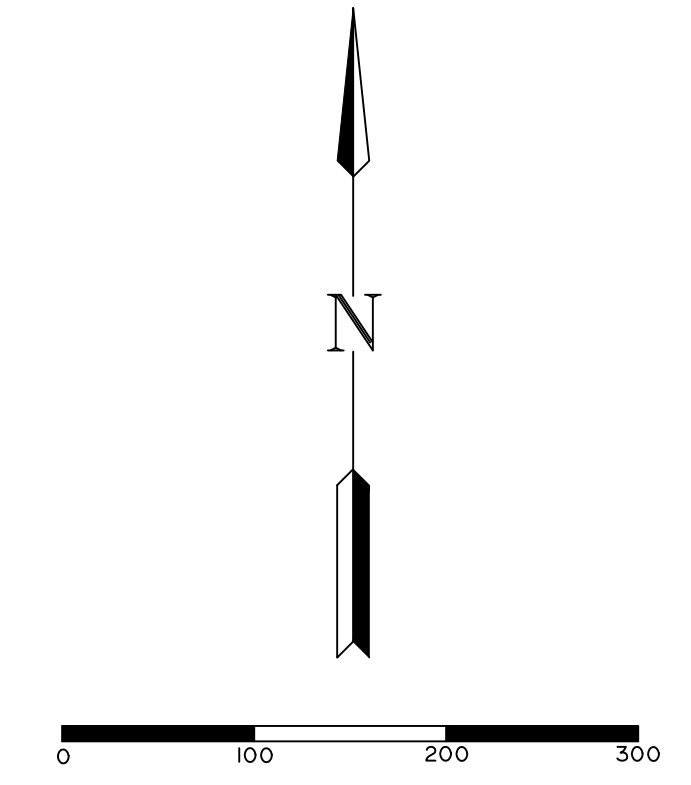
Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

PROPERTY CORNER LEGEND

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



MATCHLINE SHEET 1
MATCHLINE SHEET 2



LINE	BEARING	DISTANCE
L1	S 76°15'48" W	34.28'
L2	S 42°52'59" W	81.15'
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'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	24°59'47"	529.99'	231.22'	S 18°49'43" W	229.39'
C2	06°18'33"	470.00'	51.76'	S 09°29'05" W	51.73'
C3	09°34'14"	66.59'	11.12'	S 12°51'13" W	11.11'
C4	89°32'10"	99.81'	155.97'	S 58°27'57" W	140.58'
C5	02°07'21"	590.00'	21.86'	S 66°21'19" E	21.86'

Site Address: 2423 Blinn Blvd, Bryan Texas, 77802

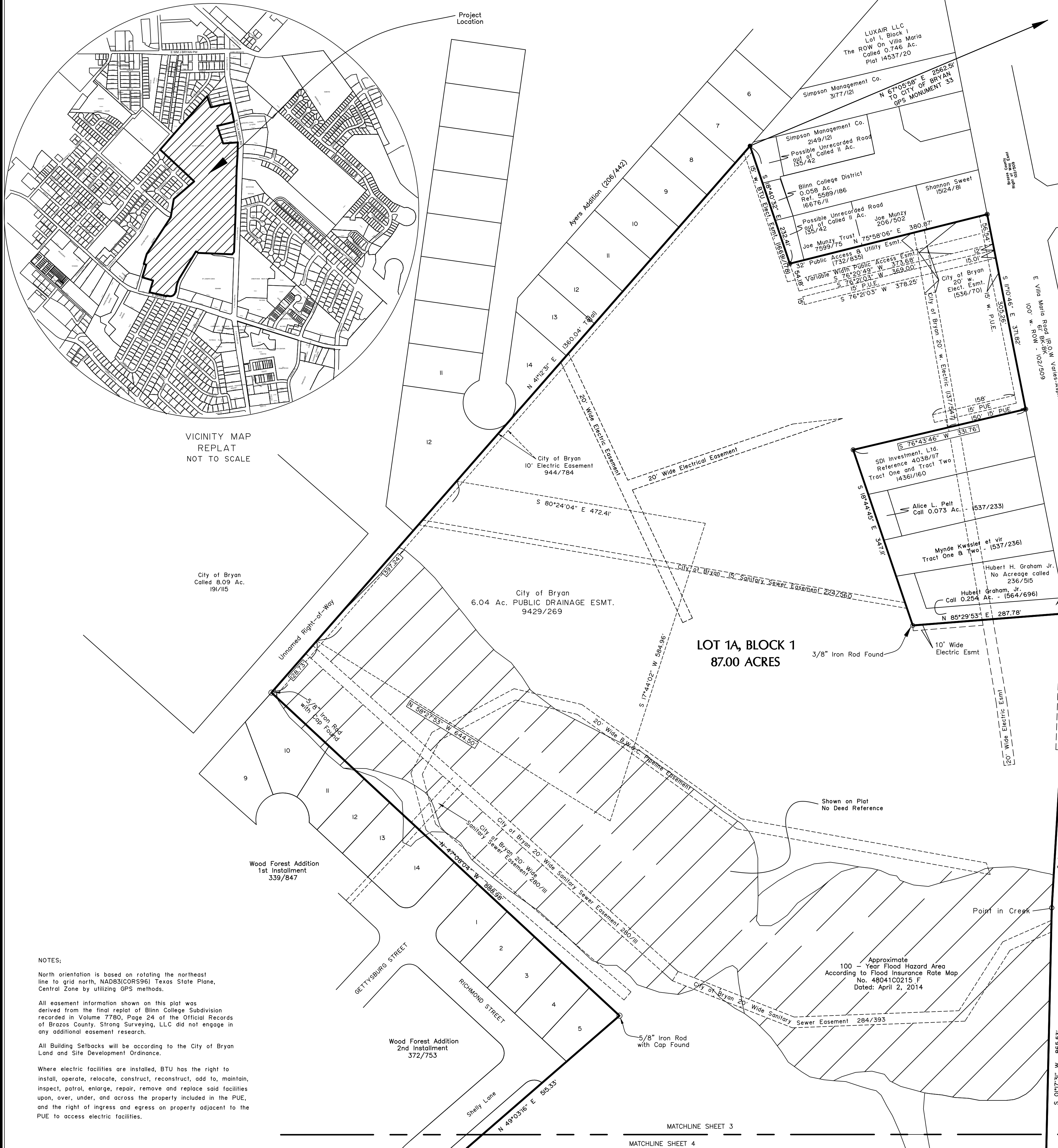
REPLAT OF BLINN COLLEGE SUBDIVISION LOT 1A, BLOCK 1 87.00 ACRES

BEING ALL OF LOT 1R-R, BLOCK 1
BLINN COLLEGE SUBDIVISION
VOLUME 12457, PAGE 102
AND BEING ALL OF THE
BLINN COLLEGE DISTRICT
TRACT ONE (0.853 AC.)
TRACT THREE (0.574 AC.)
TRACT FOUR (LOT 1, BLOCK 1)
(BETHEL TEMPLE ADDITION)
AND PART OF TRACT FOUR
(BETHEL TEMPLE ADDITION)
VOLUME 16676, PAGE 11
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"=100' MAY 4, 2023
SHEET 2 OF 4

ORIGINAL PLAT

OWNER: Blinn College District
902 College Ave.
Brenham, Texas 77833-4049
Contact Person: Richard O'Malley
Phone No. 979-830-4054

STRONG SURVEYING
1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 751-0096
Firm No. 10093500 email: curtis@strongsurveying.com



FIELD NOTES 87.00 ACRES
 LOT 1A, BLOCK 1 & PROPOSED NASH STREET
 BLINN COLLEGE SUBDIVISION

All that certain lot, tract or parcel of land being 87.00 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, 1R-R, Block 1, Blinn College Subdivision as shown in REPLAT recorded in Volume 12457, Page 102; and 2) Being all of Tract One (0.853 of one acre), Tract Three (0.574 of one acre), Tract Four (Lot 1, Block 1, Bethel Temple Addition of record in Volume 732, Page 835; and Part of Tract Two (75 wide tract) of the Blinn College District tracts as described in Volume 16676, Page 11; all being Official Records of Brazos County, Texas, said 87.00 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 S 18° 40' 32" E along the easterly line of said Blinn College Subdivision a distance of 232.41 feet to a 1/2" Iron Rod with Cap found for angle point, said point being the northwest corner of said Lot 1, Block 1, Bethel Temple Addition;
 THENCE N 75° 58' 06" E along the north line of said Lot 1, Block 1 a distance of 380.87 feet to a 1/2" Iron Rod with Cap found for a northeast corner, said point being the northeast corner of said Lot 1, Block 1, said point also being located in the southwest right-of-way line of East Villa Maria Road as described in Volume 102, Page 509, Deed Records of Brazos County, Texas;
 THENCE S 11° 10' 46" E along the southwest right-of-way line of said East Villa Maria Road and the northwest line of the Blinn College District tracts Four, One, Two and Three respectively a distance of 371.82 feet to a 1/2" Iron Rod with Cap found for a southeast corner, said point being the southeast corner of said Tract Three;
 THENCE S 76° 43' 46" E along the south line of said Tract Three a distance of 331.76 feet to a 1/2" Iron Rod with Cap found for angle point, said point being located in the northeast line of said Blinn College Subdivision;
 THENCE S 18° 44' 45" E, along an east line of said Blinn College Subdivision a distance of 347.11 feet to a 3/8" Iron Rod found for an interior corner, said corner being an interior corner of said Blinn College Subdivision;
 THENCE S 85° 29' 53" E, along a north line of said Blinn College Subdivision a distance of 287.78 feet to a 1/2" Iron Rod with Cap found in the west right-of-way line of said East Villa Maria Road for an exterior corner, said corner being a northeast corner of said Blinn College Subdivision, said point being located in the west line of said East Villa Maria Road;
 THENCE along the west right-of-way line of said East Villa Maria Road and the east line of said Blinn College Subdivision the following calls:
 S 2° 01' 55" W, a distance of 255.57 feet to a 1/2" Iron Rod with Cap found 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 the west right-of-way line of said East Villa Maria Road and the north right-of-way line of Joseph Drive;
 THENCE S 37° 18' 43" W, a distance of 57.50 feet to a 1/2" Iron Rod with Cap found in the north right-of-way line of said Joseph Drive for angle point;
 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 for an interior corner;
 THENCE S 31° 19' 37" W, along the northwesterly right-of-way line of said Joseph Drive a distance of 577.51 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 89° 32' 10", an arc distance of 155.97 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 found 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 found 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 found 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 235.91 feet to a 1/2" Iron Rod with Cap found for an interior corner;
 THENCE N 16° 17' 28" E, along a west line of said Blinn College Subdivision a distance of 468.29 feet to a 1/2" Iron Rod with Cap found 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 found 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 87.00 ACRES OF LAND MORE OR LESS.

VICINITY MAP
 REPLAT
 NOT TO SCALE

City of Bryan
 Called 6.09 Ac.
 191/115

City of Bryan
 6.04 Ac. PUBLIC DRAINAGE ESMT.
 9429/269

Wood Forest Addition
 1st Installment
 339/847

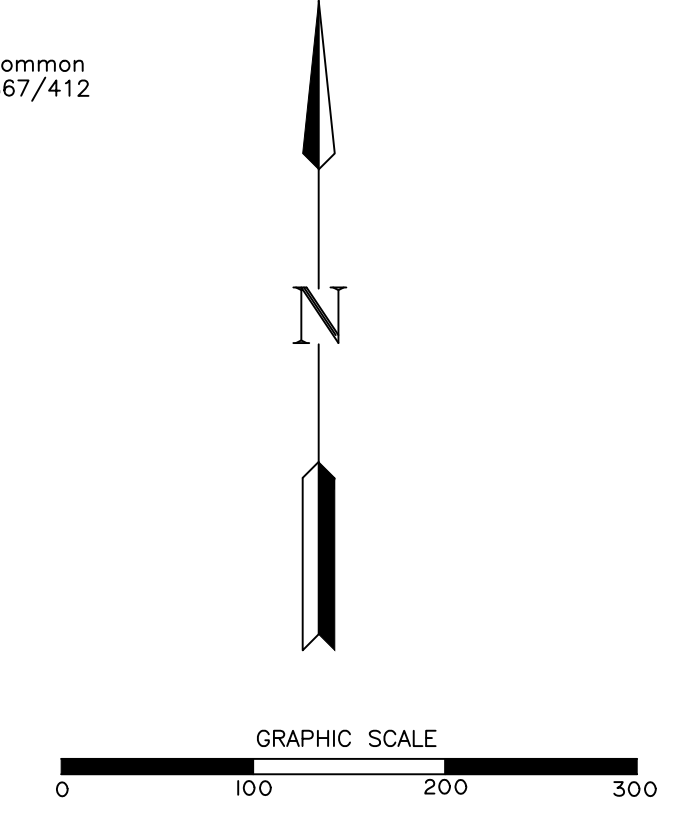
Wood Forest Addition
 2nd Installment
 372/753

LOT 1A, BLOCK 1
 87.00 ACRES

Site Address: 2423 Blinn Blvd, Bryan Texas, 77802

REPLAT OF BLINN COLLEGE SUBDIVISION LOT 1A, BLOCK 1 87.00 ACRES

BEING ALL OF LOT 1R-R, BLOCK 1
 BLINN COLLEGE SUBDIVISION
 VOLUME 12457, PAGE 102
 AND BEING ALL OF THE
 BLINN COLLEGE DISTRICT
 TRACT ONE (0.853 AC.)
 TRACT THREE (0.574 AC.)
 TRACT FOUR (LOT 1, BLOCK 1)
 (BETHEL TEMPLE ADDITION)
 AND PART OF TRACT FOUR
 (BETHEL TEMPLE ADDITION)
 VOLUME 16676, PAGE 11
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE 1"=100' MAY 4, 2023
 SHEET 3 OF 4



REPLAT

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'

NOTES:
 North orientation 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.
 Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

OWNER: Blinn College District
 902 College Ave.
 Brenham, Texas 77833-4049
 Contact Person: Richard O'Malley
 Phone No. 979-830-4054

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

NOTES:

North orientation is based on rotating the northeast line to grid north, NAD83(CORS96) Texas State Plane, Central Zone by utilizing GPS methods.

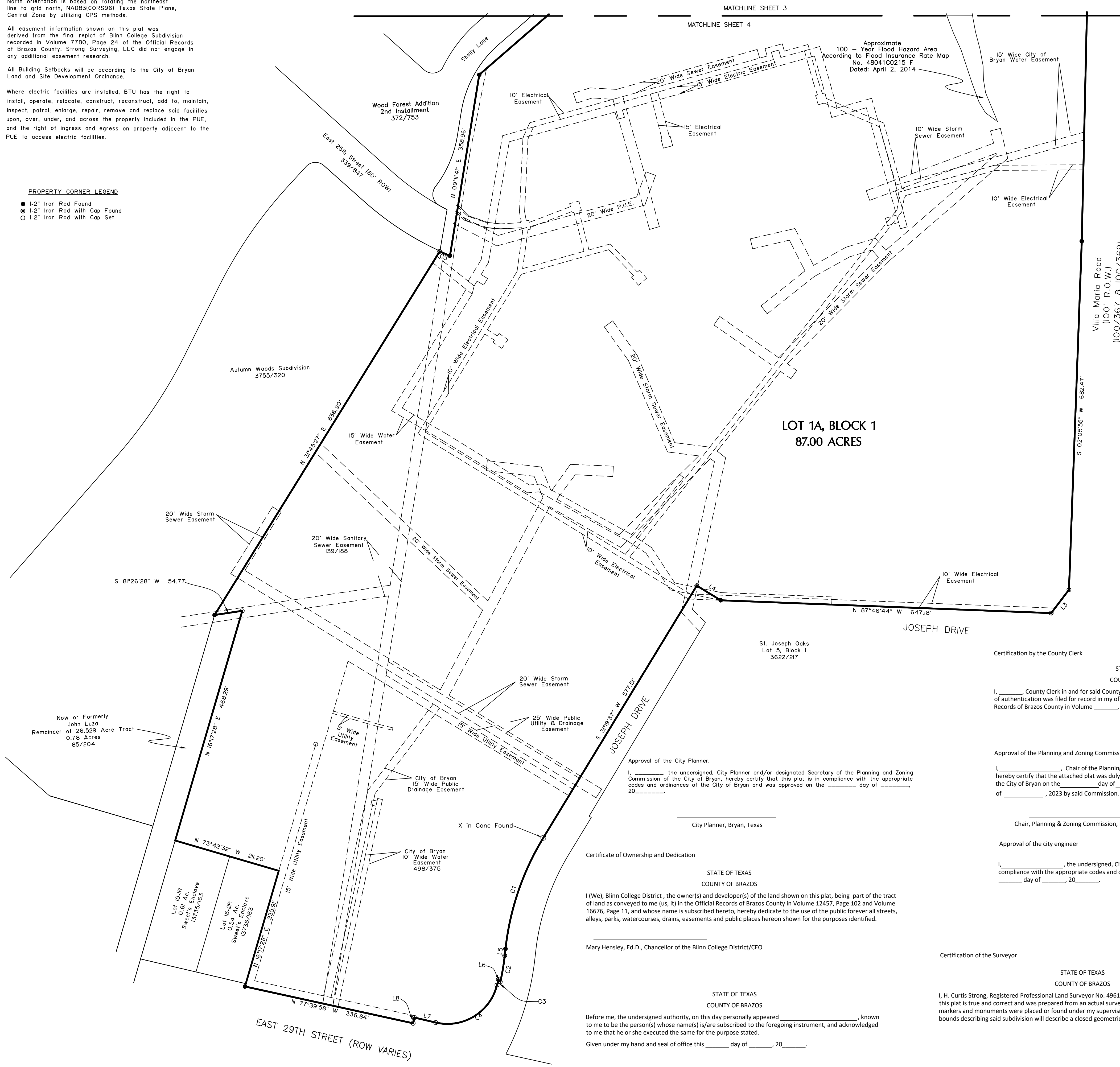
All easement information shown on this plat was derived from the final replat of Blinn College Subdivision recorded in Volume 7760, Page 24 of the Official Records of Brazos County, Strong Surveying, LLC did not engage in any additional easement research.

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

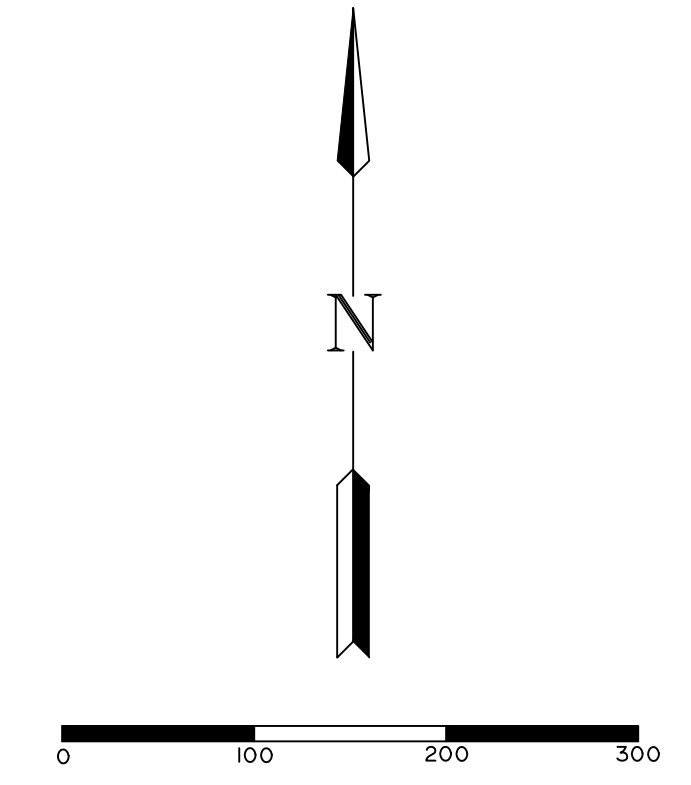
Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

PROPERTY CORNER LEGEND

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



MATCHLINE SHEET 3
MATCHLINE SHEET 4



LINE	BEARING	DISTANCE
L1	S 76°15'48" W	34.28'
L2	S 42°52'59" W	81.15'
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'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	24°59'47"	529.99'	231.22'	S 18°49'43" W	229.39'
C2	06°18'33"	470.00'	51.76'	S 09°29'05" W	51.73'
C3	09°34'14"	66.59'	11.12'	S 12°51'13" W	11.11'
C4	89°32'10"	99.81'	155.97'	S 58°27'57" W	140.58'
C5	02°07'21"	590.00'	21.86'	S 66°21'19" E	21.86'

REPLAT

Site Address: 2423 Blinn Blvd, Bryan Texas, 77802

**REPLAT
OF
BLINN COLLEGE SUBDIVISION
LOT 1A, BLOCK 1
87.00 ACRES**

BEING ALL OF LOT 1R-R, BLOCK 1
BLINN COLLEGE SUBDIVISION
VOLUME 12457, PAGE 102
AND BEING ALL OF THE
BLINN COLLEGE DISTRICT
TRACT ONE (0.853 AC.)
TRACT THREE (0.574 AC.)
TRACT FOUR (LOT 1, BLOCK 1)
(BETHEL TEMPLE ADDITION)
AND PART OF TRACT FOUR
(BETHEL TEMPLE ADDITION)
VOLUME 16676, PAGE 11
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"=100'
MAY 4, 2023
SHEET 4 OF 4

Certification by the County Clerk
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____ 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 _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

Approval of the Planning and Zoning Commission
I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 2023 and same was duly approved on the _____ day of _____, 2023 by said Commission.

Approval of the city engineer
I, _____, 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 _____, 20____.

Certification of the Surveyor
STATE OF TEXAS
COUNTY OF BRAZOS
I, H. Curtis Strong, Registered Professional Land 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 or found under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Approval of the City Planner.
I, _____, 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 _____, 20____.

Certificate of Ownership and Dedication
STATE OF TEXAS
COUNTY OF BRAZOS
I (We), Blinn College District, the 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 Official Records of Brazos County in Volume 12457, Page 102 and Volume 16676, Page 11, 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.

Mary Hensley, Ed.D., Chancellor of the Blinn College District/CEO
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____, 20____.

Notary Public, Brazos County, Texas

H. Curtis Strong RPLS No. 4961

NOTARY SEAL

OWNER: Blinn College District
902 College Ave.
Brenham, Texas 77833-4049
Contact Person: Richard O'Malley
Phone No. 979-830-4054

STRONG SURVEYING
1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 751-0096
Firm No. 10093300 email: curtis@strongsurveying.com