METES AND BOUNDS DESCRIPTION
OF A
0.42 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.42 ACRES AS DESCRIBED BY A DEED TO BONA FIDE ACQUISITIONS, LLC, RECORDED IN VOLUME 13520, PAGE 70 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN CONCRETE AT THE INTERSECTION OF THE NORTHWEST LINE OF FAIRWAY DRIVE (50' R.O.W.) AND THE SOUTHWEST LINE OF GREEN STREET (50' R.O.W.) MARKING THE EAST CORNER OF SAID 0.42 ACRE TRACT;

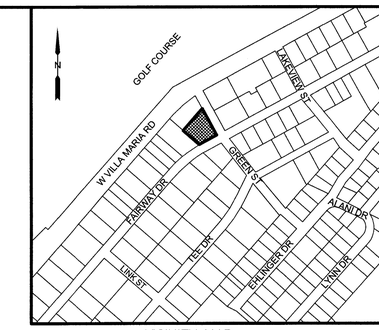
THENCE: S 61° 21' 17" W ALONG THE NORTHWEST LINE OF FAIRWAY DRIVE FOR A DISTANCE OF 111.46 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.42 ACRE TRACT AND THE EAST CORNER OF A CALLED 0.46 ACRE TRACT AS DESCRIBED BY A DEED TO ALEX BLAKE LONG RECORDED IN VOLUME 9126, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 57' 43" W ALONG THE COMMON LINE OF SAID 0.42 ACRE TRACT AND SAID 0.46 ACRE TRACT FOR A DISTANCE OF 113.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.42 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.3881 ACRE TRACT AS DESCRIBED BY A DEED TO DONALD SEWELL RECORDED IN VOLUME 9111, PAGE 230 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 02' 17" E ALONG THE COMMON LINE OF SAID 0.42 ACRE TRACT AND SAID 0.3881 ACRE TRACT FOR A DISTANCE OF 162.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF GREEN STREET MARKING THE NORTH CORNER OF SAID 0.42 ACRE TRACT;

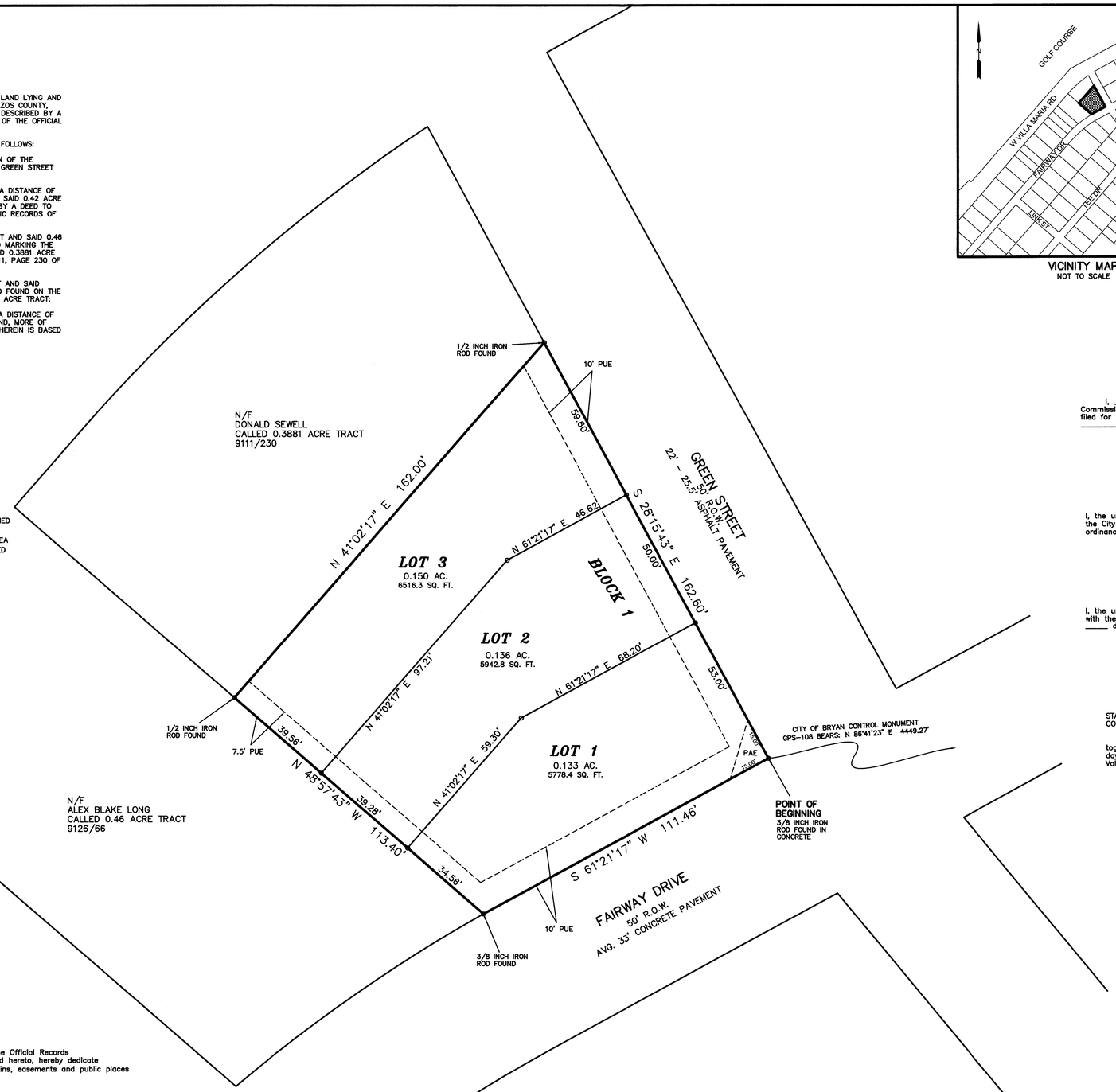
THENCE: S 28° 15' 43" E ALONG THE SOUTHWEST LINE OF GREEN STREET FOR A DISTANCE OF 162.60 FEET TO THE POINT OF BEGINNING CONTAINING 0.42 OF AN ACRE OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND AUGUST 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 20'
20 0 20 40 60 Feet



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215F DATED APRIL 2, 2014.
3. PROPERTY IS ZONED RD-5 (RESIDENTIAL DISTRICT – 5000).
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. PUE – PUBLIC UTILITY EASEMENT
   PAE – PUBLIC ACCESS EASEMENT
6. 1/2 INCH IRON ROD SET AT ALL CORNER UNLESS OTHERWISE INDICATED.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the ____ day of _____, 20__, and same was duly approved on the ____ day of _____, 20__.

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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__.

_____
City Planner, City of Bryan

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__.

_____
City Engineer, City of Bryan

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 authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

Development Services
OCT 14 2016
RECEIVED

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We BONA FIDE ACQUISITIONS, LLC, owner and developer of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County, in Volume 13520, Page 70, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

_____
Brad Kerr, R.P.L.S. No. 4502

FINAL PLAT
OF
LOTS 1–3, BLOCK 1
CAMPUS CLUB ESTATES
0.42 ACRES, Z. PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 08-15-16
PLAT DATE: 10-11-16
REVISED: 10-18-16

OWNER:
BONA FIDE ACQUISITIONS, LLC
4400 OLD COLLEGE ROAD
BRYAN, TEXAS 77802
PHONE (979) 314-9070

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

CAD NAME: 16-689PF