

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;

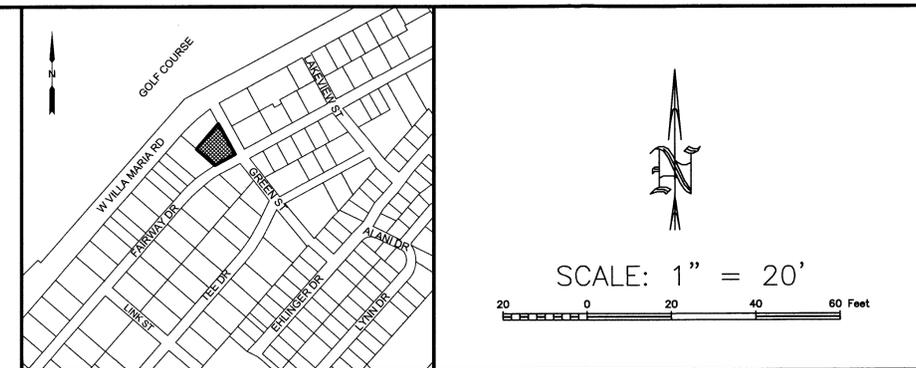
THENCE: S 61° 21' 17" W ALONG THE NORTHWEST LINE OF FAIRWAY DRIVE FOR A DISTANCE OF 111.46 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.42 ACRE TRACT AND THE EAST CORNER OF A CALLED 0.46 ACRE TRACT AS DESCRIBED BY A DEED TO ALEX BLAKE LONG RECORDED IN VOLUME 9126, PAGE 86 OF THE 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;

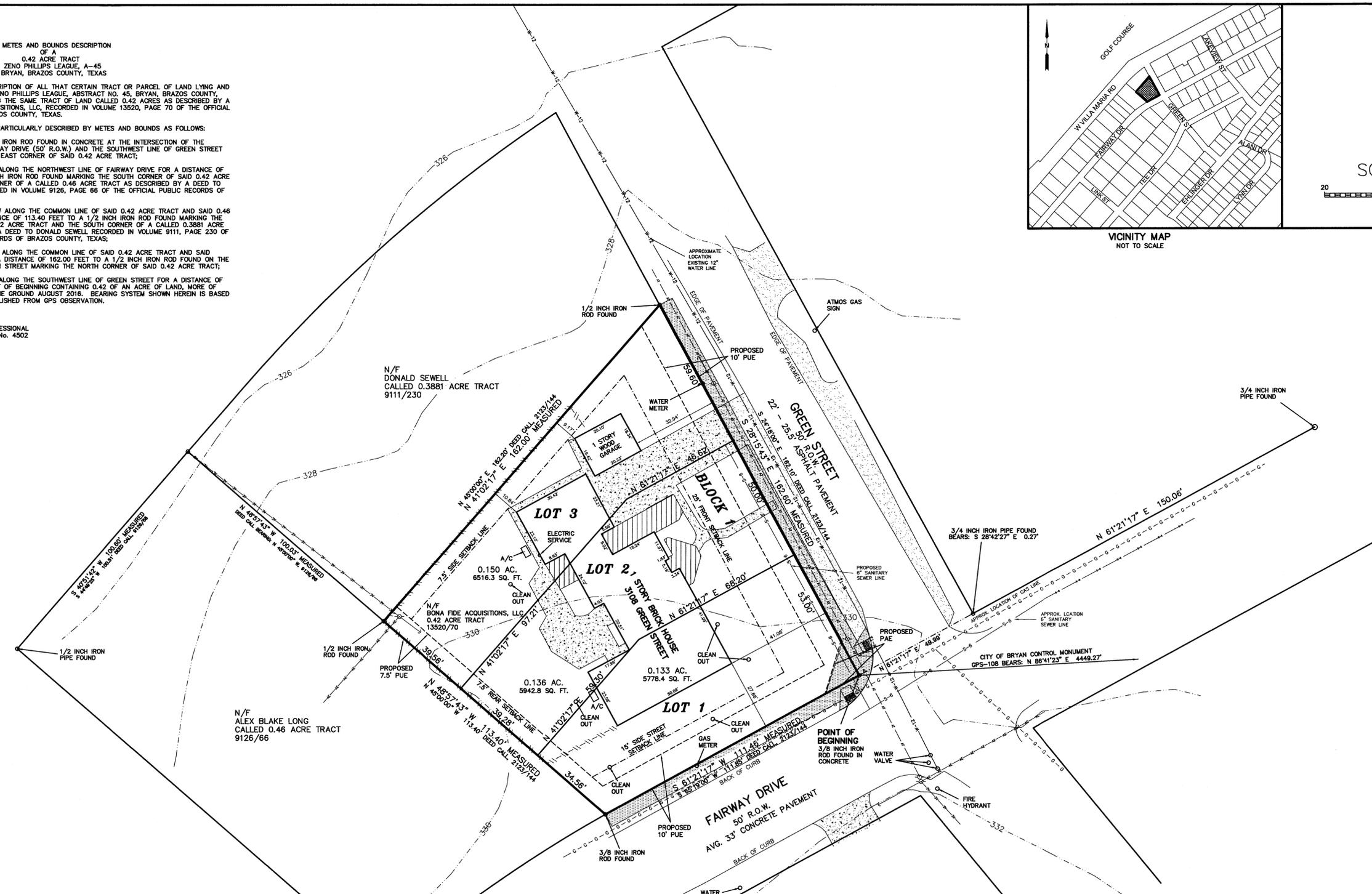
THENCE: S 28° 15' 43" E ALONG THE SOUTHWEST LINE OF GREEN STREET FOR A DISTANCE OF 162.80 FEET TO THE POINT OF BEGINNING CONTAINING 0.42 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502



VICINITY MAP  
NOT TO SCALE

- LEGEND:
- UTILITY POLE
  - GUY WIRE ANCHOR
  - AERIAL ELECTRIC LINES
  - AERIAL TELEPHONE LINES
  - WOOD FENCE
  - DECK
  - ▨ CONCRETE
  - ▩ GRAVEL
  - PROPOSED 5' SIDEWALK\*\*



- 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
  6. PAE - PUBLIC ACCESS EASEMENT
  7. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY FROM CITY OF BRYAN MAPPING.
  8. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS ACCORDING TO CITY OF BRYAN MAPPING.
  9. DEVELOPER SHALL PAY INTO THE CITY OF BRYAN SIDEWALK FUND IN LIEU OF SIDEWALK CONSTRUCTION.
  10. ALL EXISTING IMPROVEMENTS SHALL BE REMOVED PRIOR TO ANY FUTURE DEVELOPMENT OF ANY LOT SHOWN HEREON.
  11. THE PUBLIC ACCESS EASEMENT SHOWN HEREON IS FOR THE FUTURE DEVELOPMENT OF CORNER SIDEWALK ACCESS.

Development  
Services  
OCT 14 2016  
RECEIVED

**PRELIMINARY PLAN**  
OF  
LOTS 1-3, BLOCK 1  
**CAMPUS CLUB ESTATES**  
0.42 ACRES, Z. PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

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) 314-8070

SURVEYOR:  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 288-3195

CAD NAME: 16-689PF