

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	41.57'	25.00'	095°16'48"	27.42'	36.95'
C2	50.84'	185.00'	015°44'40"	25.56'	50.69'
C3	32.53'	485.00'	003°50'36"	16.27'	32.53'
C4	22.43'	1015.00'	001°15'57"	11.21'	22.43'
C5	158.25'	117.50'	077°10'03"	93.74'	146.56'
C6	30.42'	25.00'	089°42'45"	17.41'	28.58'
C7	196.10'	41.50'	270°44'29"	40.97'	58.31'
C8	5.06'	23.50'	012°19'58"	2.54'	5.06'
C9	131.13'	87.50'	085°14'01"	81.40'	119.20'
C10	21.76'	985.00'	001°15'57"	10.88'	21.76'
C11	34.55'	515.00'	003°50'36"	17.28'	34.54'
C12	59.09'	215.00'	019°44'49"	29.73'	58.90'
C22	44.70'	25.00'	102°27'20"	31.12'	38.98'

- NOTES:
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND FLOODED AREAS, MAP NO. 48041C0215F, EFFECTIVE DATE: APRIL 2, 2014.
 - LOT 1 IS ZONED SOUTH COLLEGE RESIDENTIAL. THE REMAINDER OF THE PROPERTY IS ZONED PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON AUGUST 4, 2015 (ORDINANCE NO. 2103). DEVELOPMENT IN THIS SUBDIVISION SHALL BE SUBJECT TO THE STANDARDS OF THAT PD-H DISTRICT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12-8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
 - NO ON-STREET PARKING WILL BE ALLOWED ALONG LOT 1, COMMON AREA 1 AND LOTS 13 THROUGH 18.
 - A TREE WILL BE REQUIRED IN THE FRONT YARD OF EACH LOT AND A MINIMUM OF 2 TREES IN COMMON AREA 1 WITH THE EXCEPTION OF LOT 1.
 - THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT WITH THE EXCEPTION OF LOT 1:
 - FRONT SETBACK - 15'
 - SIDE SETBACK - 5'
 - REAR SETBACK - 15'
 - REAR SETBACK - 5'
 - THE FRONT FACIES BETWEEN ADJACENT BUILDING SHALL BE SEPARATED BY 2' MINIMUM TO BREAK THE VISUAL PLANE OF THE STREET WITH THE EXCEPTION OF LOT 1.
 - LOT 1, BLOCK 1 ACCESS IS 20' WIDE ACCESS EASEMENT 8578/27 AND AS CREATED BY ACCESS EASEMENT DATED JANUARY 8, 1990 EXECUTED BY DMC CORPORATION TO WMB HOUSE CORPORATION, FILED FOR RECORD JUNE 18, 1990 IN VOLUME 1163, PAGE 299 OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
 - PROVIDE ACCESS EASEMENT ON LOTS 13 & 14 IS ACCESS OF LOT 1, BLOCK 1 TO ACCESS HOWDY COURT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Christopher J Shuler, Chi Phi Educational Trust owner and developer of the land shown on this plat, and designated herein as Lot 1, Block 1 of the North Campus Subdivision, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Christopher J Shuler
Chi Phi Educational Trust

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 executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Justin Whitworth, Bona Fide Acquisitions, LLC, owner and developer of the land shown on this plat, and designated herein as Lots 2-19 and Common Areas 1 & 2 of the North Campus Subdivision, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Justin Whitworth
Bona Fide Acquisitions, LLC.

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 executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land 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 the property markers and monuments were placed under my supervision on the ground.

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

CERTIFICATE OF 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 Deed Records of Brazos County, Texas, in Volume _____ Page _____

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____ 20__

Chairman

CERTIFICATE OF CITY ENGINEER

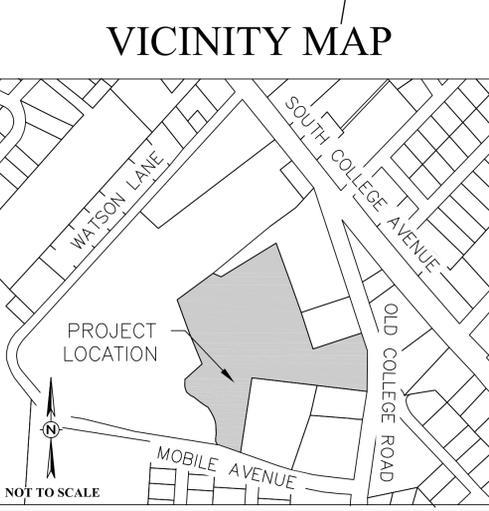
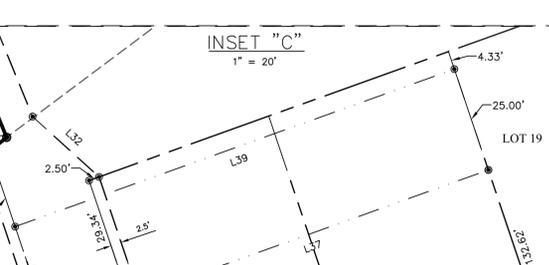
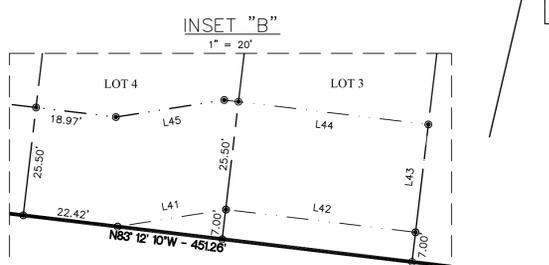
I, _____ City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

City Engineer

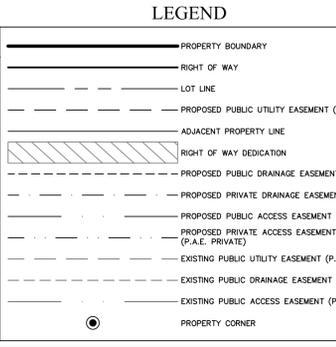
CERTIFICATE OF CITY PLANNER

I, _____ City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

City Planner



LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	43.54'	S9° 33' 55"W	L22	122.89'	S78° 21' 26"E
L2	21.50'	N17° 54' 27"W	L23	11.00'	N18° 29' 35"W
L3	29.57'	N1° 04' 02"E	L24	31.29'	N80° 28' 52"W
L4	35.30'	N6° 33' 05"W	L25	10.01'	S83° 12' 10"E
L5	18.73'	N18° 19' 42"W	L26	25.00'	N75° 34' 09"W
L6	28.63'	N22° 23' 54"W	L27	43.25'	N14° 25' 51"E
L7	26.17'	N32° 44' 40"W	L28	40.66'	S14° 25' 51"W
L8	46.18'	N61° 38' 33"W	L29	21.14'	N47° 54' 57"W
L9	47.42'	N45° 48' 24"W	L30	90.01'	N70° 21' 11"E
L10	21.44'	N28° 48' 52"W	L31	110.01'	S70° 21' 11"W
L11	36.03'	N3° 10' 22"E	L41	25.80'	S81° 05' 38"W
L12	76.44'	N51° 21' 45"E	L42	45.03'	N83° 11' 59"W
L13	30.07'	S48° 48' 34"E	L43	25.50'	S6° 48' 01"W
L14	1.83'	N77° 03' 28"E	L44	48.48'	S83° 11' 59"E
L15	33.22'	S87° 11' 42"E	L45	25.80'	N81° 05' 38"E
L16	74.08'	S84° 37' 04"E	L46	25.21'	S27° 19' 04"W
L17	29.72'	N9° 31' 08"E	L47	168.25'	N1° 04' 02"E
L18	74.08'	N84° 37' 04"W	L48	36.44'	N9° 31' 08"E
L19	33.22'	N87° 11' 42"W	L49	13.35'	N65° 28' 37"E
L20	5.16'	S77° 03' 28"W	L51	8.36'	S9° 31' 08"E



FINAL PLAT

NORTH CAMPUS SUBDIVISION

6.390 ACRES - 19 LOTS

SURVEY LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS
LOTS 1-19, BLOCK 1 AND COMMON AREAS 1 & 2, BLOCK 1

OWNER/DEVELOPER:
Bona Fide Acquisitions, LLC
4400 Old College Road
Bryan, Texas 77801
(979)739-4930

OWNER - LOT 1:
Theta Zeta of Chi Phi
Alumni Housing Association
2725 Buck Hill Dr.
Piano, TX 75025

SCALE: 1" = 40'
November 2015

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-3900