

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobbi Gutierrez, 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 29th day of April, 2017, and same was duly approved on the 6th day of April, 2017.

Bobbi Gutierrez
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 3rd day of April, 2017.

[Signature]
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 1st day of April, 2017.

[Signature]
City Engineer, City of Bryan

Filed for Record
 Official Public Records of
 Brazos County Clerk
 On: 12/9/2019 7:37:38 PM
 In the PLAT Records

Doc Number: 2019-1279942
 Volume - Pages: 15735-127
 Number of Pages: 1
 Amount: 73.00
 Order#: 10191209/00105
 By: PD

hereby certify that this plat in my office on the _____ day of _____, 2017, in Brazos County, Texas, in

County Clerk
 Brazos County, Texas [Signature]

- 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. 1/2 INCH IRON ROD SET AT ALL CORNER UNLESS OTHERWISE INDICATED.
 7. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 8. NO DRIVEWAY ACCESS SHALL BE ALLOWED FROM VILLA MARIA ROAD. LOTS 3, 4 AND 5 SHALL ACCESS FROM GREEN STREET AND THE 25' PRIVATE CROSS ACCESS EASEMENT SHOWN HEREON.
 9. THE PRIVATE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS OF LOTS 3, 4 AND 5.

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 Volume 13811, Page 227, 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.

JUSTEN WHEATWORTH
 Owner(s) - BONA FIDE ACQUISITIONS, LLC

STATE OF TEXAS
 COUNTY OF BRAZOS

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

Given under my hand and seal on this 29th day of MAY, 2017.

[Signature]
 Notary Public, Brazos County, Texas

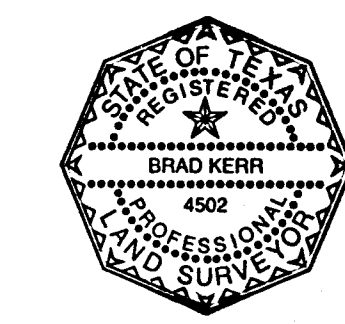
RICHARD CHRISTOPHER FLORES
 Notary Public, State of Texas
 Comm. Expires 03-29-2020
 Notary ID 128935919

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.

[Signature]
 Brad Kerr, R.P.L.S. No. 4502



FINAL PLAT
 OF
 LOTS 1-5, BLOCK 1
CAMPUS CLUB ESTATES
 0.808 ACRES, Z. PHILLIPS LEAGUE, A-45
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 12-29-16
 PLAT DATE: 02-24-17
 REVISED: 05-23-18

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: 16-993PF