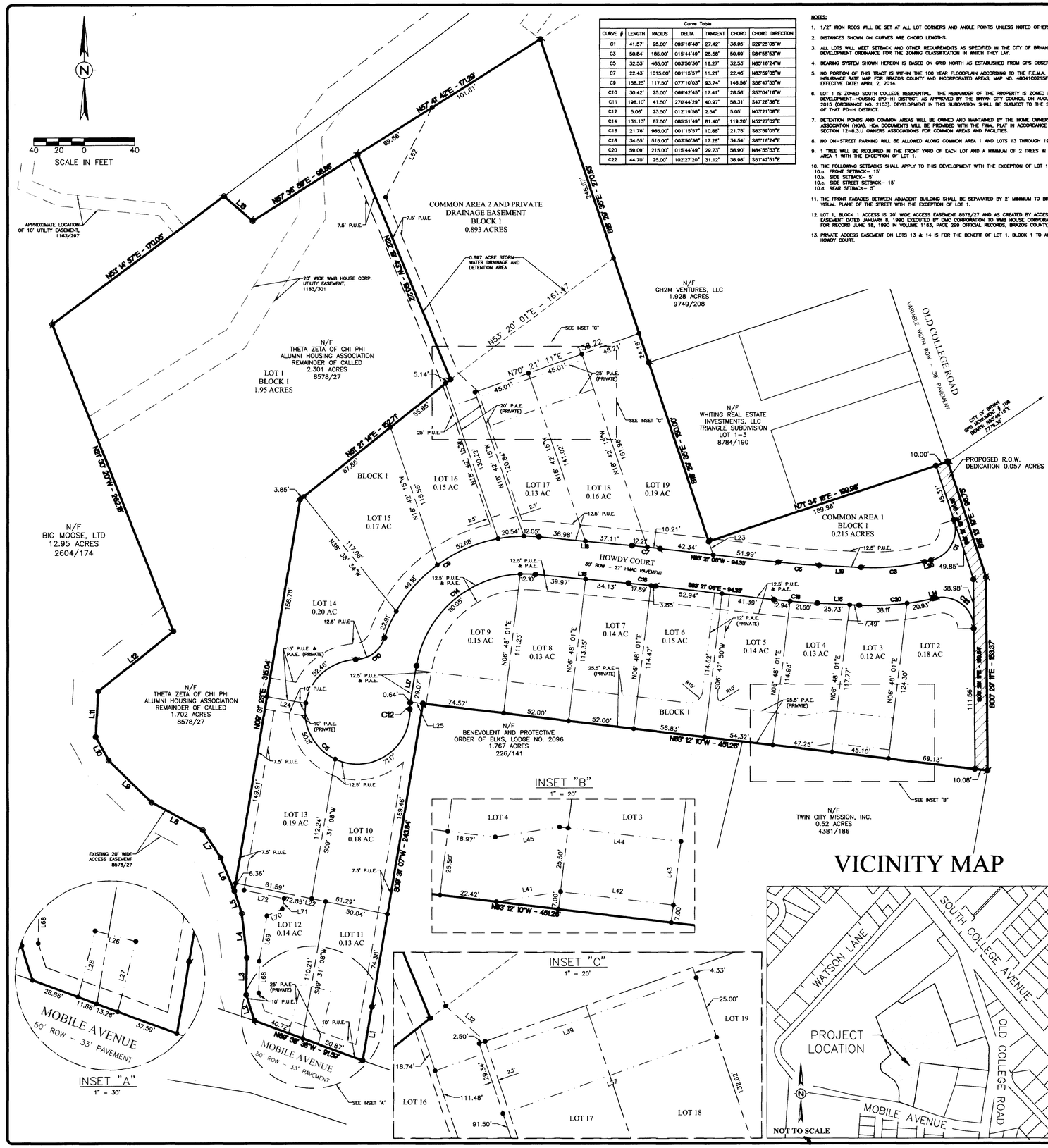

VICINITY MAP

Curve Table							
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	41.57'	25.00'	095°16'48"	27.42'	36.95'	S29°25'05"W
C3	50.84'	185.00'	015°44'48"	25.58'	50.69'	S84°55'53"W
C5	32.53'	485.00'	003°50'36"	16.27'	32.53'	N85°18'24"W
C7	22.43'	1015.00'	001°15'57"	11.21'	22.45'	N83°59'05"W
C9	158.25'	117.50'	077°10'03"	93.74'	146.56'	S56°47'55"W
C10	30.42'	25.00'	069°42'45"	17.41'	28.58'	S53°04'18"W
C11	196.10'	41.50'	270°44'29"	40.97'	58.31'	S47°28'36"E
C12	5.06'	23.50'	012°19'58"	2.54'	5.05'	N03°21'08"E
C14	131.13'	87.50'	085°51'49"	81.40'	119.20'	N52°27'02"E
C16	21.76'	985.00'	001°15'57"	10.88'	21.76'	S83°59'05"E
C18	34.55'	515.00'	003°50'36"	17.28'	34.54'	S85°18'24"E
C20	56.09'	215.00'	015°44'49"	29.73'	56.90'	N84°55'53"E
C22	44.70'	25.00'	102°27'20"	31.12'	38.98'	S51°42'51"E

NOTES:

1. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
2. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
3. 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.
4. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
5. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0215F, EFFECTIVE DATE: APRIL 2, 2014.
6. 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.
7. 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.
8. NO ON-STREET PARKING WILL BE ALLOWED ALONG COMMON AREA 1 AND LOTS 13 THROUGH 19.
9. 1 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.
10. THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT WITH THE EXCEPTION OF LOT 1:
    10.a. FRONT SETBACK- 15'
    10.b. SIDE SETBACK- 5'
    10.c. SIDE STREET SETBACK- 15'
    10.d. REAR SETBACK- 5'
11. THE FRONT FACADES BETWEEN ADJACENT BUILDING SHALL BE SEPARATED BY 2' MINIMUM TO BREAK THE VISUAL PLANE OF THE STREET WITH THE EXCEPTION OF LOT 1.
12. 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.
13. PRIVATE ACCESS EASEMENT ON LOTS 13 & 14 IS FOR THE BENEFIT 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

CHRISTINA LOUBIE HANCOCK
My Commission Expires
February 05, 2020

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Christopher J. Shuler 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 8th day of August 20 16

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.

CHRISTINA LOUBIE HANCOCK
My Commission Expires
February 05, 2020

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Justin M. Whitworth 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 11th day of August 20 16

Notary Public, Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
6.387 ACRE TRACT
J.K. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. K. SCOTT LEAGUE, A-50, BRYAN, BRAZOS COUNTY, TEXAS; SAID TRACT BEING ALL OF THE REMAINDER OF A CALLED 1.702 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 1 AND THE REMAINDER OF A CALLED 2.301 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 2 BY WARRANTY DEED WITH VENDOR'S LIEN TO THETA ZETA OF CHI PHI ALUMNI HOUSING ASSOCIATION, RECORDED IN VOLUME 8578, PAGE 27 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; ALL OF A CALLED 2.05 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BONA FIDE ACQUISITIONS, LLC RECORDED IN VOLUME 12132, PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; AND ALL OF A CALLED 2.215 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BONA FIDE ACQUISITIONS, LLC RECORDED IN VOLUME 12164, PAGE 20 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 2.05 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 12.95 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BIG MOOSE, LTD RECORDED IN VOLUME 2604, PAGE 174 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 09 BEARS: S 18° 47' 15" W FOR A DISTANCE OF 5776.99 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 2.05 ACRE TRACT AND SAID 12.95 ACRE TRACT FOR THE FOLLOWING CALLS:

N 17° 54' 27" W FOR A DISTANCE OF 21.59 FEET (DEED CALL: N 19° 23' 51" W - 21.59 FEET, 12/22.896) TO A 1/2 INCH IRON ROD FOUND;

N 01° 04' 02" E FOR A DISTANCE OF 29.57 FEET (DEED CALL: N 00° 30' 37" E - 29.51 FEET, 12/22.896) TO A 1/2 INCH IRON ROD FOUND;

N 04° 33' 05" W FOR A DISTANCE OF 35.50 FEET (DEED CALL: N 04° 03' 37" W - 35.51 FEET, 12/22.896) TO A 1/2 INCH IRON ROD FOUND;

N 18° 19' 42" W FOR A DISTANCE OF 18.73 FEET (DEED CALL: N 19° 47' 40" W - 18.78 FEET, 12/22.896) TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 2.05 ACRE TRACT AND THE SOUTH CORNER OF SAID REMAINDER OF CALLED 1.702 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 1.702 ACRE TRACT AND SAID 12.95 ACRE TRACT FOR THE FOLLOWING CALLS:

N 18° 19' 42" W FOR A DISTANCE OF 25.41 FEET (DEED CALL: N 17° 42' 39" W - 44.14 FEET, 8578/27) TO A POINT;

N 35° 01' 25" W FOR A DISTANCE OF 29.75 FEET (DEED CALL: N 33° 10' 47" W - 29.37 FEET, 8578/27) TO A CONCRETE NAIL FOUND IN ASPHALT;

N 61° 38' 19" W FOR A DISTANCE OF 46.16 FEET (DEED CALL: N 59° 11' 02" W - 46.13 FEET, 8578/27) TO A 1/2 INCH IRON ROD FOUND BENT;

N 45° 46' 24" W FOR A DISTANCE OF 47.42 FEET (DEED CALL: N 45° 14' 45" W - 47.42 FEET, 8578/27) TO A 1/2 INCH IRON ROD FOUND;

N 28° 46' 52" W FOR A DISTANCE OF 21.44 FEET (DEED CALL: N 28° 05' 56" W - 21.47 FEET, 8578/27) TO A 1/2 INCH IRON ROD FOUND;

N 85° 18' 22" E FOR A DISTANCE OF 36.03 FEET (DEED CALL: N 85° 51' 00" E - 36.03 FEET, 8578/27) TO A 3/8 INCH IRON ROD FOUND IN CONCRETE;

N 51° 21' 45" E FOR A DISTANCE OF 56.44 FEET (DEED CALL: N 53° 51' 46" E - 56.35 FEET, 8578/27); TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID REMAINDER OF 2.301 ACRE TRACT; FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BENT BEARS: N 84° 35' 18" W FOR A DISTANCE OF 1.16 FEET AND A 3/8 INCH IRON ROD FOUND BENT BEARS: S 84° 35' 18" E FOR A DISTANCE OF 1.16 FEET;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 2.301 ACRE TRACT AND SAID 12.95 ACRE TRACT FOR THE FOLLOWING CALLS:

N 21° 30' 20" W FOR A DISTANCE OF 262.18 FEET (DEED CALL: N 19° 00' 05" W - 262.40 FEET, 8578/27) TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID REMAINDER OF 2.301 ACRE TRACT;

N 53° 47' 37" E FOR A DISTANCE OF 170.07 FEET (DEED CALL: N 55° 48' 44" E - 170.17 FEET, 8578/27); TO A 1/2 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID 2.301 ACRE TRACT AND A CALLED 1.928 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO GDEM VENTURES, LLC RECORDED IN VOLUME 9746, PAGE 208 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE, A 1/2 INCH IRON ROD SET BEARS: N 20° 14' 37" E FOR A DISTANCE OF 417.17 FEET (DEED CALL: N 20° 42' 37" E - 417.18 FEET, 9749/208) (DEED CALL: N 53° 46' 40" E - 417.24 FEET, 2604/174);

THENCE: ALONG THE COMMON LINE OF SAID 1.928 ACRE TRACT AND SAID REMAINDER OF 2.301 ACRE TRACT FOR THE FOLLOWING CALLS:

S 48° 48' 34" E, AT 0.35 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 30.05 FEET (DEED CALL: S 46° 12' 40" E - 30.00 FEET, 9749/208) TO A 1/2 INCH IRON ROD FOUND;

N 53° 56' 59" E FOR A DISTANCE OF 98.86 FEET (TOTAL DEED CALL: N 56° 08' 56" E - 270.15 FEET, 9749/208) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 2.05 ACRE TRACT;

THENCE: N 57° 47' 42" E ALONG THE COMMON LINE OF SAID 1.928 ACRE TRACT AND SAID 2.05 ACRE TRACT FOR A DISTANCE OF 171.29 FEET (DEED CALL: N 60° 08' 56" E - 171.39 FEET, 12/22.896) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 2.05 ACRE TRACT;

THENCE: S 18° 29' 15" E CONTINUING ALONG THE COMMON LINE OF SAID 1.928 ACRE TRACT AND SAID 2.05 ACRE TRACT, PASS THE COMMON CORNER OF SAID 2.05 ACRE TRACT AND SAID 2.215 ACRE TRACT CONTINUE ON ALONG THE COMMON LINE OF SAID 1.928 ACRE TRACT AND SAID 2.215 ACRE TRACT FOR A TOTAL DISTANCE OF 279.81 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID 1.928 ACRE TRACT AND THE WEST CORNER OF LOT 2, TRIANGLE SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 240 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 48° 29' 40" W FOR A DISTANCE OF 0.75 FEET AND A CUTTER SPIKE FOUND IN ASPHALT MARKING THE EAST CORNER OF SAID 1.928 ACRE TRACT BEARS: N 71° 24' 17" E FOR A DISTANCE OF 200.02 FEET;

THENCE: S 18° 29' 35" E ALONG THE COMMON LINE OF SAID 2.375 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 150.00 FEET (PLAT CALL: S 18° 53' 54" E - 150.00 FEET, 103/281) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 2;

THENCE: N 71° 34' 18" E ALONG THE COMMON LINE OF SAID 2.375 ACRE TRACT AND SAID TRIANGLE SUBDIVISION FOR A DISTANCE OF 199.98 FEET (PLAT CALL: N 74° 06' 26" E - 200.00 FEET, 2/128) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OLD COLLEGE ROAD MARKING THE EAST CORNER OF LOT 3 OF SAID TRIANGLE SUBDIVISION;

THENCE: S 18° 13' 09" E ALONG THE SOUTHWEST LINE OF OLD COLLEGE ROAD FOR A DISTANCE OF 96.75 FEET (DEED CALL: S 19° 38' 47" E - 96.80 FEET, 12/54/281) TO A 1/2 INCH IRON ROD FOUND BENT;

THENCE: S 00° 29' 11" E CONTINUING ALONG THE SOUTHWEST LINE OF OLD COLLEGE ROAD FOR A DISTANCE OF 153.37 FEET (DEED CALL: S 20° 07' 27" E - 153.39 FEET, 12/54/281) TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 2.375 ACRE TRACT AND THE EAST CORNER OF A CALLED 0.152 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TWIN CITY MISSION, INC. RECORDED IN VOLUME 4381, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 83° 12' 10" W ALONG THE SOUTHWEST LINE OF SAID 2.375 ACRE TRACT FOR A DISTANCE OF 451.26 FEET (DEED CALL: N 79° 20' 54" W - 450.14 FEET, 12/54/281) TO A 1/2 INCH IRON PIPE FOUND ON THE SOUTHEAST LINE OF SAID 2.05 ACRE TRACT MARKING THE SOUTHWEST CORNER OF SAID 2.375 ACRE TRACT AND THE NORTH CORNER OF A CALLED 1.767 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS, LODGE NO. 2096 RECORDED IN VOLUME 226, PAGE 141 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 09° 33' 07" W ALONG THE COMMON LINE OF SAID 2.05 ACRE TRACT AND SAID 1.767 ACRE TRACT FOR A DISTANCE OF 243.84 FEET (DEED CALL: S 12° 00' 27" W - 243.84 FEET; 12/22.896) TO A 3/4 INCH IRON PIPE FOUND;

THENCE: S 89° 25' 25" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 42.94 FEET (DEED CALL: S 87° 05' 18" W - 43.00 FEET, 12/22.896) TO A 1/2 INCH IRON ROD FOUND BENT ON THE NORTHEAST LINE OF MOBILE AVENUE (50' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID 2.05 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.767 ACRE TRACT. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BEARS: N 51° 18' 23" W FOR A DISTANCE OF 2.55 FEET;

THENCE: N 89° 38' 38" W ALONG THE NORTHEAST LINE OF MOBILE AVENUE FOR A DISTANCE OF 91.51 FEET (DEED CALL: N 87° 20' 24" W - 91.50 FEET; 12/22.896) TO THE POINT OF BEGINNING CONTAINING 6.387 ACRES OF LAND, SURVEYED ON THE GROUND MARCH 30, 2015. SEE ACCOMPANYING PLAT FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Doc	Bk	Vol	Pg
01273879	OR	12564	50

Filed for Record in:
BRAZOS COUNTY

On: Aug 19,2016 at 03:48P

As a
Plats

Document Number: 01273879

Amount 73.00

Receipt Number - 582604
By:
Cathy Barcelona

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Aug 19,2016

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.54'	S89° 33' 55"W
L2	21.59'	N17° 54' 27"W
L3	29.57'	N1° 04' 02"E
L4	35.30'	N6° 33' 05"W
L5	18.73'	N18° 19' 42"W
L6	28.83'	N22° 23' 54"W
L7	28.17'	N32° 44' 40"W
L8	46.16'	N61° 38' 33"W
L9	47.42'	N45° 46' 24"W
L10	21.44'	N28° 46' 52"W
L11	36.03'	N3° 10' 22"E
L12	76.44'	N51° 21' 45"E
L13	30.07'	S48° 48' 34"E
L14	1.83'	N77° 03' 28"E
L15	33.22'	S87° 11' 42"E
L16	74.09'	S84° 37' 04"E
L17	29.72'	N9° 31' 08"E
L18	74.09'	N84° 37' 04"W
L19	33.22'	N87° 11' 42"W
L20	5.16'	S77° 03' 28"W
L22	122.89'	S78° 21' 26"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L23	11.05'	N18° 29' 35"W
L24	31.29'	N80° 28' 52"W
L25	10.01'	S83° 12' 10"E
L26	25.00'	N75° 34' 09"W
L27	43.25'	N14° 25' 51"E
L28	40.68'	S14° 25' 51"W
L32	21.14'	N47° 54' 57"W
L37	90.01'	N70° 21' 11"E
L39	110.01'	S70° 21' 11"W
L41	25.86'	S81° 05' 38"W
L42	45.03'	N83° 11' 59"W
L43	25.50'	S6° 48' 01"W
L44	48.48'	S83° 11' 59"E
L45	25.86'	N81° 05' 38"E
L62	80.21'	S27° 19' 04"W
L68	25.25'	N1° 04' 02"E
L69	36.44'	N9° 31' 08"E
L70	13.38'	N65° 28' 37"E
L71	8.36'	N9° 31' 08"E
L72	32.41'	N78° 21' 26"W

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.

STATE OF TEXAS REGISTERED BRAD KERR 4502 PROFESSIONAL LAND SURVEYOR

R.P.L.S. No. 4502

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 authentication was filed for record in my office the 19 day of August 20 16 in the Deed Records of Brazos County, Texas, in Volume 9756 Page 50

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

Karen McQueen
County Clerk
Brazos County, Texas
By Debbie Barker
Deputy Clerk

CERTIFICATE OF PLANNING AND ZONING COMISSION

I, Bobby Gutierrez 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 18th day of November 2016

Chairman

CERTIFICATE OF CITY ENGINEER

I, W. Paul Kaspar 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.

W. Paul Kaspar
City Engineer

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman 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 18th day of August 2016

City Planner
Bryan, Texas

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 Aequisitions, 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.
Plano, TX 75025

SCALE: 1" = 40'
AUGUST 2016

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

Schultz Engineering, LLC
TBPE NO. 12327
911 Southwest Parkway East
College Station, Texas 77840
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(979) 764-3900