



NOTE: ALL IMPROVEMENTS AND CONDITIONS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.

METES AND BOUNDS DESCRIPTION OF A 0.808 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 ALL OF A CALLED 0.3881 ACRE TRACT AS DESCRIBED BY A DEED TO BONA FIDE ACQUISITIONS, LLC RECORDED IN VOLUME 13811, PAGE 227 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.42 ACRE TRACT 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 AT THE INTERSECTION OF THE SOUTHWEST LINE OF W. VILLA MARIA ROAD (FM 1179 - CALLED 100' R.O.W.) AND THE WESTERLY LINE OF GREEN STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID 0.3881 ACRE TRACT;

THENCE: S 28° 15' 43" E ALONG THE WESTERLY LINE OF GREEN STREET FOR A DISTANCE OF 247.40 FEET TO A 3/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF FAIRWAY DRIVE (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, SAID 0.3881 ACRE TRACT AND SAID 0.46 ACRE TRACT FOR A DISTANCE OF 213.27 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. VILLA MARIA ROAD MARKING THE WEST CORNER OF SAID 0.3881 ACRE TRACT;

THENCE: N 40° 57' 07" E ALONG THE SOUTHWEST LINE OF W. VILLA MARIA ROAD FOR A DISTANCE OF 351.16 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 600.26 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 08' 27" FOR AN ARC DISTANCE OF 158.62 FEET (CHORD BEARS: N 48° 31' 11" E - 158.16 FEET) TO THE POINT OF BEGINNING CONTAINING 0.808 OF AN ACRE OF LAND, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

- LEGEND:
- ⊗ LIGHT POLE
 - UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - AERIAL TELEPHONE LINES
 - WOOD FENCE
 - CHAIN LINK FENCE
 - DECK
 - CONCRETE
 - GRAVEL

- 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. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 8. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY FROM CITY OF BRYAN MAPPING.
 9. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS ACCORDING TO CITY OF BRYAN MAPPING.
 10. DEVELOPER SHALL PAY INTO THE CITY OF BRYAN SIDEWALK FUND IN LIEU OF SIDEWALK CONSTRUCTION.
 11. ALL EXISTING IMPROVEMENTS SHALL BE REMOVED PRIOR TO ANY FUTURE DEVELOPMENT OF ANY LOT SHOWN HEREON.
 12. THE PUBLIC ACCESS EASEMENT SHOWN HEREON IS FOR THE FUTURE DEVELOPMENT OF CORNER SIDEWALK ACCESS.
 13. 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.
 14. THE CITY OF BRYAN DOES NOT PARTICIPATE IN 811 DIG TESS AT THIS TIME. CONTRACTORS MUST CONTACT THE CITY OF BRYAN WATER SERVICES FOR UTILITY LOCATES PRIOR TO FUTURE DEVELOPMENT.
 15. THE MAINTENANCE OF THE PROPOSED PRIVATE CROSS ACCESS EASEMENT ON LOTS 3 AND 4 WILL BE BY THE OWNERS OF LOTS 3, 4 AND 5.

PRELIMINARY PLAN
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: 02-07-17
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