



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner of the 8.770 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 4595, Page 167, and designated herein as Cottage Grove Subdivision, Phase 2B, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places shown hereon for the purposes identified.

Randy French, President
BCS Development Company

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Randy French 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 in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

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 _____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

Chairman, Planning & Zoning Commission,
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 _____ day of _____, 20____.

Planning Administrator, Bryan, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, 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 Official 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

METES AND BOUNDS DESCRIPTION

OF A
8.770 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 A PORTION OF THE REMAINDER OF A CALLED 35.15 ACRE TRACT AS DESCRIBED BY A DEED TO BCS DEVELOPMENT COMPANY RECORDED IN VOLUME 4594, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 17.85 ACRE TRACT AS DESCRIBED BY A DEED TO SIMON KAHAN RECORDED IN VOLUME 1036, PAGE 49 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF 35.15 ACRE TRACT AND THE NORTHWEST CORNER OF COTTAGE GROVE SUBDIVISION, PHASE 2A, ACCORDING TO THE PLAT RECORDED IN VOLUME 5908, PAGE 109 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 35.15 ACRE TRACT AND COTTAGE GROVE SUBDIVISION, PHASE 2A, FOR THE FOLLOWING CALLS:

S 48° 04' 28" E FOR A DISTANCE OF 246.64 FEET TO A 5/8 INCH IRON ROD FOUND;

S 61° 57' 06" E FOR A DISTANCE OF 26.15 FEET TO A 5/8 INCH IRON ROD FOUND;

S 47° 40' 15" E FOR A DISTANCE OF 272.57 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 2.85 ACRE TRACT AS DESCRIBED BY A DEED TO U.S. REAL III WATSON & TAYLOR, LTD. RECORDED IN VOLUME 889, PAGE 299 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 20' 43" W ALONG THE COMMON LINE OF SAID REMAINDER OF 35.15 ACRE TRACT AND SAID 2.85 ACRE TRACT FOR A DISTANCE OF 53.86 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 2.85 ACRE TRACT;

THENCE: S 48° 27' 18" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 35.15 ACRE TRACT AND SAID 2.85 ACRE TRACT FOR A DISTANCE OF 184.97 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 2.85 ACRE TRACT AND A CALLED 4.45 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 189, PAGE 184 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 03' 33" W ALONG THE COMMON LINE OF SAID REMAINDER OF 35.15 ACRE TRACT AND SAID 4.45 ACRE TRACT FOR A DISTANCE OF 451.49 FEET TO A 5/8 INCH IRON ROD SET MARKING THE MOST SOUTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 35.15 ACRE TRACT FOR THE FOLLOWING CALLS:

N 49° 04' 09" W FOR A DISTANCE OF 165.76 FEET TO A 5/8 INCH IRON ROD SET;

S 40° 55' 51" W FOR A DISTANCE OF 78.37 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 270.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 53' 47" FOR AN ARC DISTANCE OF 8.94 FEET (CHORD BEARS: S 41° 52' 45" W - 8.94 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

N 47° 32' 01" W FOR A DISTANCE OF 295.37 FEET TO A 5/8 INCH IRON ROD SET;

N 42° 27' 59" E FOR A DISTANCE OF 92.16 FEET TO A 5/8 INCH IRON ROD SET;

N 48° 04' 27" W FOR A DISTANCE OF 270.38 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF THE FOREMENTIONED 17.85 ACRE TRACT MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 42° 03' 19" E ALONG THE COMMON LINE OF SAID REMAINDER OF 35.15 ACRE TRACT AND SAID 17.85 ACRE TRACT FOR A DISTANCE OF 495.00 FEET TO THE POINT OF BEGINNING CONTAINING 8.770 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

NOTES:

1. THE PROPERTY IS OWNED BY BCS DEVELOPMENT COMPANY, 4090 STATE HIGHWAY 6, SOUTH, COLLEGE STATION, TEXAS, 77845, 35.15 ACRES AS RECORDED IN VOLUME 4595, PAGE 167 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS MONUMENTS.

3. ALL SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.

4. THIS PROPERTY HAS BEEN REZONED TO PLANNED DEVELOPMENT HOUSING (PD-H).

5. THE BUILDING SETBACK LINE REQUIREMENTS FOR THIS SUBDIVISION ARE AS FOLLOWS: 20' FRONT, 10' REAR, 5' SIDE (INCLUDING LOTS ADJACENT TO COMMON AREAS), AND 15' SIDE STREET.

6. THE LANDSCAPING AND IMPROVEMENTS WITHIN THE STREET RIGHT-OF-WAY, COMMON AREAS AND EASEMENTS ARE THE RESPONSIBILITY OF THE COTTAGE GROVE HOMEOWNER'S ASSOCIATION.

7. 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, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0141C, MAP NO. 48041C0141C. EFFECTIVE DATE: JULY 2, 1992.

8. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

9. 5/8" IRON RODS TO BE SET AT ALL LOT AND PROPERTY CORNERS UNLESS NOTED OTHERWISE.

FINAL PLAT
COTTAGE GROVE SUBDIVISION
PHASE 2B
8.770 ACRES

Received

DEC 11 2007

Development & Engineering
Services

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'

NOVEMBER, 2007
REVISED DECEMBER, 2007

OWNER/DEVELOPER:
BCS Development Company
4090 SH 6 South
College Station, TX 77845
(979) 690-1222

ENGINEER:

CIVIL DEVELOPMENT, L.L.C.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

Ginger L. Urso, P.E.
2033 Harvey Mitchell Parkway South
College Station, Texas 77840
P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759

LINE	LENGTH	BEARING
L1	26.15'	S61°57'08"E
L2	53.86'	S42°20'43"W
L3	78.37'	S40°55'51"W
L4	92.16'	N42°27'59"E
L5	92.62'	N41°55'33"E
L6	2.82'	N41°55'33"E
L7	11.57'	N40°55'51"E
L8	27.73'	N42°27'59"E

SYMBOL	DESCRIPTION
—	PLAT BOUNDARY
- - -	ROW LINE
—	PROPERTY LINE
●	PROPERTY CORNER
- - -	PUBLIC UTILITY EASEMENT LINE
—	EXISTING UTILITY EASEMENT
- - -	PUBLIC UTILITY EASEMENT
■	COMMON AREA

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	8.94'	270.00'	1°53'47"	4.47'	8.94'	N41°52'45"E
C2	39.71'	25.00'	91°00'39"	25.45'	35.67'	S02°34'47"E
C3	290.65'	185.00'	90°00'58"	185.00'	281.67'	N04°04'38"W
C4	38.83'	25.00'	88°59'21"	24.58'	35.04'	S87°23'13"W
C5	196.38'	125.00'	90°00'58"	125.03'	176.80'	N04°04'38"W
C6	39.27'	25.00'	90°00'00"	25.00'	35.36'	N85°55'51"E
C7	39.03'	25.00'	89°27'33"	24.77'	35.19'	S02°48'14"E
C8	39.51'	25.00'	90°32'27"	25.24'	35.52'	S87°11'46"W
C9	39.27'	25.00'	90°00'00"	25.00'	35.36'	N04°04'09"W
C10	27.47'	1025.00'	1°32'08"	13.74'	27.47'	S48°18'09"E
C11	26.13'	975.00'	1°32'08"	13.07'	26.13'	S48°18'09"E

