



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner of the 13.479 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 3, 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: _____

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

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

LEGEND

- PLAT BOUNDARY
- ROW LINE
- - - PROPERTY LINE
- PROPERTY CORNER
- - - PUBLIC UTILITY EASEMENT LINE
- - - EXISTING UTILITY EASEMENT
- - - F.E.M.A. FLOODPLAIN LINE
- P.U.E.
- PUBLIC UTILITY EASEMENT
- COMMON AREA

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	8.93'	270.00'	001° 53' 42"	4.47'	8.93'	N41° 52' 42"E
C2	121.68'	330.00'	021° 07' 36"	61.54'	120.99'	N51° 29' 38"E
C3	352.30'	160.00'	126° 11' 15"	315.29'	285.36'	S54° 50' 55"E
C4	193.99'	330.00'	033° 40' 50"	99.89'	191.21'	S25° 05' 08"W
C5	80.63'	270.00'	019° 13' 54"	45.74'	80.20'	N52° 26' 30"E
C6	30.72'	25.00'	070° 24' 32"	17.64'	28.82'	S82° 44' 17"E
C7	28.13'	25.00'	064° 27' 47"	15.78'	28.67'	S15° 18' 08"E
C8	117.79'	270.00'	024° 59' 47"	59.85'	116.86'	S29° 25' 39"W
C9	55.35'	25.00'	126° 51' 16"	49.98'	44.72'	N69° 02' 21"E
C10	55.35'	25.00'	126° 51' 16"	49.98'	44.72'	S15° 53' 37"W
C11	185.51'	100.00'	106° 17' 28"	133.41'	180.03'	N47° 32' 01"W

LINE TABLE

LINE #	LENGTH	BEARING
L1	92.16'	S42° 27' 59"W
L2	78.38'	N45° 55' 51"E
L3	15.44'	N62° 03' 27"E
L4	64.75'	N62° 00' 03"E
L5	78.38'	N45° 55' 51"E

- NOTES:**
- 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.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS MONUMENTS.
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
 - THIS PROPERTY HAS BEEN REZONED TO PLANNED DEVELOPMENT HOUSING (PD-H). 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.
 - THE LANDSCAPING AND IMPROVEMENTS WITHIN THE STREET RIGHT-OF-WAY, COMMON AREAS AND EASEMENTS ARE THE RESPONSIBILITY OF THE COTTAGE GROVE HOMEOWNER'S ASSOCIATION.
 - A 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.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - 1/2" IRON RODS TO BE SET AT ALL LOT AND PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 - MAINTENANCE OF THE COMMON AREAS AND DETENTION POND WILL BE THE RESPONSIBILITY OF THE COTTAGE GROVE HOMEOWNERS ASSOCIATION (HOA).

FINAL PLAT

COTTAGE GROVE SUBDIVISION

PHASE 3

13.479 ACRES

BLOCK 1, LOTS 51-70
BLOCK 3, LOTS 7-12

RECEIVED
JUN 09 2010

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

SCALE: 1"=50'

MAY, 2010
REVISED JUNE, 2010

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
547 William D. Fitch Parkway
College Station, Texas 77840

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

P.O. Box 11929, College Station, Texas 77842
(979) 431-0882 Fax: (866) 413-0895
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9243