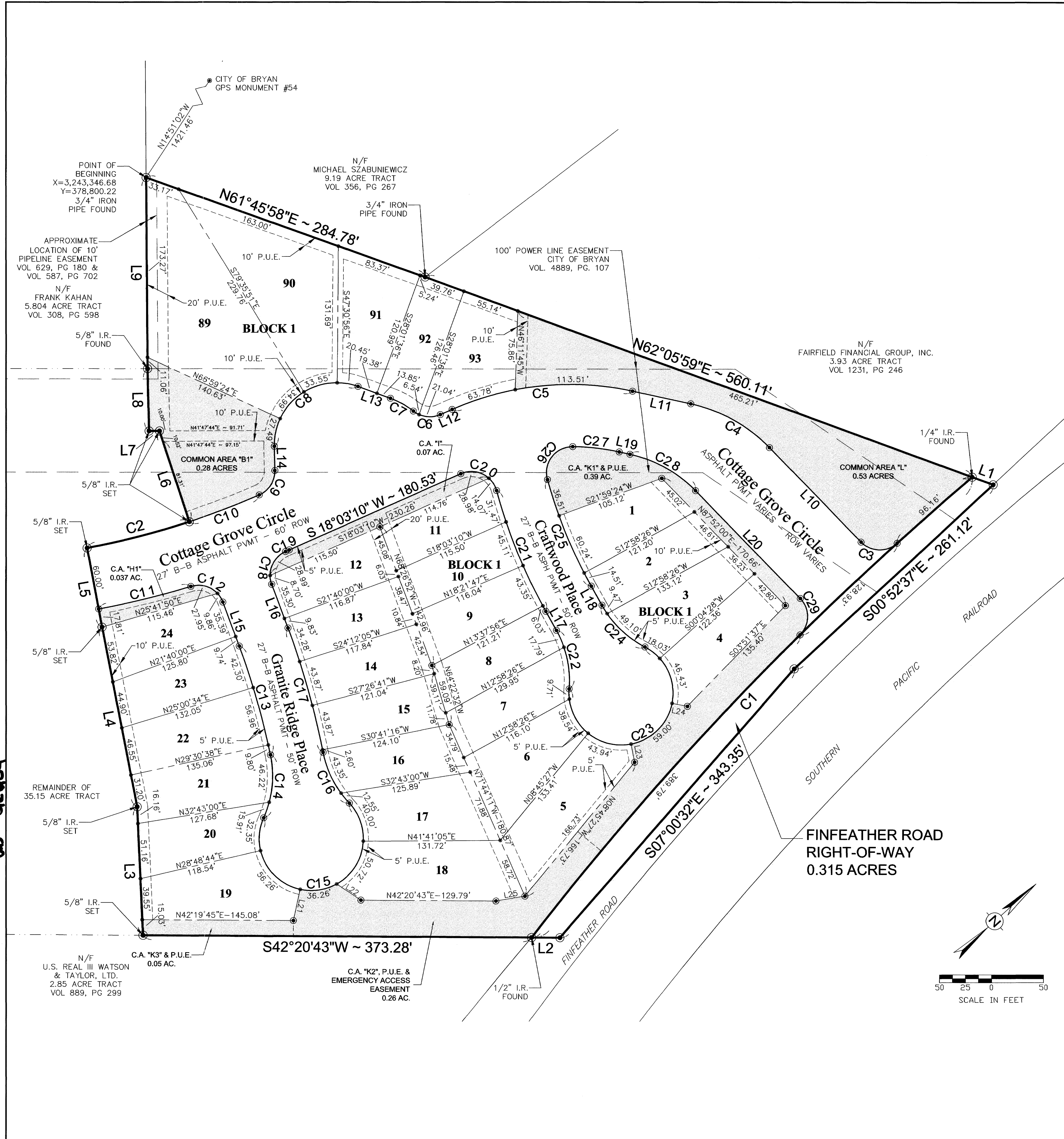
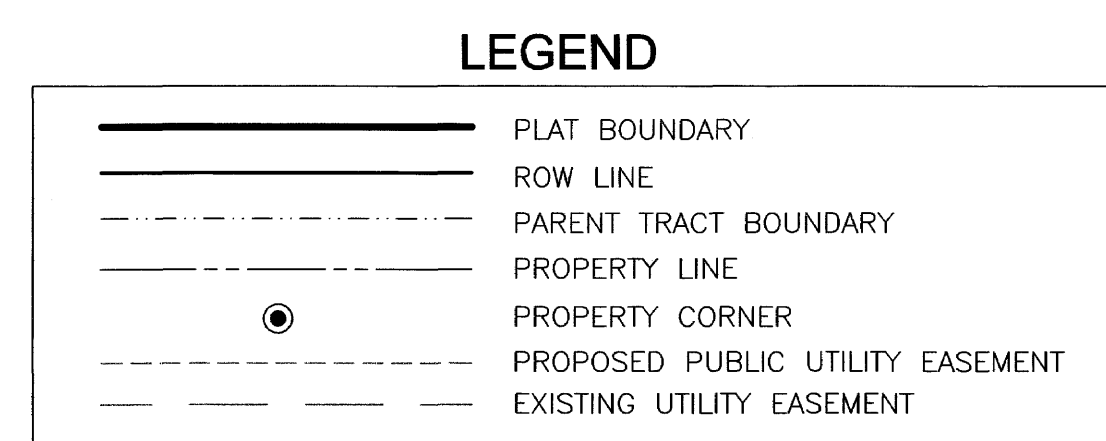


on base of 3/26/03



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	614.88'	2961.18'	11°53'50"	308.55'	613.77'	S04°20'14"E
C2	101.47'	770.00'	7°33'01"	50.81'	101.39'	N27°32'25"E
C3	38.45'	25.00'	88°06'57"	24.19'	34.77'	N43°48'32"E
C4	87.79'	150.00'	33°32'06"	45.19'	86.55'	S71°05'57"W
C5	177.29'	280.00'	36°16'44"	91.73'	174.35'	S36°11'32"W
C6	27.58'	25.00'	63°12'01"	15.38'	26.20'	N49°39'11"E
C7	25.24'	75.00'	19°16'47"	12.74'	25.12'	S71°36'48"W
C8	116.49'	60.00'	111°14'11"	87.69'	99.04'	S06°21'19"W
C9	29.53'	25.00'	67°40'40"	16.76'	27.84'	N15°25'26"W
C10	71.90'	770.00'	5°21'01"	35.98'	71.88'	N21°05'24"E
C11	91.21'	830.00'	6°17'46"	45.65'	91.16'	N28°10'03"E
C12	37.81'	25.00'	86°38'51"	23.58'	34.31'	S68°20'35"W
C13	109.06'	725.00'	8°37'07"	54.63'	108.95'	N64°01'26"W
C14	62.13'	100.00'	35°35'52"	32.10'	61.14'	N41°54'57"W
C15	215.58'	50.00'	247°01'59"	75.49'	83.37'	N32°22'00"E
C16	55.90'	100.00'	32°01'49"	28.70'	55.18'	S75°08'06"E
C17	124.62'	775.00'	9°12'48"	62.45'	124.49'	N63°43'36"W
C18	37.69'	25.00'	86°23'10"	23.47'	34.22'	S25°08'25"E
C19	3.90'	830.00'	0°16'09"	1.95'	3.90'	N18°11'15"E
C20	43.05'	25.00'	98°40'04"	29.10'	37.93'	S67°23'12"W
C21	125.96'	525.00'	13°44'49"	63.28'	125.66'	S70°09'10"E
C22	58.57'	100.00'	33°33'26"	30.15'	57.74'	N60°14'51"W
C23	215.65'	50.00'	247°06'53"	75.38'	83.33'	N12°58'26"E
C24	58.57'	100.00'	33°33'26"	30.15'	57.74'	N86°11'43"W
C25	111.26'	475.00'	13°25'12"	55.88'	111.00'	S70°18'58"E
C26	46.34'	25.00'	106°11'41"	33.29'	39.98'	S10°30'31"E
C27	45.09'	220.00'	11°44'35"	22.62'	45.01'	S48°27'37"W
C28	73.16'	125.00'	33°32'06"	37.66'	72.12'	S71°05'57"W
C29	39.00'	25.00'	89°23'22"	24.74'	35.17'	N47°26'19"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.34'	N62°05'59"E
L2	27.22'	S42°20'43"W
L3	123.89'	N50°33'28"W
L4	176.48'	N59°01'52"W
L5	77.81'	N58°41'04"W
L6	91.83'	N66°14'05"W
L7	10.00'	S41°47'44"W
L8	60.30'	N49°21'46"W
L9	184.33'	N48°23'33"W
L10	126.37'	N87°52'00"E
L11	57.27'	N54°19'55"E
L12	12.52'	S18°03'10"W
L13	33.23'	S61°58'24"W
L14	23.34'	N49°15'47"W
L15	45.14'	S68°20'00"E
L16	45.14'	S68°20'00"E
L17	21.04'	N77°01'34"W
L18	21.04'	N77°01'34"W
L19	10.52'	S54°19'55"W
L20	144.56'	N87°52'00"E
L21	30.66'	S35°39'06"E
L22	27.99'	N75°51'00"E
L23	17.94'	S59°06'30"E
L24	15.01'	N53°16'57"E
L25	28.25'	N32°32'10"E



- NOTES:
- THE PROPERTY IS OWNED BY BCS DEVELOPMENT COMPANY, 4112 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.
 - THE PROPOSED BUILDING SETBACK LINE REQUIREMENTS FOR THIS SUBDIVISION ARE AS FOLLOWS: 20' FRONT, 10' REAR, AND 5' SIDE.
 - THIS PROPERTY HAS BEEN REZONED TO PLANNED DEVELOPMENT HOUSING (PD-H).
 - THE LANDSCAPING AND IMPROVEMENTS WITHIN THE STREET RIGHT-OF-WAY, COMMON AREAS AND EASEMENTS ARE THE RESPONSIBILITY OF THE COTTAGE GROVE HOMEOWNER'S ASSOCIATION.
 - 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.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - 5/8" IRON RODS TO BE SET AT ALL LOT AND PROPERTY CORNERS UNLESS NOTED OTHERWISE.

Doc 00847776 Bk OR 5908 Vol 110 Pg

FINAL PLAT

COTTAGE GROVE SUBDIVISION

PHASE 1
8.879 ACRES

BLOCK 1, LOTS 1 THRU 24
BLOCK 1, LOTS 89 THRU 93
8.564 ACRES

FINFEATHER ROAD
RIGHT-OF-WAY
0.315 ACRES

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER, 2002
REV. NOVEMBER, 2003

SCALE: 1"=50'

OWNER/DEVELOPER:
BCS Development Company
4112 State Highway 6, South
College Station, TX 77845
(979) 690-1222

ENGINEER:
TEXCON

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

General Contractors
Joseph P. Schultz, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711

