

LINE	LENGTH	BEARING
L1	60.30'	S49°21'46"E
L2	10.00'	N41°47'44"E
L3	91.83'	S66°14'05"E
L4	77.81'	S88°11'04"E
L5	123.89'	S50°33'26"E
L6	26.15'	N61°57'06"W
L7	72.85'	S54°08'28"E
L8	72.85'	N54°08'28"W
L9	101.16'	S41°55'33"W
L10	32.21'	S27°34'36"E
L11	21.20'	S66°19'11"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	101.47'	770.00'	7°33'01"	50.81'	101.39'	S27°32'25"W
C2	91.83'	830.00'	6°20'20"	45.96'	91.78'	S34°29'06"W
C3	38.48'	25.00'	88°10'55"	24.22'	34.79'	S06°26'12"E
C4	26.80'	425.00'	3°36'49"	13.41'	26.80'	S92°20'04"E
C5	21.11'	475.00'	2°32'42"	10.56'	21.11'	S82°52'05"E
C6	53.43'	100.00'	30°36'49"	27.37'	52.80'	S86°54'05"E
C7	215.34'	50.00'	246°45'25"	75.89'	83.51'	S41°10'13"W
C8	66.80'	100.00'	38°16'27"	34.70'	65.57'	N34°35'19"W
C9	3.08'	425.00'	0°24'56"	1.54'	3.08'	N53°56'00"W
C10	31.77'	475.00'	3°49'56"	15.89'	31.76'	N52°13'31"W
C11	38.29'	25.00'	87°45'55"	24.04'	34.66'	S85°48'30"W
C12	142.59'	770.00'	10°36'37"	71.50'	142.39'	N36°37'14"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner and developer of the 4.021 acre tract shown on this plat, being part of the tract of land conveyed to us in the Deed Records of Brazos County in Volume 4595, Page 167, and designated herein as Cottage Grove Subdivision, Phase 2-A, 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 thereon shown for the purpose and consideration therein expressed.

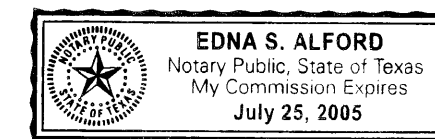
Randy French
Randy French, President
BCS Development Company

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 4th day of August, 2003.

Edna S. Alford
Edna S. Alford
Notary Public in and for the State of Texas
My Commission Expires: July 25, 2005



00847775 BK 5908 109 P

Filed for Record in:
BRAZOS COUNTY

On: Mar 08, 2004 at 03:30P

As a
Plat

Document Number: 00847775

Amount 58.00

Receipt Number - 237773
By,
Susie Cohen

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 named records of:
BRAZOS COUNTY
as stamped hereon by me.

Mar 08, 2004
HONORABLE KAREN MCKEON, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
OF A
4.021 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 A CALLED 35.15 ACRE TRACT AS DESCRIBED BY A DEED TO BCS DEVELOPMENT COMPANY RECORDED IN VOLUME 4595, 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 MARKING AN INTERIOR WEST CORNER OF SAID 35.15 ACRE TRACT AND THE EAST CORNER OF A CALLED 5.804 ACRE TRACT AS DESCRIBED BY A DEED TO FRANK KAHAN RECORDED IN VOLUME 308, PAGE 598 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND ON THE NORTHEAST LINE OF SAID 5.804 ACRE TRACT MARKING AN EXTERIOR WEST CORNER OF SAID 35.15 ACRE TRACT BEARS: N 48° 23' 33" W FOR A DISTANCE OF 184.33 FEET;

THENCE: THROUGH SAID 35.15 ACRE TRACT AND ALONG THE SOUTHERLY LINES OF COTTAGE GROVE SUBDIVISION, PHASE 1, (NOT YET FILED FOR RECORD) FOR THE FOLLOWING CALLS:

S 49° 21' 46" E FOR A DISTANCE OF 60.30 FEET TO A 5/8 INCH IRON ROD FOUND;

N 41° 47' 44" E FOR A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD FOUND;

S 66° 14' 05" E FOR A DISTANCE OF 91.83 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 770.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 33' 01" FOR AN ARC DISTANCE OF 101.47 FEET (CHORD BEARS: S 27° 32' 25" W - 101.39 FEET) TO A 5/8 INCH IRON ROD FOUND;

S 58° 41' 04" E FOR A DISTANCE OF 77.81 FEET TO A 5/8 INCH IRON ROD FOUND;

S 59° 01' 52" E FOR A DISTANCE OF 176.48 FEET TO A 5/8 INCH IRON ROD FOUND;

S 50° 33' 26" E FOR A DISTANCE OF 123.89 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID 35.15 ACRE TRACT AND 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° 19' 45" W ALONG THE COMMON LINE OF SAID 35.15 ACRE TRACT AND SAID 2.85 ACRE TRACT FOR A DISTANCE OF 328.14 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 35.15 ACRE TRACT FOR THE FOLLOWING CALLS:
N 47° 40' 15" W FOR A DISTANCE OF 272.64 FEET TO A 5/8 INCH IRON ROD SET;

N 61° 57' 06" W FOR A DISTANCE OF 26.15 FEET TO A 5/8 INCH IRON ROD SET;

N 48° 04' 27" W FOR A DISTANCE OF 246.64 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID 35.15 ACRE TRACT AND A CALLED 17.85 ACRE TRACT AS DESCRIBED BY A DEED TO SIMON KAHAN RECORDED IN VOLUME 1036, PAGE 449 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 03' 19" E ALONG THE COMMON LINE OF SAID 35.15 ACRE TRACT AND SAID 17.85 ACRE TRACT, AT 61.59 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 17.85 ACRE TRACT AND THE AFOREMENTIONED 5.804 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 337.48 FEET TO THE POINT OF BEGINNING CONTAINING 4.021 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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, 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 8th day of March, 2004, in the Official Records of Brazos County, Texas, in Volume 5108, Page 104.

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

Karen McQueen
Karen McQueen
County Clerk
Brazos County, Texas
By: Betty King

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 17th day of July, 2003.

Angie...
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

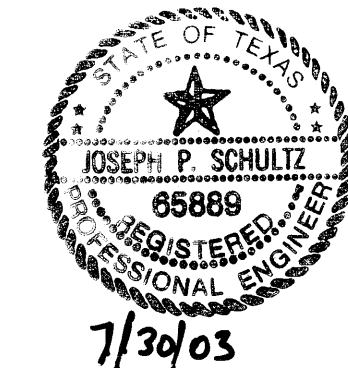
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 8th day of March, 2004.

...
City Engineer, Bryan, Texas

CERTIFICATE OF THE ENGINEER

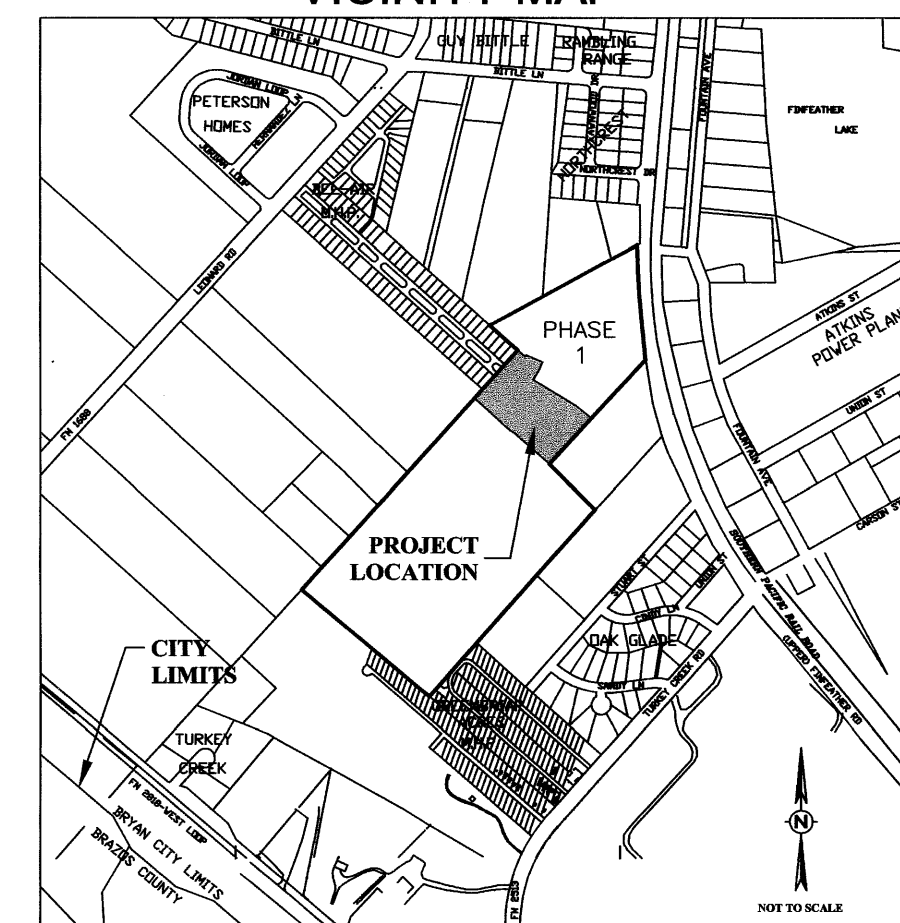
I, Joseph P. Schultz, Registered Professional Engineer No. 65889, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Joseph P. Schultz
Joseph P. Schultz, P.E. No. 65889



LEGEND	
—	PLAT BOUNDARY
—	ROW LINE
- - -	PARENT TRACT BOUNDARY
- - -	PROPERTY LINE
○	PROPERTY CORNER
- - -	PROPOSED PUBLIC UTILITY EASEMENT
- - -	EXISTING UTILITY EASEMENT

VICINITY MAP



- NOTES:
1. 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.
 2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS MONUMENTS.
 3. THE PROPOSED BUILDING SETBACK LINE REQUIREMENTS FOR THIS SUBDIVISION ARE AS FOLLOWS: 20' FRONT, 10' REAR, AND 5' SIDE.
 4. THIS PROPERTY HAS BEEN REZONED TO PLANNED DEVELOPMENT HOUSING (PD-H).
 5. THE LANDSCAPING AND IMPROVEMENTS WITHIN THE STREET RIGHT-OF-WAY, COMMON AREAS AND EASEMENTS ARE THE RESPONSIBILITY OF THE COTTAGE GROVE HOMEOWNER'S ASSOCIATION.
 6. 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.
 7. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 8. 5/8" IRON RODS TO BE SET AT ALL LOT AND PROPERTY CORNERS UNLESS NOTED OTHERWISE.

FINAL PLAT
COTTAGE GROVE
SUBDIVISION

PHASE 2-A
4.021 ACRES

BLOCK 1, LOTS 25 THRU 36
BLOCK 1, LOTS 82 THRU 88

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

SCALE: 1"=50'
OWNER/DEVELOPER:
BCS Development Company
4112 State Highway 6, South
College Station, TX 77845
(979) 690-1222
SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying Company
P.O. Box 269
College Station TX 77841
(979) 268-3195
JUNE, 2003
REVISED JULY, 2003
ENGINEER:
TEXCON
General Contractors
Joseph P. Schultz, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711

on boundary and setbacks