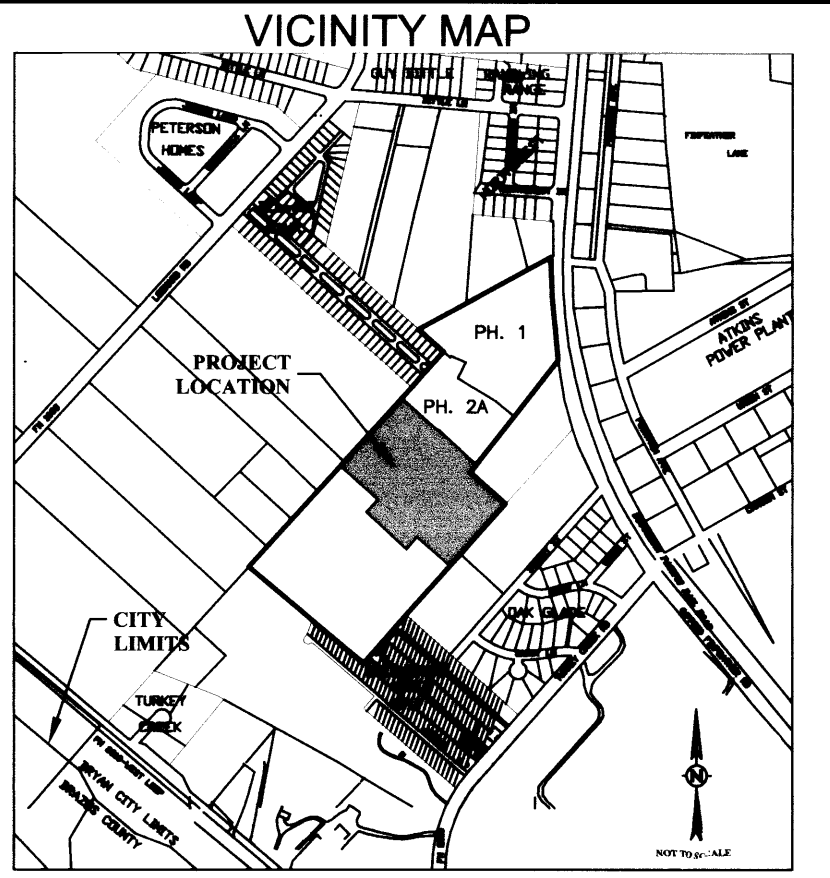
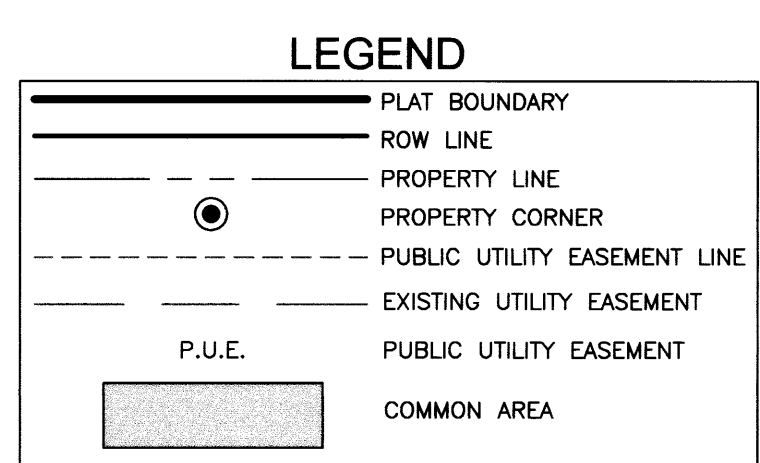


**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 26.15' | S61°57'06"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 |

**CURVE TABLE**

| 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'  | S03°34'47"E   |
| C3    | 290.65' | 185.00'  | 90°00'58" | 185.05' | 281.67' | N04°04'38"W   |
| C4    | 39.83'  | 25.00'   | 86°59'21" | 24.56'  | 35.04'  | S86°25'13"W   |
| C5    | 196.38' | 125.00'  | 90°00'58" | 125.03' | 176.80' | N04°04'38"W   |
| C6    | 39.27'  | 25.00'   | 80°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°18'05"E   |
| C11   | 26.13'  | 975.00'  | 1°32'08"  | 13.07'  | 26.13'  | S48°18'05"E   |



**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.

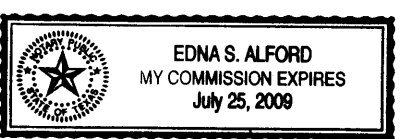
Randy French, President  
BCS Development Company

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 10<sup>th</sup> day of November, 2008.

Edna S. Alford  
Notary Public in and for the State of Texas  
Printed Name: Edna S. Alford  
My Commission Expires: JULY 25, 2009



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 21<sup>st</sup> day of November, 2008.

W.P. Kelly  
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, John R. Clark, 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 23<sup>rd</sup> day of November, 2008, and same was duly approved on the 3<sup>rd</sup> day of January, 2009, by said Commission.

John R. Clark  
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 21<sup>st</sup> day of November, 2008.

Kevin Russell  
Planning Administrator, Bryan, Texas

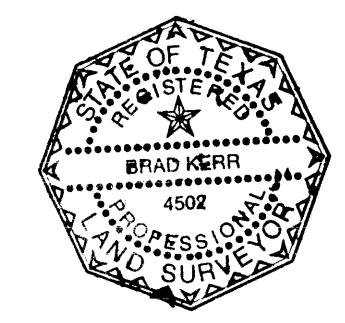
CERTIFICATE OF THE SURVEYOR

Doc Bk Vol Pg  
01018650 OR 8936 238

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



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 Official Public Records of:

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

as stamped hereon by me.

Jan 23, 2009

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 on the 23<sup>rd</sup> day of November, 2008, in the Official Records of Brazos County, Texas, in Volume 4936 Page 238.

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

Karen McQueen  
County Clerk  
Brazos County, Texas

By Cathy Barcelona

Filed for Record in:  
BRAZOS COUNTY  
On: Jan 23, 2009 at 03:59P  
As a  
Plat  
Document Number: 01018650  
Amount 58.00  
Receipt Number - 358077  
By  
Cathy Barcelona

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 SOUTHEAST LINE OF A CALLED 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 NORTHEAST 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 164 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 70.00 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 SOUTHEAST LINE OF THE AFOREMENTIONED 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:**
- 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.
  - 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.
- NOTE: THE OCTOBER, 2008 REVISION ADDED A MONUMENT TIE AND METES/BOUNDS TO THE PLAT. NO OTHER CHANGES WERE MADE.

**FINAL PLAT**  
**COTTAGE GROVE SUBDIVISION**  
**PHASE 2B**  
**8.770 ACRES**

BLOCK 1, LOTS 37-50  
BLOCK 1, LOTS 71-81  
BLOCK 2, LOTS 1-11  
BLOCK 3, LOTS 1-6

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

SCALE: 1"=50'

NOVEMBER, 2007  
REVISED DECEMBER, 2007  
REVISED OCTOBER, 2008

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

ENGINEER:  
Ginger L. Urso, P.E.  
2033 Harvey Mitchell Parkway South  
College Station, Texas 77840  
P.O. Box 269  
(979) 764-7743 Fax: (979) 764-7759

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