



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 to the Deed Records of Brazos County in Volume 4595, Page 167, and designated hereon as Cottage Grove Subdivision, Phase 3, in the City of Bryan, Texas and whose name is hereby dedicated to the use of the public for streets, alleys, parks, and other places shown hereon for the purposes identified.

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 11th day of April, 2011.

Edna S. Alford
 Edna S. Alford
 Notary Public in and for the State of Texas
 My Commission Expires: April 14, 2013

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
 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 24 day of April, 2011, in the Official Records of Brazos County, Texas, in Volume 1026, Page 217.

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

Karen McQueen
 Karen McQueen
 County Clerk, Brazos County, Texas
 By: *Nialoxia Elliott*

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 24th day of April, 2011.

W. Paul Keenan
 W. Paul Keenan
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Michael Beckwith, 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 24th day of April, 2011, and same was duly approved on the 17th day of June, 2010 by said Commission.

Michael Beckwith
 Michael Beckwith
 Chairman, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR
 I, Kevin Russell, 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 23rd day of April, 2011.

Kevin Russell
 Kevin Russell
 Planning Administrator, Bryan, Texas

FINAL PLAT
COTTAGE GROVE SUBDIVISION
PHASE 3
 13.479 ACRES
 BLOCK 1, LOTS 51-70
 BLOCK 3, LOTS 7-12
 ZENO PHILLIPS LEAGUE, A-45 BRYAN,
 BRAZOS COUNTY, TEXAS

SCALE: 1"=50'

MAY, 2010
 REVISED JUNE, 2010
 REVISED APRIL, 2011

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

ENGINEER:
 CIVIL DEVELOPMENT, Ltd.
 CIVIL ENGINEERING & DESIGN-BUILD SERVICES
 547 William D. Fitch Parkway
 College Station, Texas 77840
 P.O. Box 11929, College Station, Texas 77842
 (979) 431-0882 Fax: (866) 413-0895
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9243

LEGEND

- PLAT BOUNDARY
- ROW LINE
- PROPERTY LINE
- PROPERTY CORNER
- PUBLIC UTILITY EASEMENT LINE
- EXISTING UTILITY EASEMENT
- F.E.M.A FLOODPLAIN LINE
- 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	121.66'	330.00'	021° 07' 36"	61.54'	120.99'	N51° 29' 39"E
C3	352.38'	140.00'	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	90.63'	270.00'	019° 13' 54"	45.74'	90.20'	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"	15.76'	26.67'	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'	160.03'	N47° 32' 01"W

LINE TABLE

LINE #	LENGTH	BEARING
L1	92.16'	S42° 27' 59"W
L2	78.38'	N40° 55' 51"E
L3	15.44'	N62° 03' 27"E
L4	64.75'	N20° 00' 03"E
L5	78.38'	N40° 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, COUNTY 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).