

**METES AND BOUNDS DESCRIPTION OF A 9.372 ACRE TRACT**  
ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 9.372 ACRE TRACT AS DESCRIBED BY A DEED TO BASIL COURT, LLC RECORDED IN VOLUME 15025, PAGE 252 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BITTLE LANE MARKING THE NORTHWEST CORNER OF SAID 9.372 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO LA JEWELL SHIVERS RECORDED IN VOLUME 1108, PAGE 132 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 84° 40' 11" E ALONG THE NORTH LINE OF SAID 9.372 ACRE TRACT, SAME BEING THE SOUTH LINE OF BITTLE LANE, FOR A DISTANCE OF 225.98 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE: S 02° 48' 16" W, AT 4.00 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A CALLED 0.1585 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ISIDORO MARTINEZ, JR. AND ANGELOQUE MARIE RIVERA RECORDED IN VOLUME 8303, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ALONG THE WEST LINE OF SAID 0.1585 ACRE TRACT FOR A TOTAL DISTANCE OF 134.24 FEET TO A CHAIN LINK FENCE CORNER POST FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.1585 ACRE TRACT;

THENCE: N 89° 56' 12" E ALONG THE COMMON LINE OF SAID 9.372 ACRE TRACT AND SAID 0.1585 ACRE TRACT FOR A DISTANCE OF 48.98 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF LOT 5, BLOCK 2, NORTHCREST ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 378, PAGE 859 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 07° 35' 31" W ALONG THE WEST LINE OF SAID BLOCK 2 FOR A DISTANCE OF 298.89 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 2 AND THE NORTHWEST CORNER OF NORTHCREST DRIVE (60' R.O.W.);

THENCE: S 31° 32' 27" W ALONG THE WEST LINE OF NORTHCREST DRIVE FOR A DISTANCE OF 67.70 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 7, BLOCK 3 OF SAID NORTHCREST ADDITION;

THENCE: S 04° 04' 50" W ALONG THE WEST LINE OF SAID LOT 7 FOR A DISTANCE OF 124.05 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF A CALLED 3.9363 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TIMOTHY J. GALLAGHER AND CHRISTINE MARIE ECKLUND-GALLAGHER RECORDED IN VOLUME 3879, PAGE 117 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE: N 87° 55' 49" W ALONG THE NORTH LINE OF SAID 3.9363 ACRE TRACT FOR A DISTANCE OF 4.30 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 3.9363 ACRE TRACT;

THENCE: S 04° 11' 02" W ALONG THE WEST LINE OF SAID 3.9363 ACRE TRACT FOR A DISTANCE OF 512.83 FEET TO A 3/4 INCH IRON PIPE FOUND ON THE NORTHWEST CORNER OF LOT 9, BLOCK 1, COTTAGE GROVE SUBDIVISION, PHASE 1 ACCORDING TO THE PLAT RECORDED IN VOLUME 5908, PAGE 110 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID 3.9363 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 9.372 ACRE TRACT;

THENCE: S 61° 44' 43" W ALONG THE NORTHWEST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 284.75 FEET TO A 1 INCH IRON PIPE FOUND ON THE EAST LINE OF A CALLED 13.553 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BEL AIR MHC LIMITED PARTNERSHIP RECORDED IN VOLUME 7437, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON PIPE FOUND MARKING THE WEST CORNER OF LOT 89 OF SAID BLOCK 1 AND THE SOUTH CORNER OF SAID 9.372 ACRE TRACT;

THENCE: N 49° 10' 22" W ALONG THE EAST LINE OF SAID 13.553 ACRE TRACT FOR A DISTANCE OF 218.37 FEET TO A CROSS-TIE FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID 9.372 ACRE TRACT;

THENCE: N 13° 33' 52" E ALONG THE WEST LINE OF SAID 9.372 ACRE TRACT FOR A DISTANCE OF 1168.64 FEET TO THE POINT OF BEGINNING CONTAINING 9.372 ACRES OF LAND, AS SURVEYED ON THE GROUND JANUARY 2016, BEARING SYSTEM SHOWN HEREIN IS BASED ON NAD83 TEXAS STATE PLANE CENTRAL ZONE GRID NORTH BASED ON THE PUBLISHED COORDINATES OF BRYAN CONTROL MONUMENT GPS-114 AND AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4502

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Bobby Gutierrez, 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 16th day of November, 2019, and same was duly approved on the 15th day of April, 2020.

**APPROVAL OF CITY PLANNER**

I, Marlin Zimmerman, City Planner 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 15th day of August, 2019.

**APPROVAL OF THE CITY ENGINEER**

I, W. Paul Kasper, 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 18th day of August, 2019.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

CHANDLER ARED, d/b/a BASIL COURT, LLC, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 15025, Page 252, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

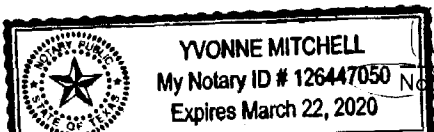
Owner(s)

Chandler Ared

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Chandler Ared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purposes stated.

Given under my hand and seal on this 19th day of July, 2019.



Wynne Mitchell  
Notary Public, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk together with its certificates of authentication was day of 20, in the Official Public Volume 2019-1369937, Page 1.

Karen McQueen  
County Clerk  
Brazos County, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 8/16/2019 9:57:46 AM  
In the PLAT Records

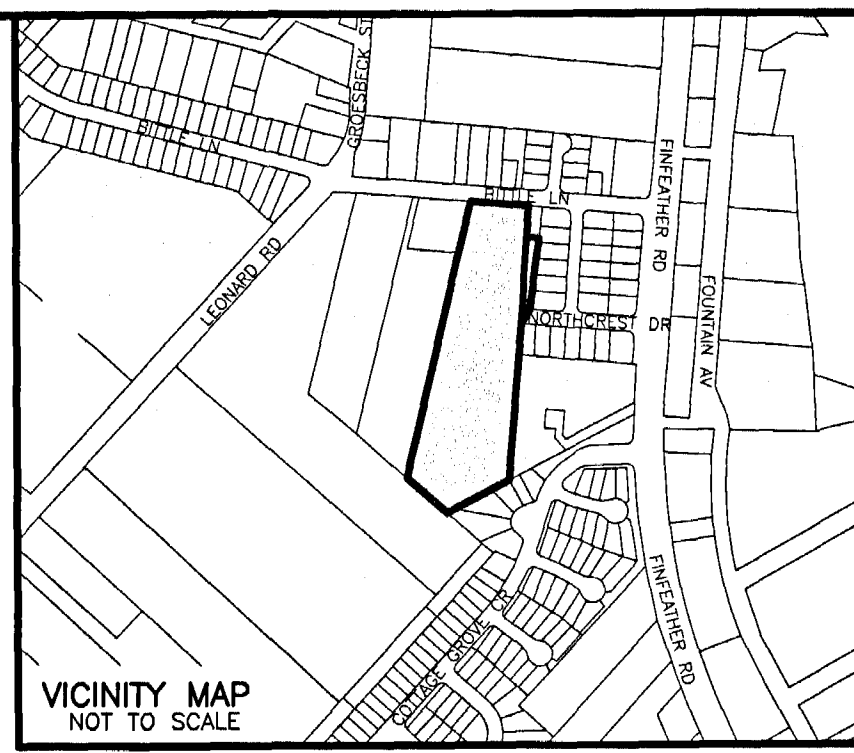
Doc Number: 2019-1369937  
Volume - Page: 15519-32  
Number of Pages: 1  
Amount: 75.00  
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By: AM



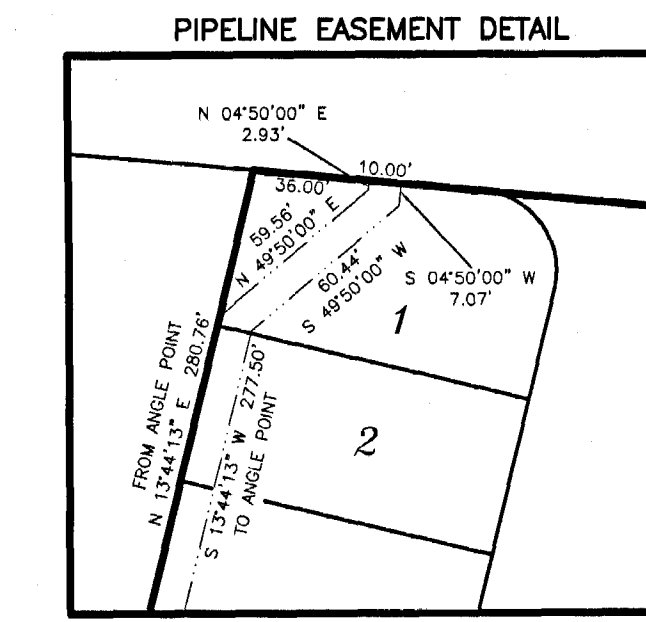
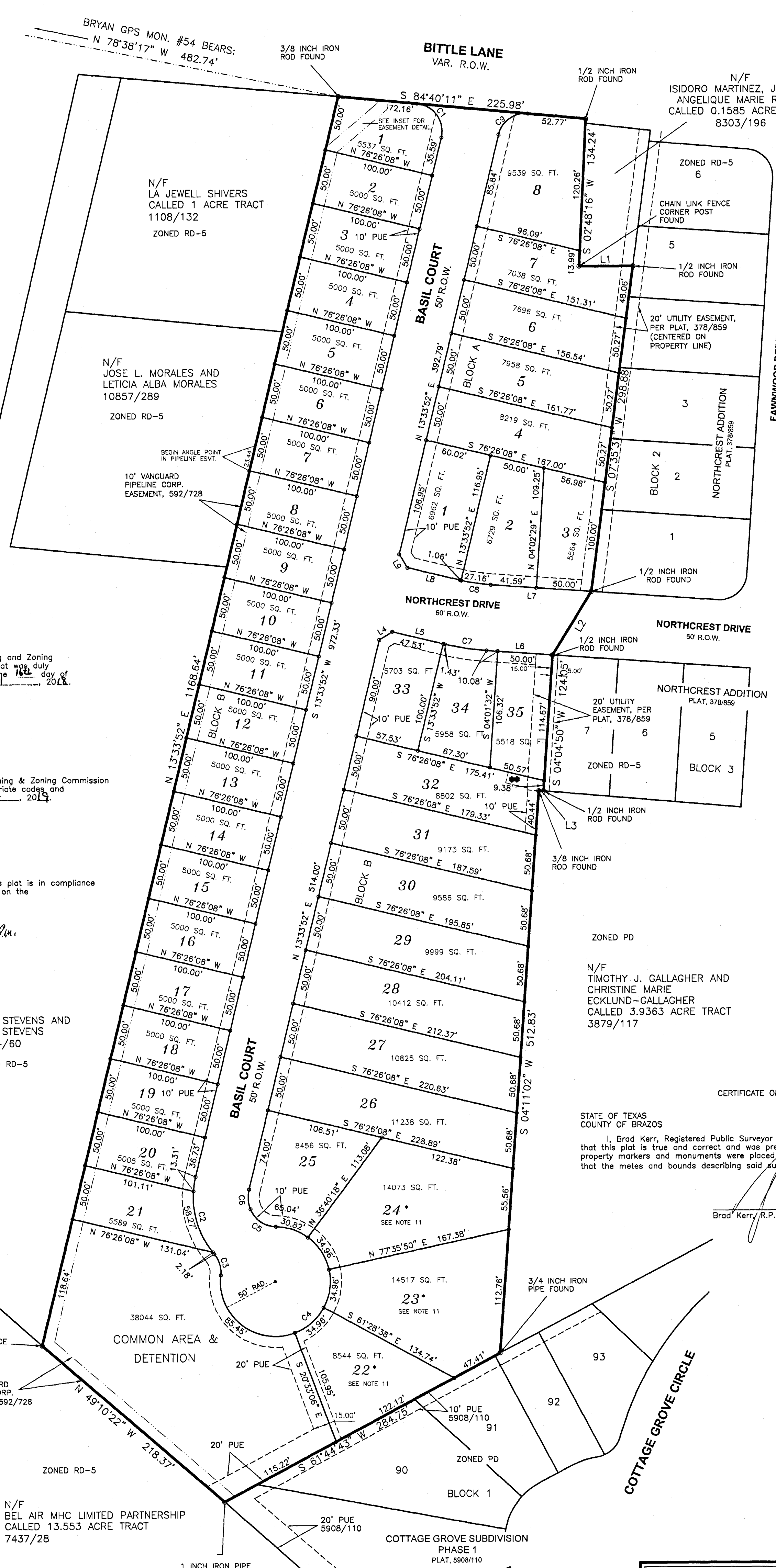
CAD NAME: 17-118

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.86'	25.00'	98°14'03"	S 35°33'10" E	37.80'
C2	75.15'	80.00'	53°49'28"	S 13°20'53" E	72.42'
C3	20.56'	25.00'	47°07'00"	S 16°42'07" E	19.98'
C4	240.93'	50.00'	27°05'17"	N 48°48'45" E	66.85'
C5	29.63'	25.00'	67°54'50"	N 55°16'29" W	27.93'
C6	18.26'	30.00'	34°52'48"	N 03°52'40" W	17.98'
C7	38.50'	230.00'	9°35'22"	S 81°10'47" E	38.45'
C8	28.28'	170.00'	9°31'23"	N 81°11'50" W	28.22'
C9	35.68'	25.00'	81°45'57"	N 54°28'50" E	32.73'

LINE	BEARING	DISTANCE
L1	N 89°56'12" E	48.98'
L2	S 31°32'27" W	67.70'
L3	N 87°55'49" W	4.30'
L4	N 58°33'52" E	14.14'
L5	S 76°26'08" E	48.98'
L6	S 85°58'28" E	60.08'
L7	N 85°57'31" W	91.59'
L8	N 76°26'08" W	48.96'
L9	N 31°26'08" W	14.14'



SCALE: 1" = 60'



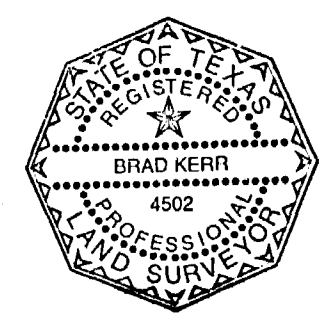
- GENERAL NOTES**
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-114 (N: 10228487.094; E: 3541039.018; ELEV: 354.26') AND AS ESTABLISHED FROM GPS OBSERVATION.
  - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011212733613 (AS CALCULATED USING GEOID12A).
  - SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E DATED JULY 7, 2014.
  - 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - PUE - PUBLIC UTILITY EASEMENT
  - PROPERTY IS CURRENTLY ZONED RD-5: RESIDENTIAL DISTRICT 5000.
  - BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE FOR THE ZONING DISTRICT IN WHICH EACH LOT IS LOCATED.
  - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
  - THE COMMON AREA SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  - 10' X 20' PUBLIC UTILITY EASEMENT
  - LOTS 22, 23 AND 24 HAVE A LOT WIDTH OF 48.94' AT A 20' FRONT SETBACK AND A WIDTH OF 52.44' AT A 25' FRONT SETBACK.

**CERTIFICATE OF 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 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



**FINAL PLAT**  
OF  
**NORTHCREST COTTAGES**  
43 LOTS, 2 BLOCKS & COMMON AREA  
9.372 ACRES, ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET  
SURVEY DATE: 06-06-16  
PLAT DATE: 11-01-17  
REVISED: 06-05-19

SURVEYOR:  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
DALLAS, TEXAS 77803  
PHONE (979) 268-3195

OWNER:  
BASIL COURT, LLC  
9200 WHITNEY COURT  
COLLEGE STATION, TEXAS 77845  
PHONE (979) 575-4019

ENGINEER:  
CIVIL POINT ENGINEERS  
3102 MAPLE AVE, STE 400  
DALLAS, TEXAS 75201  
PHONE (972) 554-1100