

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Matt Ulrich, Restoration Church Bryan, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18785, Page 27, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.
Matt Ulrich Executive Minister of Operations and Missions
 Restoration Church Bryan

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared MATT ULRICH, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
 Given under my hand and seal on this 20th day of FEBRUARY, 2024.

Richard Christopher Flores
 Notary Public, Brazos County, Texas
 My Commission Expires March 29, 2024

APPROVAL OF THE CITY PLANNER
 I, Madin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 20th day of FEBRUARY, 2024.

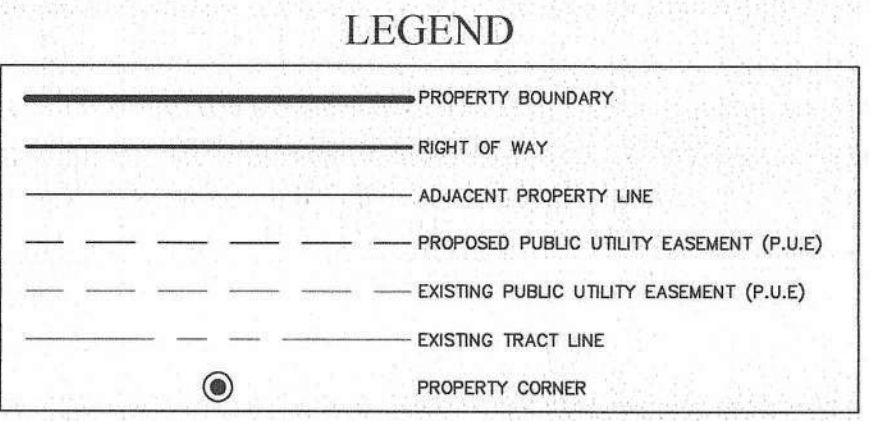
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	103.35'	S70° 46' 48\"E
L2	37.99'	N46° 31' 52\"W
L3	90.72'	N73° 11' 09\"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	36.33'	200.00'	01°02'43.32\"	18.22'	36.28'	S78°14'45\"E

- 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-36 (Y: 10231375.303; X: 3541898.793) AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000114239684 (CALCULATED USING GEOID12B). BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - 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 AND INCORPORATED AREAS, MAP NO. 48041C0195E, EFFECTIVE DATE: JULY 07, 2014.
 - 1/2\" IRON RODS WITH BLUE PLASTIC CAPS STAMPED \"KERR SURVEYING\" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN ZONING ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - APPROXIMATE LOCATION OF 10' WIDE SEWER EASEMENT, 165/417, SHOWN HEREON IS BASED ON AN OLDER SEWER LINE MAP PROVIDED BY THE CITY OF BRYAN, UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT DUE TO LACK OF DESCRIPTIVE INFORMATION.
 - ZONING FOR LOT IR-1 IS OFFICE (C-1). ZONING FOR LOT IR-2 IS RESIDENTIAL DISTRICT-7000 (RD-7) PENDING CITY APPROVAL OF ZONING CASE RZ24-01.
 - THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 193318 (0.41 ACRE TRACT), EFFECTIVE DATE: 10-09-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 10a: BLANKET EASEMENT TO CITY OF BRYAN, 869/194, DOES APPLY TO THIS TRACT (NO EASEMENT WIDTH SPECIFIED)
 11: OF NO. 193319 (3.501 ACRE TRACT), EFFECTIVE DATE: 10-09-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 11d: EASEMENT TO VANGUARD PIPELINE CORP., 597/244, DOES NOT CROSS THIS TRACT
 11e: EASEMENT TO VANGUARD PIPELINE CORP., 601/247, DOES NOT CROSS THIS TRACT
 11f: BLANKET EASEMENT TO CITY OF BRYAN, 869/194, DOES APPLY TO THIS TRACT (NO EASEMENT WIDTH SPECIFIED)
 11g: ACCESS EASEMENT TO TWIN CITY MISSION, 7797/77A, APPLIES TO THE GRAVEL DRIVE SHOWN HEREON. EASEMENT MAY HAVE EXPIRED DUE TO THE CONSTRUCTION OF \"ALL-WEATHER\" ACCESS FROM S. RANDOLPH AVENUE TO THE TWIN CITY MISSION PROPERTY
 11h: WELL SITE LEASE AGREEMENT ONLY APPLIES TO THE GRAVEL DRIVE SHOWN HEREON. ACTUAL WELL SITE IS NOT CURRENTLY IN USE (LEASE MAY OR MAY NOT STILL BE IN EFFECT)
 ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



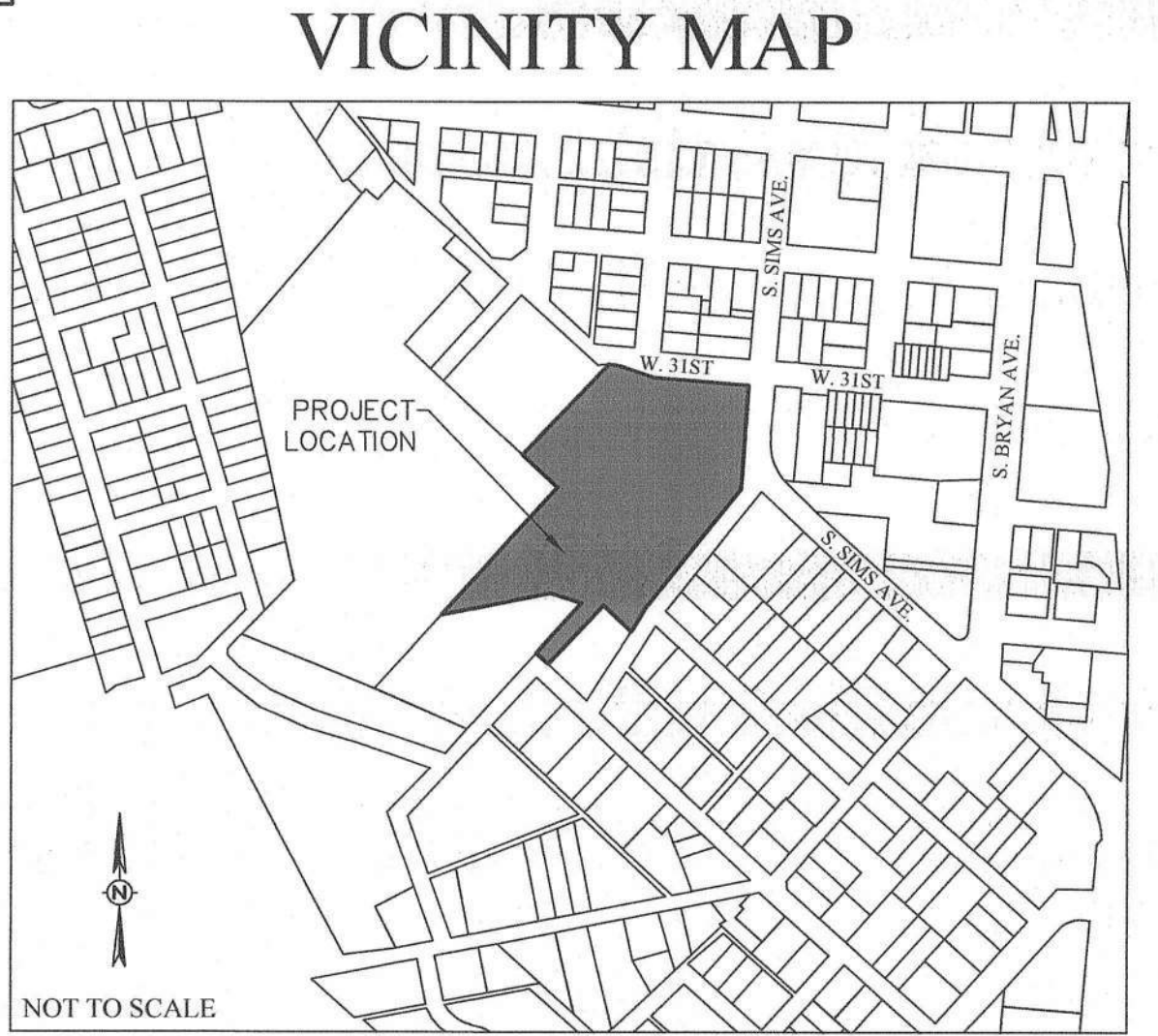
ORIGINAL PLAT

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 lines and bounds describing said subdivision will describe a closed geometric form.
 R.P.L.S. No. 6834
 2/16/2024



CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 3/4/2024 2:27:13 PM
 In the PLAT Records
 Doc Number: 2024-1523181
 Volume - Page: 19081-282
 Number of Pages: 2
 Amount: 72.00
 Order#: 20240304000108
 By: MC
 County Clerk
 Brazos County, Texas
 I, Karen McQueen
 County Clerk
 Brazos County, Texas

APPROVAL OF THE CITY ENGINEER
 I, W. Paul Kerr, 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 20th day of FEBRUARY, 2024.



FINAL PLAT
THE RESERVE AT
COTTONWOOD CREEK
 BEING 8.196 ACRES
 BLOCK 1, LOTS 1R-1 & 1R-2
BEING A REPLAT
 OF
 BLOCK 1, LOT 1
 THE RESERVE AT COTTONWOOD CREEK
 VOLUME 17036, PAGE 78 OPRBCT
 STEPHEN F. AUSTIN NO. 9 LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE 1\"/>

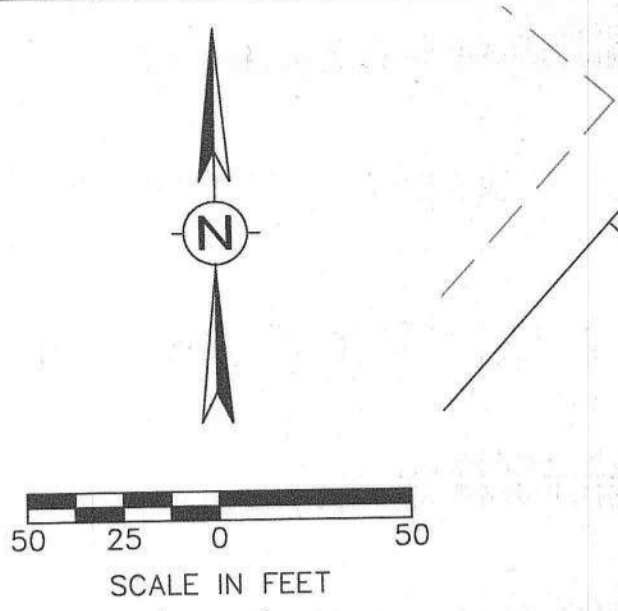
OWNER/DEVELOPER:
 RESTORATION CHURCH
 BRYAN
 307 N. TABOR AVENUE
 BRYAN, TEXAS 77803
 979-236-9229

SURVEYOR:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195
 TBPEL FIRM # 10018500
 KERR JOB 24-075

ENGINEER:

 TBPE NO. 12327
 911 SOUTHWEST PKWAY E
 College Station, Texas 77840
 (979) 764-9390

SHEET 1 OF 2



FIELD NOTES DESCRIPTION OF A 8.196 ACRE TRACT
STEPHEN F. AUSTIN NO. 9 LEAGUE SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 8.196 ACRES IN THE STEPHEN F. AUSTIN NO. 9 LEAGUE SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1 OF THE RESERVE AT COTTONWOOD CREEK AS DEPICTED ON THE REPLAT FILED IN VOLUME 17036, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 8.196 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the intersection of the south right-of-way of W. 31st Street (80 foot right-of-way, 17036/78 OPRBCT) and the west right-of-way of S. Sims Avenue (80 foot right-of-way, 17036/78 OPRBCT) from which a 1/2 inch iron rod found in concrete bears N 70° 13' 52" W a distance of 0.61 feet from said point of beginning; for reference the City of Bryan monument GPS-36 bears N 40° 02' 31" E a distance of 2,789.77 feet;

THENCE, with said west right-of-way of S. Sims Avenue, **S 04° 46' 04" W a distance of 287.45 feet** to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" marking the intersection of said west right-of-way of S. Sims Avenue with the northwest right-of-way of Bryant Street (50 foot right-of-way, 17036/78 OPRBCT);

THENCE, with said northwest right-of-way of Bryant Street and the southeast lines of said Lot 1, Block 1, The Reserve at Cottonwood Creek for the following two (2) courses and distances:

- 1) **S 38° 08' 56" W a distance of 425.42 feet** to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- 2) **S 33° 55' 24" W a distance of 94.64 feet** to a 1 inch iron pipe found marking the east corner of Block 1 (all of), Bryan Heights McGee & Buckhaults Addition, as shown on plat filed in Volume 38, Page 286 of the Deed Records of Brazos County, Texas (DRBCT) and described in a deed to Pedro M. Castillo and Carmen Barrios Castillo in Volume 2075, Page 310 of the Official Records of Brazos County, Texas (ORBCT);

THENCE, with the common lines of said Bryan Heights McGee & Buckhaults Addition and said Lot 1, Block 1, The Reserve at Cottonwood Creek for the following two (2) courses and distances:

- 1) **N 47° 28' 22" W a distance of 118.25 feet** to a 5/8 inch iron rod found;
- 2) **S 42° 41' 22" W a distance of 222.27 feet** to a 1-1/2 inch iron pipe found on the northeast right-of-way of Trant Street (40 foot right-of-way, 38/266 DRBCT) marking the west corner of said Block 1 of Bryan Heights McGee & Buckhaults Addition and a south corner of said Lot 1, Block 1, The Reserve at Cottonwood Creek;

THENCE, with said northeast right-of-way of Trant Street, **N 46° 31' 52" W a distance of 37.99 feet** to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" found on the southeast line of a called 2.5116 acre tract described in a deed to Enrique Guzman, Jr. and Maria Elena Guzman in Volume 2416, Page 308 (ORBCT);

THENCE, along the common lines of said 2.5116 acre tract and said Lot 1, Block 1, The Reserve at Cottonwood Creek for the following three (3) courses and distances:

- 1) **N 41° 37' 38" E a distance of 204.73 feet** to a point for corner from which a 1/2 inch iron rod found bears N 69° 41' 49" E a distance of 0.50 feet;
- 2) **N 73° 11' 09" W a distance of 90.72 feet** to an angle point from which a 1/2 inch iron rod found bears S 54° 11' 58" E a distance of 0.30 feet;
- 3) **S 77° 37' 38" W a distance of 322.79 feet** to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" in creek on the southeast line of Lot 1, Block 1, Twin City Mission Subdivision as filed in Volume 9197, Page 41 (OPRBCT);

THENCE, with the common lines of said Twin City Mission Subdivision and said Reserve at Cottonwood Creek for the following two (2) courses and distances:

- 1) **N 42° 17' 07" E a distance of 490.84 feet** to a 1/2 inch iron rod set with blue plastic cap stamped "KERR SURVEYING";
- 2) **N 46° 52' 51" W a distance of 136.07 feet** to a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" on a northeast line of said Twin City Mission Subdivision marking the southwest common corner of Lots 2 and 1, Block 1 of said Reserve at Cottonwood Creek;

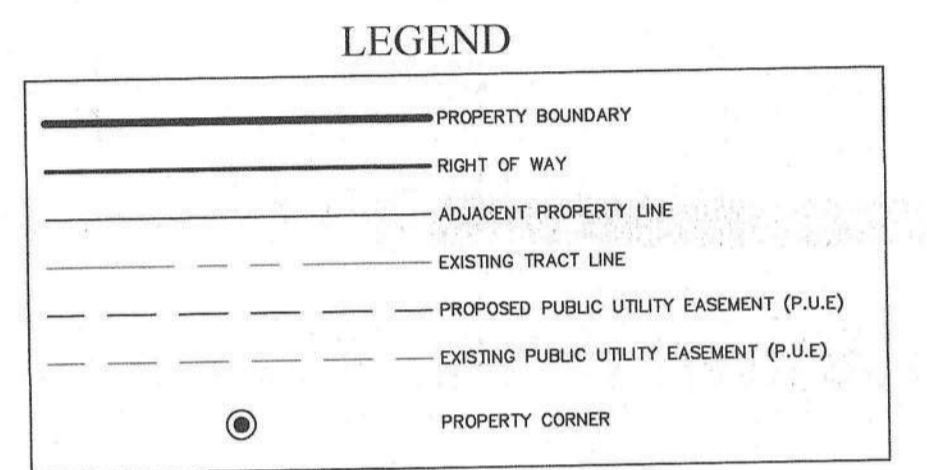
THENCE, with the common line of said Lots 2 and 1, **N 43° 51' 50" E a distance of 352.57 feet** to a 1/2 inch iron rod set with blue plastic cap stamped "KERR SURVEYING" on said southwest right-of-way of W. 31st Street;

THENCE, with said south right-of-way of W. 31st Street for the following three (3) courses and distances:

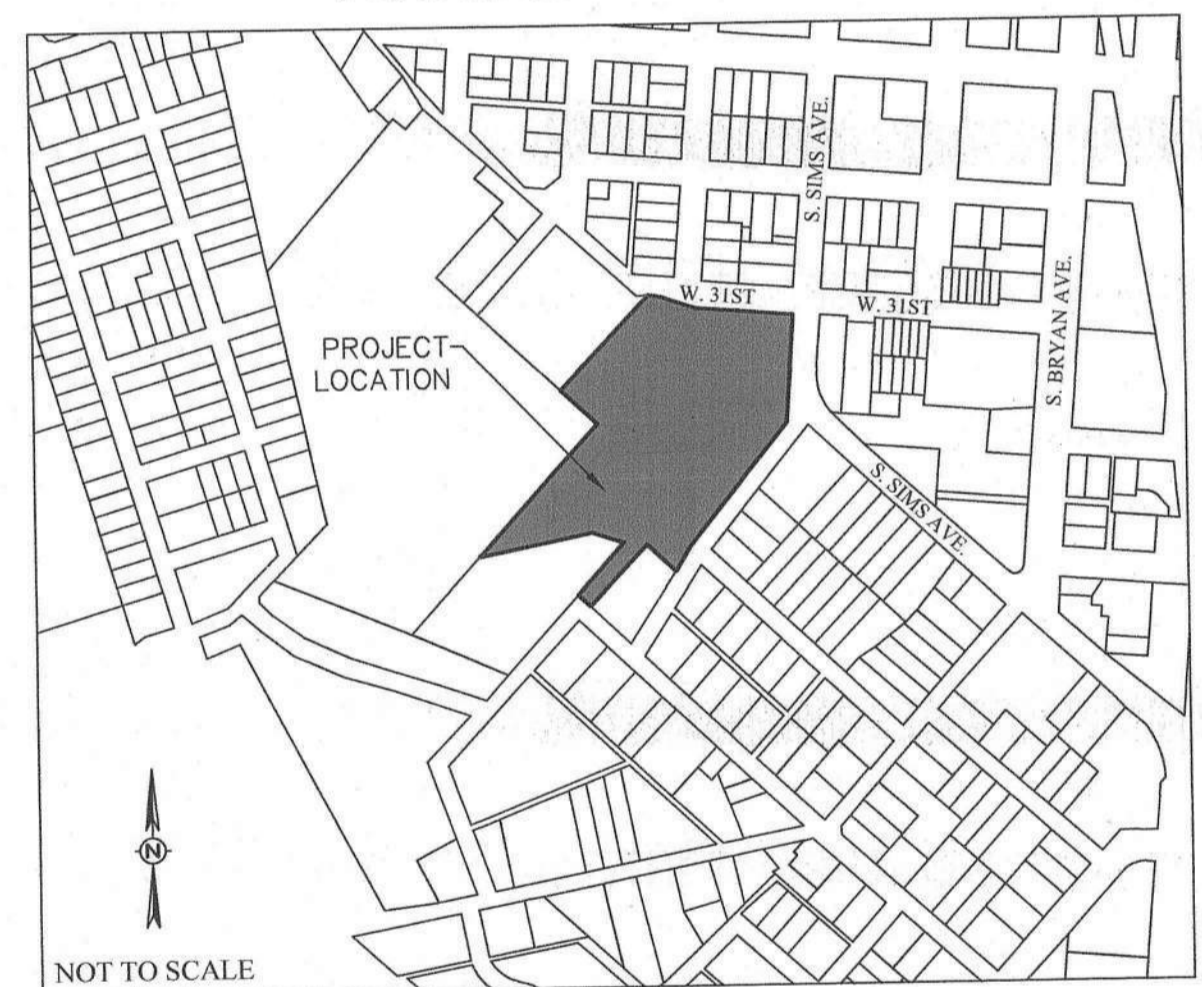
- 1) With a non-tangent curve to the right having a radius of 200.00 feet, an arc length of 36.33 feet, a delta angle of 10° 24' 32", and a chord which bears S 78° 14' 45" E a distance of 36.28 feet to a 1/2 inch iron rod set with blue plastic cap stamped "KERR SURVEYING";
- 2) **S 70° 46' 48" E a distance of 103.35 feet** to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR SURVEYING" marking an angle point;
- 3) **S 85° 10' 25" E a distance of 263.62 feet** to the POINT OF BEGINNING hereof and containing 8.196 acres of land, more or less. Surveyed on the ground in 2019 and 2023 by this professional land surveying company and under my supervision.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	103.35'	S70° 46' 48"E
L2	37.99'	N46° 31' 52"W
L3	90.72'	N73° 11' 09"W
L4	66.24'	S71° 42' 18"W
L5	63.97'	S42° 58' 35"W
L6	49.41'	S54° 01' 37"W
L7	40.68'	S50° 15' 20"E
L8	39.98'	S50° 15' 20"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	36.33'	200.00'	010°24'32"	18.22'	36.28'	S78°14'45"E



VICINITY MAP



FINAL PLAT
THE RESERVE AT COTTONWOOD CREEK
 BEING 8.196 ACRES
 BLOCK 1, LOTS 1R-1 & 1R-2
BEING A REPLAT

OF
 BLOCK 1, LOT 1
 THE RESERVE AT COTTONWOOD CREEK
 VOLUME 17036, PAGE 78 OPRBCT
 STEPHEN F. AUSTIN NO. 9 LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE 1" = 50'
 FEBRUARY 2024

OWNER/DEVELOPER: RESTORATION CHURCH BRYAN, 307 N. TABOR AVENUE BRYAN, TEXAS 77803 979-268-9229

SURVEYOR: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195 TBP&S FIRM # 10018500 KERR JOB 24-075

ENGINEER: SCHULTZ ENGINEERING, LLC TYPE NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 764-3900

REPLAT