

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____, 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 Deeds 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.

Restoration Church Bryan

**STATE OF TEXAS
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____, 20____.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20____.

City Planner, Bryan, Texas

CERTIFICATION 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.

R.P.L.S. No. 4502

CERTIFICATE OF COUNTY CLERK



County Clerk
 Brazos County, 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 _____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair 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 and Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission

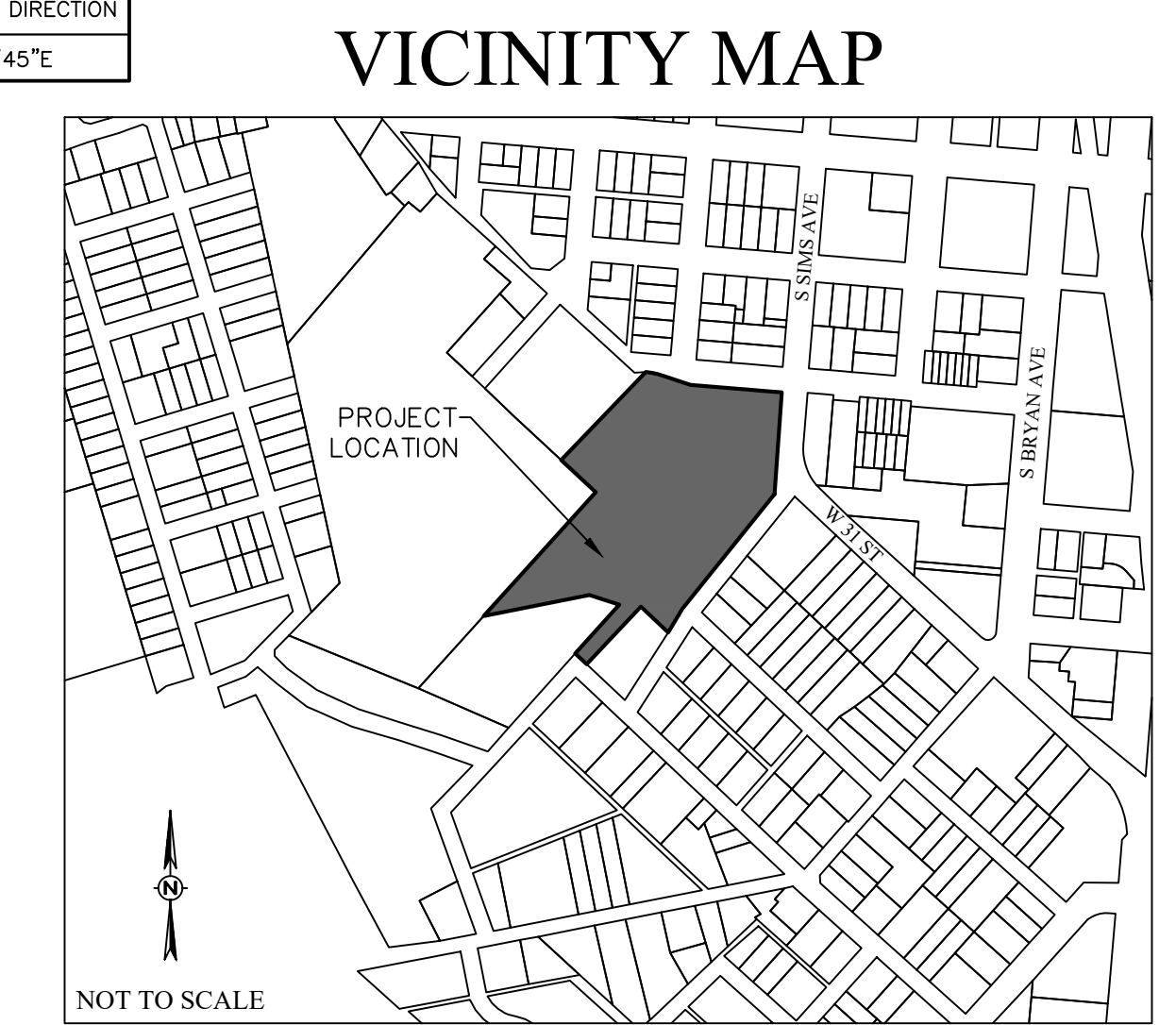
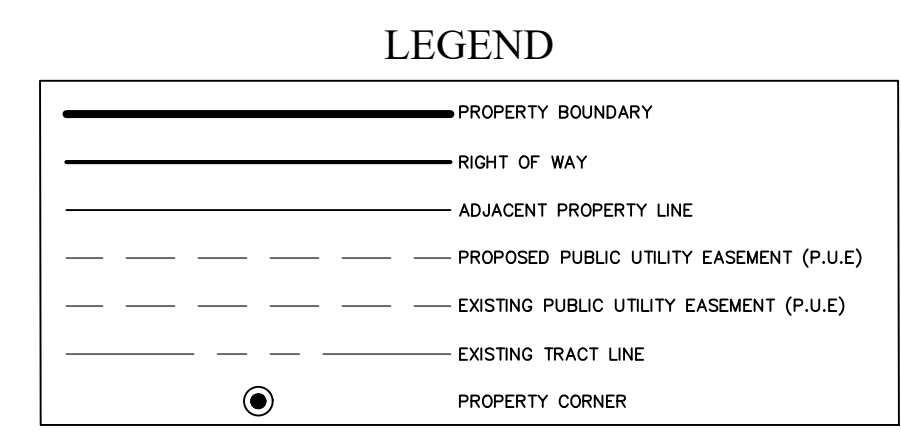
Chair
 Planning & Zoning Commission
 Bryan, Texas

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	103.35'	S70° 46' 48"E	
L2	13.65'	S85° 10' 25"E	
L3	37.99'	N46° 31' 52"W	
L4	90.72'	N73° 11' 09"W	

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

NOTES:

- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (Y: 10231375.303; X: 3541898.795) 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 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 DEVELOPMENT 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 THIS PROPERTY IS OFFICE (C-1).
- 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:
 - 11d: BLANKET EASEMENT TO CITY OF BRYAN, 869/194, DOES APPLY TO THIS TRACT (NO EASEMENT WIDTH SPECIFIED)
 - 11f: NO. 193319 (3.501 ACRE TRACT), EFFECTIVE DATE: 10-09-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - 12a: EASEMENT TO VANGUARD PIPELINE CORP., 597/244, DOES NOT CROSS THIS TRACT
 - 12b: EASEMENT TO VANGUARD PIPELINE CORP., 601/247, DOES NOT CROSS THIS TRACT
 - 12c: BLANKET EASEMENT TO CITY OF BRYAN, 869/194, DOES APPLY TO THIS TRACT (NO EASEMENT WIDTH SPECIFIED)
 - 12g: ACCESS EASEMENT TO TWIN CITY MISSION, 7797/74, 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.
 - 12h: 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.



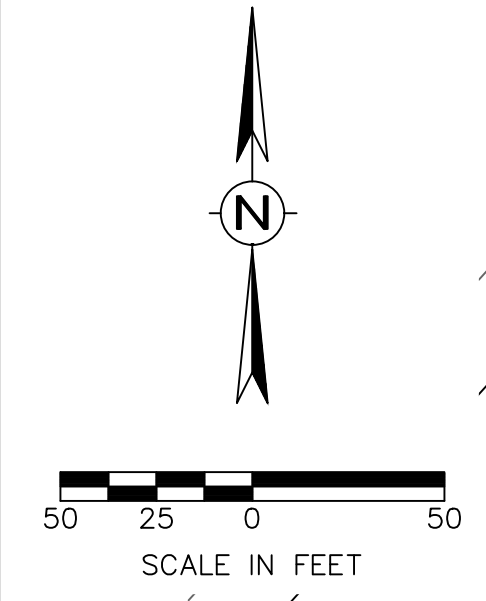
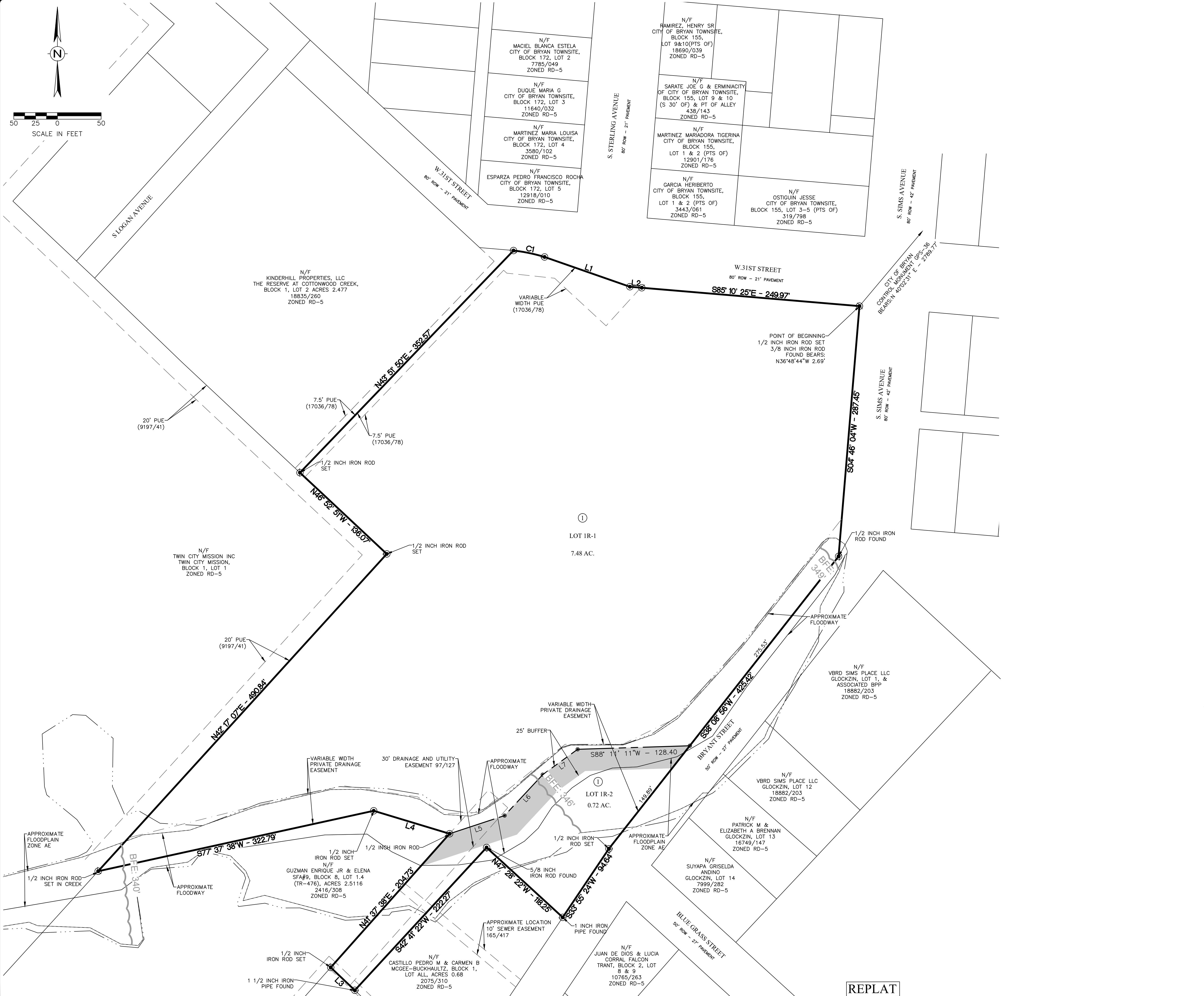
FINAL PLAT
THE RESERVE AT
COTTONWOOD CREEK
 BEING 8.196 ACRES
 BLOCK 1, LOTS 1R-1 & 1R-2
BEING A REPLAT

OF
 BLOCK 1, LOT 1
 STEPHEN F. AUSTIN NO. 9 LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 50'
 JANUARY 2024

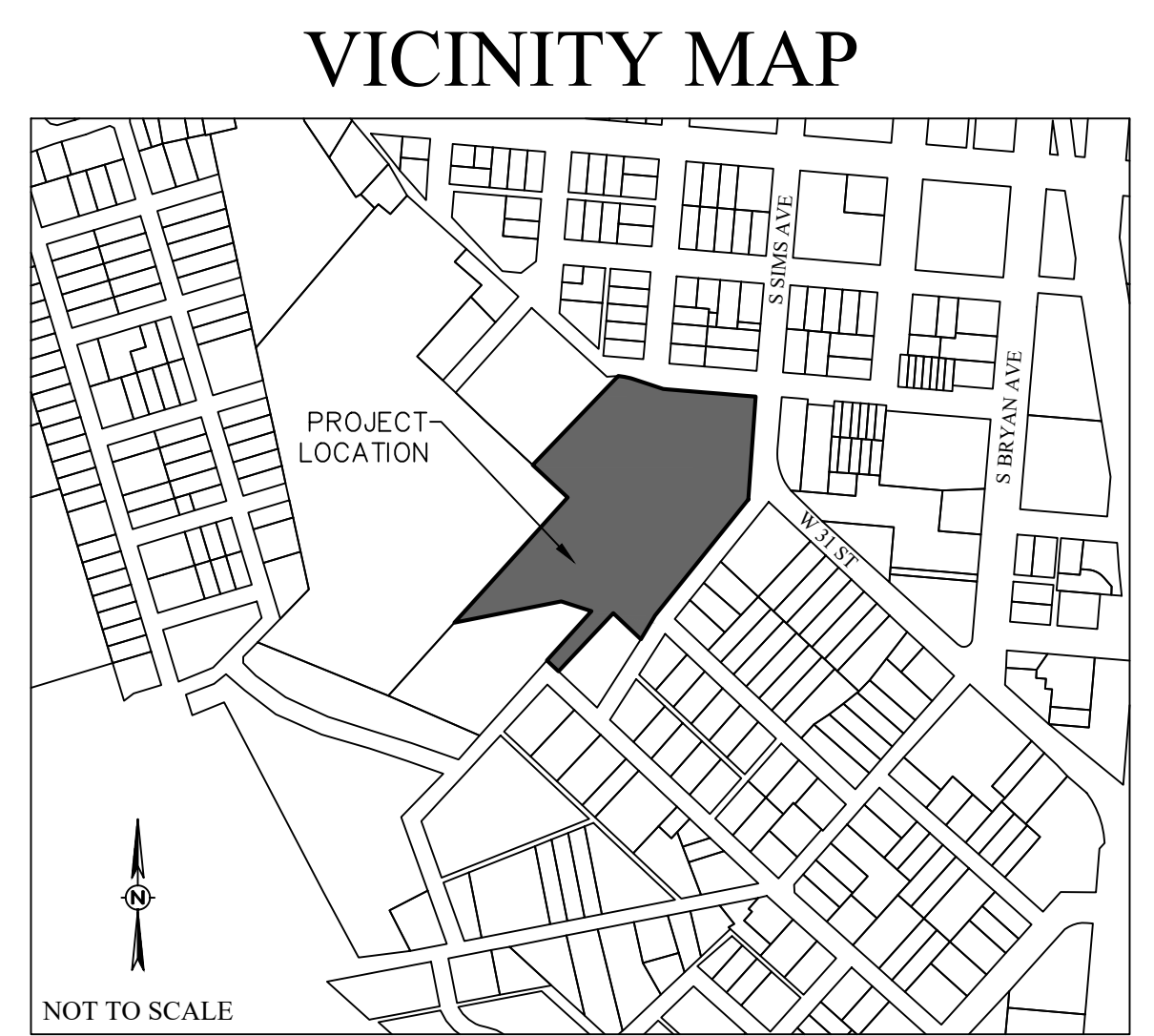
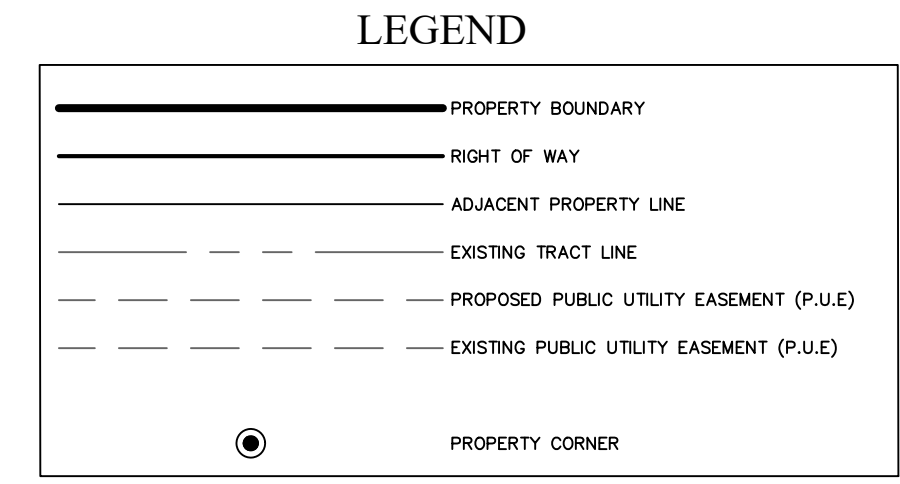
OWNER/DEVELOPER: RESTORATION CHURCH BRYAN	SURVEYOR: Brad Kerr, RPLS No. 4502 Kerr Surveying, LLC 409 N. TABOR AVENUE BRYAN, TEXAS 77803 979-236-9229
ENGINEER: SCHULTZ TBPES FIRM # 10018300 911 SOUTHWEST PKWY E. COLLEGE STATION, TEXAS 77840 (979) 764-3900	

ORIGINAL PLAT



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

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	36.33'	200.00'	01°0'24\"32	18.22'	36.28'	S78°14'45\"E



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

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. TEXAS AVE.
 BRYAN, TX 77803
 (979) 268-3195
 TBPELS FIRM # 10018500

ENGINEER:

 TPBE NO. 12327
 911 SOUTHWEST PKWY. E.
 COLLEGE STATION, TEXAS 77840
 (979) 764-3900

REPLAT

SHEET 2 OF 2