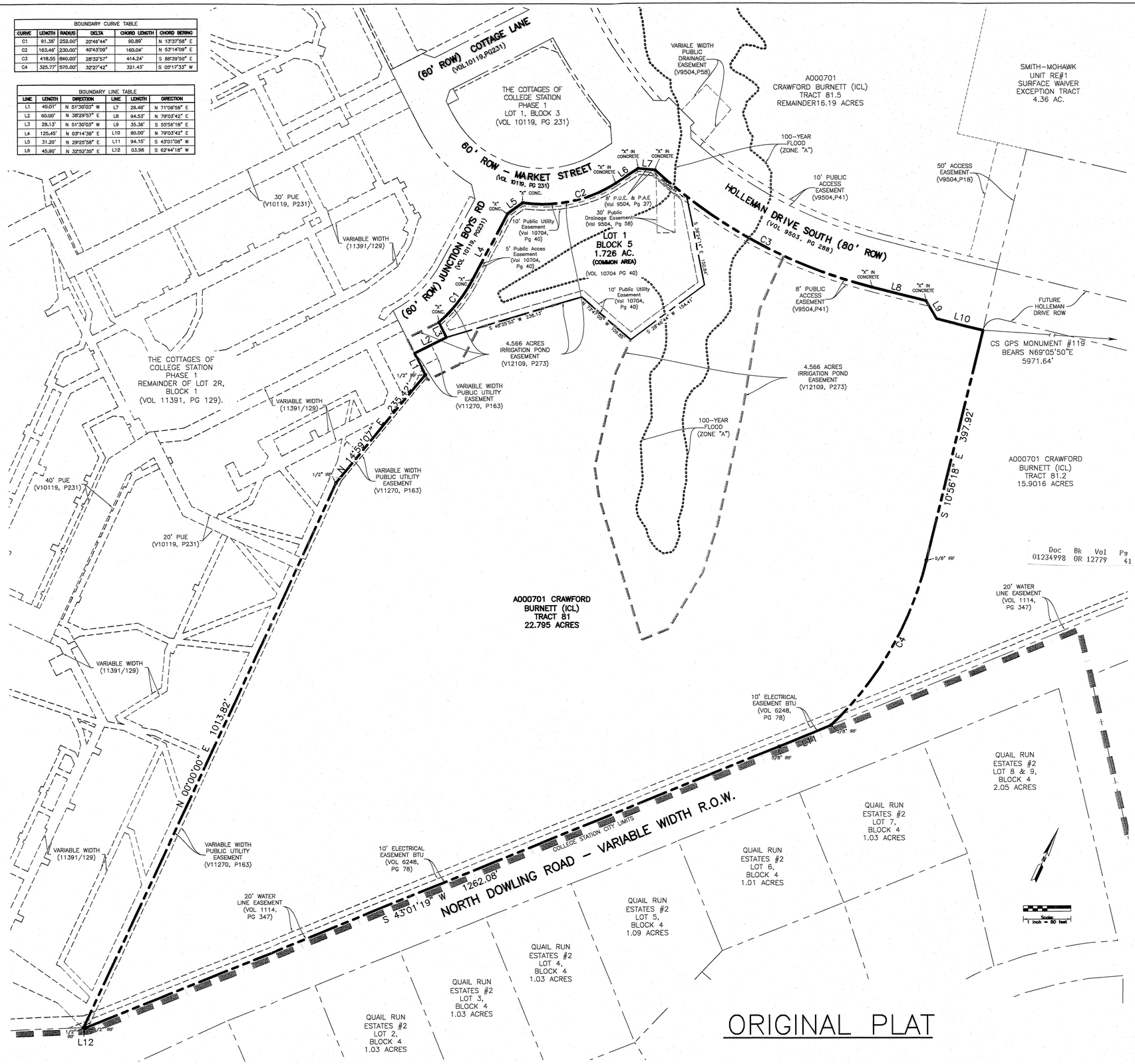
BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BERING
C1	91.38'	252.00'	20°46'44"	90.89'	N 13°37'58" E
C2	163.46'	230.00'	40°43'09"	160.04'	N 53°14'09" E
C3	418.55	840.00'	28°32'57"	414.24'	S 86°39'50" E
C4	325.77'	575.00'	32°27'42"	321.43'	S 05°17'33" W

BOUNDARY LINE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	40.01'	N 51°30'03" W	L7	28.48'	N 71°08'58" E
L2	60.00'	N 38°29'57" E	L8	94.53'	N 79°03'42" E
L3	28.13'	N 51°30'03" W	L9	35.36'	S 55°56'18" E
L4	125.45'	N 03°14'38" E	L10	80.00'	N 79°03'42" E
L5	31.20'	N 29°25'58" E	L11	94.15'	S 43°01'08" W
L6	45.80'	N 32°52'35" E	L12	03.98	S 62°44'18" W



ORIGINAL PLAT

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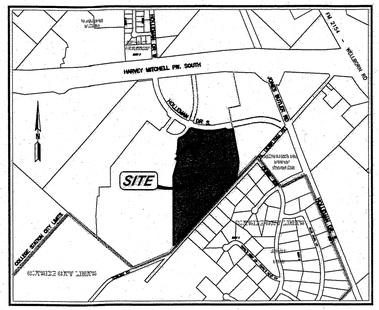


VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Rob Howland, owner and developer of the land shown on this plat, and designated herein as Lot 3 Block 1 & Lot 1R Block 5 of the Cottages Of College Station Phase 3 Subdivision in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Rob Howland
Rob Howland, C.O.O. Capstone – CS, LLC

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, the undersigned authority, on this day personally appeared Rob Howland 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 19th day of June, 2015.

Melanie Suzanne Robinson
Notary Public, Jefferson County, Alabama

MELANIE SUZANNE ROBINSON MY COMMISSION EXPIRES NOTARY PUBLIC AUGUST 14, 2015 STATE OF ALABAMA

CERTIFICATE OF CITY ENGINEER

I, ALAN GIBBS, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

Alan Gibbs
City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Jane Kee, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the 4 day of June 2015.

Jane Kee
Chairman

SHEET 1 OF 2

FINAL PLAT

OF

LOT 3 BLOCK 1 & LOT 1R BLOCK 5 THE COTTAGES OF COLLEGE STATION PHASE 3 (24.52 acres)

BEING A REPLAT OF LOT 1, BLOCK 5 (COMMON AREA)
THE COTTAGES OF COLLEGE STATION PH 1A

SCALE 1"=80'

COLLEGE STATION
Brazos County, Texas

FINAL PLAT PREPARED AND SUBMITTED JUNE 2015

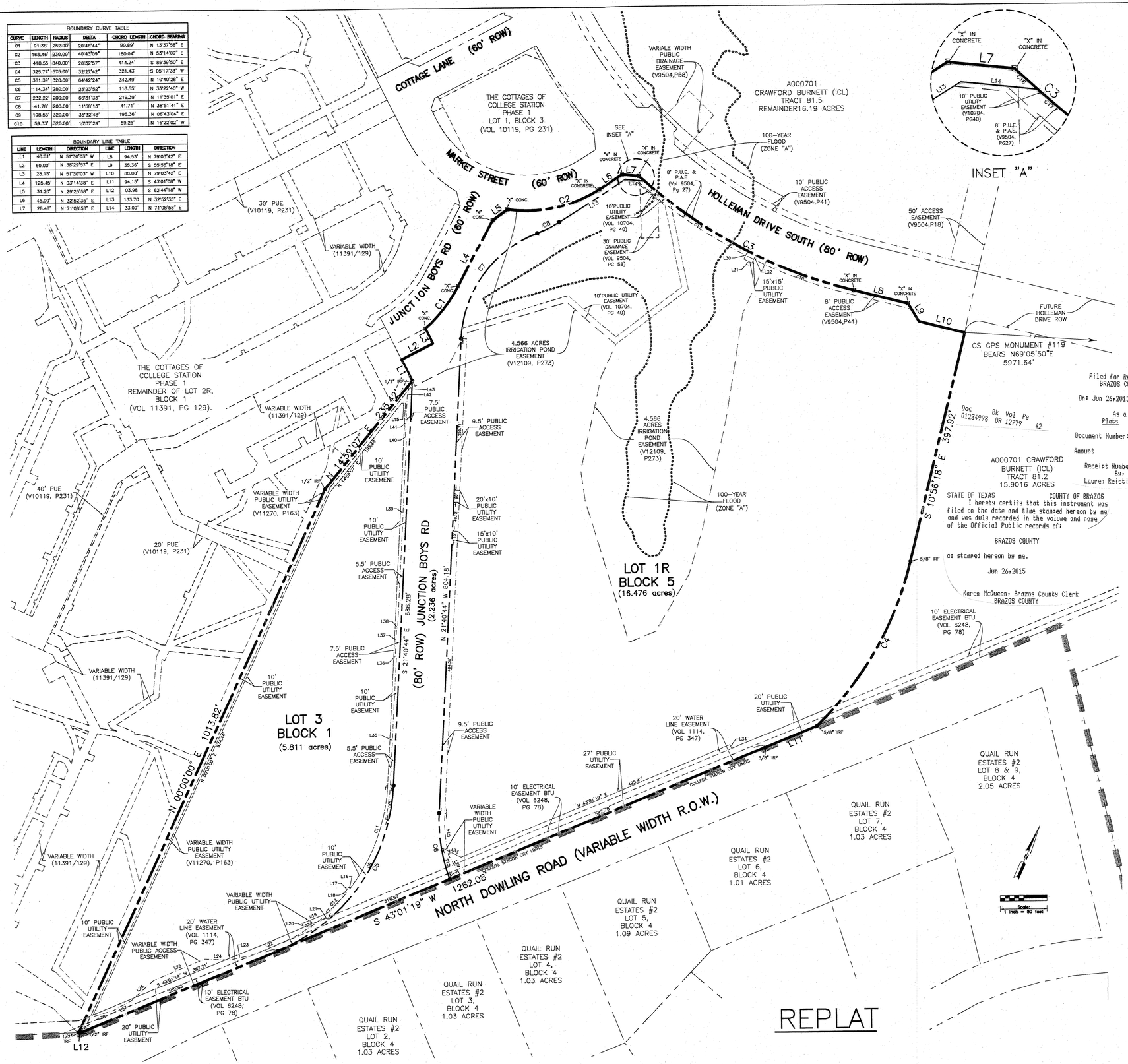
OWNER:
ROB HOWLAND, C.O.O.
CAPSTONE – CS, LLC
431 OFFICE PARK DRIVE
MOUNTAIN BRK, AL 35223

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
BRAD KERR, RPLS
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	91.38'	252.00'	20°46'44"	90.89'	N 13°37'58" E
C2	163.46'	230.00'	40°43'09"	160.04'	N 53°14'09" E
C3	418.55	840.00'	28°32'57"	414.24'	S 86°39'50" E
C4	325.77'	575.00'	32°27'42"	321.43'	S 05°17'33" W
C5	361.39'	320.00'	64°42'24"	342.49'	N 10°40'28" E
C6	114.34'	280.00'	23°23'52"	113.55'	N 33°22'40" W
C7	232.22'	200.00'	66°31'33"	219.39'	N 11°35'01" E
C8	41.78'	200.00'	11°58'13"	41.71'	N 38°51'41" E
C9	198.53'	320.00'	35°32'48"	195.36'	N 06°43'04" E
C10	59.33'	320.00'	10°37'24"	59.25'	N 16°22'02" W

BOUNDARY LINE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	40.01'	N 51°39'03" W	L8	94.53'	N 79°03'42" E
L2	60.00'	N 38°29'57" E	L9	35.36'	S 55°56'18" E
L3	28.13'	N 51°30'03" W	L10	80.00'	N 79°03'42" E
L4	125.45'	N 03°14'38" E	L11	94.15'	S 43°01'08" W
L5	31.20'	N 29°25'58" E	L12	03.98	S 62°44'18" W
L6	45.90'	N 32°52'35" E	L13	133.70	N 32°52'35" E
L7	28.48'	N 71°08'58" E	L14	33.09'	N 71°08'58" E



CERTIFICATE OF SURVEYOR

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 property markers and monuments were placed under my supervision on the ground.

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 authentification was filed for record in my office on the 26 day of June, 2015, in the Official Public Records of Brazos County, Texas, in Volume 12779 Page 42

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

Karen McQueen
County Clerk
Brazos County, Texas

by: Lauren Reistino
Deputy Clerk

Filed for Record in:
BRAZOS COUNTY

On: Jun 26,2015 at 03:37P

As a
Plats

Document Number: 01234998

Amount 67.00

Receipt Number - 548391
By,
Lauren Reistino

Doc 01234998 Bk Vol Pg OR 12779 42

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:

BRAZOS COUNTY

as stamped hereon by me.

Jun 26,2015

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

NOTES:

1– Bearing System shown hereon is based on Grid North as established from GPS Observation.

2– A portion of this tract does lie within a designated 100–year floodplain according to the F.I.R.M. Maps, Community Panel No. 48041C0305F, effective date: 04–02–2014.

3– 1/2 inch Iron Rod set at all corners unless noted otherwise.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C11	189.23'	310.00'	34°58'30"	186.31'	S 4°12'25" E
C12	47.78'	310.00'	8°49'49"	47.73'	S 19°32'39" W
C13	60.84'	311.01'	11°12'28"	60.74'	S 31°47'12" W
C14	70.37'	270.50'	14°54'19"	70.17'	S 29°07'53" E
C15	55.42'	280.00'	11°20'25"	55.33'	S 39°24'24" E
C16	13.35'	840.00'	0°54'39"	13.35'	S 72°50'41" E
C17	212.82'	840.00'	14°30'58"	212.25'	S 80°33'29" E
C18	177.38'	840.00'	12°05'57"	177.05'	N 85°06'40" E

LINE TABLE		
LINE	LENGHT	DIRECTION
L15	6.23'	N 68°19'16" E
L16	3.00'	N 75°47'43" W
L17	10.00'	S 14°12'17" W
L18	3.00'	S 75°47'43" E
L19	45.79'	S 43°01'19" W
L20	7.00'	S 46°58'38" E
L21	12.95'	S 69°43'23" W
L22	76.52'	S 43°01'37" W
L23	36.51'	S 53°31'11" W
L24	42.46'	S 67°09'27" W
L25	94.45'	S 43°01'17" W
L26	51.63'	S 23°11'20" W
L27	33.93'	S 37°10'38" W
L28	50.59'	S 48°51'56" W
L29	39.90'	S 55°00'27" E

LINE TABLE		
LINE	LENGHT	DIRECTION
L30	15.00'	S 1°40'20" W
L31	15.00'	S 88°19'40" E
L32	15.00'	N 1°40'20" E
L33	37.52'	S 89°04'01" E
L34	7.00'	S 46°58'41" E
L35	218.15'	N 21°40'44" W
L36	4.12'	N 50°44'01" W
L37	44.22'	N 21°40'44" W
L38	4.12'	N 7°22'32" E
L39	319.46'	N 21°40'44" W
L40	4.12'	N 50°44'01" W
L41	68.48'	N 21°40'44" W
L42	4.12'	N 7°22'32" E
L43	14.19'	N 21°40'44" W

SHEET 2 OF 2

FINAL PLAT

OF

LOT 3 BLOCK 1 & LOT 1R BLOCK 5 THE COTTAGES OF COLLEGE STATION PHASE 3 (24.52 acres)

BEING A REPLAT OF LOT 1, BLOCK 5 (COMMON AREA)
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COLLEGE STATION
Brazos County, Texas

FINAL PLAT PREPARED AND SUBMITTED JUNE 2015

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