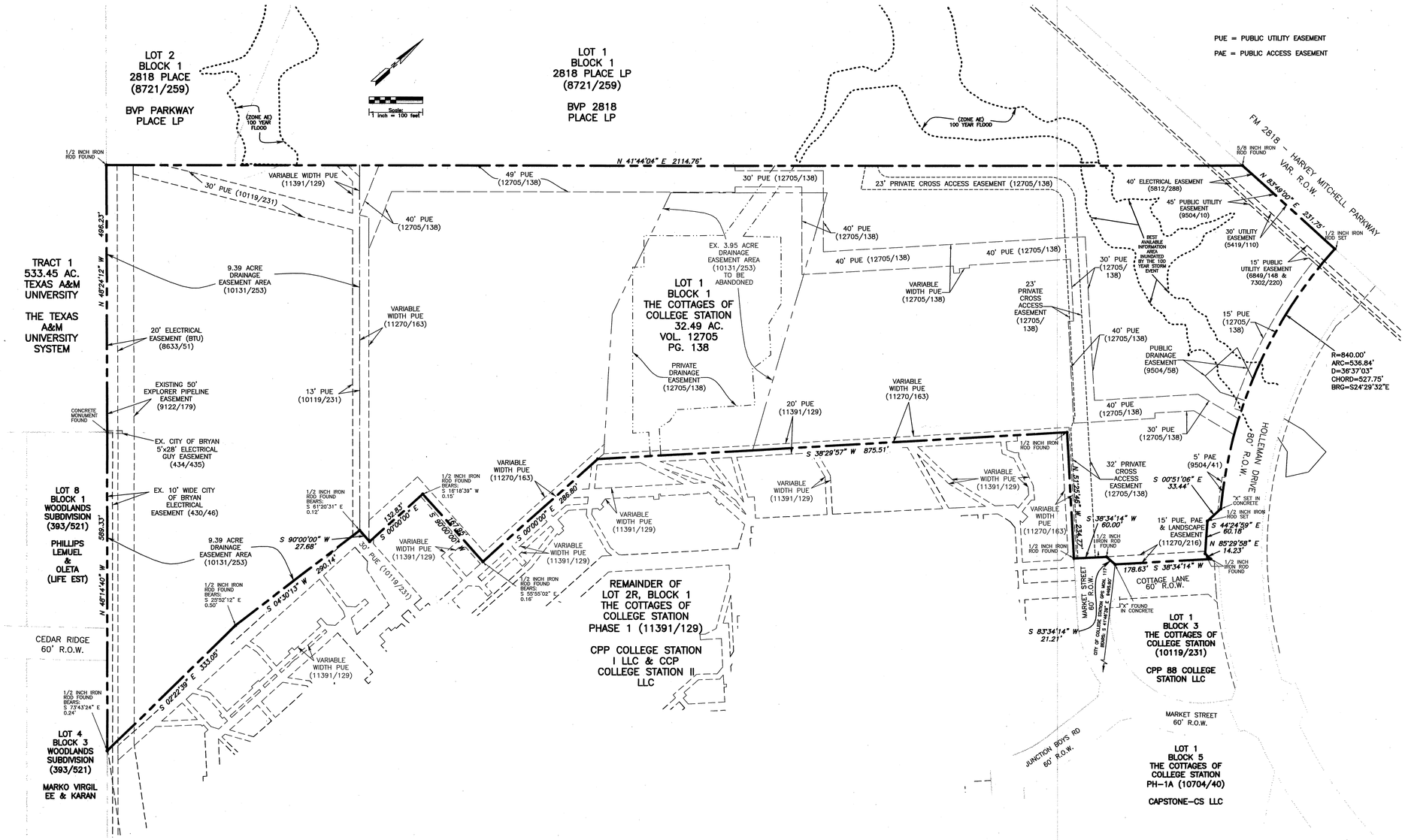
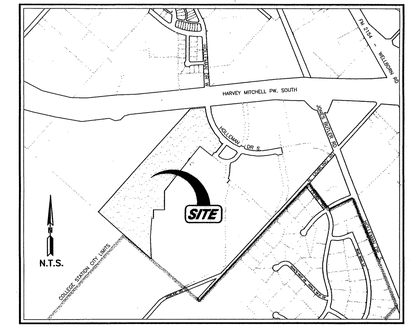
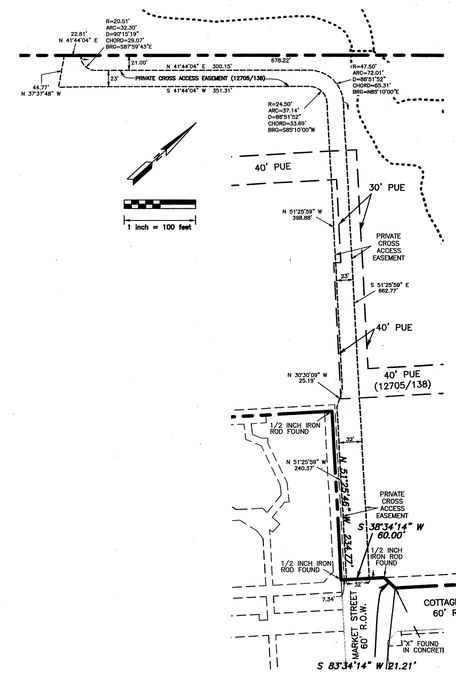




VICINITY MAP

PRIVATE CROSS ACCESS EASEMENT



Sheet 1 of 2

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

2. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0305 F, DATED APRIL 02, 2014.

3. SUBJECT PROPERTY IS CURRENTLY ZONED "PDD" (PLANNED DEVELOPMENT DISTRICT).

4. 1/2 INCH ROD SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

5. THE PRIVATE CROSS ACCESS EASEMENT SHOWN HEREON WILL BE MAINTAINED BY LOT 1R, BLOCK 1 OF THE COTTAGES OF COLLEGE STATION PHASE 2

ORIGINAL

Doc 01278413 Bk OR Vol 13647 Pg 80

FINAL PLAT

OF

THE COTTAGES OF COLLEGE STATION PHASE 2 (32.49 acres) LOT 1R & 3, BLOCK 1

BEING A REPLAT OF THE COTTAGES COLLEGE STATION PHASE 2 LOT 1, BLOCK 1

SCALE 1"=100'

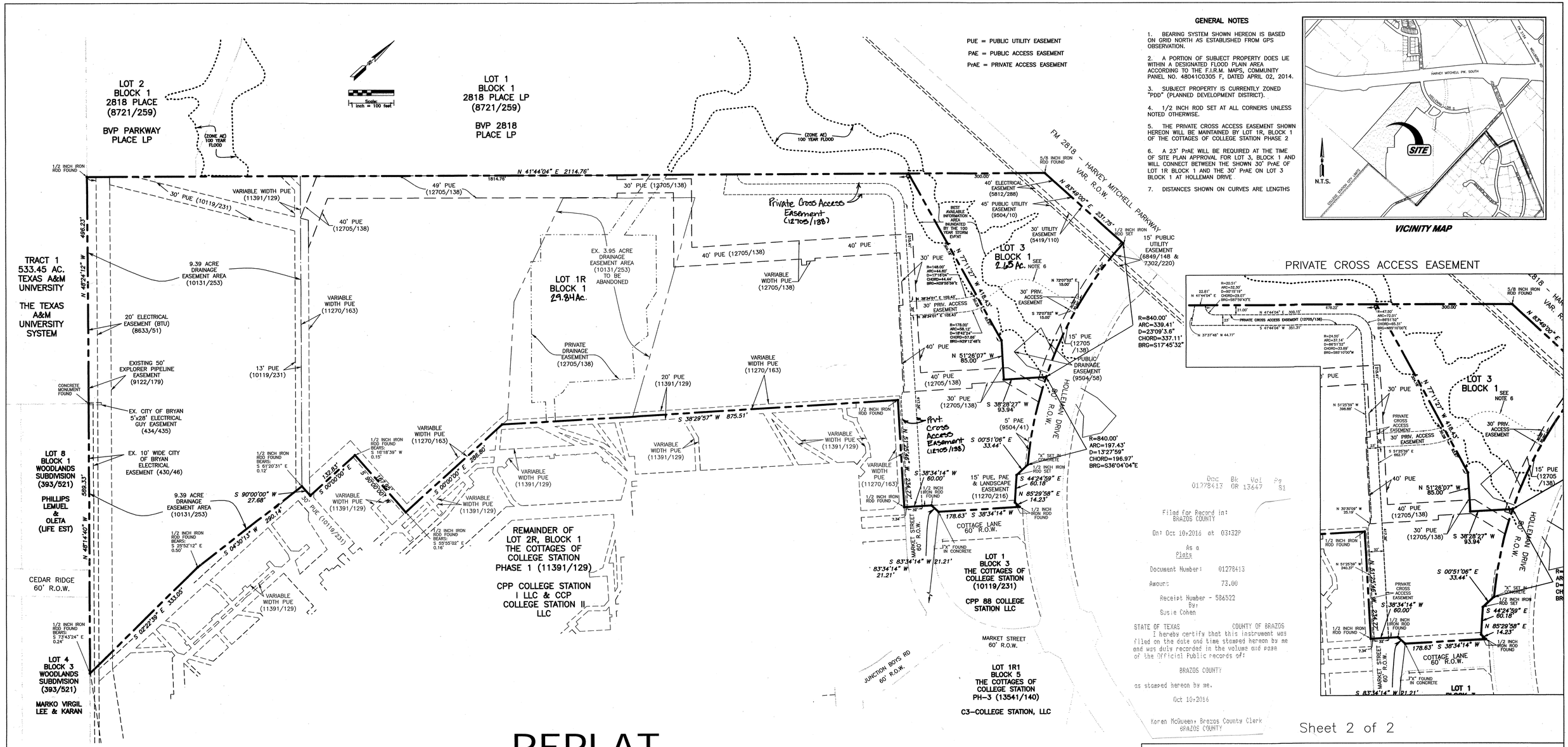
32.49 Acres
COLLEGE STATION
Brazos County, Texas

FINAL PLAT PREPARED AND SUBMITTED OCTOBER 2015

OWNERS:
HOLLEMAN-COLLEGE STATION, LP
15151 SURVEYOR BLVD. STE A
ADDISON, TEXAS 75001

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



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5. THE PRIVATE CROSS ACCESS EASEMENT SHOWN HEREON WILL BE MAINTAINED BY LOT 1R, BLOCK 1 OF THE COTTAGES OF COLLEGE STATION PHASE 2

6. A 23' PrAE WILL BE REQUIRED AT THE TIME OF SITE PLAN APPROVAL FOR LOT 3, BLOCK 1 AND WILL CONNECT BETWEEN THE SHOWN 30' PrAE OF LOT 1R BLOCK 1 AND THE 30' PrAE ON LOT 3 BLOCK 1 AT HOLLEMAN DRIVE.

7. DISTANCES SHOWN ON CURVES ARE LENGTHS

VICINITY MAP

PRIVATE CROSS ACCESS EASEMENT

Doc 01278413 Bk OR 13647 Vol Pg 81

Filed for Record in:
BRAZOS COUNTY

On: Oct 10,2016 at 03:32P

As a
Plats

Document Number: 01278413

Amount: 73.00

Receipt Number - 586522
By:
Susie Cohen

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.

Oct 10,2016

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Sheet 2 of 2

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

I BIN WANG, owner and developer of the land shown on this plat, and designated herein as Lot 1R & 3, Block 1 of The Cottages of College Station Phase 2 Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, 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.

Holleman-College Station, LP

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Bin Wang 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 26th day of September 2016.

Tamra Rich
Notary Public, Dallas County, Texas

TAMRA RICH
Notary Public, State of Texas
My Commission Expires
May 26, 2019

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.

City Engineer
City of College Station

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

STATE OF TEXAS
REGISTERED
BRAD KERR
4502
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Jane Lee, 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 day of 21, January, 2016

Chairman

ATTEST:

City Secretary

MB FOR LW

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 on the 10 day of October, 2016, in the Official Public Records of Brazos County, Texas, in Volume 13647, Page 80, 81.

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

Karen McQueen
County Clerk
Brazos County, Texas
By: Susie L Cohen Deputy Clerk

FINAL PLAT

OF

THE COTTAGES OF COLLEGE STATION PHASE 2 (32.49 acres) LOT 1R & 3, BLOCK 1

BEING A REPLAT OF THE COTTAGES COLLEGE STATION PHASE 2 LOT 1, BLOCK 1

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