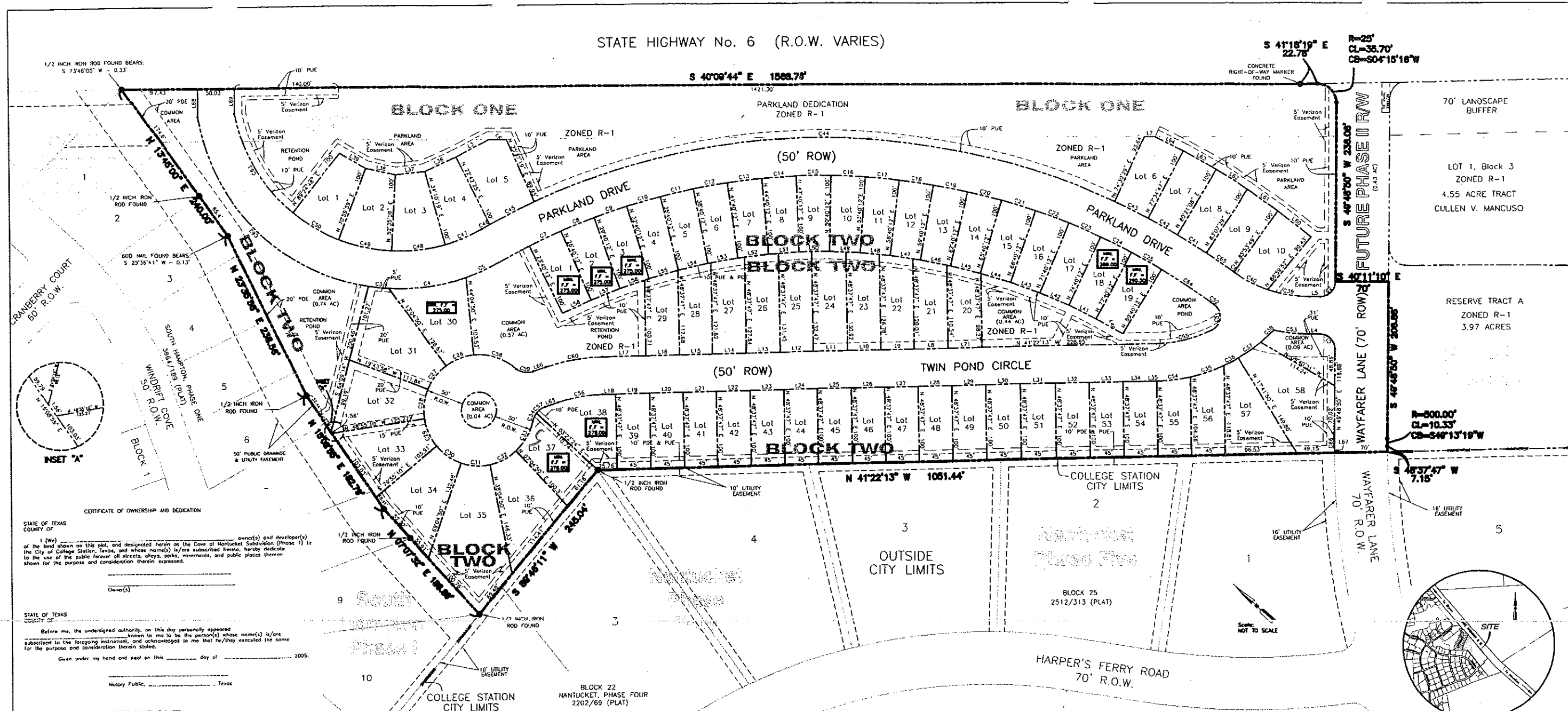


STATE HIGHWAY No. 6 (R.O.W. VARIES)



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, (We) _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as the Cove of Nantucket Subdivision (Phase 1) 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, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s): _____

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/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2005.

Notary Public, _____ Texas

CERTIFICATE OF CITY ENGINEER

I, _____ 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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2005.

Chairman

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 1502, 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.S.S. No. 1502

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 _____ day of _____, 2005, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

County Clerk
 Brazos County, Texas

LINE	LENGTH	BEARING
L1	70.00	S42°11'10"E
L2	7.15	S48°37'47"W
L3	49.72	S88°59'51"E
L4	14.34	N40°11'10"W
L5	14.34	N40°11'10"W
L6	23.83	N40°09'44"W
L7	14.41	S40°09'44"E
L8	45.00	N41°22'13"W
L9	45.00	N41°22'13"W
L10	45.00	N41°22'13"W
L11	45.00	N41°22'13"W
L12	45.00	N41°22'13"W
L13	45.00	N41°22'13"W
L14	45.00	N41°22'13"W
L15	45.00	N41°22'13"W
L16	45.00	N41°22'13"W
L17	72.78	N41°22'13"W
L18	7.78	N41°22'13"W
L19	45.00	N41°22'13"W
L20	45.00	N41°22'13"W
L21	45.00	N41°22'13"W
L22	45.00	N41°22'13"W
L23	45.00	N41°22'13"W
L24	45.00	N41°22'13"W
L25	45.00	N41°22'13"W
L26	45.00	N41°22'13"W
L27	45.00	N41°22'13"W
L28	45.00	N41°22'13"W
L29	45.00	N41°22'13"W
L30	45.00	N41°22'13"W
L31	45.00	N41°22'13"W
L32	45.00	N41°22'13"W
L33	45.00	N41°22'13"W
L34	45.00	N41°22'13"W
L35	9.93	S41°22'13"E

LINE	LENGTH	BEARING
L36	45.56	S64°46'14"E
L37	40.00	S49°37'18"E
L38	40.00	S28°12'28"E
L39	40.00	S09°47'48"E
L40	40.84	S10°49'48"E
L41	40.84	S13°49'48"E
L42	40.84	S16°49'48"E
L43	40.84	S19°49'48"E
L44	40.84	S22°49'48"E
L45	40.84	S25°49'48"E
L46	40.84	S28°49'48"E
L47	40.84	S31°49'48"E
L48	40.84	S34°49'48"E
L49	40.84	S37°49'48"E
L50	40.84	S40°49'48"E
L51	40.84	S43°49'48"E
L52	40.84	S46°49'48"E
L53	40.84	S49°49'48"E
L54	40.84	S52°49'48"E
L55	40.84	S55°49'48"E
L56	40.84	S58°49'48"E
L57	40.84	S61°49'48"E
L58	40.84	S64°49'48"E
L59	40.84	S67°49'48"E
L60	55.74	S62°13'09"E
L61	49.84	S68°29'21"E
L62	49.84	S68°15'42"E
L63	49.84	S67°02'03"E
L64	42.72	S13°32'42"E
L65	17.21	S58°28'19"E
L66	17.21	N58°28'19"W
L67	7.15	N48°17'47"E
L68	37.37	N50°03'23"E
L69	33.01	N50°03'23"E

CURVE	LENGTH	BACKSIGHT CHORD	CHORD BEARING
C1	31.42	20.28	N04°48'50"E
C2	31.42	20.28	S85°11'10"W
C3	27.13	27.50	S71°14'02"E
C4	105.09	275.00	S09°47'48"E
C5	49.49	275.00	S06°08'49"E
C6	45.13	880.00	S45°13'18"E
C7	46.08	880.00	S46°07'49"W
C8	46.08	880.00	S46°52'18"W
C9	46.08	880.00	S47°36'48"W
C10	46.08	880.00	S48°21'18"W
C11	46.08	880.00	S49°05'48"W
C12	46.08	880.00	S49°50'18"W
C13	46.08	880.00	S50°34'48"W
C14	46.08	880.00	S51°19'18"W
C15	46.08	880.00	S52°03'48"W
C16	46.08	880.00	S52°48'18"W
C17	46.08	880.00	S53°32'48"W
C18	46.08	880.00	S54°17'18"W
C19	46.08	880.00	S55°01'48"W
C20	46.08	880.00	S55°46'18"W
C21	46.08	880.00	S56°30'48"W
C22	46.08	880.00	S57°15'18"W
C23	46.08	880.00	S57°59'48"W
C24	46.08	880.00	S58°44'18"W
C25	46.08	880.00	S59°28'48"W
C26	40.04	74.00	S95°55'10"W
C27	40.04	74.00	S95°55'10"W
C28	40.04	74.00	S95°55'10"W
C29	40.04	74.00	S95°55'10"W
C30	40.04	74.00	S95°55'10"W
C31	40.04	74.00	S95°55'10"W
C32	40.04	74.00	S95°55'10"W
C33	45.70	74.00	S95°55'10"W
C34	11.80	25.00	S11°49'22"E
C35	46.65	225.00	S46°57'38"E

CURVE	LENGTH	BACKSIGHT CHORD	CHORD BEARING
C36	12.59	225.00	S85°03'42"E
C37	36.08	225.00	S72°33'48"E
C38	34.08	225.00	S43°03'38"E
C39	38.27	175.00	S60°25'30"E
C40	51.57	175.00	S13°49'48"E
C41	45.00	930.00	S45°00'00"E
C42	45.00	930.00	S45°00'00"E
C43	49.85	930.00	S45°00'00"E
C44	79.50	930.00	S45°00'00"E
C45	56.46	930.00	S45°00'00"E
C46	13.92	930.00	S45°00'00"E
C47	52.76	225.00	S52°12'24"E
C48	72.31	225.00	S46°37'18"E
C49	72.31	225.00	S46°37'18"E
C50	72.31	225.00	S46°37'18"E
C51	41.57	20.00	S48°21'18"E
C52	5.39	225.00	S09°47'48"E
C53	47.28	225.00	S47°19'48"E
C54	35.21	225.00	S45°11'14"E
C55	76.76	175.00	S52°48'18"E
C56	60.28	200.00	S60°05'16"W
C57	14.44	75.00	S42°48'48"W
C58	22.48	74.00	S45°00'00"E
C59	44.43	25.00	S45°00'00"E
C60	79.35	250.00	S45°00'00"E
C61	1.91	175.00	S04°31'58"E
C62	343.42	275.00	S04°31'58"E
C63	155.83	225.00	S12°15'11"W
C64	78.48	880.00	S45°00'00"E
C65	43.09	930.00	S45°00'00"E
C66	11.78	570.00	S48°16'38"E

NOTE:

- ALL PROPERTY WITHIN THIS PLAT IS ZONED FOR SINGLE FAMILY RESIDENTIAL USE R-1.
- THIS PLAT IS DESIGNED TO MEET THE CLUSTER PLAT REQUIREMENTS AS SET FORTH IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE SECTION 4.3. IN THIS SECTION, SETBACKS ARE DEFINED AS THE MINIMUM SETBACK STANDARDS OF THE BASE ZONING DISTRICT APPLY ALONG THE PERIMETER OF A CLUSTER DEVELOPMENT. ALL DETACHED STRUCTURES WITHIN A CLUSTER DEVELOPMENT MUST BE SEPARATED BY A MINIMUM DISTANCE OF TEN FEET.
- COMMON AREAS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF THE COVE OF NANTUCKET.
- THIS TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48011C02000 EFFECTIVE DATE 02-09-2000.
- THE 70' LANDSCAPE BUFFER SHOWN HEREON SHALL BE RETAINED IN A NATURAL VEGETATED STATE FOR THE PURPOSE OF PROVIDING A NATURAL SCREEN FOR THE DEVELOPMENT FROM STATE HIGHWAY. CLEARING SHALL BE LIMITED TO THE REMOVAL OF DEAD VEGETATION AND THAT REQUIRED FOR THE CONSTRUCTION OF THE LIMITED UTILITIES AS SHOWN ON THE CONSTRUCTION PLANS BY MITCHELL & MORGAN, LLP AND THE TRAIL SYSTEM CLEARING FOR THE CONSTRUCTION OF THE UTILITIES AND TRAIL SHALL BE UNPAID, AND THE USE OF LARGE EQUIPMENT FOR THIS CONSTRUCTION SHALL BE KEPT TO A MINIMUM OR MINOR.
- OWNERSHIP OF LOT 1, BLOCK 3, PHASE I IS IN THE NAME OF CULLEN V. MANCUSO. OWNERSHIP OF RESERVE TRACT A, PHASE II IS IN THE NAME OF T-O COMPANY.

LAND USE SYNOPSIS

PHASE I	68 LOTS	- 8.42 AC
R.O.W.		- 3.80 AC
COMMON AREAS		- 1.88 AC
PARKLAND DEDICATION		- 3.71 AC
PHASE I SUBTOTAL		- 17.81 AC
RESERVE TRACT		- 3.97 AC
LOT 1, PHASE II		- 4.55 AC
FUTURE R.O.W.		- 0.43 AC
TOTAL		- 26.76 AC

MINIMUM FINISH FLOOR

LOT 1, BLOCK 2	MIN FINISH FLOOR: 275.00
LOT 2, BLOCK 2	MIN FINISH FLOOR: 275.00
LOT 3, BLOCK 2	MIN FINISH FLOOR: 275.00
LOT 4, BLOCK 2	MIN FINISH FLOOR: 280.00
LOT 5, BLOCK 2	MIN FINISH FLOOR: 290.50
LOT 6, BLOCK 2	MIN FINISH FLOOR: 290.50
LOT 7, BLOCK 2	MIN FINISH FLOOR: 275.00
LOT 8, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 9, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 10, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 11, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 12, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 13, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 14, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 15, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 16, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 17, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 18, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 19, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 20, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 21, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 22, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 23, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 24, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 25, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 26, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 27, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 28, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 29, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 30, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 31, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 32, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 33, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 34, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 35, BLOCK 2	MIN FINISH FLOOR: 278.00
LOT 36, BLOCK 2	MIN FINISH FLOOR: 278.00

PDE = Public Drainage Easement
 PUE = Public Utility Easement

FINAL PLAT
 of
THE COVE OF NANTUCKET
PHASE 1
 17.81 Acres

OWNER:
 Nantucket Cove, LTD
 c/o DON MORRIS
 1445 NORTH LOOP WEST
 SUITE 840
 HOUSTON, TX 77008
 (713) 802-9292

SURVEYOR:
 KERR SURVEYING
 P.O. BOX 269
 COLLEGE STATION, TX 77841
 (979) 268-3195

COLLEGE STATION
 Brazos County, Texas

ENGINEER:
 Mitchell & Morgan, LLP,
 511 University Dr. E, Ste. 204
 College Station, TX 77840
 Phone (979) 260-6963
 Fax (979) 260-3564

FINAL PLAT
 PREPARED AND SUBMITTED
 JUNE 2005

SCALE:
 1 inch = 60 feet