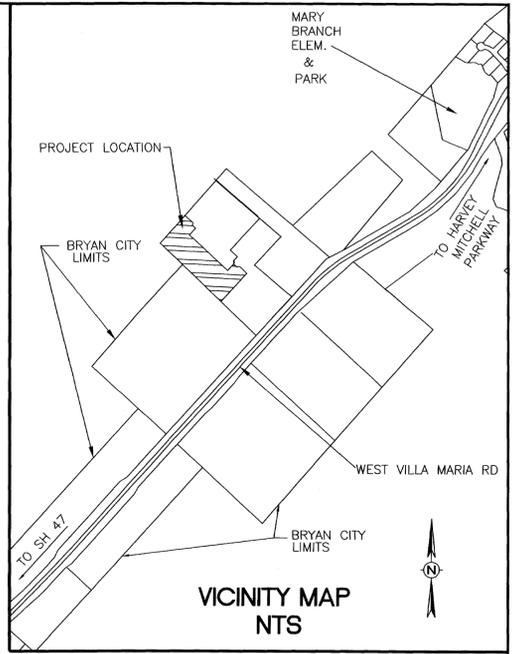


- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 2. THIS PROPERTY IS ZONED SF-5, SINGLE FAMILY 5000, RESIDENTIAL DISTRICT.
 3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100150 C, EFFECTIVE DATE: 07-02-1992.
 4. 5/8" IRON RODS, SET AT ALL PROPERTY AND LOT CORNERS UNLESS NOTED OTHERWISE.
 5. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 819.
 6. FENCES, WALLS AND BERMS CONSTRUCTED ON THE LOTS SHALL CONFORM TO SECTION 24.2 (F) OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 756.
 7. MINIMUM FINISHED FLOOR (FF) ELEVATIONS ARE SHOWN FOR SANITARY SEWER SERVICE.

LINE	LENGTH	BEARING
L1	104.78'	S47°35'05"E
L2	50.00'	S47°35'05"E
L3	97.50'	N42°24'55"W
L4	97.39'	S42°24'55"W
L5	50.00'	N47°35'05"W
L6	98.77'	S44°43'09"E
L7	100.00'	S42°24'55"W
L8	100.00'	S42°24'55"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	25.00'	35.36'	S02°35'05"E
C2	40.52'	25.00'	82°31'56"	26.28'	36.23'	N88°50'53"E
C3	17.65'	25.00'	46°27'08"	9.21'	17.29'	S22°11'21"W
C4	149.14'	50.00'	170°54'18"	628.60'	99.69'	S87°24'55"W
C5	17.65'	25.00'	46°27'08"	9.21'	17.29'	N27°21'31"W
C6	17.65'	25.00'	46°27'08"	9.21'	17.29'	N67°48'39"W
C7	149.14'	50.00'	170°54'18"	628.60'	99.69'	N02°35'05"W
C8	17.65'	25.00'	46°27'08"	9.21'	17.29'	N65°38'28"E
C9	39.27'	25.00'	90°00'00"	25.00'	35.36'	S02°35'05"E
C10	39.27'	25.00'	90°00'00"	25.00'	35.36'	N87°24'55"E



LEGEND

- PLAT BOUNDARY
- STREET R-O-W LINE
- LOT LINE
- EASEMENT LINE
- PROPERTY CORNER

Dec 00913878 Blk OR Vol 7099 Pg 243

Filed for Record in: BRAZOS COUNTY
On: Jan 09, 2006 at 01:48P

As a Plats
Document Number: 00913878
Amount: 58.00
Receipt Number: 282052
By: Cathy Barcelona

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.
Jan 09, 2006

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

FINAL PLAT
OAK MEADOW SUBDIVISION
PHASE 3 - 7.177 ACRES
T.J. WOOTEN SURVEY, A-54
BRYAN, BRAZOS COUNTY, TEXAS

BLOCK 1, LOTS 50 THRU 73
BLOCK 2, LOTS 11 THRU 20

OWNER/DEVELOPER: BCS Development Company
4112 State Highway 6 South
College Station, Texas 77845
(979) 690-1222

ENGINEER: **TEXCON**
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner and developer of the 7.177 acre tract shown on this plat, being part of the tract of land conveyed to us in the Deed Records of Brazos County in Volume 3911, Page 303, and designated herein as Oak Meadow Subdivision, Phase 3, in the City of Bryan, 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.

Randy French
Randy French, President
BCS Development Company

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Randy French 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 5th day of April, 2005

Ginger L. Urso
Notary Public in and for the State of Texas

Printed Name: Ginger L. Urso
My Commission Expires: 9-5-2007



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 the certificates of authentication was filed for record in my office the 9 day of January, 2006, in the Official Records of Brazos County, Texas, in Volume 7099, Page 243.

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

Karen McQueen
County Clerk
Brazos County, Texas

Cathy Barcelona

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Casey, Chairman 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 & Zoning Commission of the City of Bryan on the 7th day of April, 2005 and same was duly approved on the 7th day of April, 2005 by said Commission.

Kim Casey
Chairman, Planning & Zoning Commission,
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 9th day of January, 2006.

M. Linn Russell
Planning Administrator, Bryan, 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 14 day of January, 2006.

Bill Lipp
City Engineer, Bryan, Texas

METES AND BOUNDS DESCRIPTION

OF A
7.177 ACRE TRACT
T. J. WOOTEN SURVEY, A-54
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE T. J. WOOTEN SURVEY, ABSTRACT NO. 54, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 28.448 ACRE TRACT AS DESCRIBED BY A DEED TO BCS DEVELOPMENT COMPANY RECORDED IN VOLUME 3911, PAGE 303 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 31.328 ACRE TRACT AS DESCRIBED BY A DEED TO MARSHALL B. SKINNER AND LOIS A. SKINNER RECORDED IN VOLUME 5210, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE MOST WESTERLY CORNER OF OAK MEADOW SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 4201, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 28.448 ACRE TRACT;

THENCE: N 47° 35' 05" E ALONG THE COMMON LINE OF SAID REMAINDER OF 28.448 ACRE TRACT AND SAID 31.328 ACRE TRACT FOR A DISTANCE OF 555.21 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 31.328 ACRE TRACT AND THE EAST CORNER OF A CALLED 54.93 ACRE TRACT OWNED BY BLUEBONNET GIRL SCOUT COUNCIL, INC., ACCORDING TO THE BRAZOS COUNTY APPRAISAL OFFICE;

THENCE: N 48° 19' 25" W ALONG THE COMMON LINE OF SAID REMAINDER OF 28.448 ACRE TRACT AND SAID 54.93 ACRE TRACT FOR A DISTANCE OF 351.74 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID REMAINDER OF 28.448 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 121 ACRE TRACT AS DESCRIBED BY A DEED TO J. H. NASH RECORDED IN VOLUME 107, PAGE 168 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 40° 01' 12" E ALONG THE COMMON LINE OF SAID REMAINDER OF 28.448 ACRE TRACT AND SAID 121 ACRE TRACT FOR A DISTANCE OF 424.91 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST PLATTED CORNER OF KINGSGATE DRIVE (60' R.O.W.) ACCORDING TO THE PLAT OF OAK MEADOW SUBDIVISION, PHASE 2, RECORDED IN VOLUME 4759, PAGE 19 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE PLATTED SOUTHWEST LINE OF KINGSGATE DRIVE FOR THE FOLLOWING CALLS:

S 47° 35' 05" E FOR A DISTANCE OF 104.78 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 02° 35' 05" E - 35.36 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 47° 35' 05" E FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF BLOCK 2, OAK MEADOW SUBDIVISION, PHASE 2;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 28.448 ACRE TRACT AND SAID BLOCK 2 FOR THE FOLLOWING CALLS:

S 42° 24' 55" W FOR A DISTANCE OF 97.50 FEET TO A 5/8 INCH IRON ROD FOUND;

S 47° 35' 05" E FOR A DISTANCE OF 570.00 FEET TO A 5/8 INCH IRON ROD FOUND;

N 42° 24' 55" E FOR A DISTANCE OF 97.39 FEET TO A 5/8 INCH IRON ROD FOUND ON THE PLATTED SOUTHWEST LINE OF KINGSGATE DRIVE ACCORDING TO THE PLAT OF OAK MEADOW SUBDIVISION, PHASE 1 (4201/166);

THENCE: ALONG THE PLATTED SOUTHWEST LINE OF KINGSGATE DRIVE FOR THE FOLLOWING CALLS:

S 47° 35' 05" E FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 51' 56" FOR AN ARC DISTANCE OF 40.52 FEET (CHORD BEARS: N 88° 50' 53" E - 36.23 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 44° 43' 09" E FOR A DISTANCE OF 98.77 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 74, BLOCK 1, OAK MEADOW SUBDIVISION, PHASE 1;

THENCE: S 42° 24' 55" W ALONG THE COMMON LINE OF REMAINDER OF 28.448 ACRE TRACT AND OAK MEADOW SUBDIVISION, PHASE 1, FOR A DISTANCE OF 414.92 FEET TO THE POINT OF BEGINNING CONTAINING 7.177 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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.

Brad Kerr, R.P.L.S. No. 4502