

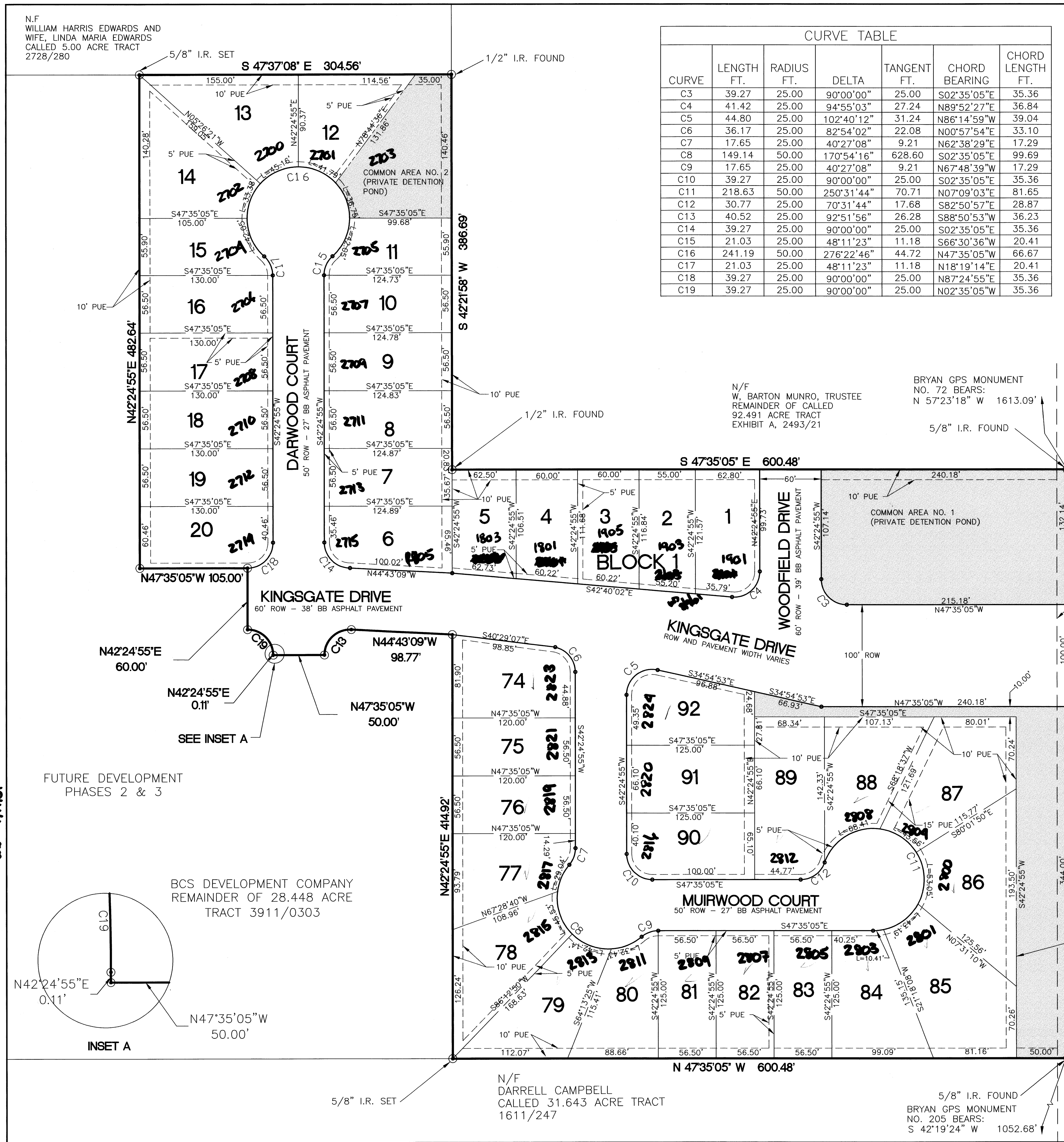
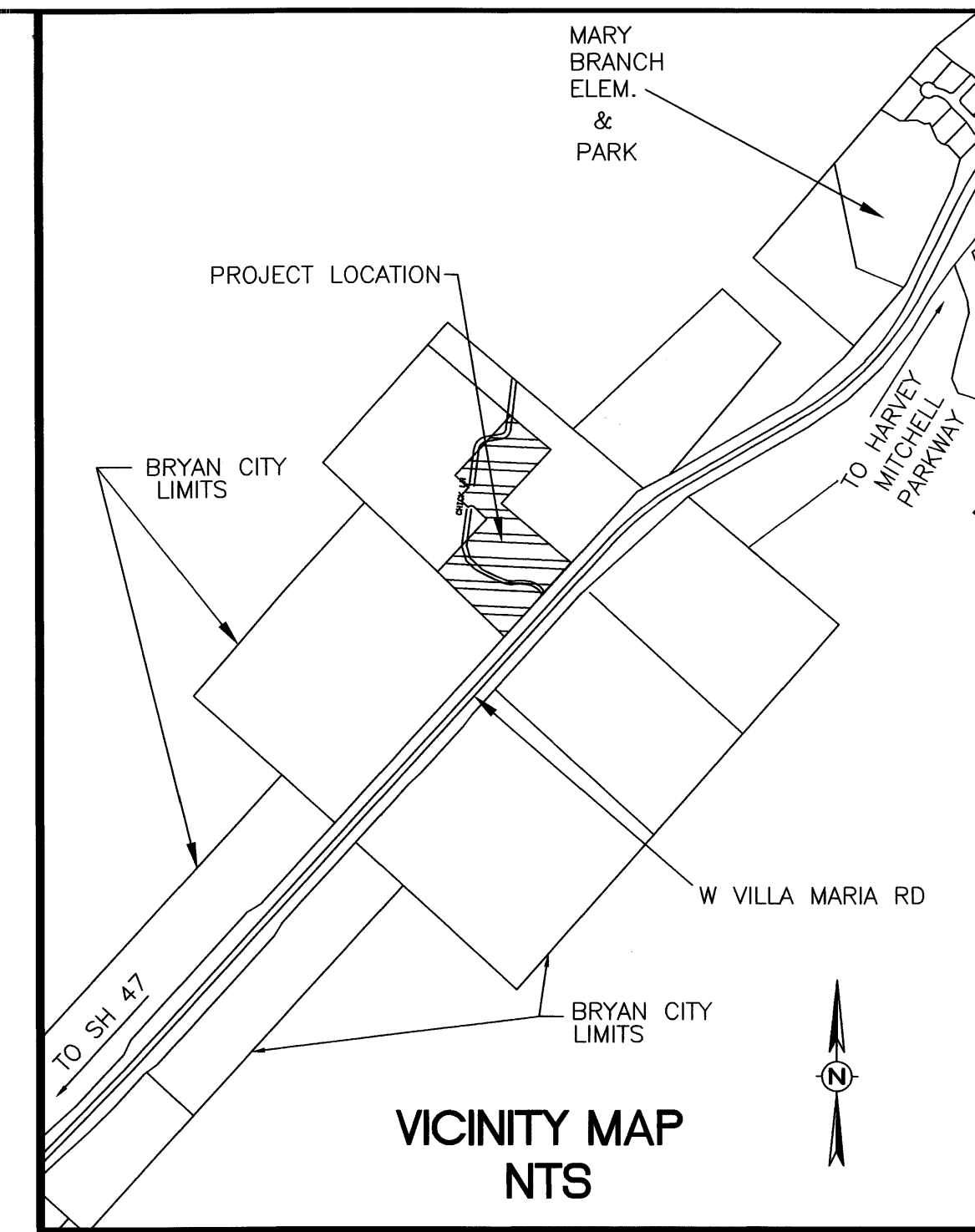
N.F. WILLIAM HARRIS EDWARDS AND WIFE, LINDA MARIA EDWARDS CALLED 5.00 ACRE TRACT 2728/280

CURVE TABLE						
CURVE	LENGTH FT.	RADIUS FT.	DELTA	TANGENT FT.	CHORD BEARING	CHORD LENGTH FT.
C3	39.27	25.00	90°00'00"	25.00	S02°35'05"E	35.36
C4	41.42	25.00	94°55'03"	27.24	N89°52'27"E	36.84
C5	44.80	25.00	102°40'12"	31.24	N86°14'59"W	39.04
C6	36.17	25.00	82°54'02"	22.08	N00°57'54"E	33.10
C7	17.65	25.00	40°27'08"	9.21	N62°38'29"E	17.29
C8	149.14	50.00	170°54'16"	628.60	S02°35'05"E	99.69
C9	17.65	25.00	40°27'08"	9.21	N67°48'39"W	17.29
C10	39.27	25.00	90°00'00"	25.00	S02°35'05"E	35.36
C11	218.63	50.00	250°31'44"	70.71	N07°09'03"E	81.65
C12	30.77	25.00	70°31'44"	17.68	S82°50'57"E	28.87
C13	40.52	25.00	92°51'56"	26.28	S88°50'53"W	36.23
C14	39.27	25.00	90°00'00"	25.00	S02°35'05"E	35.36
C15	21.03	25.00	48°11'23"	11.18	S66°30'36"W	20.41
C16	241.19	50.00	276°22'46"	44.72	N47°35'05"W	66.67
C17	21.03	25.00	48°11'23"	11.18	N18°19'14"E	20.41
C18	39.27	25.00	90°00'00"	25.00	N87°24'55"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N02°35'05"W	35.36

- 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. 48041C0150 C, EFFECTIVE DATE: 07-02-1992.
 4. THE FRONT 200' OF THIS SUBDIVISION IS LOCATED IN A OVERLAY DISTRICT. THE REQUIREMENTS OF THIS DISTRICT SHALL BE MET.
 5. 5/8" IRON RODS, SET AT ALL PROPERTY AND LOT CORNERS UNLESS NOTED OTHERWISE.

LEGEND

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



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 6th day of December, 2000 and same was duly approved on the 4th day of January, 2001 by said Commission.

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

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 the _____ day of _____, 2001, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

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

County Clerk
Brazos County, 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 22nd day of JUNE, 2001.

[Signature]
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 2nd day of JUNE, 2001.

Paul Krapp
City Engineer, Bryan, Texas

METES AND BOUNDS DESCRIPTION
OF A
11.64 ACRE TRACT
THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION 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 NORTHWEST LINE OF W. VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID 28.448 ACRE TRACT AND THE EAST CORNER OF A CALLED 31.643 ACRE TRACT AS DESCRIBED BY A DEED TO DARRELL CAMPBELL RECORDED IN VOLUME 1611, PAGE 247 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 35' 05" W ALONG THE COMMON LINE OF SAID 28.448 ACRE TRACT AND SAID 31.643 ACRE TRACT FOR A DISTANCE OF 600.48 FEET TO A 5/8 INCH IRON ROD SET MARKING THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 31.643 ACRE TRACT AND THE EAST CORNER OF A TRACT OF LAND NOW OR FORMERLY BELONGING TO THE BLUEBONNET GIRL SCOUT COUNCIL, INC., BEARS: N 47° 35' 05" W FOR A DISTANCE OF 555.21 FEET;

THENCE: THROUGH SAID 28.448 ACRE TRACT FOR THE FOLLOWING CALLS:

N 42° 24' 55" E FOR A DISTANCE OF 414.92 FEET TO A 5/8 INCH IRON ROD SET;

N 44° 43' 09" W FOR A DISTANCE OF 98.77 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE 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: S 88° 50' 53" W - 36.23) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

N 47° 35' 05" W FOR A DISTANCE OF 50.00 FEET TO A POINT;

N 42° 24' 55" E FOR A DISTANCE OF 0.11 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE 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: N 02° 35' 05" W - 35.36) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

N 42° 24' 55" E FOR A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD SET;

N 47° 35' 05" W FOR A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD SET;

N 42° 24' 55" E FOR A DISTANCE OF 482.64 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID 28.448 ACRE TRACT AND A CALLED 5.00 ACRE TRACT AS DESCRIBED BY A DEED TO WILLIAM HARRIS EDWARDS AND WIFE, LINDA MARIA EDWARDS, RECORDED IN VOLUME 2728, PAGE 280 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 28.448 ACRE TRACT BEARS: N 47° 37' 08" W FOR A DISTANCE OF 642.47 FEET;

THENCE: S 47° 37' 08" E ALONG THE COMMON LINE OF SAID 28.448 ACRE TRACT AND SAID 5.00 ACRE TRACT FOR A DISTANCE OF 304.56 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 92.491 ACRE TRACT DESCRIBED AS EXHIBIT A BY A DEED TO W. BARTON MUNRO, TRUSTEE, RECORDED IN VOLUME 2493, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID 5.00 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID 92.491 ACRE TRACT AND THE REMAINDER OF A CALLED 36.349 ACRE TRACT AS DESCRIBED BY A DEED TO FRANK W. R. HUBERT RECORDED IN VOLUME 230, PAGE 359 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID 5.00 ACRE TRACT BEARS: N 42° 20' 53" E FOR A DISTANCE OF 320.33 FEET;

THENCE: S 42° 21' 58" W ALONG THE COMMON LINE OF SAID 28.448 ACRE TRACT AND SAID REMAINDER OF 92.491 ACRE TRACT FOR A DISTANCE OF 386.69 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN INTERIOR EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 35' 05" E CONTINUING ALONG THE COMMON LINE OF SAID 28.448 ACRE TRACT AND SAID REMAINDER OF 92.491 ACRE TRACT FOR A DISTANCE OF 600.48 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF W. VILLA MARIA ROAD MARKING THE MOST EASTERLY CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE COMMON LINE OF SAID 92.491 ACRE TRACT AND SAID 36.349 ACRE TRACT BEARS: N 42° 24' 55" E FOR A DISTANCE OF 706.46 FEET;

THENCE: S 42° 24' 55" W ALONG THE NORTHWEST LINE OF W. VILLA MARIA ROAD FOR A DISTANCE OF 576.14 FEET TO THE POINT OF BEGINNING CONTAINING 11.64 ACRES OF LAND, MORE OR LESS. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS MONUMENTS.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner and developer of the 11.64 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 1, 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.

[Signature]
Randy French, President
BCS Development Company

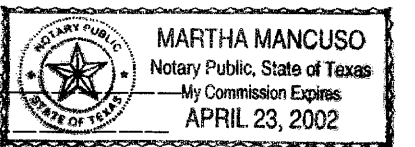
STATE OF TEXAS
COUNTY OF BRAZOS

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 December, 2000.

Martha Mancuso
Notary Public in and for the State of Texas

Printed Name: MARTHA MANCUSO
My Commission Expires: April 23, 2002

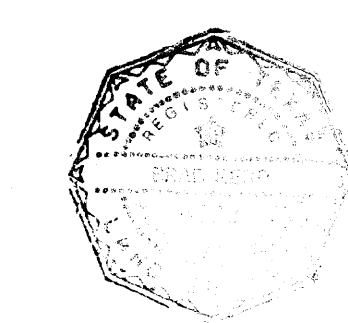


CERTIFICATE OF THE SURVEYOR

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.

[Signature]
Brad Kerr, R.P.L.S. No. 4502



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FINAL PLAT
OAK MEADOW SUBDIVISION
PHASE 1 - 11.64 ACRES
T.J. WOOTEN SURVEY, A-54
BRYAN, BRAZOS COUNTY, TEXAS
BLOCK 1, LOTS 1 THRU 20 & 74 THRU 92

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

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

DECEMBER, 2000
ENGINEER:
TEXCON
General Contractors
Joseph P. Schultz P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711