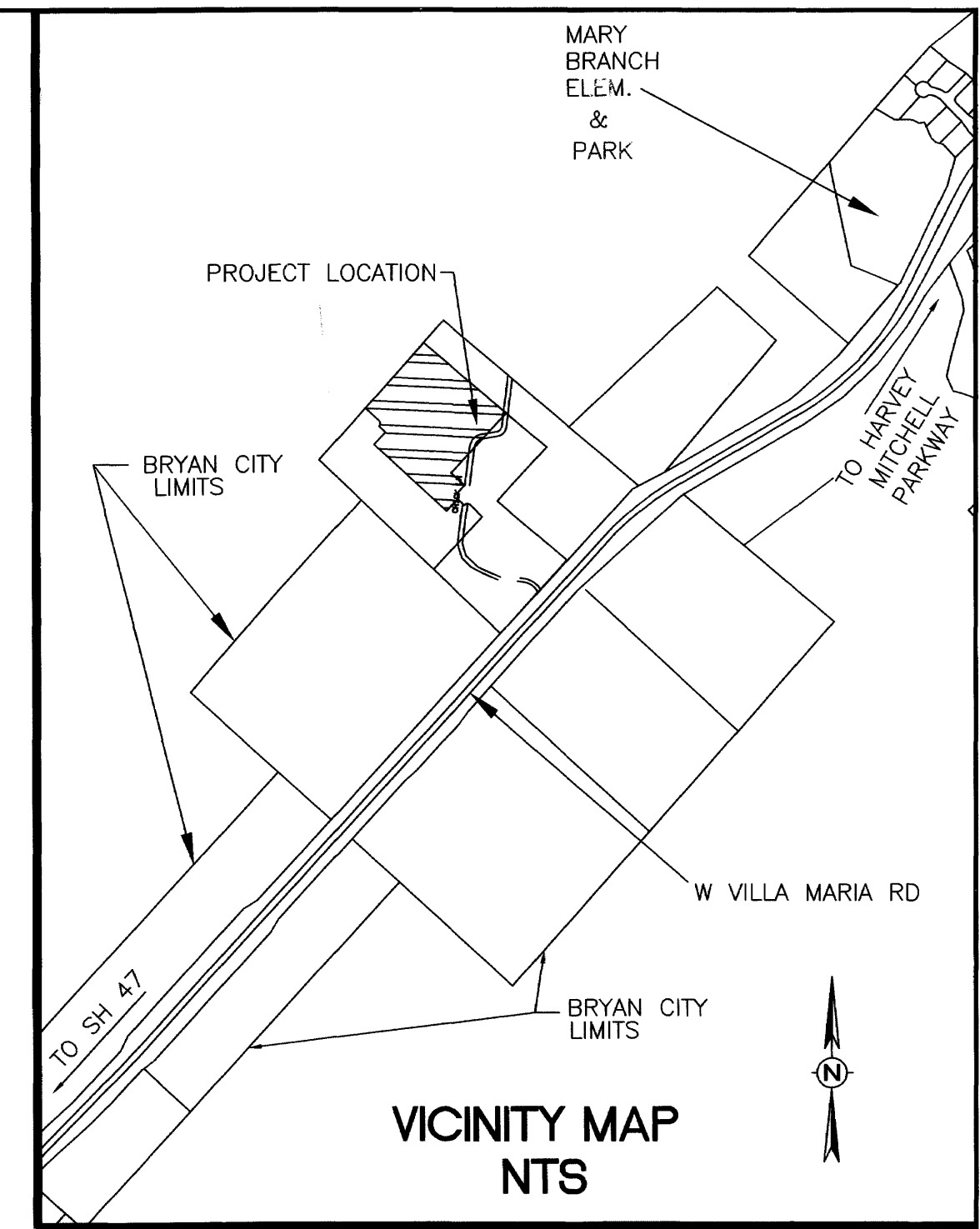


N/F
W, BARTON MUNRO, TRUSTEE
REMAINDER OF CALLED
92.491 ACRE TRACT
EXHIBIT A, 2493/21

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

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - THIS PROPERTY IS ZONED SF-5, SINGLE FAMILY 5000, RESIDENTIAL DISTRICT.
 - 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.
 - 5/8" IRON RODS, SET AT ALL PROPERTY AND LOT CORNERS UNLESS NOTED OTHERWISE.
 - ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 819.

- NOTES, CONT.:
- FENCES, WALLS AND BERMS CONSTRUCTED ON THE LOTS SHALL CONFORM TO SECTION 24.2 (F) OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 756.
 - NO FENCES OR WALLS CONSTRUCTED OF CONCRETE, ROCK OR BRICK SHALL BE LOCATED IN THE 12.5' WIDE PUBLIC UTILITY EASEMENT ALONG THE KINGSGATE DRIVE RIGHT-OF-WAY ON LOTS 21, 36 & 37, BLOCK 1.



LEGEND

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

Doc 00784138 Blk DR 4759 Pg 19

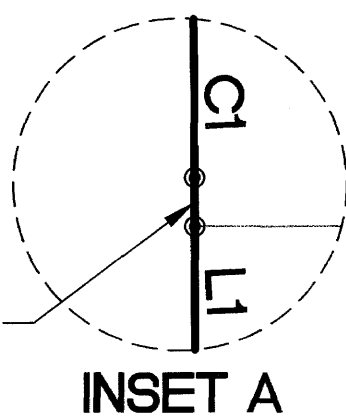
LINE	LENGTH	BEARING
L1	97.39'	S42°24'55"W
L2	97.50'	N42°24'55"E
L3	50.00'	N47°35'05"W
L4	104.78'	N47°35'05"W
L5	105.00'	S47°35'05"E
L6	60.00'	S42°24'55"W

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	39.27'	25.00'	90°00'00"	25.00'	35.36'	N02°35'05"W
C10	39.27'	25.00'	90°00'00"	25.00'	35.36'	S87°24'55"W
C11	39.27'	25.00'	90°00'00"	25.00'	35.36'	N87°24'55"E
C12	21.03'	25.00'	48°11'23"	11.18'	20.41'	N18°19'14"E
C13	241.19'	50.00'	276°22'46"	44.72'	66.67'	N47°35'05"W
C14	21.03'	25.00'	48°11'23"	11.18'	20.41'	S66°30'36"W
C15	39.27'	25.00'	90°00'00"	25.00'	35.36'	S02°35'05"E
C16	39.27'	25.00'	90°00'00"	25.00'	35.36'	N87°24'55"E
C17	21.03'	25.00'	48°11'23"	11.18'	20.41'	N18°19'14"E
C18	241.19'	50.00'	276°22'46"	44.72'	66.67'	N47°35'05"W
C19	21.03'	25.00'	48°11'23"	11.18'	20.41'	S66°30'36"W
C20	39.27'	25.00'	90°00'00"	25.00'	35.36'	S02°35'05"E

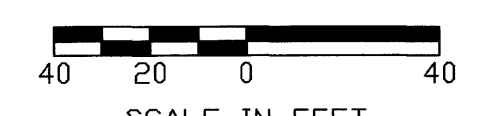
on line as 9/12/02

N.F
J. H. NASH
CALLED 121 ACRES
107/168

BCS DEVELOPMENT COMPANY
REMAINDER OF 28.448 ACRE
TRACT 3911/0303



FUTURE DEVELOPMENT
OAK MEADOW
PHASE 3



GPS MONUMENT #205

FINAL PLAT
OAK MEADOW SUBDIVISION
PHASE 2 - 9.64 ACRES

T.J. WOOTEN SURVEY, A-54
BRYAN, BRAZOS COUNTY, TEXAS

BLOCK 1, LOTS 21 THRU 49
BLOCK 2, LOTS 1 THRU 10

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

SCALE: 1"=40'
JANUARY, 2002
REV. FEBRUARY, 2002

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

METES AND BOUNDS DESCRIPTION
OF A
9.64 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 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 COMMON LINE OF SAID REMAINDER OF 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, MARKING THE NORTH 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;

THENCE: ALONG THE NORTHWESTERLY LINES OF OAK MEADOW SUBDIVISION, PHASE 1, FOR THE FOLLOWING CALLS:

S 42°24' 55" W FOR A DISTANCE OF 482.64 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EXTENSION OF THE NORTHEAST LINE OF KINGSGATE DRIVE (60' R.O.W.);

S 47°35' 05" E ALONG THE EXTENSION OF THE NORTHEAST LINE OF KINGSGATE DRIVE FOR A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD FOUND;

S 42°24' 55" W THROUGH THE RIGHT-OF-WAY OF KINGSGATE DRIVE FOR A DISTANCE OF 60.00 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 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;

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

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

N 47°35' 05" W FOR A DISTANCE OF 570.00 FEET TO A 5/8 INCH IRON ROD SET;

N 42°24' 55" E FOR A DISTANCE OF 97.50 FEET TO A 5/8 INCH IRON ROD SET;

N 47°35' 05" W FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

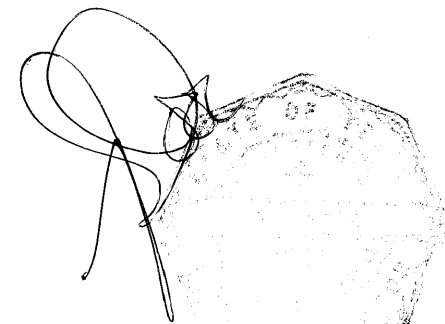
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 02°35' 05" W - 35.36 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

N 47°35' 05" W FOR A DISTANCE OF 104.78 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID REMAINDER OF 28.448 ACRE TRACT AND 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 542.73 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID REMAINDER OF 28.448 ACRE TRACT AND THE NORTHWEST CORNER OF THE AFOREMENTIONED 5.00 ACRE TRACT;

THENCE: S 47°37' 08" E ALONG THE COMMON LINE OF SAID REMAINDER OF 28.448 ACRE TRACT AND SAID 5.00 ACRE TRACT FOR A DISTANCE OF 642.46 FEET TO THE POINT OF BEGINNING CONTAINING 9.64 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



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim C. 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 17 day of January, 2002 and same was duly approved on the 17 day of January, 2002 by said Commission.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner and developer of the 9.64 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 2, 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.

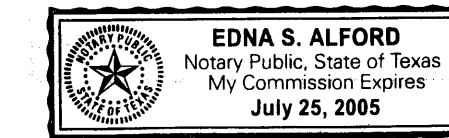
Randy French
Randy French, President
BCS Development Company

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 9th day of January, 2002.

Edna S. Alford
Notary Public in and for the State of Texas
Printed Name: Edna S. Alford
My Commission Expires: July 25, 2005



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 the 1st day of August, 2002, in the Official Records of Brazos County, Texas, in Volume 4759, Page 19.

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

Karen McQueen
County Clerk
Brazos County, Texas
By: Sylvia Palansky

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

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 31 day of July, 2002.

McPallard for Joey Dunn
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

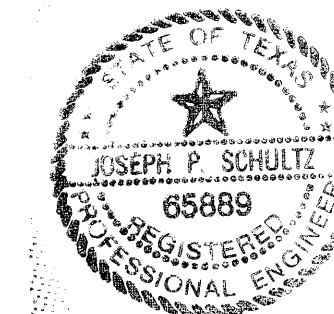
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 31 day of July, 2002.

Bill Hull ACE
City Engineer, Bryan, Texas

CERTIFICATE OF THE ENGINEER

I, Joseph P. Schultz, Registered Professional Engineer No. 65889, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Joseph P. Schultz 1-1-02
Joseph P. Schultz, P.E. No. 65889



FINAL PLAT
OAK MEADOW SUBDIVISION
PHASE 2 - 9.64 ACRES

T.J. WOOTEN SURVEY, A-54
BRYAN, BRAZOS COUNTY, TEXAS

BLOCK 1, LOTS 21 THRU 49
BLOCK 2, LOTS 1 THRU 10

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

SCALE: 1"=40'
JANUARY, 2002

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