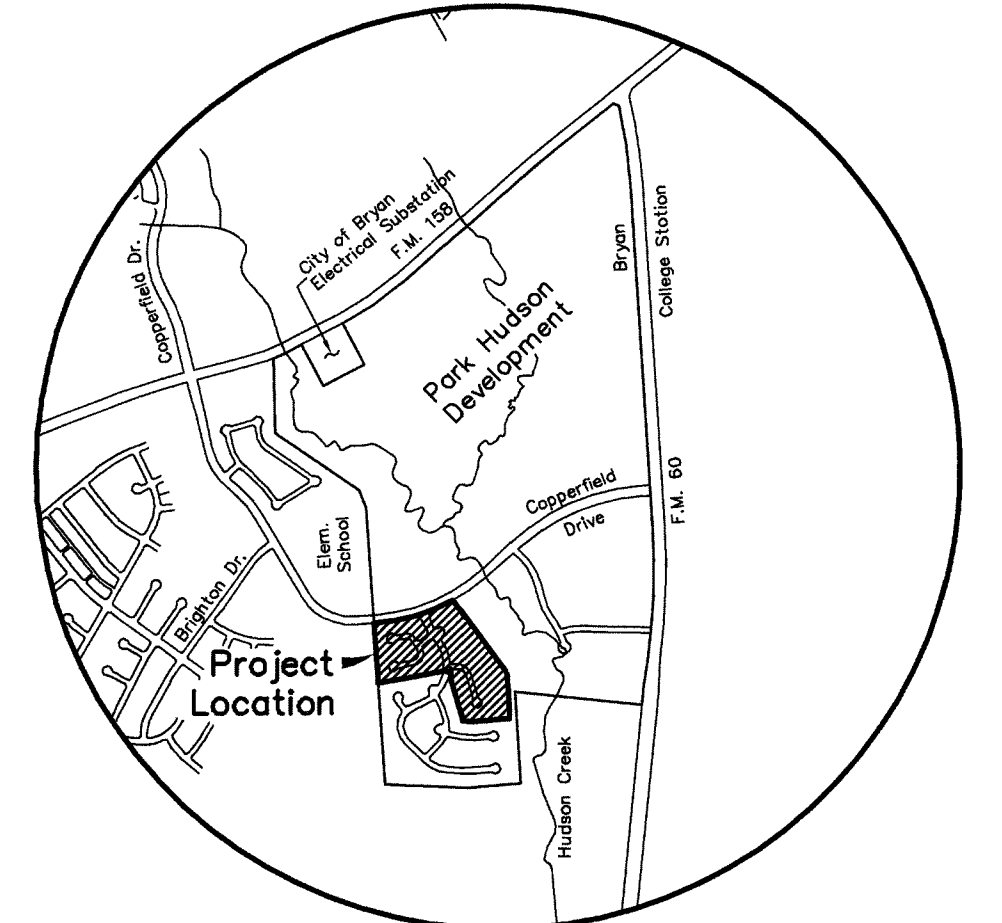


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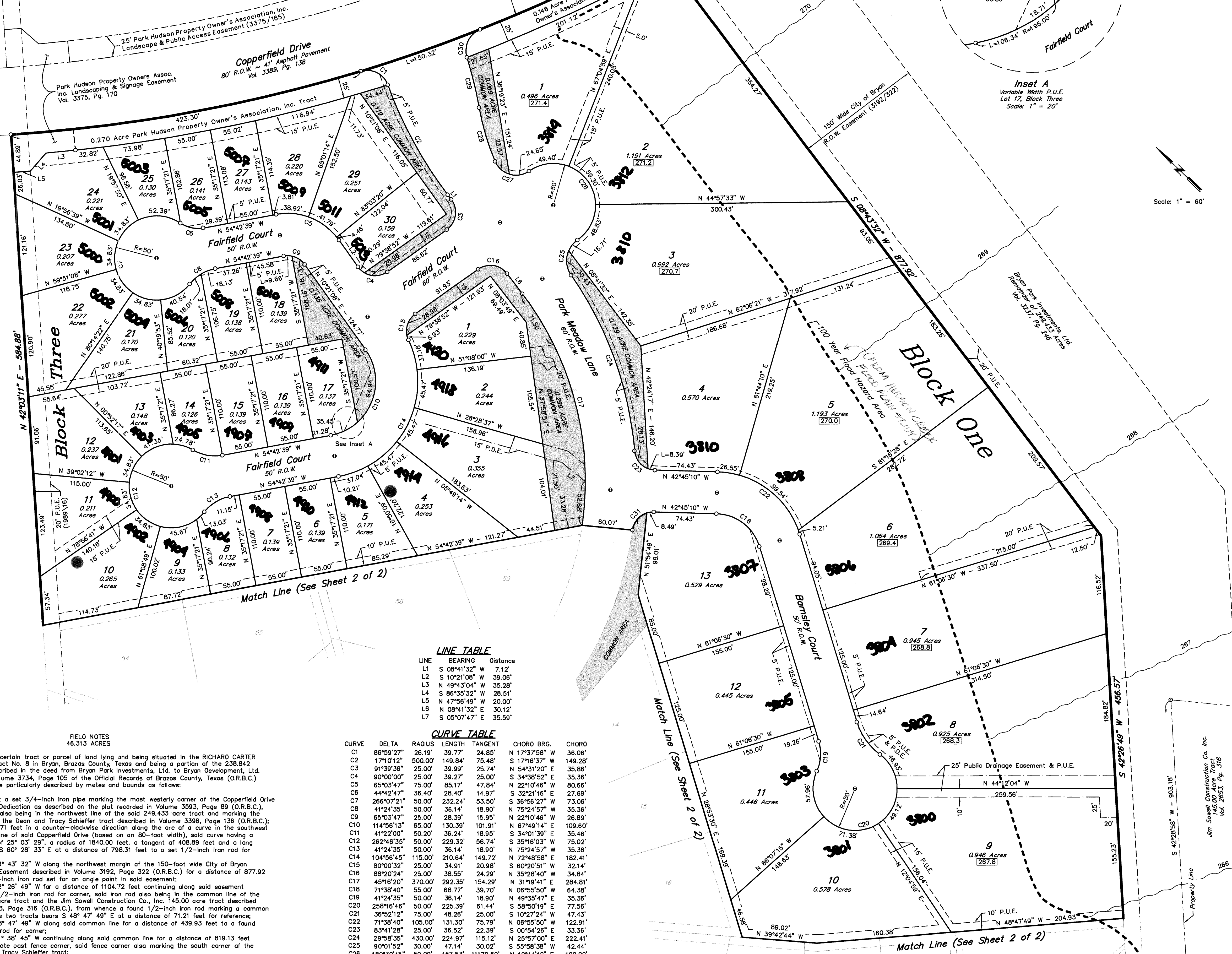
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Vicinity Map n.t.s.

- GENERAL NOTES: 1. ZONING AND LAND USE: This property is Zoned PO-H and will be used for single-family residences. 2. Common Areas shall be owned and maintained by the Homeowners' Association. 3. The Parkland Dedication requirements for this development are met through a fee simple dedication of land. 4. The following building setback requirements equal or exceed the City of Bryan Zoning Ordinance No. 756: Lots 1 through 13, Block 1: Front 25.0 feet, Side 7.5 feet, Rear 7.5 feet, Garage 40.0 feet from front of house. Lots 14 through 59, Block 1: Front 25.0 feet, Side 7.5 feet, Rear 7.5 feet, Garage 20.0 feet from front of house. Lots 1 through 9, Block 2: Front 25.0 feet, Side 7.5 feet, Rear 7.5 feet, Garage 20.0 feet from front of house. Lots 1 through 30, Block 3 (Patio Homes): Front 20.0 feet, Side 0 or 15.0 feet min. (See Deed Restrictions), Rear 15.0 feet. 5. Driveway Access shall be restricted as follows: a) There shall be no driveway access through any common area in Blocks One, Two and Three. b) Driveway access for Lots 52, 55, 57 and 59, Block One shall be from Orchester Court and Park Meadow Lane. c) Driveway access for Lots 52, 55, 57 and 59, Block One shall be through the culdesac frontage of the lots. 6. Unless otherwise indicated, all distances shown along curves are arc distances. 7. ORIGIN OF BEARING SYSTEM: Bearings and coordinates refer to the Texas Coordinate System, NAD-83, CENTRAL ZONE and are based upon the position of Horizontal Control Monument No. 125 located near west entrance to City of Substation on F.M. 158 (est. in 1994). Y Coordinate = 1028777.214, X Coordinate = 3564806.303, Z Coordinate = 289.97 (N.G.V.D.). Grid Azimuth reference to center of red light on radio tower is N 88° 09' 35". 8. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 8041C0142 C, effective July 2, 1992, a portion of this property is located within Zone "A" and Zone "AE" Special Flood Hazard Areas. Base Flood Elevations for Zone "A" Areas are not determined by FEMA. The 100-Year Flood Hazard elevations shown on this plat were obtained from the City of Bryan Analysis of Hudson Creek in July, 1999. - Indicates 100 Year Flood Hazard Elevations [270.0] - Indicates Minimum Finished Floor Elevation 9. Abbreviations: P.D.E. - Public Drainage Easement P.U.E. - Public Utility Easement E.E. - Electrical Easement 10. Except where other indicated, 1/2-inch iron rods are set at each lot corner. - set 3/4-inch iron pipe - found 1/2-inch iron rod - PK Nail control monuments set in asphalt pavement. Monuments are set at centerline intersections, culdesac radius points & selected Points of Curvature.

Δ = 25°03'29"
R = 1840.00'
L = 804.71'
T = 408.89'
Chd. = S 60°28'33" E 798.31'



LINE TABLE
CURVE DELTA RADIUS LENGTH TANGENT CHORD BRG. CHORD
C1 86°59'27" 26.19' 39.77' 24.85' N 17°37'58" W 36.06'

FIELD NOTES
46.313 ACRES
Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER SURVEY, Abstract No. 8 in Bryan County, Texas and being a portion of the 238.842 acre tract described in the deed from Bryan Park Investments, Ltd. to Bryan Development, Ltd. recorded in Volume 3734, Page 105 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

on balance wd 50/50

SHEET 1 OF 2
FINAL PLAT
PARK MEADOW SUBDIVISION
46.313 ACRES
LOTS 1 thru 13, BLOCK ONE
LOTS 1 thru 30, BLOCK THREE
RICHARD CARTER SURVEY, A-B
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY, 2000
SCALE: 1" = 60'

0729621

Filed for Record in: BRAZOS COUNTY, Texas
Date: Nov 02, 2000 at 03:36PM
As a Plat
Current Number: 0729621
Count: 55.00
Receipt Number: 161568
By: Jaime Kelley

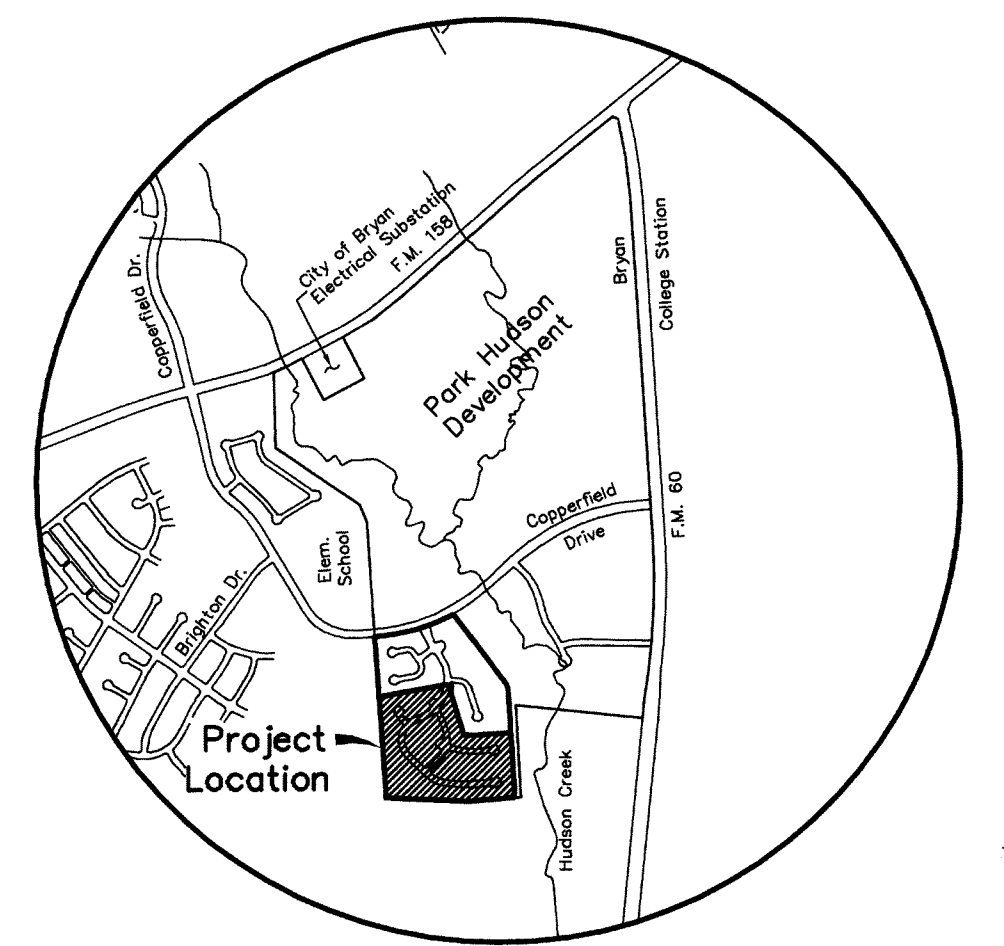
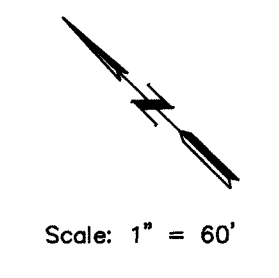
STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was duly recorded in the volume and page as stated herein by me, the County Clerk of Brazos County, Texas, on this day of November, 2000.

HONORABLE MARY ANN WARD, COUNTY CLERK, BRAZOS COUNTY, TEXAS

on base 5/9/01

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C1	21°07'31"	370.00'	136.42'	68.99'	N 64°31'37" E	135.65'
C2	86°36'00"	25.00'	37.79'	23.56'	S 61°36'38" E	34.29'
C3	86°36'00"	25.00'	37.79'	23.56'	N 55°58'29" E	34.29'
C4	17°13'34"	370.00'	112.84'	56.04'	S 72°06'44" E	110.82'
C5	14°45'15"	242.55'	62.46'	31.40'	N 70°52'34" W	62.29'
C6	79°13'45"	25.00'	34.57'	20.69'	S 38°38'19" E	31.88'
C7	78°16'51"	25.00'	34.16'	20.35'	S 40°06'59" W	31.56'
C8	269°10'28"	50.00'	234.90'	50.73'	N 55°19'50" W	71.22'
C9	36°52'34"	25.00'	16.09'	8.33'	N 08°31'13" E	15.81'
C10	25°58'58"	85.00'	38.55'	19.61'	S 13°58'02" W	38.22'
C11	77°48'21"	33.18'	45.04'	26.77'	N 39°53'44" E	41.65'
C12	78°58'15"	242.55'	62.46'	31.40'	N 39°20'17" E	308.30'
C13	37°27'12"	425.00'	277.82'	144.08'	S 22°58'09" E	272.90'
C14	07°09'05"	975.00'	121.69'	60.93'	S 45°13'17" E	121.61'
C15	41°24'35"	50.00'	36.14'	18.90'	N 28°05'32" W	35.36'
C16	262°49'09"	50.00'	229.35'	56.69'	N 41°12'11" E	75.00'
C17	41°24'35"	50.00'	36.14'	18.90'	S 69°30'07" E	35.36'
C18	07°09'05"	925.00'	115.45'	57.80'	S 45°13'17" E	115.38'
C19	33°18'37"	375.00'	218.02'	112.19'	S 24°58'26" E	214.96'
C20	98°12'47"	25.00'	42.85'	28.87'	S 40°46'16" W	37.80'
C21	16°02'25"	225.00'	62.99'	31.70'	N 81°51'27" E	62.78'
C22	81°00'51"	25.00'	35.35'	21.36'	N 65°39'20" W	32.48'
C23	23°38'56"	625.00'	257.97'	130.85'	S 36°58'22" E	256.14'
C24	41°24'35"	50.00'	36.14'	18.90'	N 28°05'32" W	35.36'
C25	264°03'36"	50.00'	230.44'	55.47'	N 40°34'57" E	74.26'
C26	42°39'01"	44.52'	33.14'	17.38'	S 70°07'20" E	32.38'
C27	23°18'34"	575.00'	233.93'	118.60'	S 37°08'33" E	232.32'
C28	74°30'02"	35.00'	45.51'	26.61'	S 11°45'45" W	42.37'
C29	29°07'17"	225.00'	79.02'	39.92'	N 38°57'08" E	78.61'
C30	18°23'31"	325.00'	104.33'	52.62'	N 19°41'44" E	103.88'
C31	75°29'39"	25.00'	33.87'	19.90'	N 49°45'59" E	31.47'
C32	32°28'37"	430.00'	243.49'	125.10'	N 69°46'41" E	240.25'
C33	64°14'31"	25.00'	28.03'	15.70'	S 85°40'39" W	26.59'
C34	94°45'54"	25.00'	41.35'	27.17'	N 33°45'30" W	36.79'
C35	17°38'30"	430.00'	132.40'	66.73'	S 72°19'12" E	131.88'
C36	116°37'23"	182.55'	371.57'	295.71'	S 58°11'22" W	310.67'
C37	90°00'00"	25.00'	39.27'	25.00'	S 45°07'20" E	35.36'
C38	94°10'39"	175.00'	12.76'	6.98'	N 87°47'21" E	12.76'
C39	118°22'15"	25.00'	33.65'	41.91'	N 26°30'54" E	42.94'
C40	176°57'40"	50.00'	154.43'	188.98'	S 55°48'37" W	99.96'
C41	115°27'57"	25.00'	50.35'	39.55'	N 66°35'28" E	42.26'
C42	15°16'03"	275.00'	73.28'	36.86'	N 21°15'28" E	73.06'
C43	12°39'34"	160.00'	35.35'	17.75'	N 83°32'53" E	35.28'
C44	20°25'06"	260.00'	92.66'	46.82'	N 18°40'56" E	92.17'

LINE	BEARING	DISTANCE
L1	N 00°58'33" E	27.09'
L2	S 00°58'33" W	31.50'
L3	N 48°23'45" E	50.79'
L4	N 63°15'26" E	47.51'
L5	S 63°41'44" E	61.83'



CITY DEVELOPMENT ENGINEER
I, the undersigned, Development 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 October, 2000.

W. R. Williams
Development Engineer, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, Bryan Development Ltd., a Texas Limited Partnership, by Bryan Development General Partner, Inc., General Partner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3237, Page 233, and whose name is subscribed to hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

William J. Lora, President
Bryan Park Investments Ltd.
Lienholder
First National Bank of Bryan
Lienholder

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared William J. Lora, 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 stated.

ALLISON LEE WOODYARD
Notary Public, State of Texas
My Commission Expires
APRIL 1, 2003

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 the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 31 day of October, 2000.

Planning Administrator, Bryan, Texas

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 and Zoning Commission of the City of Bryan on the 31 day of October, 2000, and same was duly approved on the 27 day of March, 2000, by said Commission.

Chairman, Planning and Zoning Commission

SHEET 2 OF 2

FINAL PLAT
PARK MEADOW SUBDIVISION
46.313 ACRES
LOTS 14 thru 59, BLOCK ONE
LOTS 1 thru 9, BLOCK TWO
RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY, 2000
SCALE: 1" = 60'

Owner:
Bryan Development Ltd.
1008 Woodcreek Dr., Suite 103
Bryan, Texas 77802
(409) 776-2300

Surveyor:
McClure Engineering, Inc.
1008 Woodcreek Dr., Suite 103
Bryan, Texas 77802
(409) 693-3838

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Michael R. McClure 10/25/00
Michael R. McClure, R.P.L.S. No. 2859

Jim Sowell Construction Co., Inc.
145.00 Acre Tract
Vol. 2653, Pg. 316

CERTIFICATION BY THE COUNTY CLERK
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Mary Ann Ward, 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 31 day of November, 2000, in the Official Records of Brazos County, Texas in Volume 3237, Page 15.

Mary Ann Ward
County Clerk, Brazos County, Texas

