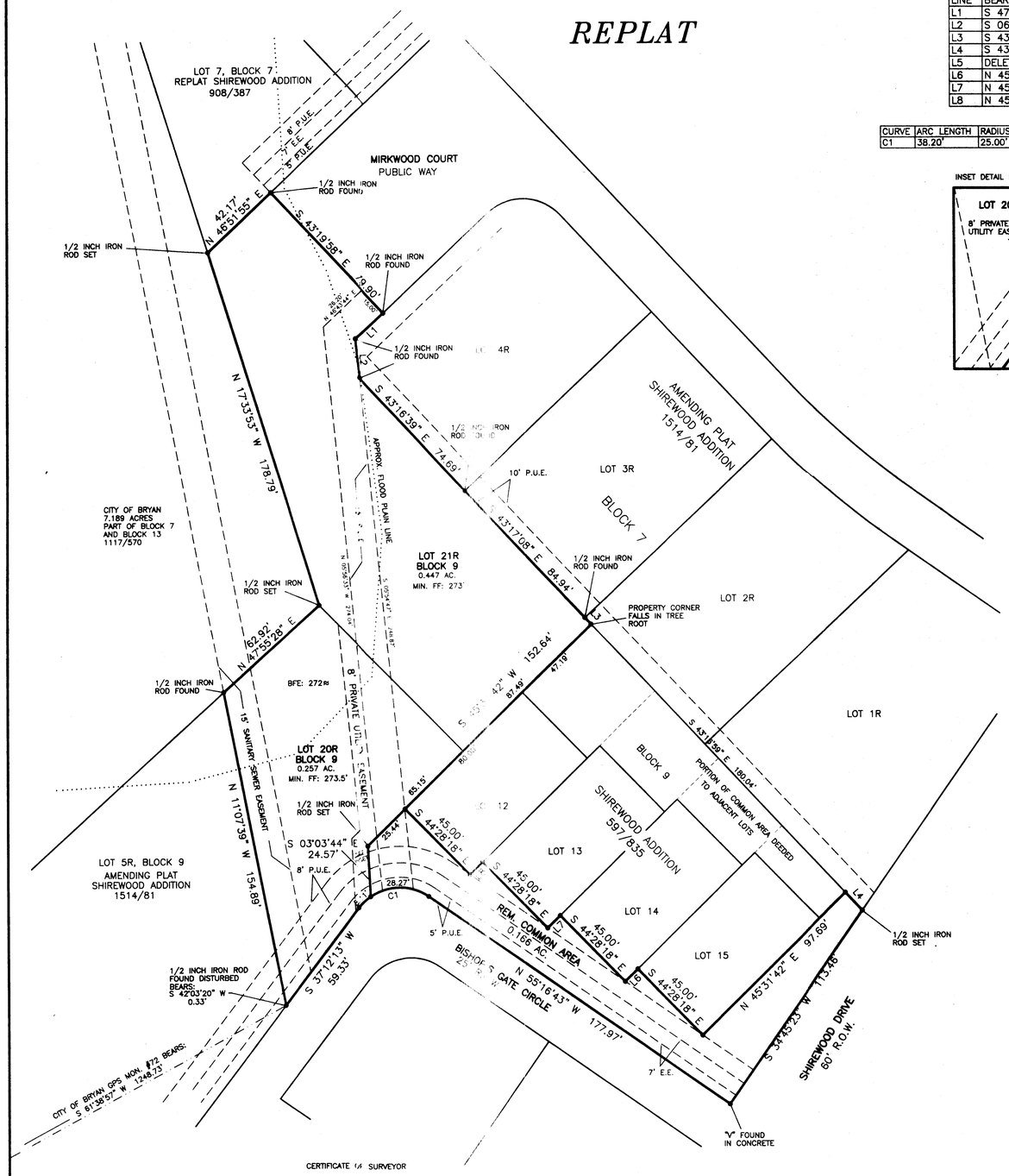
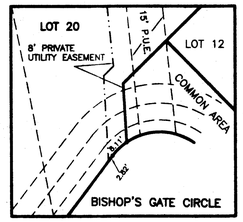
REPLAT

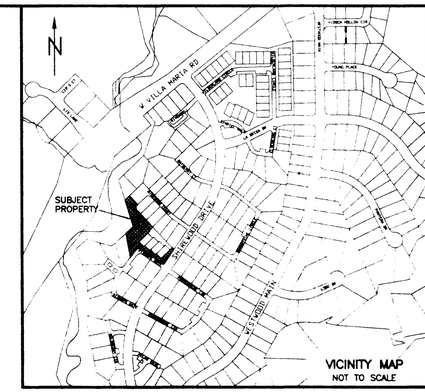


LINE	BEARING	DISTANCE
L1	S 47°03'09" W	18.83'
L2	S 06°39'53" E	18.85'
L3	S 43°16'59" E	4.47'
L4	S 43°16'59" E	11.95'
L5	DELETED	XXX
L6	N 45°31'42" E	8.59'
L7	N 45°31'42" E	8.59'
L8	N 45°31'42" E	8.59'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.20'	25.00'	87°32'19"	S 80°57'28" W	34.59'

INSET DETAIL FOR ADDITIONAL P.U.E. IN LOT 20





SCALE: 1" = 30'

0 30 60 90

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 ____ day of _____, 20__, and same was duly approved on the ____ day of _____, 20__.

_____ _____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner 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 ____ day of _____, 20__.

_____
City Planner, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, DANIEL & BROOK PARK, owners and developer(s) of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 10647, Page 81, and whose name is subscribed 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.

_____
_____
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/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, SHIREWOOD HOMEOWNER'S ASSOCIATION, INC., owner and developer of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 1632, Page 249, and whose name is subscribed 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.

_____
_____
PRESIDENT

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/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, 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 ____ day of _____, 20__.

_____
City Engineer, City of Bryan

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 authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195 E AND 48041C0285 E, DATED MAY 16, 2012.
3. WATER AND SEWER INES ARE APPROXIMATE FROM DIGITAL MAPS.
4. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
5. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
6. PUE – PUBLIC UTILITY EASEMENT
   EE – ELECTRICAL EASEMENT

SEE SHEET 2 FOR ORIGINAL PLAT

CERTIFICATE OF 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 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

REPLAT

OF

COMMON AREA, BLOCK 9
SHIREWOOD ADDITION
VOLUME 908, PAGE 387
TO CREATE

LOTS 20R & 21R, BLOCK 9 SHIREWOOD ADDITION

0.87 AC., ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 04-28-14
PLAT DATE: 05-28-14
REVISED: 06-10-14
JOB NUMBER: 14-184
CAD NAME: 14-184
CR5 FILE: SHIREWD (cont); 14-184 (job)

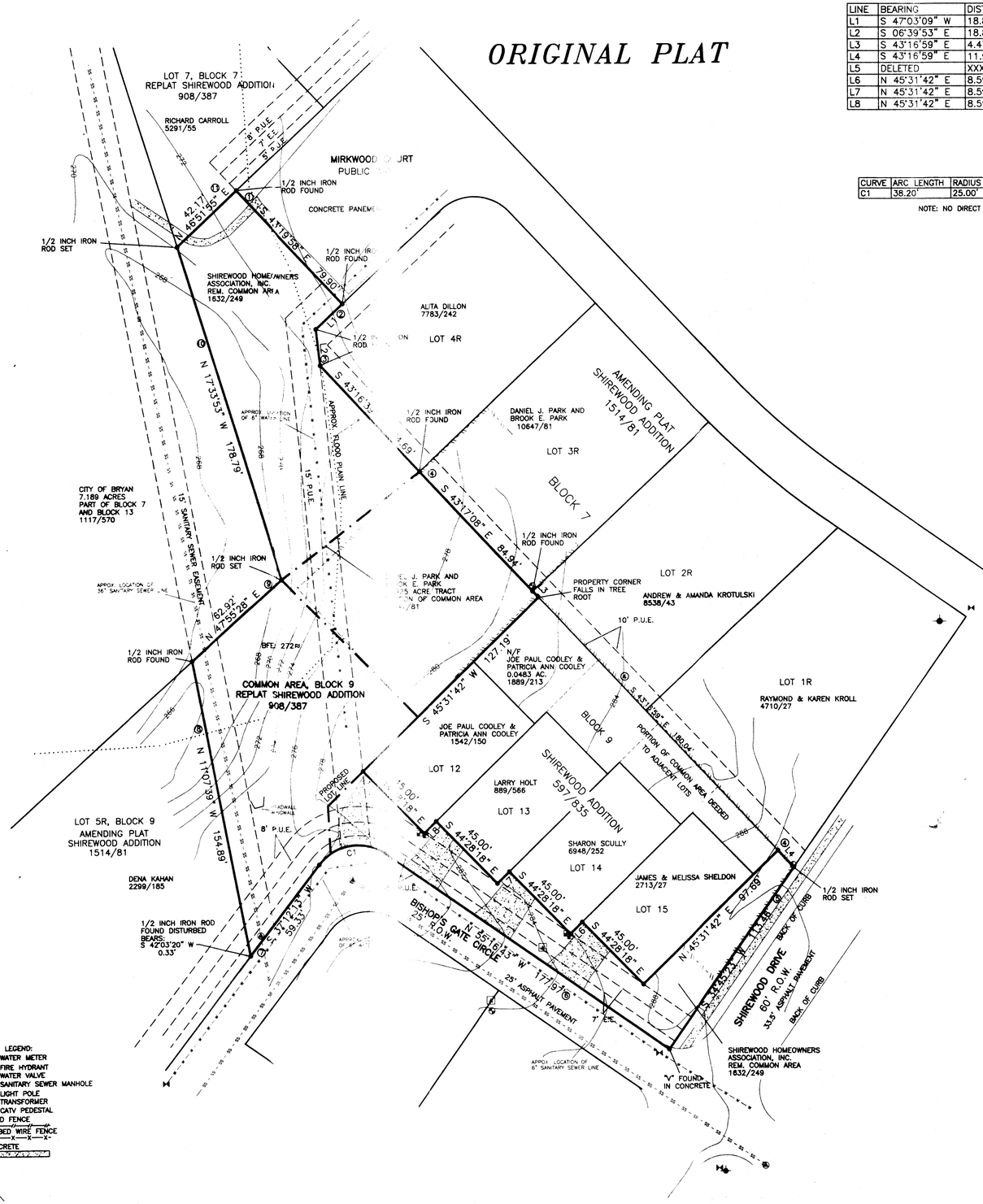
JUN 1 1 2014

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: DANIEL PARK
2709 MIRKWOOD COURT
BRYAN, TEXAS 77803
PHONE (214) 206-7678

Planner

ORIGINAL PLAT



LEGEND:
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- TRANSFORMER
- CATV PEDESTAL
- WOOD FENCE
- BARBED WIRE FENCE
- CONCRETE

MEASURED

LINE	BEARING	DISTANCE
L1	S 47°03'09" W	18.83'
L2	S 06°39'53" E	18.85'
L3	S 43°16'59" E	4.47'
L4	S 43°16'59" E	11.95'
L5	DELETED	XXX
L6	N 45°31'42" E	8.59'
L7	N 45°31'42" E	8.59'
L8	N 45°31'42" E	8.59'

ORIGINAL PLAT CALL

1. S 40°24'52" W – 80.00'
2. S 49°35'08" W – 18.56'
3. S 03°05'09" W – 18.86'
4. S 40°24'52" W – 356.12' (TOTAL CALL)
5. S 37°35'01" W – 113.48'
6. N 52°24'59" W – 173.03'
7. S 40°03'37" W – 59.33'
8. N 08°16'30" W – 154.81'
9. N 50°43'01" E – 62.99'
10. N 14°42'29" W – 178.79'
11. N 49°35'08" E – 42.26'

NOTE: NO ACTUAL BEARINGS WERE SHOWN ON THE PLATS FOR LOTS 12–15. LOCATION OF LOT LINES WERE DETERMINED BY COORDINATES.

MEASURED

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.20'	25.00'	87°32'19"	S 80°57'28" W	34.59'

NOTE: NO DIRECT CURVE INFORMATION GIVEN ON ORIGINAL PLAT

SCALE: 1" = 30'

0 30 60 90

METES AND BOUNDS DESCRIPTION
OF A
0.87 ACRE TRACT
SHIREWOOD ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF THE COMMON AREA, BLOCK 9, SHIREWOOD ADDITION, ACCORDING TO THE REPLAT RECORDED IN VOLUME 908, PAGE 387 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.1925 ACRE TRACT AS DESCRIBED BY A DEED TO DANIEL J. PARK AND BROOK E. PARK RECORDED IN VOLUME 10647, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.1925 ACRE TRACT BEING A PORTION OF THE ORIGINAL COMMON AREA DESCRIBED ABOVE.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 7, BLOCK 7, SHIREWOOD ADDITION (908/387) MARKING THE NORTH CORNER OF SAID COMMON AREA AND THE WEST CORNER OF MIRKWOOD COURT (A PRIVATE DRIVE);

THENCE: S 43° 19' 58" E ALONG THE COMMON LINE OF SAID COMMON AREA AND MIRKWOOD COURT FOR A DISTANCE OF 79.90 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 4R, BLOCK 7, SHIREWOOD ADDITION, ACCORDING TO AN AMENDING PLAT RECORDED IN VOLUME 1514, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING A SOUTHERLY CORNER OF MIRKWOOD COURT;

THENCE: ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 4R FOR THE FOLLOWING CALLS:

S 47° 03' 09" W FOR A DISTANCE OF 18.83 FEET TO A 1/2 INCH IRON ROD FOUND;

S 06° 39' 53" E FOR A DISTANCE OF 18.85 FEET TO A 1/2 INCH IRON ROD FOUND;

S 43° 16' 39" E FOR A DISTANCE OF 74.69 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 4R AND THE WEST CORNER OF LOT 3R, BLOCK 7 (PLAT 1514/81). SAID IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.1925 ACRE TRACT;

THENCE: S 43° 17' 08" E ALONG THE COMMON LINE OF SAID 0.1925 ACRE TRACT AND SAID LOT 3R FOR A DISTANCE OF 84.94 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 3R AND THE WEST CORNER OF LOT 2R, BLOCK 7 (PLAT 1514/81);

THENCE: S 43° 19' 59" E ALONG THE COMMON LINE OF SAID 0.1925 ACRE TRACT AND SAID LOT 2R FOR A DISTANCE OF 4.47 FEET TO THE NORTH CORNER OF A CALLED 0.0483 ACRE TRACT AS DESCRIBED BY A DEED TO JOE PAUL COOLEY AND PATRICIA ANN COOLEY RECORDED IN VOLUME 1889, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 45° 31' 42" W ALONG THE COMMON LINE OF SAID 0.1925 ACRE TRACT AND SAID 0.0483 ACRE TRACT FOR A DISTANCE OF 127.19 FEET TO THE WEST CORNER OF LOT 12, BLOCK 9, SHIREWOOD ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 597, PAGE 835 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID COMMON AREA AND LOTS 12, 13, 14 AND 15, BLOCK 9 (PLAT 597/835) FOR THE FOLLOWING CALLS:

S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 12;

N 45° 31' 42" E FOR A DISTANCE OF 8.59 FEET TO THE WEST CORNER OF SAID LOT 13;

S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 13;

N 45° 31' 42" E FOR A DISTANCE OF 8.59 FEET TO THE WEST CORNER OF SAID LOT 14;

S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 14;

N 45° 31' 42" E FOR A DISTANCE OF 8.59 FEET TO THE WEST CORNER OF SAID LOT 15;

S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 15;

N 45° 31' 42" E, AT 80.00 FEET PASS THE EAST CORNER OF SAID LOT 15, CONTINUE ON FOR A TOTAL DISTANCE OF 97.69 FEET TO THE SOUTHWEST LINE OF LOT 1R, BLOCK 7 (PLAT 1514/81);

THENCE: S 43° 16' 59" E ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 1R FOR A DISTANCE OF 11.95 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF SHIREWOOD DRIVE (60' R.O.W.) MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 34° 45' 23" W ALONG THE NORTHWEST LINE OF SHIREWOOD DRIVE FOR A DISTANCE OF 113.46 FEET TO A "V" FOUND IN CONCRETE ON THE NORTHEAST LINE OF BISHOP'S GATE CIRCLE (25' R.O.W.);

THENCE: ALONG THE NORTHEAST AND NORTHWEST LINE OF BISHOP'S GATE CIRCLE FOR THE FOLLOWING CALLS:

N 55° 16' 43" W FOR A DISTANCE OF 177.97 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 32' 19" FOR AN ARC DISTANCE OF 38.20 FEET (CHORD BEARS: S 80° 57' 28" W – 34.59 FEET) TO THE END OF SAID CURVE;

S 37° 12' 13" W FOR A DISTANCE OF 59.33 FEET TO THE SOUTHEAST CORNER OF LOT 5R, BLOCK 9, SHIREWOOD ADDITION (PLAT 1514/81);

THENCE: N 11° 07' 39" W ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 5R FOR A DISTANCE OF 154.89 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 7.189 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 1117, PAGE 570 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID 7.189 ACRE TRACT FOR THE FOLLOWING CALLS:

N 47° 55' 28" E FOR A DISTANCE OF 62.92 FEET TO A 1/2 INCH IRON ROD SET;

N 17° 33' 53" W FOR A DISTANCE OF 178.79 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THE AFOREMENTIONED LOT 7, BLOCK 7;

THENCE: N 46° 51' 55" E ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 7 FOR A DISTANCE OF 42.17 FEET TO THE POINT OF BEGINNING CONTAINING 0.87 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

SHEET 2 OF 2

SEE SHEET 1 FOR REPLAT AND GENERAL NOTES

REPLAT

OF

COMMON AREA, BLOCK 9 JUN 11 2014

SHIREWOOD ADDITION

VOLUME 908, PAGE 387

TO CREATE

LOTS 20R & 21R, BLOCK 9 SHIREWOOD ADDITION

0.87 AC., ZENO PHILLIPS LEAGUE, A–45

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 04–28–14
PLAT DATE: 05–28–14
REVISED: 06–10–14
JOB NUMBER: 14–184
CAD NAME: 14–184
CR5 FILE: SHIREWD (cont); 14–184 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 288–3195

PREPARED FOR: DANIEL PARK
2709 MIRKWOOD COURT
BRYAN, TEXAS 77803
PHONE (214) 206–7678