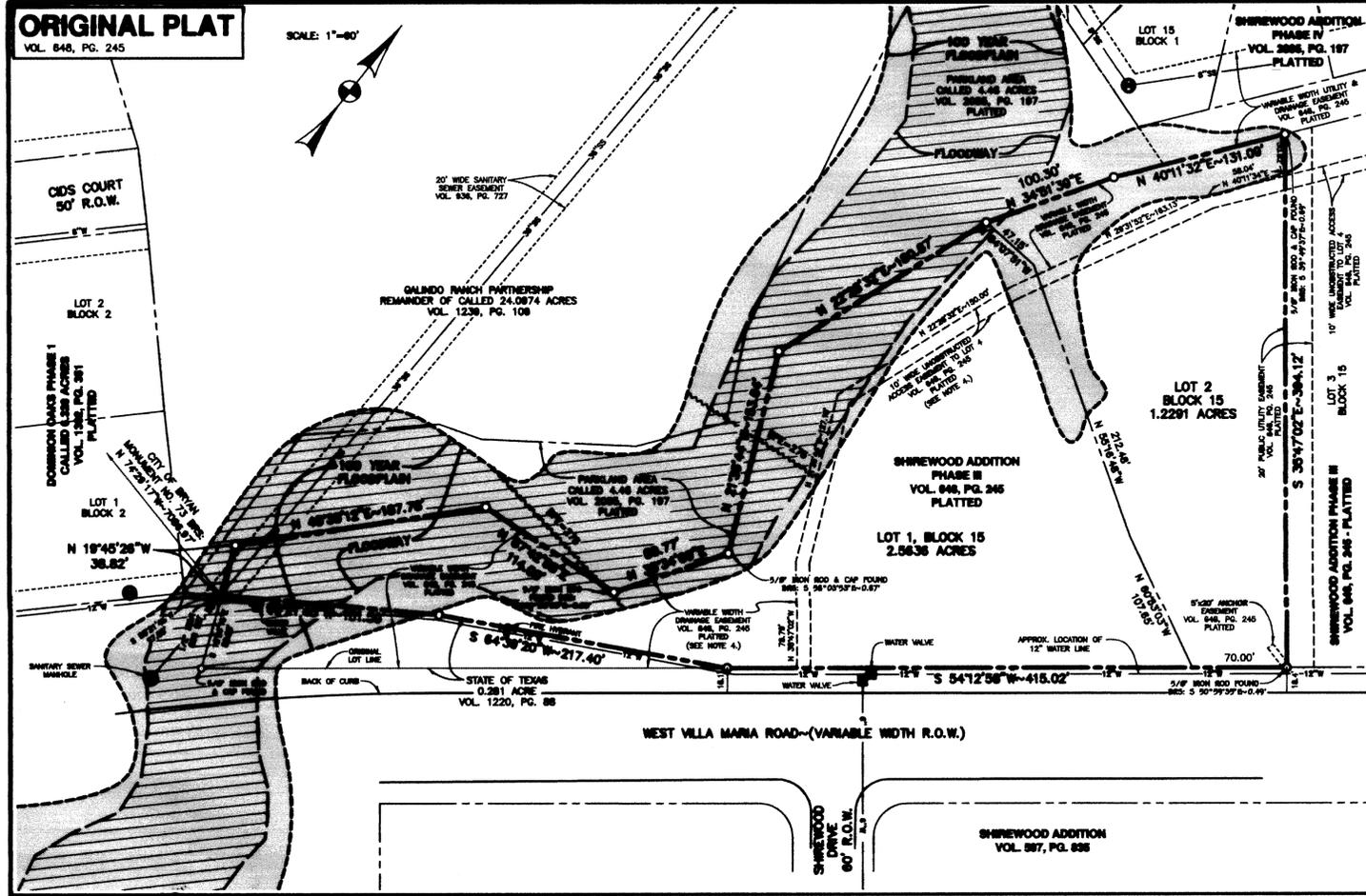
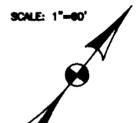
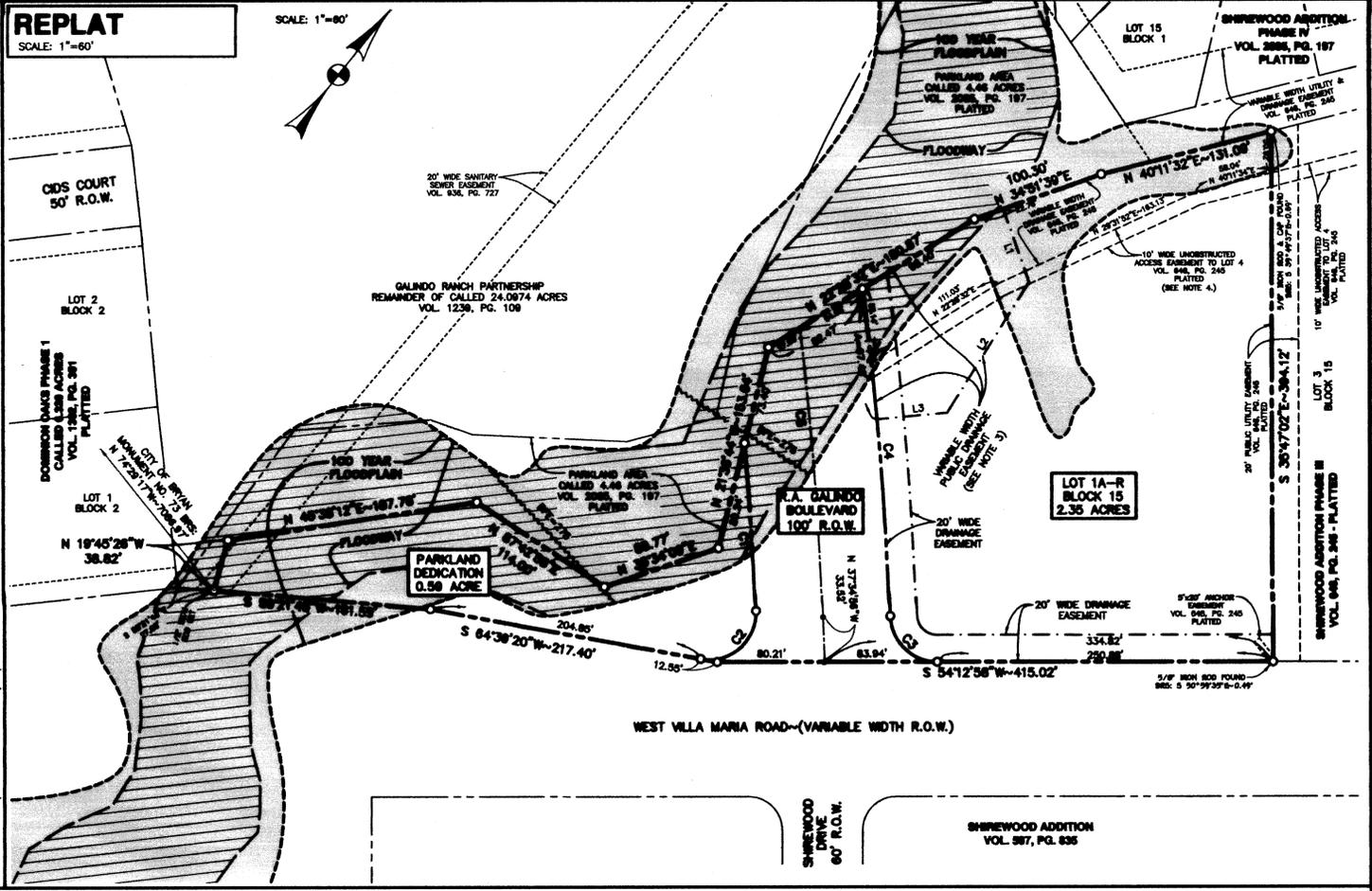


**ORIGINAL PLAT**  
VOL. 848, PG. 245



**REPLAT**  
SCALE: 1"=60'



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01124231 OR 10751 125

- LEGEND:**
- IRON ROD FOUND (SIZE VARIES)
  - 1/2" IRON ROD SET

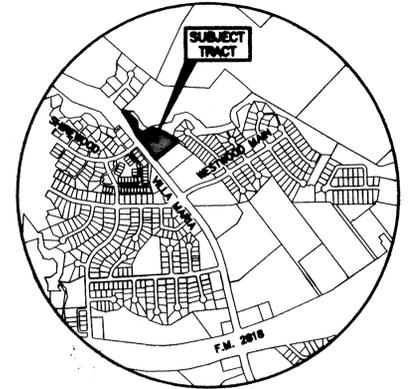
**VARIABLE WIDTH DRAINAGE EASEMENT METES:**

LINE	BEARING	DISTANCE
L1	S55°14'48"E	57.56'
L2	S03°30'18"E	114.73'
L3	S48°55'25"W	52.81'

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	125.15'	2371.78'	3°01'24"	S 39°14'39"E-125.14'
C2	82.95'	35.00'	102°23'18"	S 13°27'42"W-54.55'
C3	53.89'	35.00'	86°13'21"	N 61°40'22"W-48.72'
C4	244.32'	2471.78'	5°39'48"	N 40°23'35"W-244.22'
C5	215.88'	2421.78'	5°06'27"	N 40°08'09"W-215.81'

- NOTES:**
1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST RIGHT OF WAY LINE OF VILLA MARIA ROAD ACCORDING TO THE PLAT OF SHIREWOOD ADDITION, PHASE III RECORDED IN VOL. 848, PG. 245 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 54°12'58"W.
  2. CURRENT TITLE APPEARS VESTED IN BRIAN & JENNIFER BACHIK, BY VIRTUE OF DEED RECORDED IN VOL. 3714, PG. 325 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  3. A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480682. PANEL NO. 0141C & 0143C. MAP NO. 480410141C & 480410143C. EFFECTIVE DATE: JULY 2, 1992. REVISED TO REFLECT LOMR DATED DECEMBER 13, 2007, CASE NO. 05-06-1677P.
  4. THE PURPOSE OF THE DRAINAGE EASEMENT ON LOT 1A-R, BLOCK 15 IS TO PROVIDE AN EASEMENT FOR PERMANENT SLOPE WORK TO BE DONE IN CONJUNCTION WITH THE R. A. GALINDO BOULEVARD CULVERT CONSTRUCTION & TO PROVIDE AN EASEMENT TO CONTAIN THE FUTURE, POST PROJECT 100 YEAR FLOODPLAIN.
  5. THE VARIABLE WIDTH DRAINAGE EASEMENT PLATTED ON LOT 1, BLOCK 15 & THE 10' WIDE ACCESS EASEMENT PLATTED ON LOTS 1 & 2, BLOCK 15 ARE REMOVED FOR THIS REPLAT.
  6. R. A. GALINDO BOULEVARD IS DESIGNED AS MINOR ARTERIAL.
  7. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF BRYAN REGULATIONS AND ORDINANCES.
  8. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
  9. THERE IS 0.57 ACRE TO BE DEDICATED AS PUBLIC RIGHT OF WAY AND DESIGNATED AS SHIREWOOD DRIVE.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, BRIAN & JENNIFER BACHIK, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 3714, Page 325, 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.

*Brian Bachik*  
Brian Bachik, Owner

*Jennifer Bachik*  
Jennifer Bachik, Owner

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:

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, Michael Beckendorf, Chair 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 22nd day of June, 2011 and same was duly approved on the 13th day of April, 2011 by said Commission.

*Michael Beckendorf*  
Chair, Planning & Zoning Commission  
City of 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 12th day of June, 2011.

*Ben Will*  
City Engineer, Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, the undersigned, City Planner and/or designated Secretary of the Planning and 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 12th day of June, 2011.

*Kevin Russell*  
City Planner, City of Bryan, Texas.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Brian Bachik, 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.

Given under my hand and seal of office this 19th day of June, 2012.



*Shannon Richardson*  
Notary Public, Brazos County, Texas

Filed for Record in:  
BRAZOS COUNTY  
On: Jun 26 2012 at 10:45A

As a  
Plats

Document Number: 01124231  
Amount: 63.00

Receipt Number - 441409  
By: Victoria Elliott

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jennifer Bachik, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

es-stamped hereon by me.  
Jun 26 2012

- Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

**CERTIFICATION BY 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 22nd day of June, 2011, in the Official Records of Brazos County, Texas, in Volume 01124231 Page 125.

*Karen McQueen*  
Karen McQueen, County Clerk,  
Brazos County, Texas  
By: *Victoria Elliott*

**CERTIFICATION OF THE SURVEYOR**

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.



*S.M. Kling*  
S. M. Kling, R.P.L.S. No. 2003

**REPLAT**  
OF  
**LOTS 1 & 2, BLOCK 15**  
**SHIREWOOD ADDITION**  
**PHASE III**

**3.51 ACRE TRACT**

**ZENO PHILLIPS SURVEY, A-45**  
BRYAN, BRAZOS COUNTY, TEXAS  
OWNED AND DEVELOPED BY:  
BRIAN & JENNIFER BACHIK  
205 CYPRESS COURT  
WACO, TEXAS 76712

SCALE: 1"=60' MARCH, 2011  
PREPARED BY:

H:\Land Projects\B2\041\Zeno Phillips A-45\Domination Oaks MAD 83\Map\Platting\Project\Shirewood Phase 3\Replat - Lots 1&2 Block 15.dwg 9/14/2011 11:53:16 AM CDT