

APPROVAL OF PLANNING COMMISSION

I, **ROGER JACKSON**, Chairman of the Planning Commission of the City of Bryan, Texas hereby certify that the attached plat was duly approved by the Commission on the 31st day of JUNE, 1982.

*Roger Jackson*  
CHAIRMAN

ATTEST:  
SECRETARY

CERTIFICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

I, the undersigned, Director of Planning and Development of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

*[Signature]*  
DIRECTOR OF PLANNING AND DEVELOPMENT  
Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Jimmy Kiebler, Jr., President of Shadowood Development Corporation, the owner and developer of the land shown on this plat, being part of the tract of land conveyed to it in the Brazos County Deed Records in Volume 508, Page 740 and designated herein as Shadowood, Phase I, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, public alleys, parks, water courses, easements, and public places thereon shown for the purposes and consideration therein expressed.

*Jimmy Kiebler, Jr.*  
President  
Jimmy Kiebler, Jr., President

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jimmy D. Kiebler, Jr., 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 of office this 21st day of FEB, 1983.

*Murray J. Roberts*  
Notary Public in and for Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, A. H. (Holland) Winder, Registered Public Surveyor No. 3856, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property, made under my supervision of the ground.

*A. H. (Holland) Winder*  
Registered Public Surveyor

CERTIFICATE OF ENGINEER

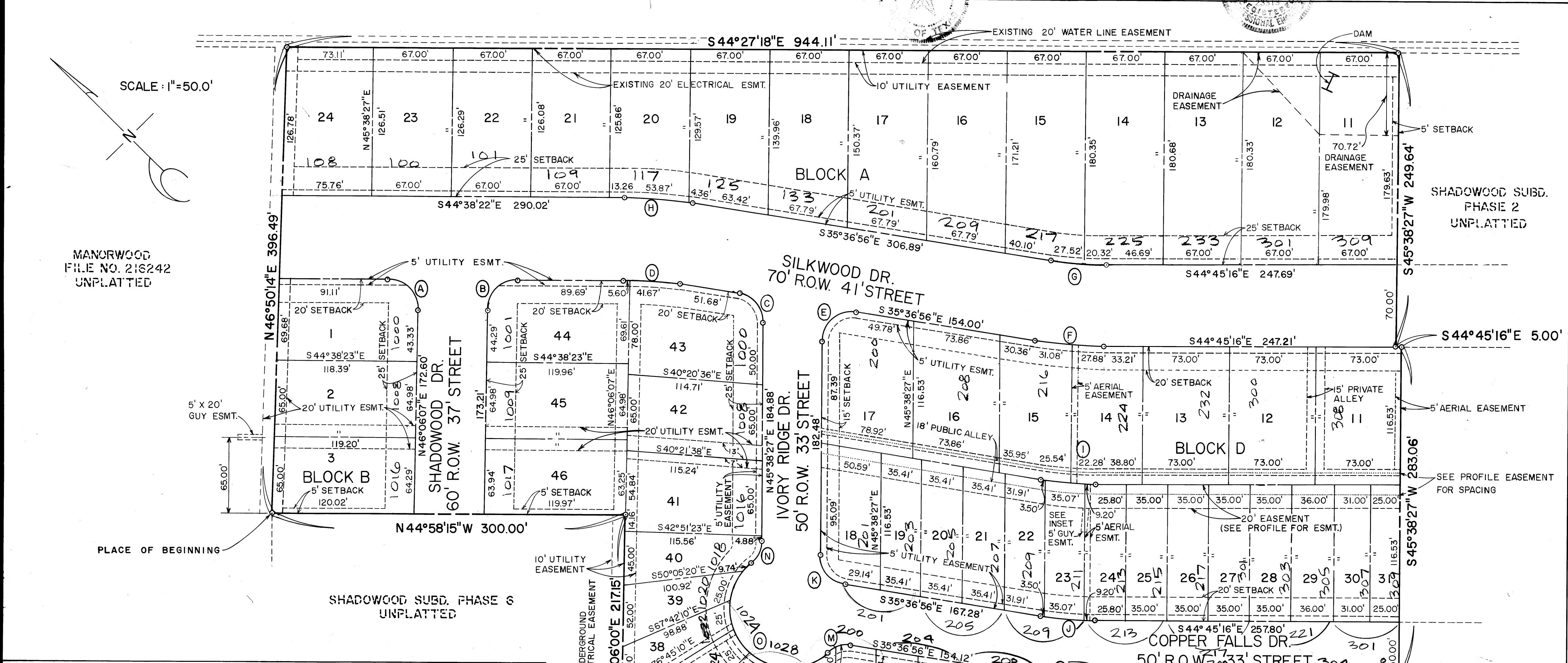
STATE OF TEXAS  
COUNTY OF BRAZOS

I, A. H. (Holland) Winder, Registered Professional Engineer, No. 23313, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

*A. H. (Holland) Winder*  
Registered Professional Engineer

CURVE DATA

Radius	Angle	Arc	Tan	Def.	Chord	
A	25°	90° 44' 29"	39.59	26.33	45° 22' 15"	35.58
B	25°	89° 15' 31"	38.94	24.68	44° 37' 41"	35.12
C	25°	81° 15' 23"	35.45	21.45	40° 37' 42"	32.55
D	300'	09° 01' 26"	47.29	23.69	04° 30' 43"	47.24
E	25°	98° 44' 37"	43.08	29.14	49° 22' 19"	37.95
F	370'	09° 08' 20"	59.01	29.57	04° 34' 10"	58.94
G	300'	09° 08' 20"	47.85	23.98	04° 34' 10"	47.80
H	370'	09° 01' 26"	58.29	29.20	04° 30' 43"	58.23
I	300'	09° 08' 20"	47.85	23.97	04° 34' 10"	47.80
J	300'	09° 08' 20"	47.84	23.97	04° 34' 10"	47.79
K	25°	81° 15' 23"	35.45	21.45	40° 37' 42"	32.55
L	350'	09° 08' 20"	55.82	27.97	04° 34' 10"	55.76
M	25°	49° 23' 33"	21.55	11.50	24° 41' 46"	20.89
N	25°	49° 21' 04"	21.53	11.49	24° 31' 02"	20.87
O	50'	180° 00' 00"	157.08		90° 00' 00"	100.00



SHADOWOOD DEVELOPMENT CORPORATION, PHASE I, 12.62 Acre Tract  
Stephen F. Austin League No. 9  
Brazos County, Texas

Field notes of a 12.62 acre tract or parcel of land lying and being situated in the Stephen F. Austin League No. 9, Brazos County, Texas, and being part of the 61.93 acre tract of land described in Brazos County Deed Records, Volume 179, Page 51, and being more particularly described as follows:

Starting at an iron rod marking the most northerly corner of the aforementioned 61.93 acre tract of land, which is also a corner marker for a 23.18 acre tract described in the Brazos County Deed Records, Volume 214, Page 20;

THENCE N 46° 50' 14" E for a distance of 396.49 feet;  
S 44° 27' 18" E for a distance of 944.11 feet;  
S 45° 38' 27" W for a distance of 249.64 feet;  
S 44° 45' 16" E for a distance of 5.00 feet;  
S 45° 38' 27" W for a distance of 283.06 feet;  
S 44° 45' 16" E for a distance of 12.00 feet;  
S 45° 38' 27" W for a distance of 162.28 feet;  
S 89° 12' 21" W for a distance of 17.03 feet;  
N 35° 43' 03" W for a distance of 550.58 feet;  
N 38° 08' 00" W for a distance of 115.76 feet;  
N 46° 06' 00" E for a distance of 217.15 feet;  
N 46° 58' 15" W for a distance of 300.00 feet to the PLACE OF BEGINNING containing 12.62 acres of land more or less.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Boriskie, 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 28th day of APRIL, 1983.

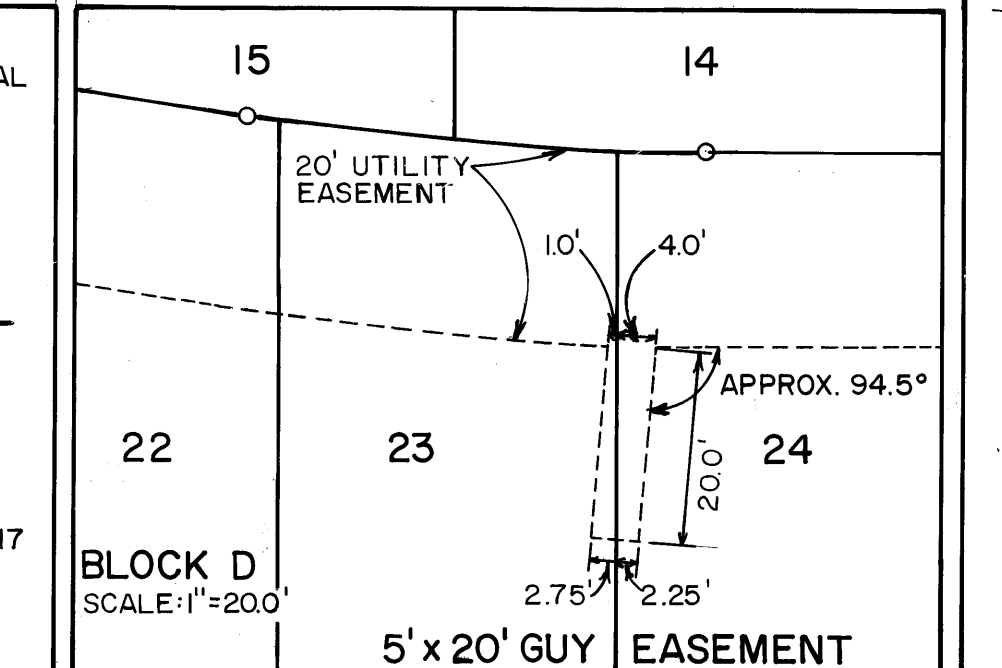
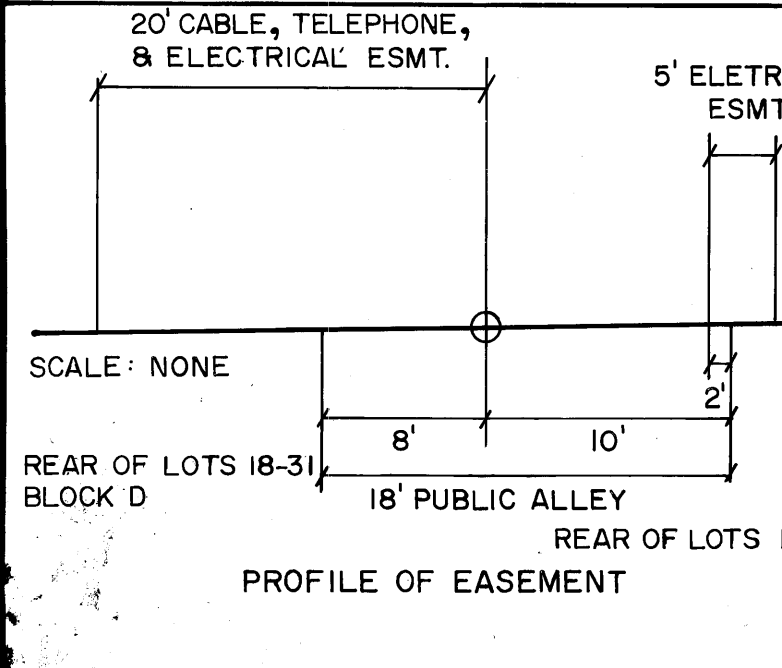
WITNESS my hand and official Seal, at my office in Bryan, Texas.

*Frank Boriskie*  
FRANK BORISKIE, COUNTY CLERK  
Brazos County, Texas

LAND USE - INDICATED USAGE OR LOWER DENSITY

BLOCK	LOT	USE
A	11-24	4-Plexes
B	1-3	4-Plexes
C	20-40	Patio Homes
D	41-46	4-Plexes
D	11-17	4-Plexes
D	18-29	Patio Homes
D	30& 31	Townhouses

As a Deed Restriction of Shadowood Subdivision, Phase I, no drainage ways or structures which are designed to convey storm waters shall be in any way encroached upon or blocked so as to significantly impair the intended or anticipated movement of such storm water. Also, no significant modification or maintenance of drainage facilities, drainage easements, or drainage ways by others shall be undertaken without the written permission of the City of Bryan Municipal Services Department.



REAR OF LOTS 18-31, BLOCK D  
18' PUBLIC ALLEY  
REAR OF LOTS 11-17  
PROFILE OF EASEMENT  
SCALE: NONE

BLOCK D  
SCALE: 1"=20'  
2.75'  
2.25'  
5' x 20' GUY EASEMENT

# FINAL PLAT

SHADOWOOD SUBDIVISION  
PHASE I  
12.62 ACRES  
STEPHEN F. AUSTIN LEAGUE NO. 9  
BRAZOS COUNTY, TEXAS  
OWNED & DEVELOPED BY  
SHADOWOOD DEVELOPMENT CORP.  
3914 OLD COLLEGE ROAD  
BRYAN, TEXAS 77801  
SURVEYED & ENGINEERING BY  
A.H. WINDER & ASSOCIATES, ENGINEERS INC.  
1735 BRIARCREST SUITE 211  
BRYAN, TEXAS 77801  
JANUARY 1983

on low base w/ clubs