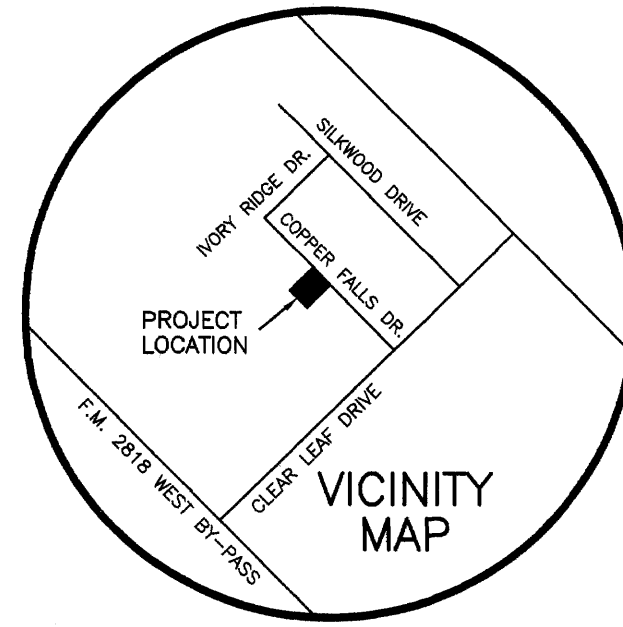
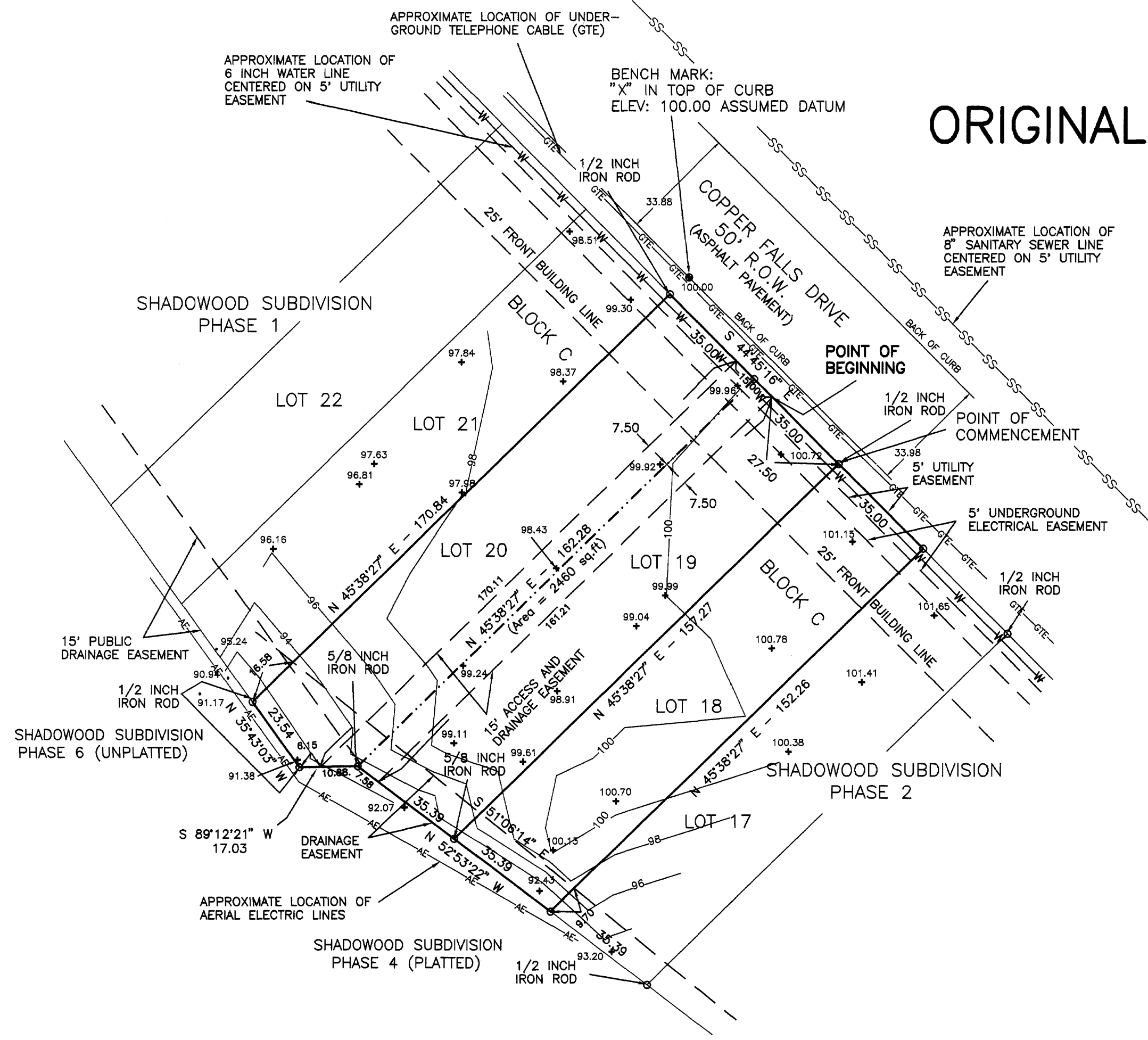
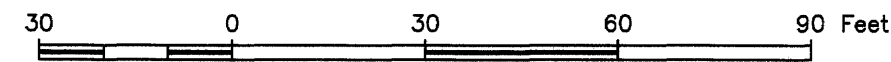


ORIGINAL PLAT

AMENDING PLAT

Scale: 1" = 30'

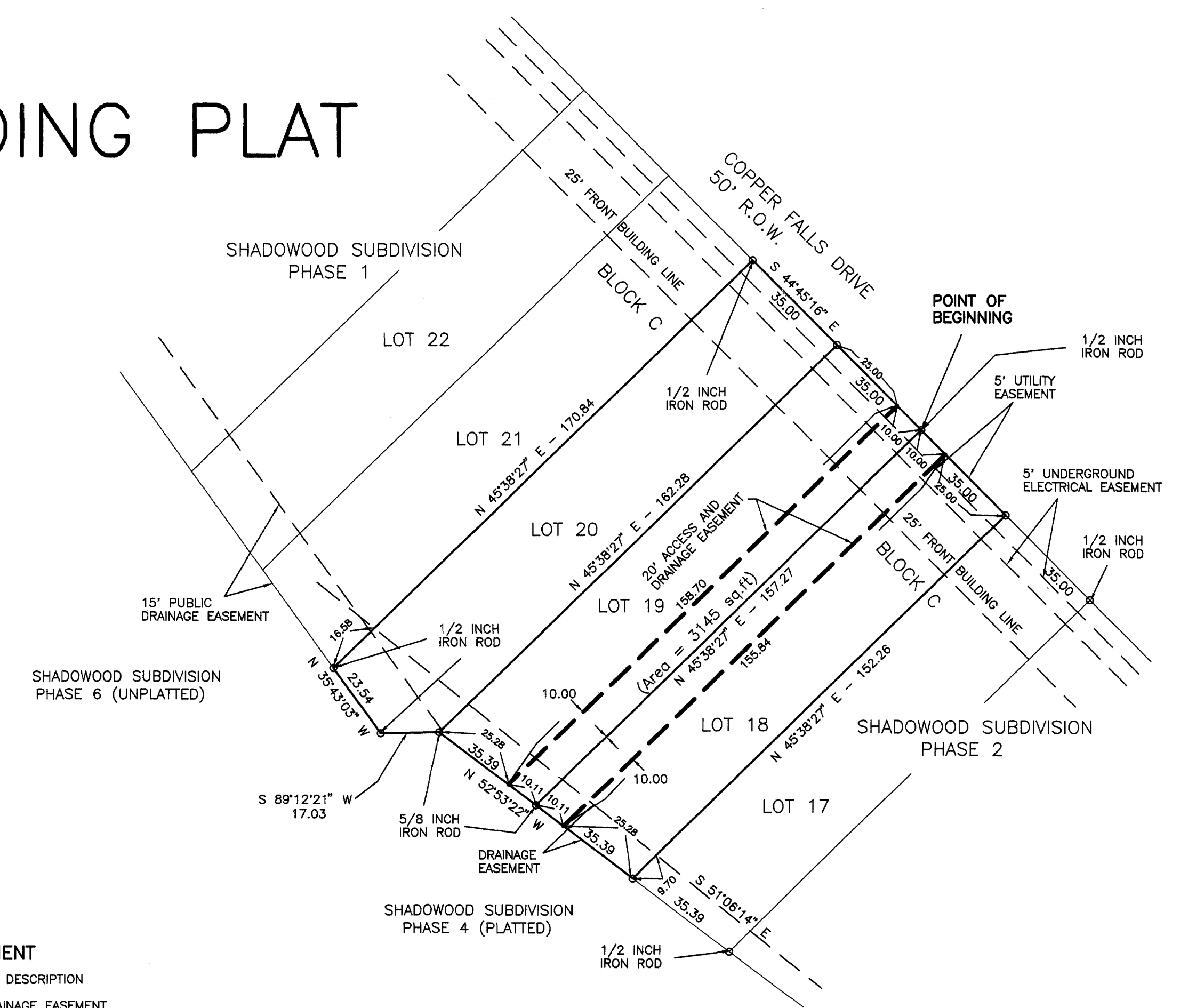


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Notary Public for Brazos County, Texas



NOTES: 1) THE LOTS SHOWN ARE DESIGNATED FOR SINGLE-FAMILY RESIDENTIAL PER SECTION 1.15 OF THE DEED RESTRICTIONS...

NEW EASEMENT

METES AND BOUNDS DESCRIPTION OF A 20' WIDE ACCESS AND DRAINAGE EASEMENT PORTION OF LOTS 18 AND 19, BLOCK C, SHADOWWOOD SUBDIVISION, PHASE 2...

METES AND BOUNDS DESCRIPTION OF A 20 FOOT WIDE ACCESS AND DRAINAGE EASEMENT, SAID EASEMENT BEING A PORTION OF LOT 18 AND LOT 19, BLOCK C, SHADOWWOOD SUBDIVISION, PHASE 2...

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

BEGINNING: AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF COPPER FALLS DRIVE (50 FOOT RIGHT-OF-WAY) MARKING THE COMMON CORNER OF LOT 19 AND LOT 18, BLOCK C, SHADOWWOOD SUBDIVISION, PHASE 2;

THENCE: S 44' 45' 16" E ALONG THE SOUTHWEST LINE OF COPPER FALLS DRIVE FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 18 (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF SHADOWWOOD SUBDIVISION, PHASE 2, 575/281);

THENCE: S 45' 38' 27" W THROUGH LOT 18 AND BEING PARALLEL TO THE COMMON LINE OF LOT 18 AND LOT 19 FOR A DISTANCE OF 155.84 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 17, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 17, BLOCK C BEARS: S 52' 53' 22" E FOR A DISTANCE OF 60.67 FEET;

THENCE: N 52' 53' 22" W ALONG THE SOUTHWEST LINE OF LOT 18, AT 10.11 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOT 18 AND LOT 19, CONTINUE ON FOR A TOTAL DISTANCE OF 20.22 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 19, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 19 BEARS: N 52' 53' 22" W FOR A DISTANCE OF 25.28 FEET;

THENCE: N 45' 38' 27" E THROUGH LOT 19 AND BEING PARALLEL TO THE COMMON LINE OF LOT 18 AND LOT 19 FOR A DISTANCE OF 158.70 FEET TO A POINT ON THE SOUTHWEST LINE OF COPPER FALLS DRIVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 20, BLOCK C, SHADOWWOOD SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 575, PAGE 279 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 44' 45' 16" W FOR A DISTANCE OF 60.00 FEET;

THENCE: S 44' 45' 16" E ALONG THE SOUTHWEST LINE OF COPPER FALLS DRIVE FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 3145 SQUARE FEET OF LAND AS SURVEYED ON THE GROUND JUNE, 1997.

THE PURPOSE OF THIS PLAT IS TO ABANDON THE ACCESS AND DRAINAGE EASEMENT BETWEEN LOT 19 AND LOT 20, BLOCK C, AND TO CREATE A NEW ACCESS AND DRAINAGE EASEMENT BETWEEN LOT 18 AND LOT 19, BLOCK C, TO BUILD A HOUSE ON LOTS 19 AND 20, BLOCK C. THE EXISTING PROPERTY LINES WILL NOT CHANGE BY THIS PLAT.

EASEMENT TO BE ABANDONED

METES AND BOUNDS DESCRIPTION OF A 15' WIDE ACCESS AND DRAINAGE EASEMENT PORTION OF LOT 19, BLOCK C, SHADOWWOOD SUBDIVISION, PHASE 2 AND A PORTION OF LOT 20, BLOCK C, SHADOWWOOD SUBDIVISION, PHASE 1, BRYAN, BRAZOS COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION OF A 15 FOOT WIDE ACCESS AND DRAINAGE EASEMENT, SAID EASEMENT BEING A PORTION OF LOT 19, BLOCK C, SHADOWWOOD SUBDIVISION, PHASE 2, BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 575, PAGE 281 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND LOT 20, BLOCK C, SHADOWWOOD SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 575, PAGE 279 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING: AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF COPPER FALLS DRIVE (50 FOOT RIGHT-OF-WAY) MARKING THE COMMON CORNER OF LOT 19 AND LOT 18, BLOCK C, SHADOWWOOD SUBDIVISION, PHASE 2;

THENCE: N 44' 45' 16" W ALONG THE SOUTHWEST LINE OF COPPER FALLS DRIVE FOR A DISTANCE OF 27.50 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 19 BEING THE POINT OF BEGINNING FOR THIS HEREIN DESCRIBED EASEMENT (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF SHADOWWOOD SUBDIVISION, PHASE 2, 575/281);

THENCE: S 45' 38' 27" E THROUGH LOT 19 AND BEING PARALLEL TO THE COMMON LINE OF LOT 19 AND LOT 20 FOR A DISTANCE OF 161.21 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 19, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 19 BEARS: S 52' 53' 22" E FOR A DISTANCE OF 27.81 FEET;

THENCE: N 52' 53' 22" W ALONG THE SOUTHWEST LINE OF LOT 19 FOR A DISTANCE OF 7.58 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOT 19 AND LOT 20;

THENCE: S 89' 12' 21" W ALONG THE SOUTHWEST LINE OF LOT 20 FOR A DISTANCE OF 10.89 FEET TO A POINT ON SAID LINE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE MOST SOUTHERLY WEST CORNER OF LOT 20 BEARS: S 89' 12' 21" W FOR A DISTANCE OF 6.15 FEET;

THENCE: N 45' 38' 27" E THROUGH LOT 20 AND BEING PARALLEL TO THE COMMON LINE OF LOT 19 AND LOT 20 FOR A DISTANCE OF 170.11 FEET TO A POINT ON THE SOUTHWEST LINE OF COPPER FALLS DRIVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 20 BEARS: N 44' 45' 16" W FOR A DISTANCE OF 27.50 FEET;

THENCE: S 44' 45' 16" E ALONG THE SOUTHWEST LINE OF COPPER FALLS DRIVE FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING CONTAINING 2460 SQUARE FEET OF LAND AS SURVEYED ON THE GROUND JUNE, 1997. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED JUNE, 1997.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (We), STYLERPT BUILDERS, INC. Owners of the land shown on this plat, designated herein as Lot 20, Block C, Shadowwood Subdivision, Phase 1, and Lots 18 and 19, Block C, Shadowwood Subdivision, Phase 2, to the City of Bryan, Brazos County, Texas, in whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains easements and public places thereon shown for the purpose and consideration therein expressed.

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 this 12th day of August, 1997.

CERTIFICATION OF 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 14th day of September, 1997, in the Official Public Records of Brazos County Texas, in Volume 2991, Page 1.

APPROVAL OF THE DEVELOPMENT ENGINEER AND PLANNING ADMINISTRATOR

We, the undersigned Development Engineer and Planning Administrator of the City of Bryan, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I, Brad Kerr, Registered Professional Land 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 made under my supervision on the ground and that the Metes and Bounds describing said subdivision will describe a closed geometric form.

CERTIFICATION OF THE PLANNING AND ZONING CHAIRMAN

I, Richard Perkins, Chairman of the City 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 City Planning and Zoning Commission of the City of Bryan on the 24th day of July, 1997, by said Commission.

AMENDING PLAT OF LOT 20, BLOCK C SHADOWWOOD SUBDIVISION, PHASE 1 VOLUME 575, PAGE 279 AND LOT 18 & 19, BLOCK C SHADOWWOOD SUBDIVISION, PHASE 2 VOLUME 575, PAGE 281 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET SURVEY DATE: 06-13-97 PLAT DATE: 06-17-97 JOB NUMBER: 97-444 CAD NAME: 97-444 CR5 FILE: SHADOW (cont); 97-444 (job)

PREPARED BY: KERR SURVEYING CO. 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (409) 268-3195

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