

ORIGINAL PLAT

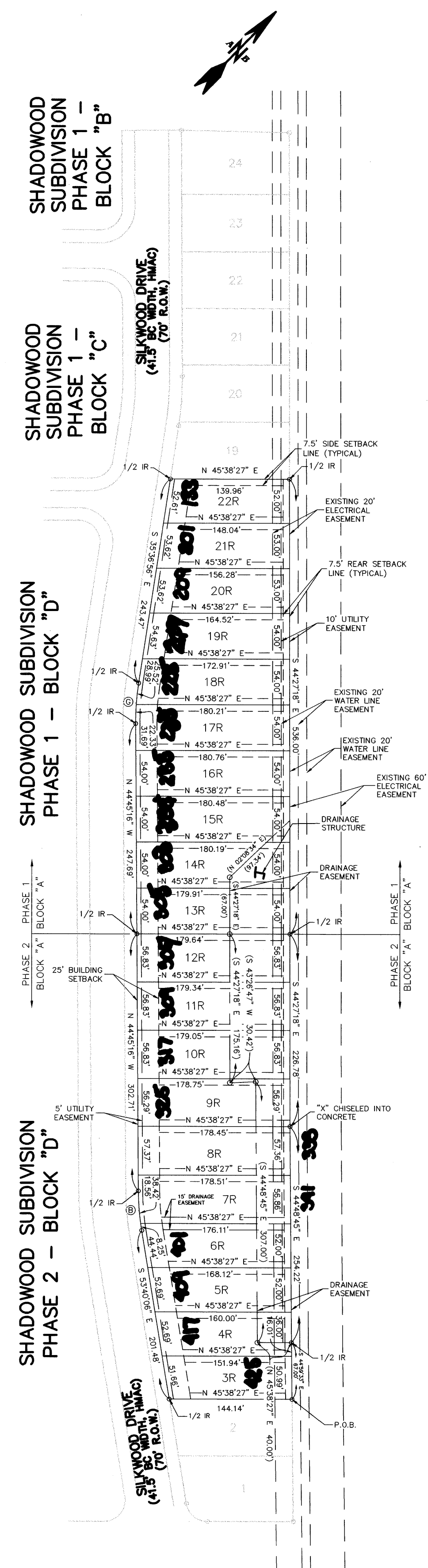
LEGEND

BC	BACK-OF-CURB
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT-OF-BEGINNING
1/2 IR	1/2 IRON ROD

CURVE DATA

CURVE DESIGNATION (ORIGINAL PLAT)	RADIUS	ANGLE	ARC	TAN	DEF.	CHORD
B - Phase 2	300'	08°54'50"	46.67'	23.38'	04'27"25"	46.63'
G - Phase 1	300'	09°08'20"	47.85'	23.98'	04'34"10"	47.80'

- GENERAL NOTES:**
- DEED RESTRICTIONS SHALL COMPLY WITH THE ORIGINAL FINAL PLATS OF THE SHADOWWOOD SUBDIVISION PHASE 1 AND 2.
 - DIMENSIONS IN PARENTHESIS SIGNIFY THE METES AND BOUNDS DESCRIPTION OF DEDICATED CITY OF BRYAN DRAINAGE EASEMENTS.
 - RELOCATION OF EXISTING TELEPHONE UTILITIES DUE TO THIS REPLAT WILL BE AT THE EXPENSE OF THE OWNER.
 - BUILDING SETBACK LINES AS PER CITY ORDINANCE No. 756.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NO. 48041C0141 C, EFFECTIVE DATE: JULY 2, 1992.
 - THE REPLATTED LOTS OF SHADOWWOOD SUBDIVISION, PHASE 1, BLOCK "A", LOTS 3 - 10 AND PHASE 2, BLOCK "A", LOTS 11 - 18 ARE ZONED SINGLE FAMILY 5000 RESIDENTIAL DISTRICT.
 - PROPERTY CORNERS ARE MARKED BY 5/8" IRON RODS, UNLESS NOTED OTHERWISE.



REPLAT

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Brazos Valley Affordable Housing Corporation, owner(s) and developer(s) of the land shown on this plat, being designated as Shadowwood Subdivision, Phase 1, Block "A", Lots 3 - 10 and Shadowwood Subdivision, Phase 2, Block "A", Lots 11 - 18, 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 purpose identified.

Owner
Tom Wilkinson, Jr.
President

CERTIFICATION OF THE SURVEYOR

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, RPLS #4502

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Tom Wilkinson, Jr. known to me to be a person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 6th day of April, 1999.

Kilda J. Thompson
Notary Public, State of Texas

METES AND BOUNDS DESCRIPTION OF A 4.26 ACRE TRACT OF LOTS 11-18, BLOCK "A", SHADOWWOOD SUBDIVISION, PHASE 1 LOTS 3-10, BLOCK "A", SHADOWWOOD SUBDIVISION, PHASE 2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF LOTS 11-18, BLOCK "A", SHADOWWOOD SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 575, PAGE 279 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOTS 3-10, BLOCK "A", SHADOWWOOD SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 575, PAGE 281 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 3 AND THE NORTH CORNER OF LOT 2, BLOCK "A", SAID IRON ROD FOUND ON THE NORTHEAST LINE OF BLOCK "A", FOR REFERENCE THE MOST EASTERLY CORNER OF SAID BLOCK "A" BEARS: S 44° 59' 33" E FOR A DISTANCE OF 143.98 FEET;

THENCE: S 45° 38' 27" W ALONG THE COMMON LINE OF LOT 2 AND LOT 3 FOR A DISTANCE OF 144.14 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF SILKWOOD DRIVE (70' R.O.W.) MARKING THE COMMON CORNER OF LOT 2 AND LOT 3;

THENCE: ALONG THE NORTHEAST LINE OF SILKWOOD DRIVE FOR THE FOLLOWING CALLS:

N 53° 40' 06" W FOR A DISTANCE OF 201.48 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 300.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 54' 50" FOR AN ARC DISTANCE OF 46.67 FEET (CHORD BEARS: N 49° 12' 41" W - 46.63) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

N 44° 45' 16" W, AT 302.71 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID PHASE 1 AND PHASE 2, CONTINUE ON FOR A TOTAL DISTANCE OF 550.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 300.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 08' 20" FOR AN ARC DISTANCE OF 47.85 FEET (CHORD BEARS: N 40° 11' 06" W - 47.80) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

N 35° 36' 56" W FOR A DISTANCE OF 243.47 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 18 AND LOT 19, BLOCK "A";

THENCE: N 45° 38' 27" E ALONG THE COMMON LINE OF SAID LOT 18 AND LOT 19 FOR A DISTANCE OF 139.96 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF BLOCK "A";

THENCE: ALONG THE NORTHEAST LINE OF BLOCK "A" FOR THE FOLLOWING CALLS:

S 44° 27' 18" E, AT 536.00 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID PHASE 1 AND PHASE 2, CONTINUE ON FOR A TOTAL DISTANCE OF 762.78 FEET TO AN "X" FOUND CHISELED IN CONCRETE MARKING AN ANGLE POINT IN SAID LINE;

S 44° 48' 45" E FOR A DISTANCE OF 254.22 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

S 44° 59' 33" E FOR A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING CONTAINING 4.26 ACRES OF LAND MORE OR LESS. BEARING ORIENTATION SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF SHADOWWOOD SUBDIVISION, PHASE 1 AND PHASE 2.

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with he appropriate codes and ordinances of the City of Bryan and was approved on the 1 day of April, 1999.

Brad Kerr
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

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, RPLS #4502

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Tom Wilkinson, Jr. known to me to be a person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 6th day of April, 1999.

Kilda J. Thompson
Notary Public, State of Texas

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APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Richard Terkins, 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 1 day of April, 1999, and same was duly approved on the 15 day of January, 1998, and same was approved on the 12 day of April, 1999.

Richard Terkins
Chairman, Planning & Zoning Commission, Bryan, Texas

ATTEST:
Maie M. Garcia
Secretary

APPROVAL OF THE PLANNING ADMINISTRATOR

I, JOE DOWD, the undersigned, Planning Administrator 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 12 day of April, 1999.

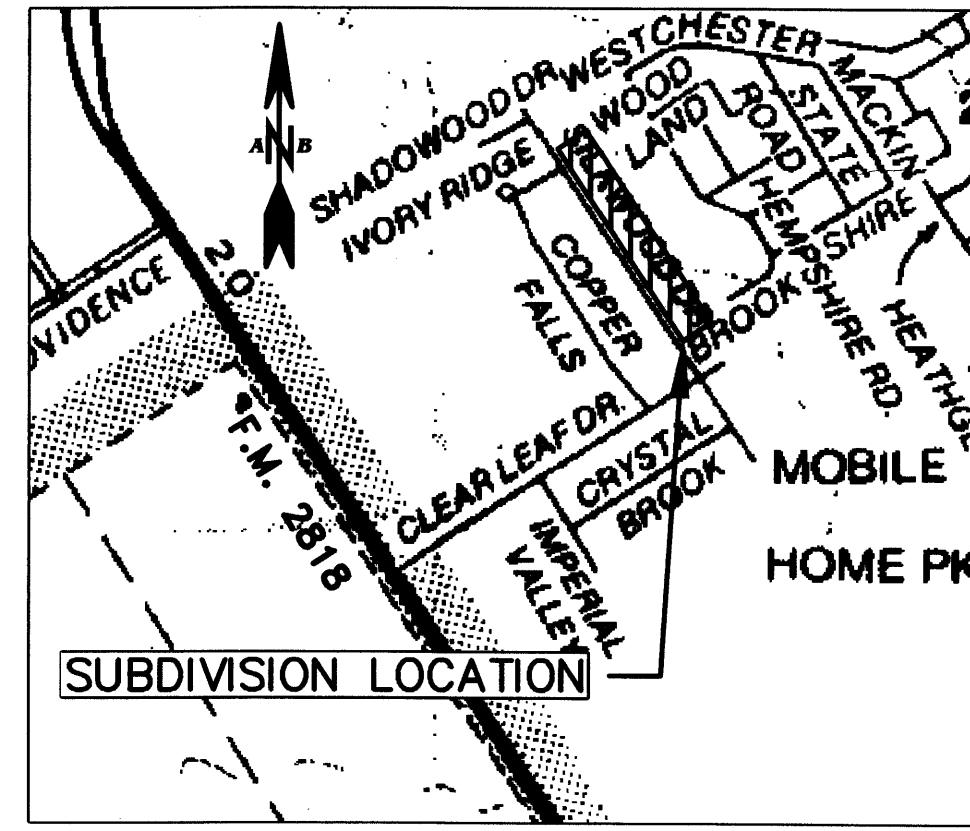
Joe Dowd
Planning Administrator, Bryan, Texas

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 on the 15 day of April, 1999, in the Official Records of Brazos County in Volume 131141 Page 01333.

Mary Ann Ward
County Clerk, Brazos County, Texas



VICINITY MAP
SCALE: 1" = 1000'±

REPLAT OF SHADOWWOOD SUBDIVISION PHASE 1, BLOCK "A", LOTS 11 - 18 AND PHASE 2, BLOCK "A", LOTS 3 - 10

4.26 ACRES
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' MARCH 4, 1999

OWNER/DEVELOPER
Brazos Valley Affordable Housing Corp.
P.O. Drawer 4128
Bryan, Texas 77805-4128

SURVEYORS
Brad Kerr, RPLS #4502
Kerr Surveying Co.
P.O. Box 269
College Station, Texas 77841

PREPARED BY
ASH & BROWNE ENGINEERING, INC.
P.O. Box 10638, College Station, Texas 77842
409-494-2123 Fax: 409-494-3094

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

0685822
03480
01333

Filed for Record in:
BRAZOS COUNTY,
On: May 18, 1999 at 03:47PM
As a
Plat
Document Number: 0685822
Amount 55.00
Receipt Number - 131141
By,
BJ Endler

STATE OF TEXAS
COUNTY OF
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the said records of:
BRAZOS COUNTY,
as stamped herein by me.
May 18, 1999