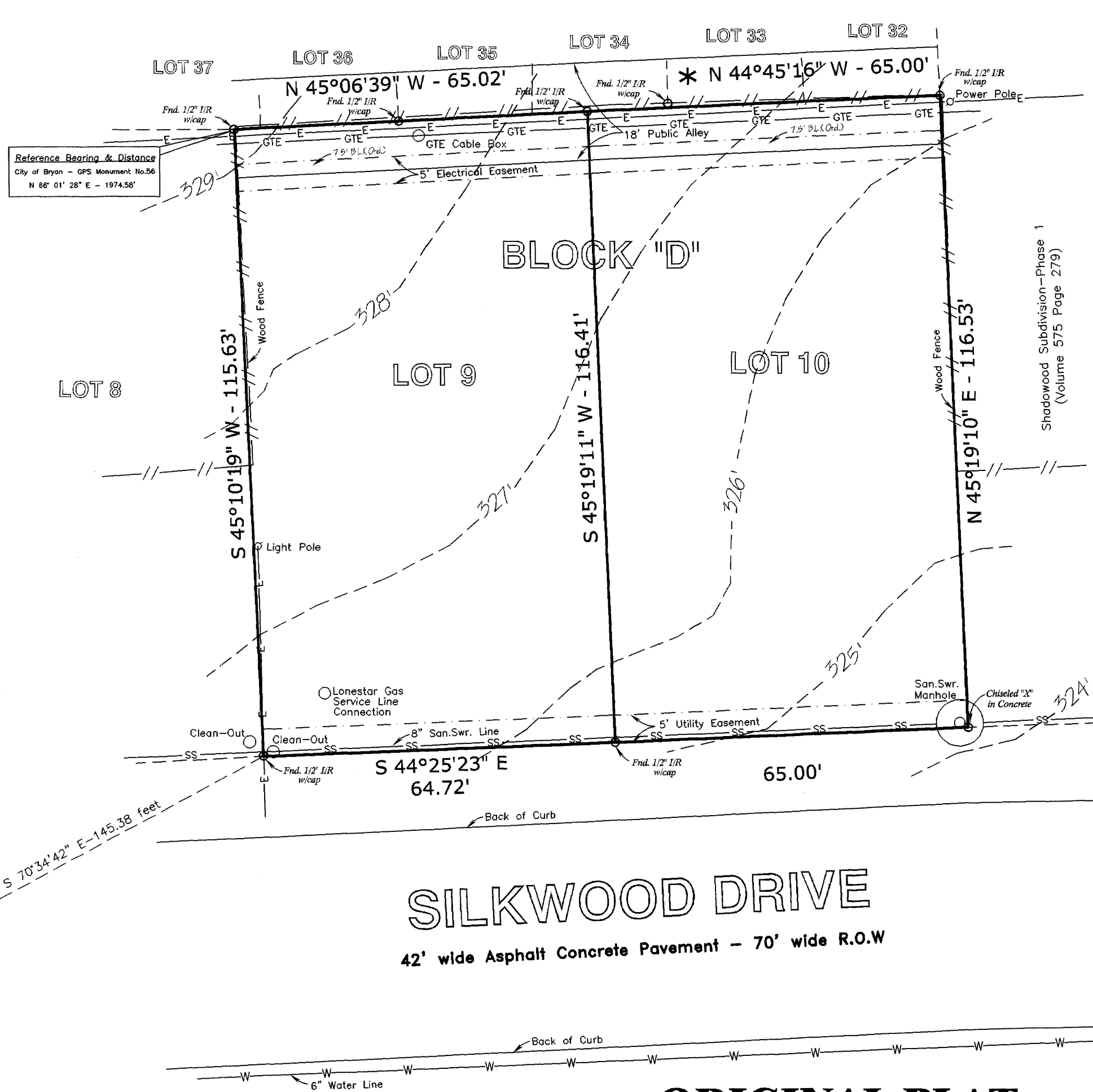
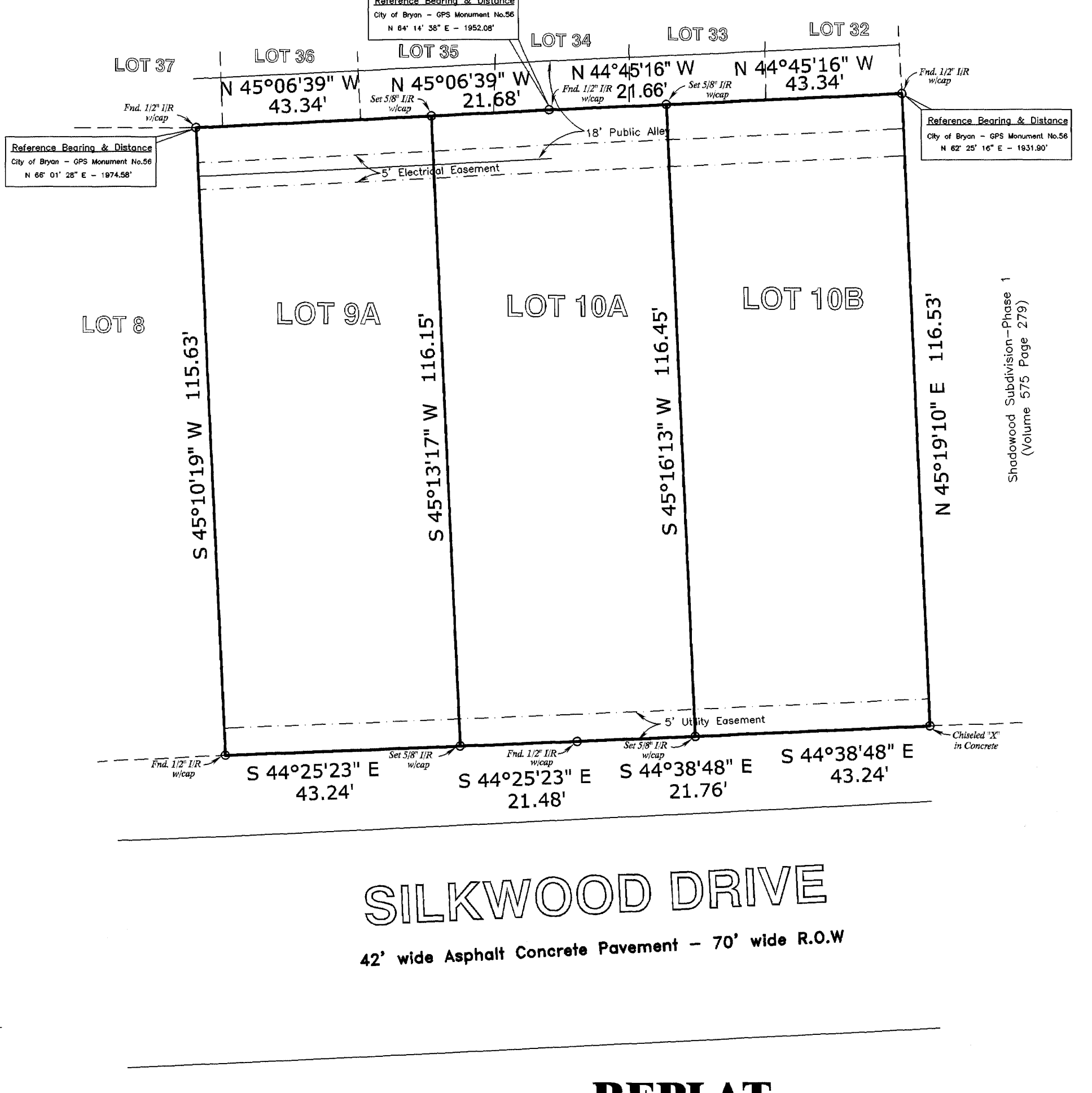


Scale: 1" = 20'



SILKWOOD DRIVE  
42' wide Asphalt Concrete Pavement - 70' wide R.O.W

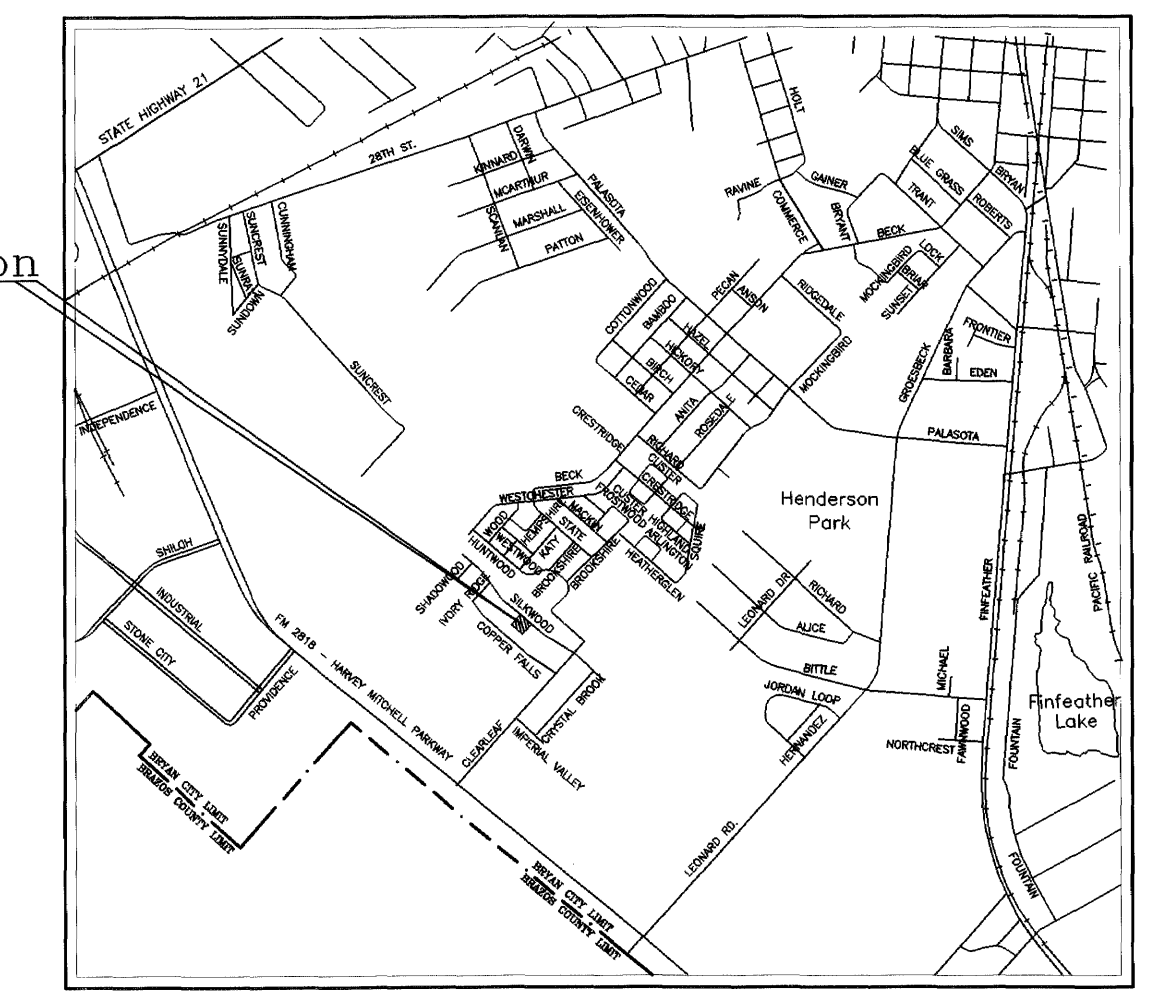
### ORIGINAL PLAT



SILKWOOD DRIVE  
42' wide Asphalt Concrete Pavement - 70' wide R.O.W

### REPLAT

Project Location



VICINITY MAP  
- N.T.S. -

Doc 00819353 Bk OR Vol 5398 Pg 121  
Filed for Record in: BRAZOS COUNTY  
On: Jun 27, 2003 at 10:39A  
As a Plat  
Document Number: 00819353  
Amount 55.00  
Receipt Number - 228682  
By: Sylvia Polansky

ORIGINAL PLAT  
FIELD NOTES  
LOTS 9 & 10  
0.347 ACRES  
Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Brazos County, Texas, and being all of Lot 9 and Lot 10 of BLOCK "D" of SHADOWOOD SUBDIVISION, PHASE 2, as recorded in Volume 575 Page 281 of Official Records of Brazos County, Texas and also being the same tract of land conveyed to Ples Turner by Ernest E. Meriwether Jr. and Barbara Meriwether, as recorded in Volume 3758 Page 28 of Official Records of Brazos County, Texas, and being more particularly described as follows:  
BEGINNING: at a 1/2" iron rod found at the most southerly common corner of said Lot 9 and Lot 8 of Block "D", Shadowood Subdivision, Phase 2, said iron rod bearing N 66° 01' 28" E - 1974.58 feet from the City of Bryan GPS Monument No.56, a brass or aluminum disc set in concrete found in southwest right-of-way line of FM 2818 in between Clearleaf Drive and Providence Avenue;  
THENCE: N 45° 06' 39" W - 65.02 feet along the southwest line of said Lot 9 and Lot 10 to a 1/2" iron rod found at the most southerly common corner of said Lot 9 and Lot 10;  
THENCE: N 44° 45' 16" W - 65.00 feet continuing along the southwest line of said Lot 10 to a 1/2" iron rod found at the most southerly common corner of said Lot 10 and Shadowood Subdivision, Phase 1 (575/279);  
THENCE: N 45° 19' 10" E - 116.53 feet along the common line between said Lot 10 and said Shadowood Subdivision, Phase 1 to a Chiseled "X" in concrete for the most northerly common corner of said Lot 10 and said Shadowood Subdivision, said point being in the southwest right-of-way line of Silkwood Drive;  
THENCE: S 44° 38' 48" E - 65.00 feet along the southwest right-of-way line of Silkwood Drive to a 1/2" iron rod found at the most northerly common corner of said Lot 9 and Lot 10;  
THENCE: S 44° 25' 23" E - 64.72 feet continuing along the southwest right-of-way line of Silkwood Drive to a 1/2" iron rod found at the most northerly common corner of said Lot 9 and Lot 8;  
THENCE: S 45° 10' 19" W - 115.63 feet along the common line between said Lot 9 and Lot 8 to the PLACE OF BEGINNING and containing 0.347 acres of land more or less.

REPLAT  
FIELD NOTES  
LOT 9 A  
0.116 ACRES  
Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Brazos County, Texas, and being a part of Lot 9 and Lot 10 of BLOCK "D" of SHADOWOOD SUBDIVISION, PHASE 2, as recorded in Volume 575 Page 281 of Official Records of Brazos County, Texas and also being a part of the same tract of land conveyed to Ples Turner by Ernest E. Meriwether Jr. and Barbara Meriwether, as recorded in Volume 3758 Page 28 of Official Records of Brazos County, Texas, and being more particularly described as follows:  
BEGINNING: at a 1/2" iron rod found at the most southerly common corner of said Lot 9 and Lot 10, Block "D", Shadowood Subdivision, Phase 2, said iron rod bearing N 66° 01' 28" E - 1974.58 feet from the City of Bryan GPS Monument No.56, a brass or aluminum disc set in concrete found in southwest right-of-way line of FM 2818 in between Clearleaf Drive and Providence Avenue;  
THENCE: N 45° 06' 39" W - 43.34 feet along the southwest line of said Lot 10 to a 5/8" iron rod with cap set for corner;  
THENCE: N 45° 13' 17" W - 116.15 feet across said Lot 9, to a 5/8" iron rod with cap set for corner, said iron rod being in the southwest right-of-way line of Silkwood Drive;  
THENCE: S 44° 38' 48" E - 43.24 feet along the southwest right-of-way line of Silkwood Drive to a 1/2" iron rod found at the most northerly common corner of said Lot 9 and Lot 8;  
THENCE: S 44° 25' 23" E - 43.24 feet along the southwest right-of-way line of Silkwood Drive to a 1/2" iron rod found at the most northerly common corner of said Lot 9 and Lot 8;  
THENCE: S 45° 10' 19" W - 116.53 feet along the common line between said Lot 9 and Lot 8 to the PLACE OF BEGINNING and containing 0.116 acres of land more or less.

REPLAT  
FIELD NOTES  
LOT 10 A  
0.116 ACRES  
Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Brazos County, Texas, and being a part of Lot 10 of BLOCK "D" of SHADOWOOD SUBDIVISION, PHASE 2, as recorded in Volume 575 Page 281 of Official Records of Brazos County, Texas and also being a part of the same tract of land conveyed to Ples Turner by Ernest E. Meriwether Jr. and Barbara Meriwether, as recorded in Volume 3758 Page 28 of Official Records of Brazos County, Texas, and being more particularly described as follows:  
BEGINNING: at a 1/2" iron rod found at the most southerly common corner of said Lot 10 and Shadowood Subdivision, Phase 1 (575/279), said iron rod bearing N 62° 25' 16" E - 1931.90 feet from the City of Bryan GPS Monument No.56, a brass or aluminum disc set in concrete found in southwest right-of-way line of FM 2818 in between Clearleaf Drive and Providence Avenue;  
THENCE: N 44° 45' 16" W - 21.66 feet along the southwest line of said Lot 10 to a 5/8" iron rod with cap set for corner;  
THENCE: N 45° 16' 13" E - 116.45 feet across said Lot 10 to a 5/8" iron rod with cap set for corner, said iron rod being in the southwest right-of-way line of Silkwood Drive;  
THENCE: S 44° 38' 48" E - 43.24 feet along the southwest right-of-way line of Silkwood Drive to a 1/2" iron rod with cap set for corner;  
THENCE: S 45° 16' 13" W - 116.45 feet across said Lot 10, to a 5/8" iron rod with cap set for corner, said iron rod being in the southwest line of said Lot 10;  
THENCE: N 44ong° 45' 16" W - 43.34 feet along the southwest line of said Lot 10 to the PLACE OF BEGINNING and containing 0.116 acres of land more or less.

\* Plat Bearing used as Basis of Bearing

GENERAL NOTES  
Current Zoning of the subject property is SF-5 (Single Family Residential - 5000 sq.ft.).  
Intended use of Subject property is to build Patio Homes.  
This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 4804100141 C.  
Effective Date July 2, 1992.  
EASEMENTS & BUILDING SET BACK LINES  
All Building Setback lines are set by City of Bryan Ordinance No.819.  
20' Wide Blanket easement from David C. Jones Jr. to City of Bryan, dated April 1, 1953 as recorded in Volume 159 Page 327, Deed Records of Brazos County, Texas.  
Easements and Building Lines shown in the Plat of Shadowood Subdivision, Phase 2 recorded in Volume 575 Page 281, Deed Records of Brazos County, Texas and in restrictions as recorded in Volume 2550 Page 79, Official Records of Brazos County, Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Ples Turner, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3758 and Page 28, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, ports, water courses, drains, easements and public places shown hereon for the purposes identified.  
DONALD GARRETT  
Notary Public, State of Texas  
My Commission Expires 9-14-2004  
Ples Turner (Owner)

CERTIFICATE OF THE SURVEYOR  
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 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.  
Donald D. Garrett, R.P.L.S. No.2972

CERTIFICATE OF THE ENGINEER  
I, Donald D. Garrett, Registered Professional Engineer No. 22796, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.  
Donald D. Garrett, P.E. No.22796

APPROVAL OF THE PLANNING AND ZONING COMMISSION  
I, Ron Flores, 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 and Zoning Commission of the City of Bryan on the 19th day of May, 2003 and same was duly approved on the 22nd day of May, 2003 by said Commission.  
Ron Flores  
Chairman, Planning and Zoning Commission  
City of Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR  
I, the undersigned, Planning Administrator 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 22nd day of May, 2003.  
Planning Administrator  
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 22nd day of June, 2003.  
City Engineer, City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen Williams, 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 22nd day of May, 2003, in the Official Records of Brazos County, Texas, Volume 5398, Page 121.  
Karen Williams  
County Clerk, Brazos County, Texas  
By: Sylvia Polansky

REPLAT  
of  
LOTS 9 & 10 - BLOCK "D"  
SHADOWOOD SUBDIVISION - PHASE 2  
Volume 575 Page 281  
0.347 ACRES  
STEPHEN F. AUSTIN LEAGUE No.9  
Bryan, Brazos County, Texas  
Scale : 1" = 20'  
May, 2003

Site Address:  
316 & 324 Silkwood Drive  
Bryan, Texas 77803

Prepared For:  
Ples Turner  
1002 W. 17th Street  
Bryan, Texas 77803  
Tel: (979) 833-8334

