

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 18 day of April, 1982.

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

FRANK BORISKIE
County Clerk
Brazos County, 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 246, and designated herein as Shadowood, Phase 2, 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 F. Sebasta
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 on 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

APPROVAL OF PLANNING COMMISSION

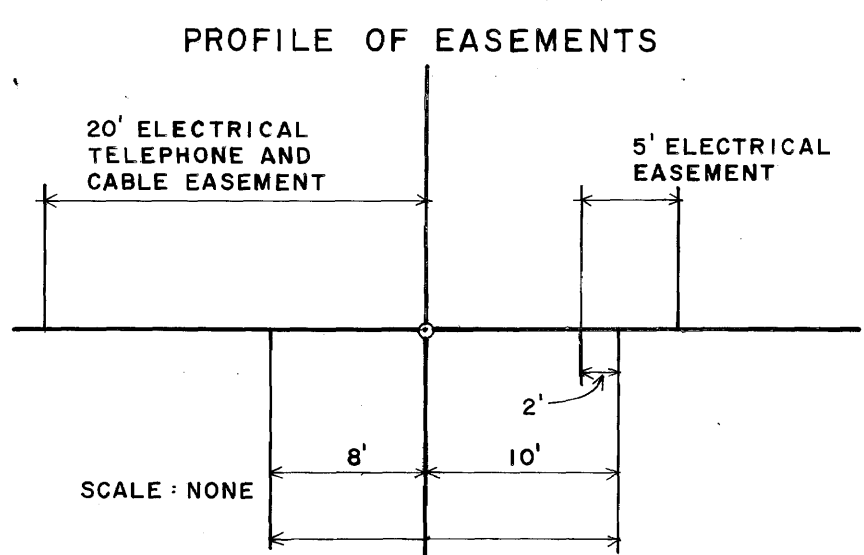
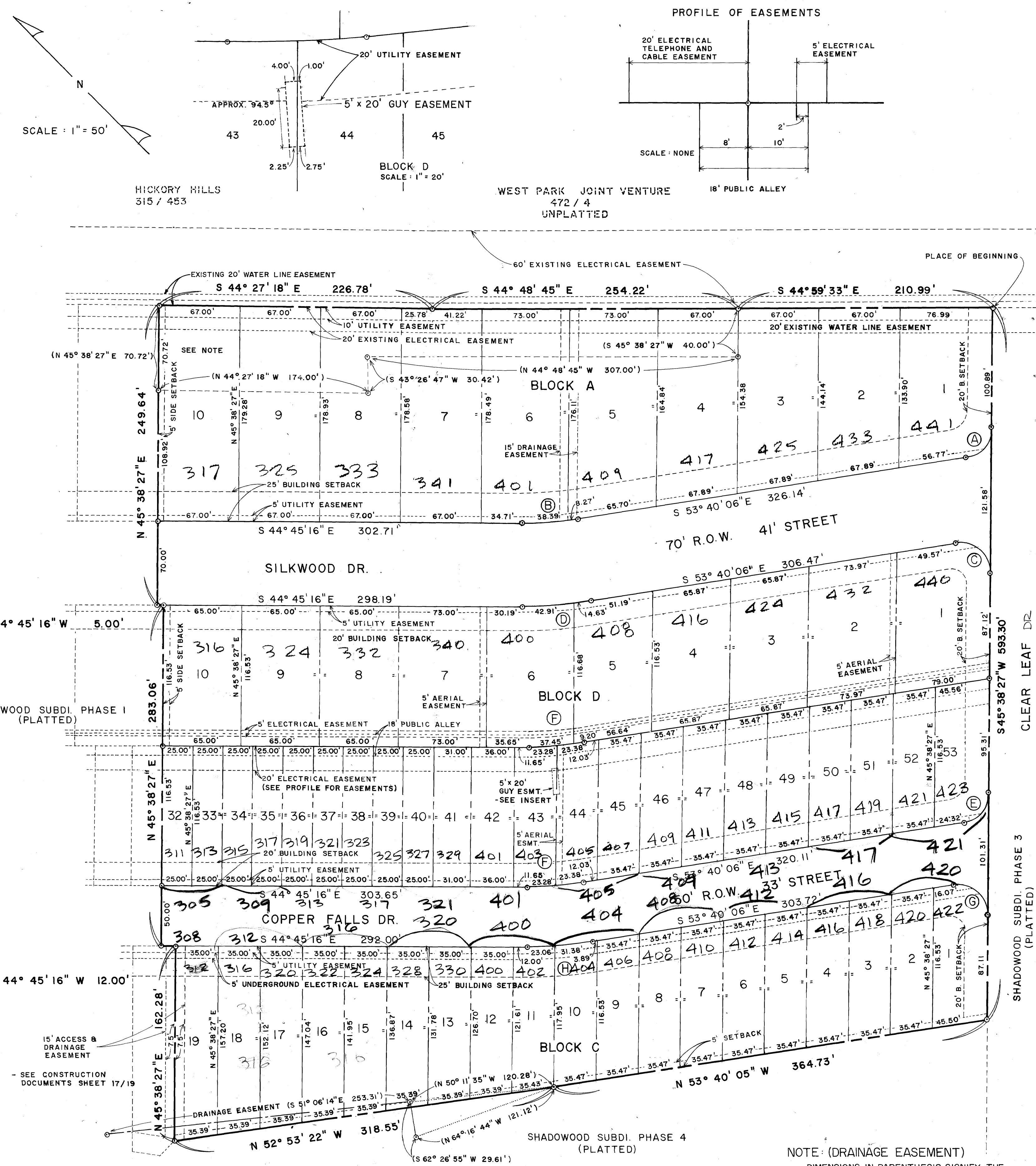
I, ROGER JACKSON, Chairman of the Planning Commission of the City of Bryan, Texas hereby certify that the attached plat was duly approved by the Commission on the 3rd day of JUNE, 1982.

ROGER JACKSON
CHAIRMAN

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.

DIRECTOR OF PLANNING AND DEVELOPMENT
Bryan, Texas



SHADOWOOD SUBDIVISION, PHASE II, 10.16 Acre Tract
Stephen F. Austin League No. 9
Brazos County, Texas

Field notes of a 10.16 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 23.183 acre tract described in the Brazos County Deed Records, Volume 214, Page 20, and being part of the 61.93 acre tract of land described in Brazos County Deed Records, Volume 179, Page 51 and more particularly described as follows:

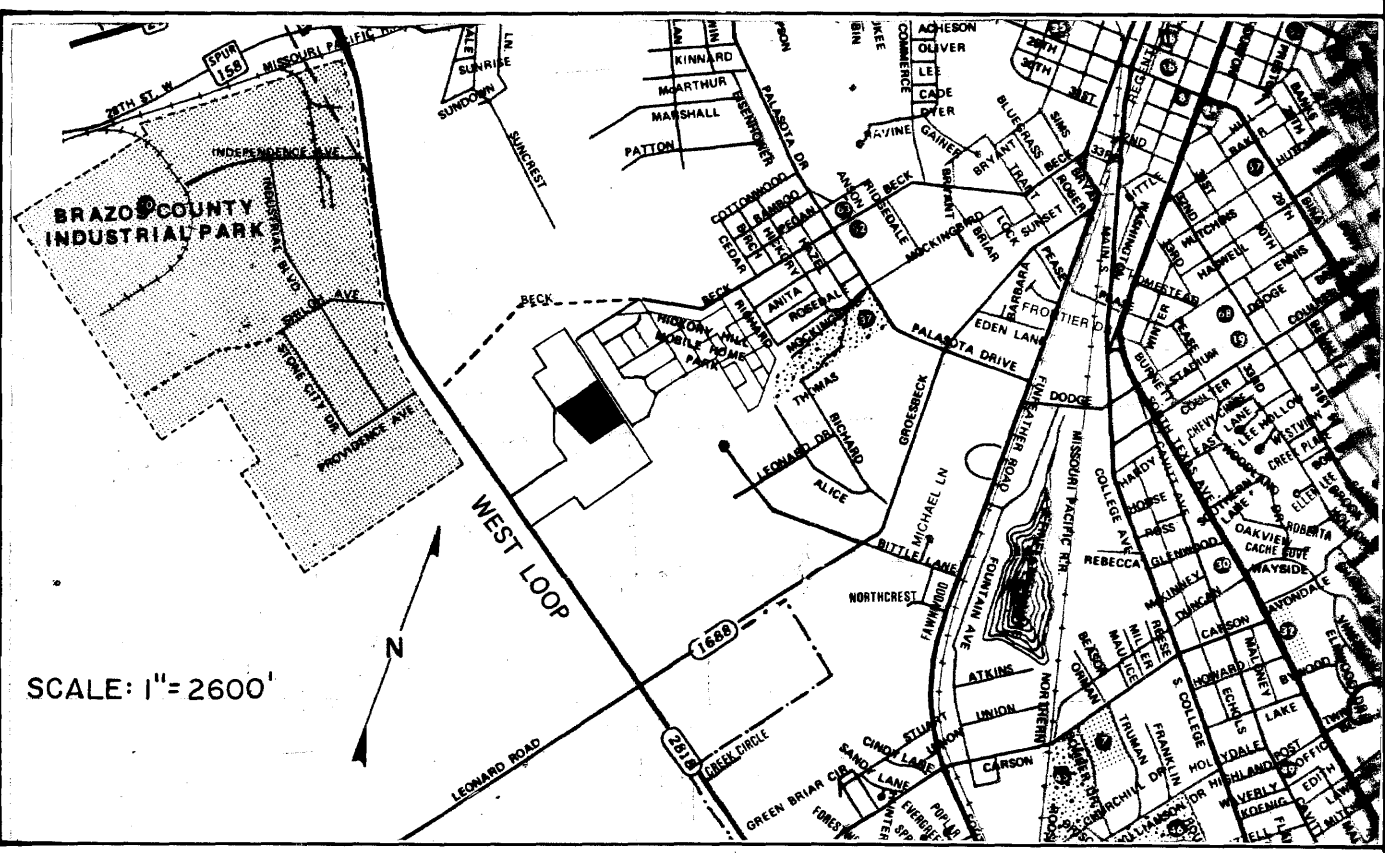
Starting at an iron rod marking the most southeasterly corner of Shadowood Subdivision, Phase II, and the most northeasterly corner of Shadowood Subdivision, Phase III;

THENCE S 45° 38' 27" W for a distance of 592.67 feet;
N 55° 40' 05" W for a distance of 364.73 feet;
N 52° 53' 22" W for a distance of 318.55 feet;
N 45° 38' 27" E for a distance of 162.28 feet;
N 44° 45' 16" W for a distance of 12.00 feet;
N 45° 38' 27" E for a distance of 283.06 feet;
N 44° 45' 16" W for a distance of 5.00 feet;
N 45° 38' 27" E for a distance of 249.64 feet;
S 44° 27' 18" E for a distance of 226.78 feet;
S 44° 48' 45" E for a distance of 254.22 feet;
S 44° 59' 33" E for a distance of 210.99 feet;

PLACE OF BEGINNING

CURVE DATA

Radius	Angle	Arc	Tan	Def.	Chord
A 25'	80° 41' 27"	35.21	21.24	40° 20' 44"	32.37
B 300'	08° 54' 50"	46.67	23.38	04° 27' 25"	46.63
C 25'	99° 18' 33"	43.33	29.43	49° 39' 17"	38.12
D 370'	08° 54' 50"	57.57	78.84	04° 27' 25"	57.51
E 25'	80° 41' 27"	35.21	21.24	40° 20' 44"	32.37
F 300'	08° 54' 50"	46.67	23.38	04° 27' 25"	46.63
G 25'	99° 18' 33"	43.33	29.43	49° 39' 17"	38.12
H 350'	08° 54' 50"	54.46	27.28	04° 27' 25"	54.40



LAND USE - INDICATED USAGE OR LOWER DENSITY

Block	Lot	Use
A	1-10	4-Flexes
C	1-19	Patio Homes
D	1-10	4-Flexes
D	32-41	Townhouses
D	42-53	Patio Homes

As a Deed Restriction of Shadowood Subdivision, Phase 2, 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.

FINAL PLAT

SHADOWOOD SUBDIVISION
PHASE 2

10.16 ACRES

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

260734

11/15/82

Steve Thompson

on base and dubs