

SHADOWOOD SUBDIVISION, PHASE III 13.40 Acre Tract  
Stephen F. Austin League No. 9  
Brazos County, Texas

Field notes of an 13.40 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 12.681 acre tract described in the Deed of Trust Records of Brazos County, Volume 375, Page 551 and being more particularly described as follows:

BEGINNING at the iron rod marking the most southerly corner of the beforementioned 13.41 acre tract, said rod being situated on the League line marking Stephen F. Austin League No. 9 and the Zeno Phillips League, A-45;

THENCE N 46° 33' 18" W for a distance of 240.00 feet;  
N 44° 59' 50" W for a distance of 219.99 feet;  
N 45° 38' 27" E for a distance of 1271.57 feet;  
S 44° 48' 45" E for a distance of 460.47 feet;  
S 45° 44' 18" W for a distance of 383.23 feet;  
S 45° 38' 27" W for a distance of 880.34 feet to PLACE OF BEGINNING containing 13.40 acres more or less.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Jimmy Kiebler, Jr., President of Shadowood Development Corporation, Bryan, Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the Public forever, all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

*Jimmy Kiebler, Jr.*  
JIMMY KIEBLER, JR., PRESIDENT  
Shadowood Development Corporation

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jimmy 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 20 day of May 1982.

*Notary Public in and for Brazos County, Texas*

APPROVAL OF PLANNING COMMISSION

I, FRANK MURPHY, 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 20th day of May, 1982.

*Roger W. Jackson for FRANK MURPHY*  
ROGER W. JACKSON FOR CHAIRMAN FRANK MURPHY

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.

*Director of Planning and Development*  
DIRECTOR OF PLANNING AND DEVELOPMENT  
Bryan, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, A. H. (Holland) Winder, Registered Public Surveyor No. 3356, 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*  
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*  
A. H. (HOLLAND) WINDER  
Registered Professional Engineer

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 4 day of January, 1982.

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

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

NOTE:  
1. MIN. 5' BUILDING SETBACK ON SIDE LOT LINES.

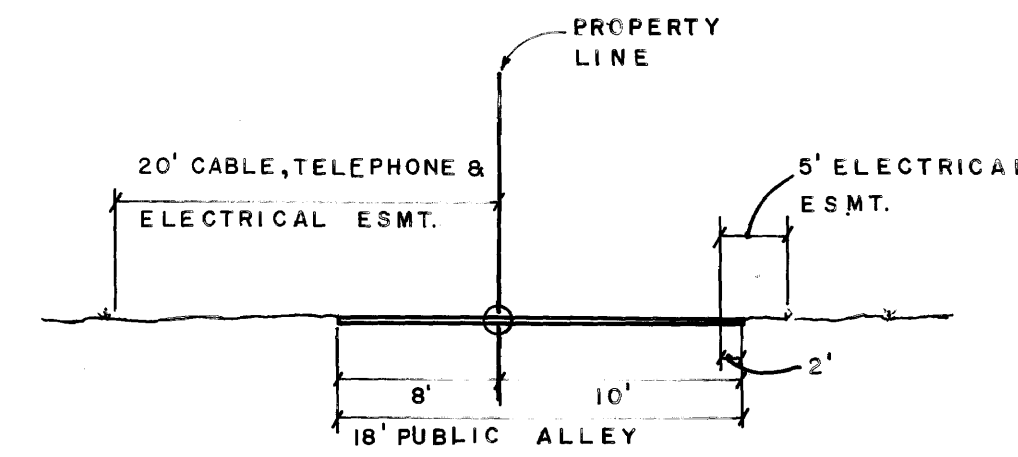
CURVE DATA

Radius	Angle	Arc	Tan	Def.	Chord
A 25'	89° 21' 43"	38.99	24.72	44° 40' 52"	35.16
B 25'	90° 38' 17"	39.55	25.28	45° 19' 09"	35.55
C 25'	89° 21' 43"	38.99	24.72	44° 40' 52"	35.16
D 25'	90° 38' 17"	39.55	25.28	45° 19' 09"	35.55
E 25'	89° 21' 43"	38.99	24.72	44° 40' 52"	35.16
F 25'	90° 38' 17"	39.55	25.28	45° 19' 09"	35.55
G 25'	89° 21' 43"	38.99	24.72	44° 40' 52"	35.16
H 25'	90° 38' 17"	39.55	25.28	45° 19' 09"	35.59

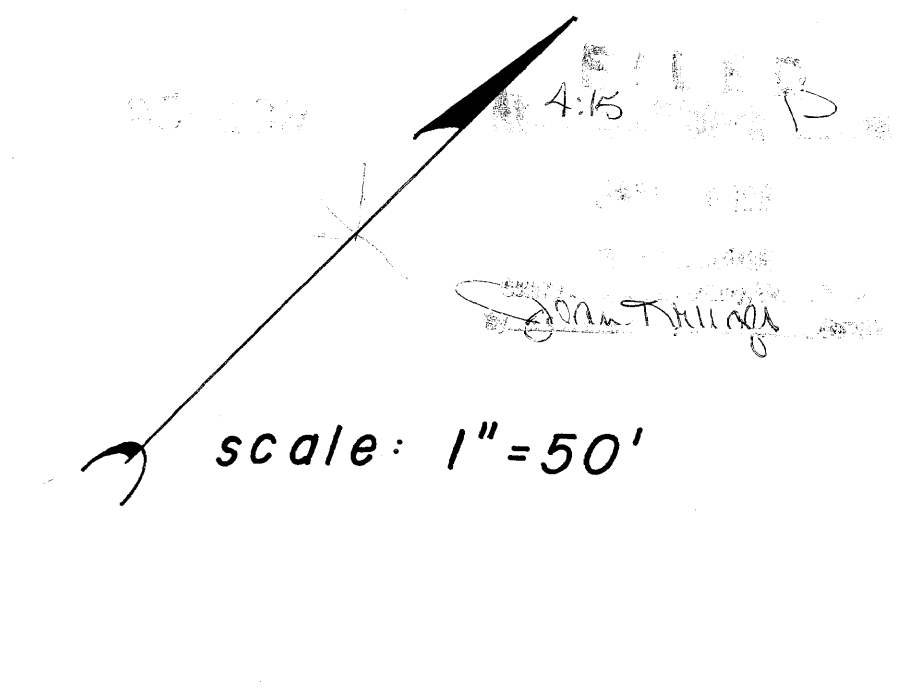
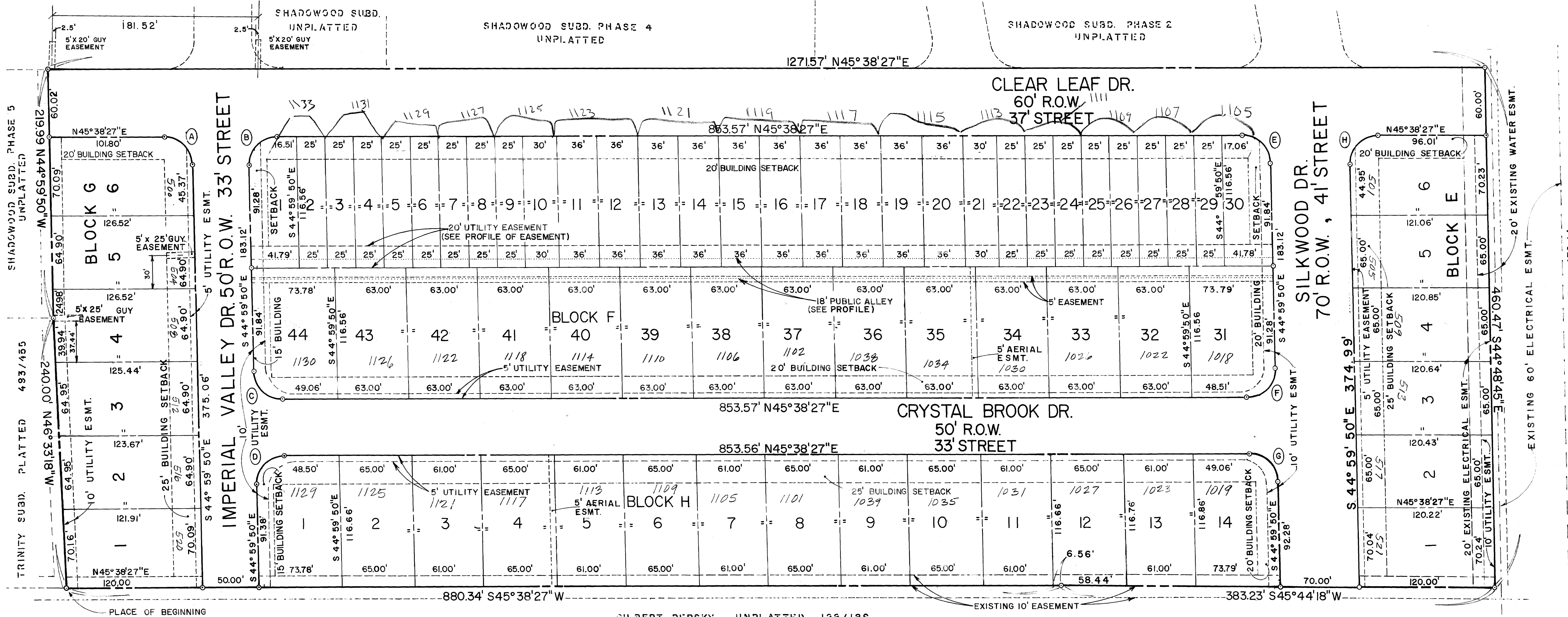
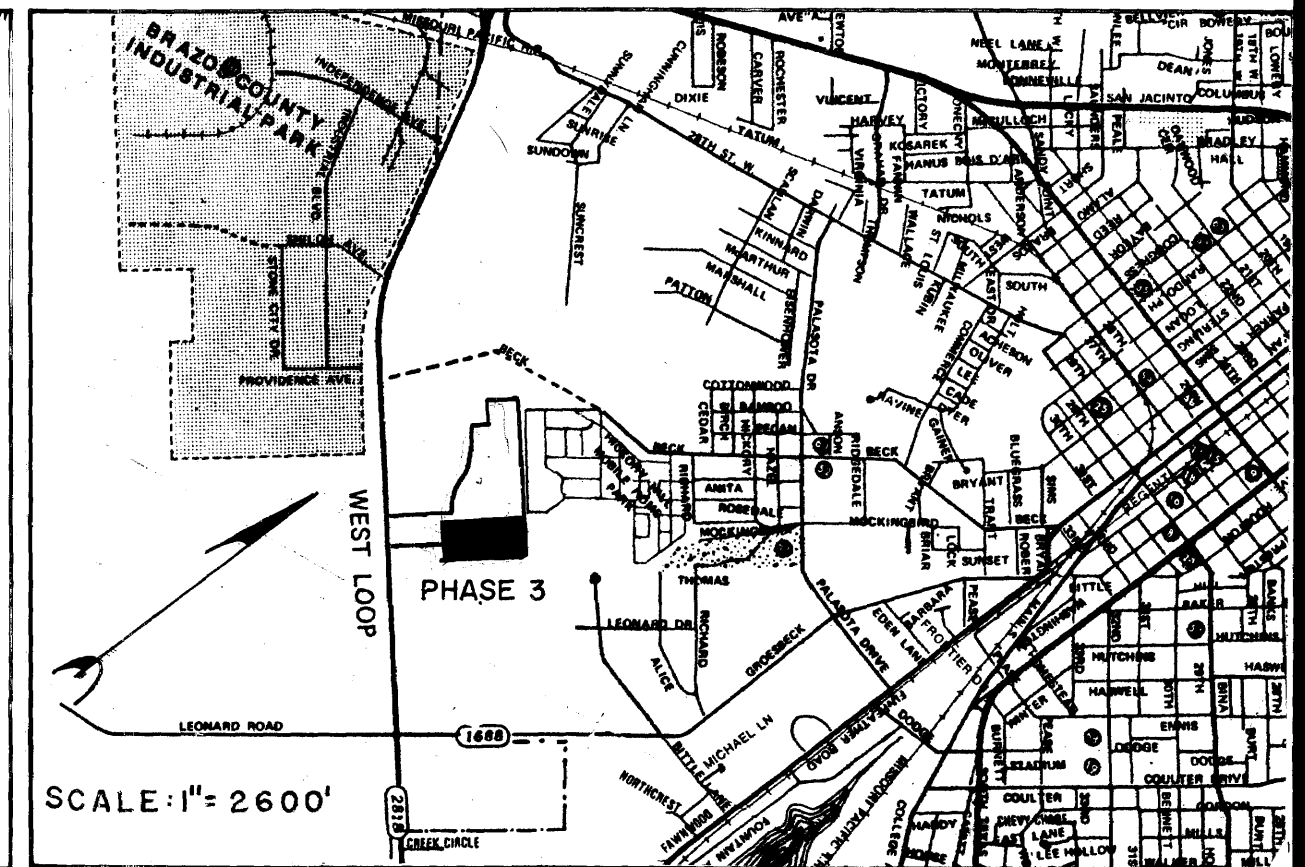
As a Deed Restriction of Shadowood Subdivision, Phase I, no drainage ways or structures which are designed to convey storm waters shall be in any way encroached upon or blocked so as to significantly impair the intended or anticipated movement of such storm water. Also, no significant modification or 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.

LAND USE

BLOCK	LOT	USE
E	1-6	4-Flexes
F	1-10	Townhouses
F	11-20	Patio Homes
F	21-30	Townhouses
F	31-44	Duplexes
G	1-6	Duplexes
H	Odd No.	Duplexes
H	Even No.	4-Flexes



SCALE: NONE  
PROFILE OF EASEMENT



**FINAL PLAT**

SHADOWOOD SUBDIVISION  
PHASE 3  
13.40 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 BY  
A. H. WINDER & ASSOCIATES  
ENGINEERS INCORP  
1735 BRIARCREST SUITE 211  
BRYAN, TEXAS 77801  
DECEMBER, 1982

on base wd c/lbs