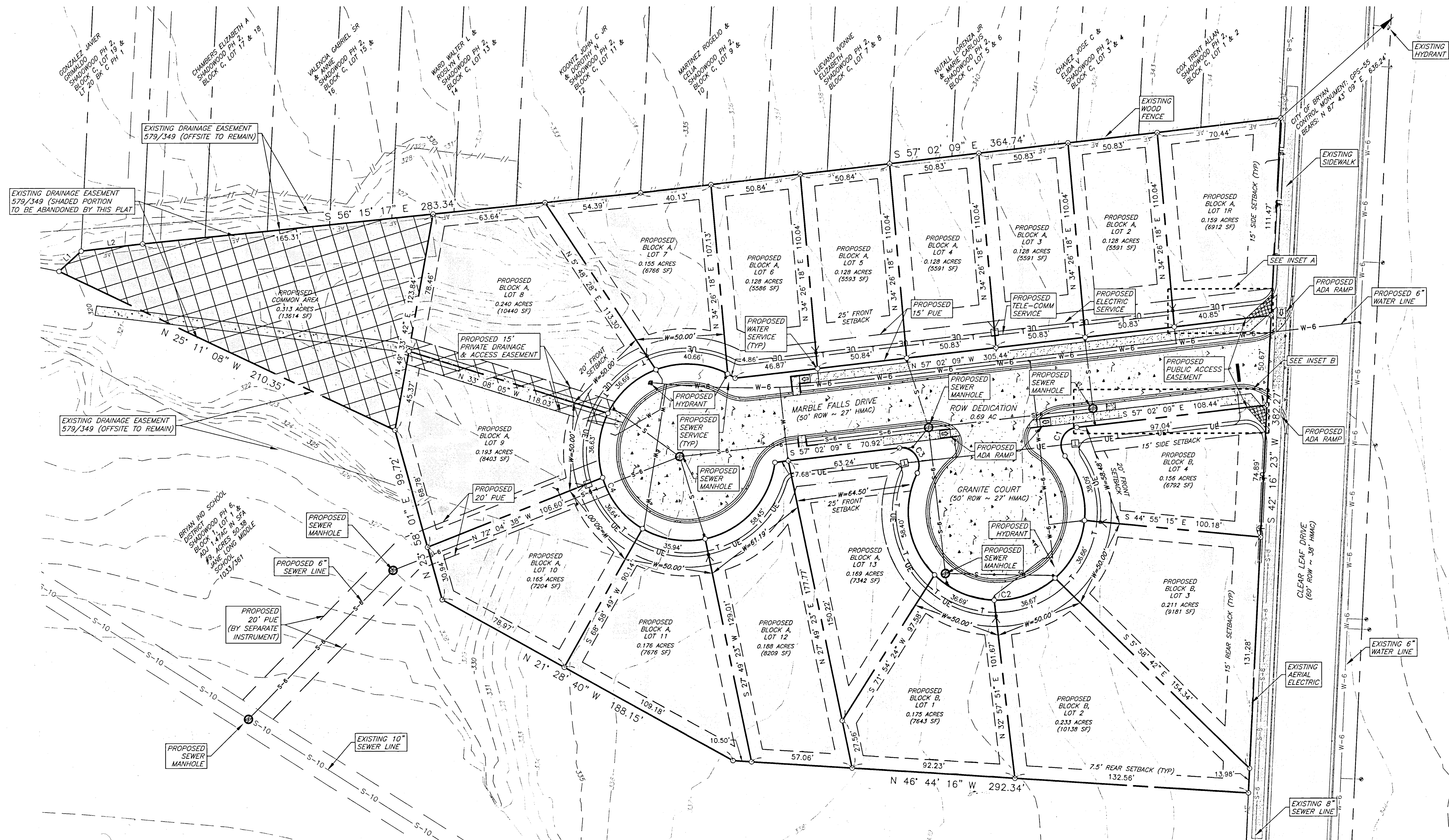
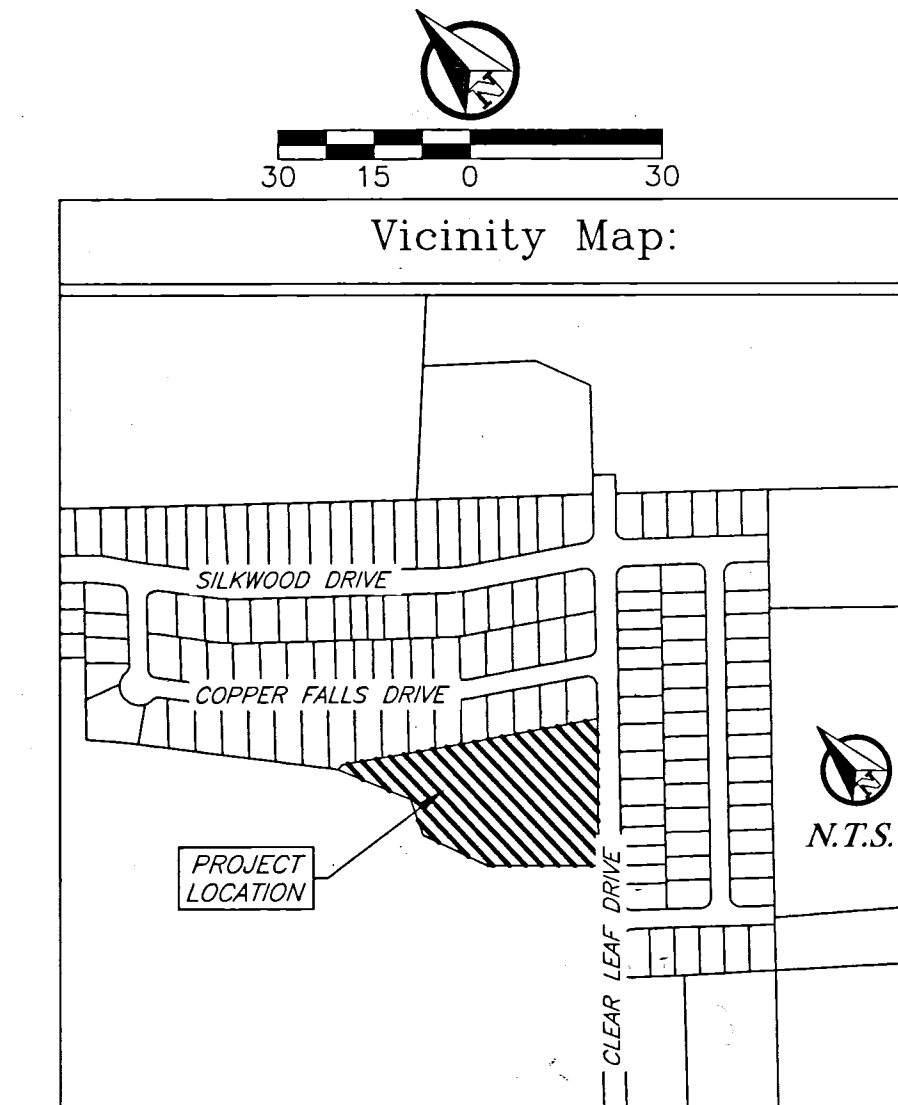


ORIGINAL PLAT



- General Notes:**
- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan control monument GPS-55 (N:1022282.56; E:3536416.43) and as established by GPS observation.
 - Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010652 (Calculated using GEOID12B).
 - This property is Zoned (RD-5), Residential District-5000.
 - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - This lot is not within the 100-YR floodplain according to the DFERM for Brazos County, Texas and Incorporated areas, Map No. 480410195E, effective July 7, 2014.
 - Building setback lines Per City of Bryan Ordinance.
 - The topography shown is from City of Bryan GIS data.
 - All utilities shown hereon are approximate locations.
 - Distances shown along curves are chord lengths.

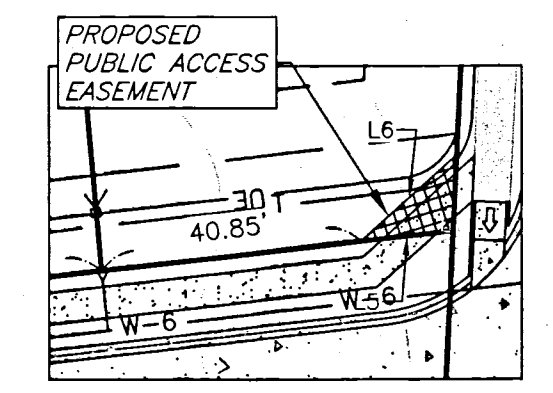


LINE TABLE

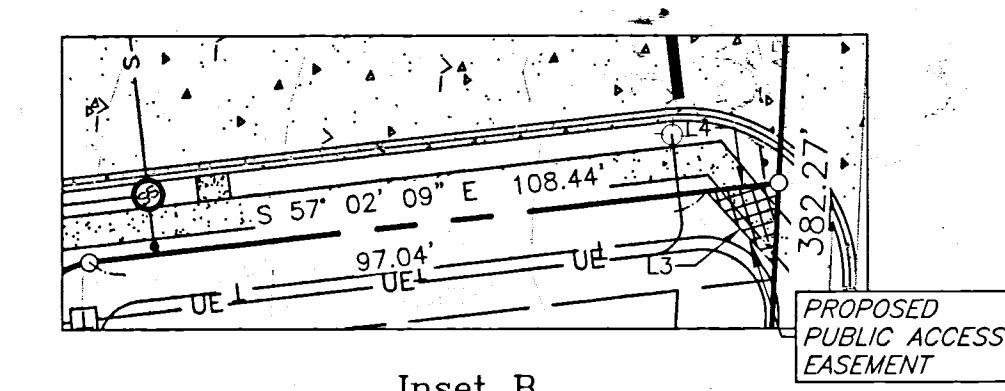
LINE #	LENGTH	DIRECTION
L1	16.93'	N 87° 14' 13" E
L2	35.01'	S 57° 06' 48" E
L3	15.91'	S 2° 45' 27" E
L4	11.40'	S 57° 02' 09" E
L5	14.39'	S 57° 02' 09" E
L6	20.10'	N 87° 14' 33" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.41'	10.00'	122° 39' 47"	S 61° 37' 59" W	17.55'	18.29'
C2	214.09'	50.00'	245° 19' 30"	S 57° 02' 09" E	84.19'	78.00'
C3	21.41'	10.00'	122° 39' 45"	N 4° 17' 43" E	17.55'	18.29'
C4	258.57'	50.00'	296° 18' 10"	S 14° 19' 30" W	52.77'	31.06'



Inset A
N.T.S.



Inset B
N.T.S.

FINAL PLAT

**Shadowood Phase 4
Block A, Lots 1R, 2-13, &
Block B, Lots 1-4**

Being a Replat of Shadowood Phase 4,
Block I, Lot 1 ~3.863 Acres
Bryan, Brazos County, Texas
February 2019
Page 1 of 2

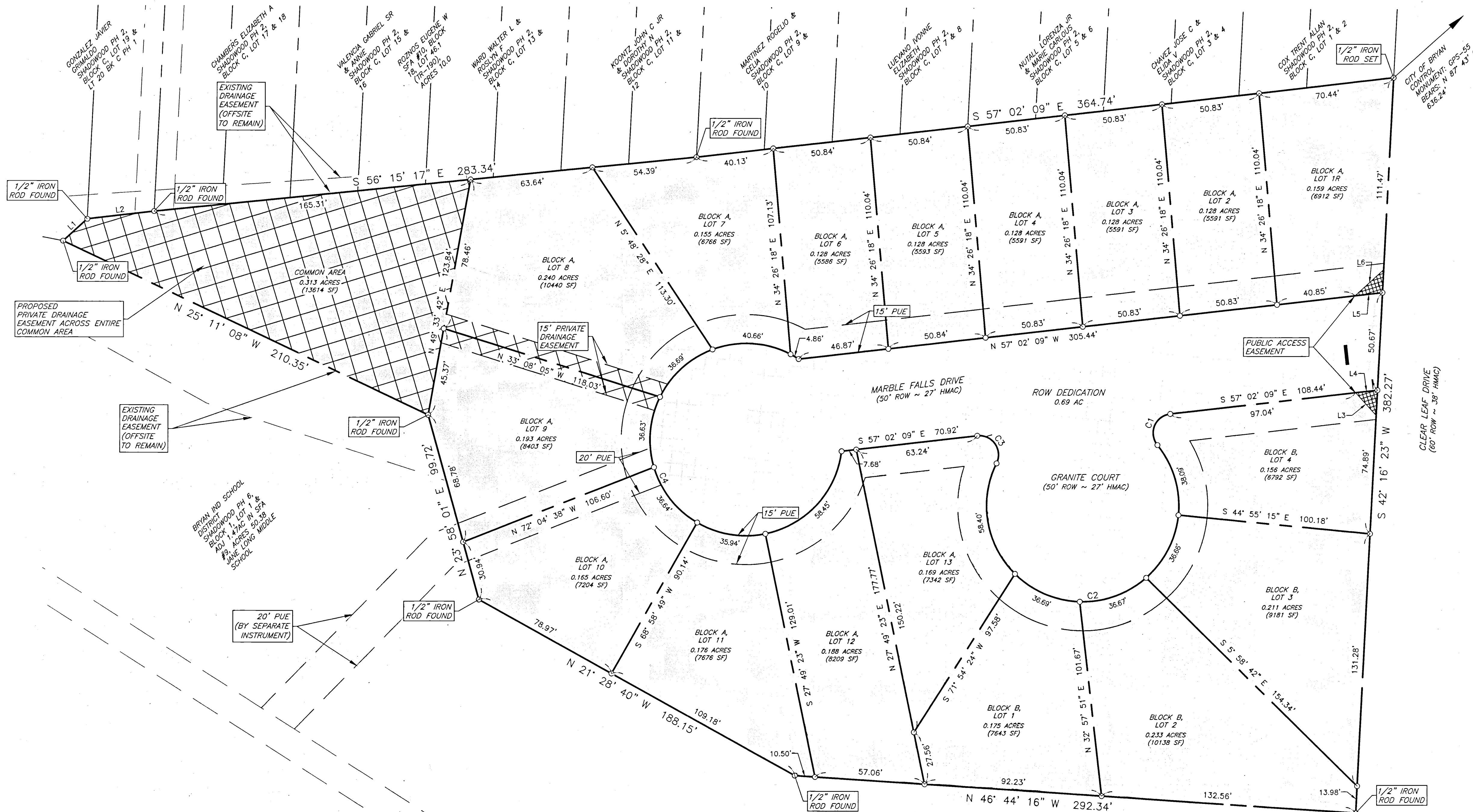
Owner:
Adam Development Properties LP
5106 Inverness Drive
Bryan, TX 77802

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4 Engineering 23/09/2019 Shadowood Ph. 4 - PFP.dwg 14E Project # 18-037

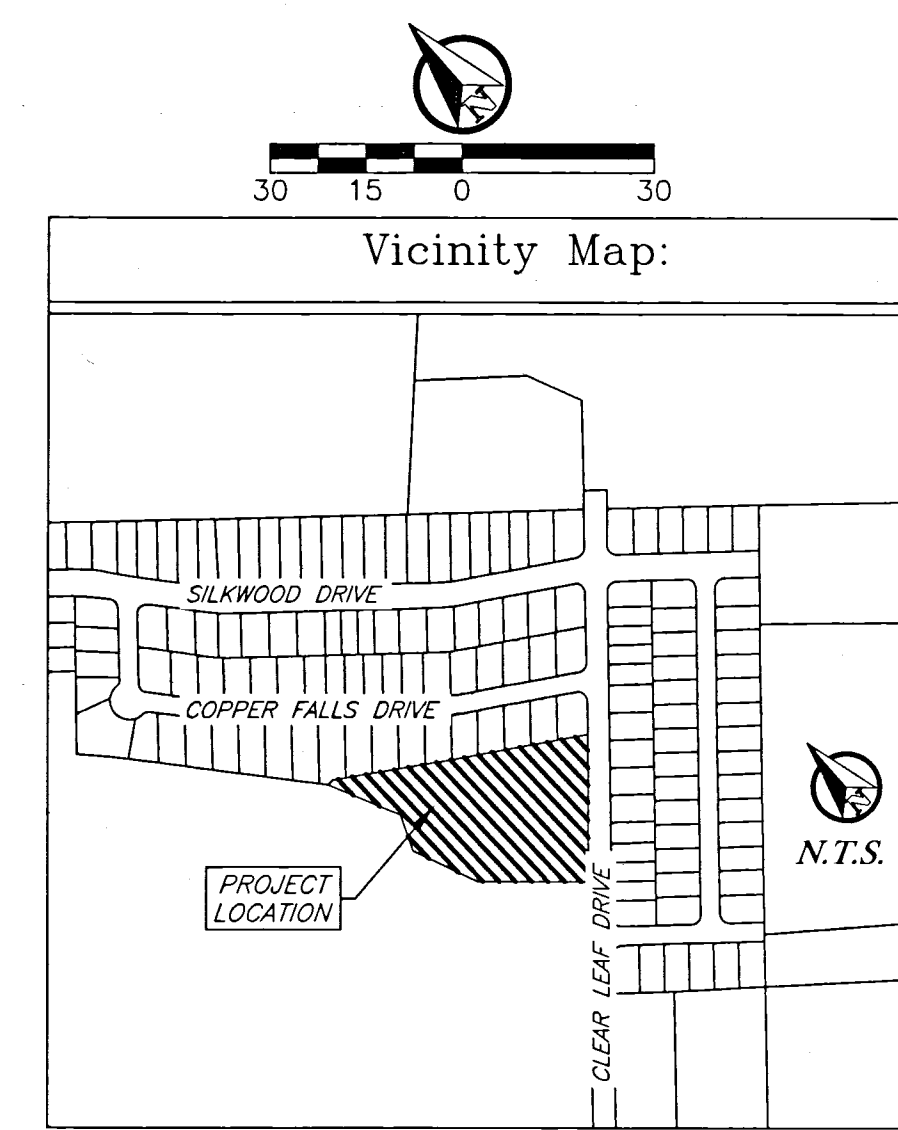
REPLAT



LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L1 through L6.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH, TANGENT. Rows C1 through C4.

- General Notes: 1. Coordinates and Bearing System shown hereon are NAD83... 2. Distances shown hereon are Grid Distances... 3. This property is Zoned (RD-5), Residential District-5000.



CERTIFICATE OF OWNERSHIP AND DEDICATION. Sharon Pittman, Manager, New Phase Home Builders... 30th day of September, 2019.

CERTIFICATION OF THE SURVEYOR. Brad Kerr, Registered Professional Land Surveyor No. 4502... R.P.L.S. No. 4502.

APPROVAL OF THE CITY ENGINEER. W. Paul Krueger, City Engineer, Bryan, Texas.

APPROVAL OF PLANNING AND ZONING COMMISSION. Chair, Planning and Zoning Commission, Bryan, Texas.

Filed for Record Official Public Records Of: Brazos County Clerk. Date: 12/13/2019 2:30:43 PM.

METES AND BOUNDS DESCRIPTION OF A 3.863 ACRE TRACT. METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS.

FINAL PLAT. Shadowood Phase 4 Block A, Lots 1R, 2-13, & Block B, Lots 1-4. Being a Replat of Shadowood Phase 4, Block 1, Lot 1 - 3.863 Acres. February 2019. Page 2 of 2.

Vertical text on the left margin: J4 Engineering, 25/09/2019, Shadowood Ph 4 - PFP.dwg, J4E Project # 18-097