

STATE OF TEXAS
COUNTY OF BRAZOS

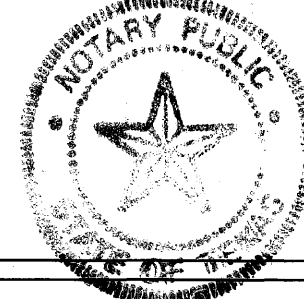
I, Jimmy Kiebler, Jr., President of Shadowood Development Corporation, the owner and developer of the land shown on this plat, being part of the tract of land conveyed to it in the Brazos County Deed Records in Volume 508, Page 742, and designated herein as Shadowood, Phase 4, and whose name is subscribed 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 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 7th day of FEB 1982.



Murray F. Roberts
Notary Public in and for Brazos County, Texas

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 31st day of JUNE, 1982.

Roger Jackson
CHAIRMAN

ATTEST:

SECRETARY

CERTIFICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

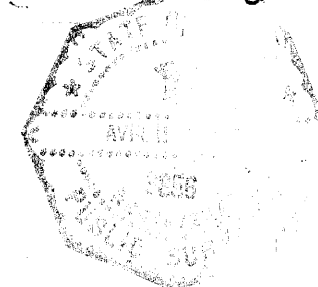
I, the undersigned, Director of Planning and Development of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

[Signature]
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.

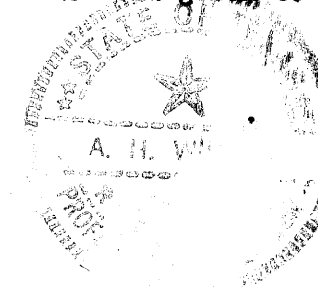


A. H. (Holland) Winder
A. H. (Holland) WINDER
Registered Public Surveyor

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 18 day of May, 1982.

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

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Frank Boriskie
Frank Boriskie, County Clerk
Brazos County, Texas

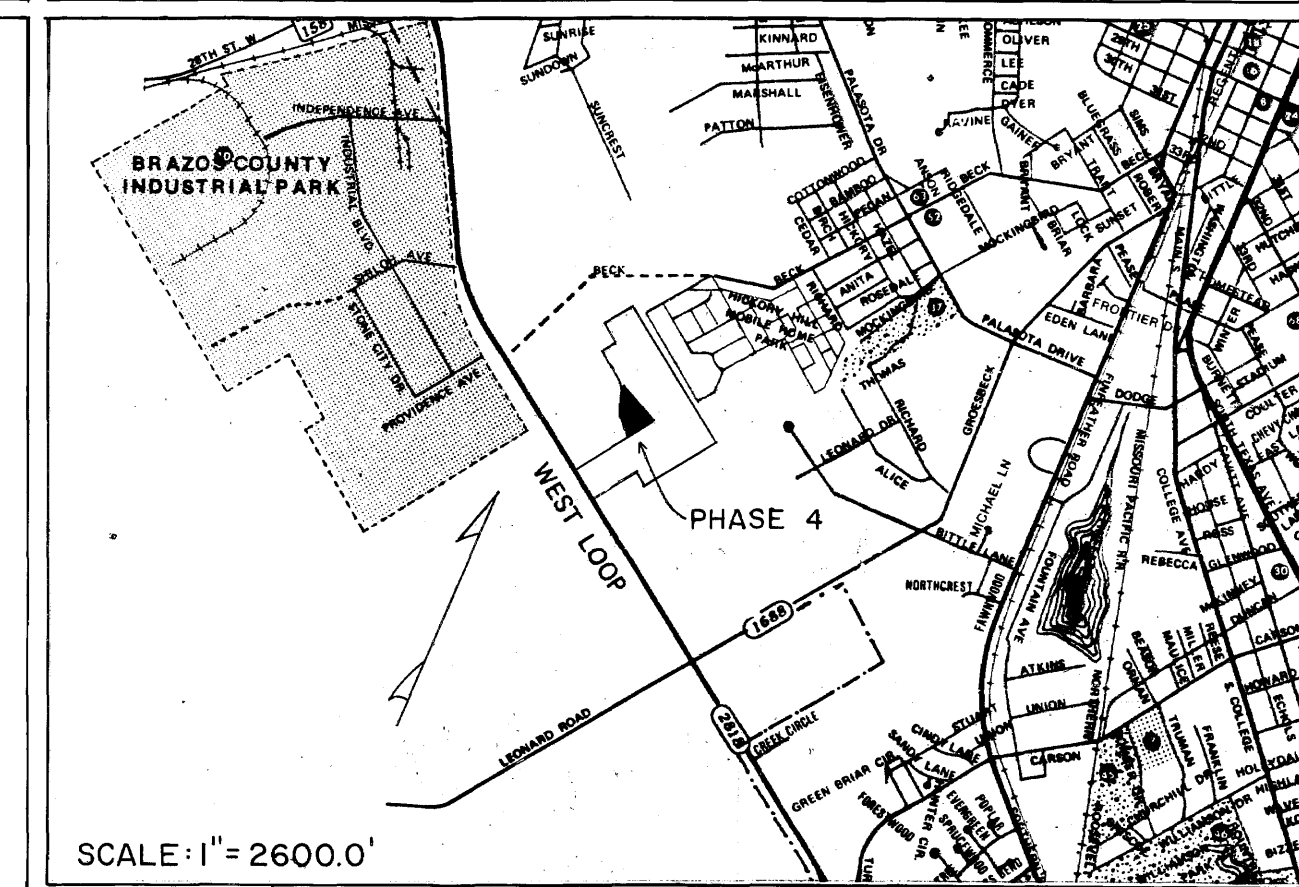
As a Deed Restriction of Shadowood Subdivision, Phase 4, no drainage ways or structures which are designed to convey storm waters shall be in any way encroached upon or blocked so as to significantly impair the intended or anticipated movement of such storm water. Also, no significant modification or 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.

SHADOWOOD DEVELOPMENT CORPORATION, PHASE IV, 3.86 Acre Tract
Stephen F. Austin League No. 9
Brazos County, Texas

Field notes of a 3.86 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 61.93 acre tract of land described in Brazos County Deed Records, Volume 179, Page 51 and being more particularly described as follows:

Starting at an iron rod marking the most southerly corner of Shadowood Phase 2 and being on the northerly line of Shadowood Phase 3, for the PLACE OF BEGINNING:

- THENCE S 45° 38' 27" W for a distance of 382.37 feet;
- N 45° 21' 59" W for a distance of 292.23 feet;
- N 18° 10' 19" W for a distance of 188.06 feet;
- N 27° 22' 07" E for a distance of 100.00 feet;
- N 21° 47' 46" W for a distance of 210.50 feet;
- N 89° 12' 21" E for a distance of 17.03 feet;
- S 52° 53' 22" E for a distance of 318.55 feet;
- S 53° 40' 05" E for a distance of 364.73 feet to the PLACE OF BEGINNING containing 3.86 acre tract of land more or less.



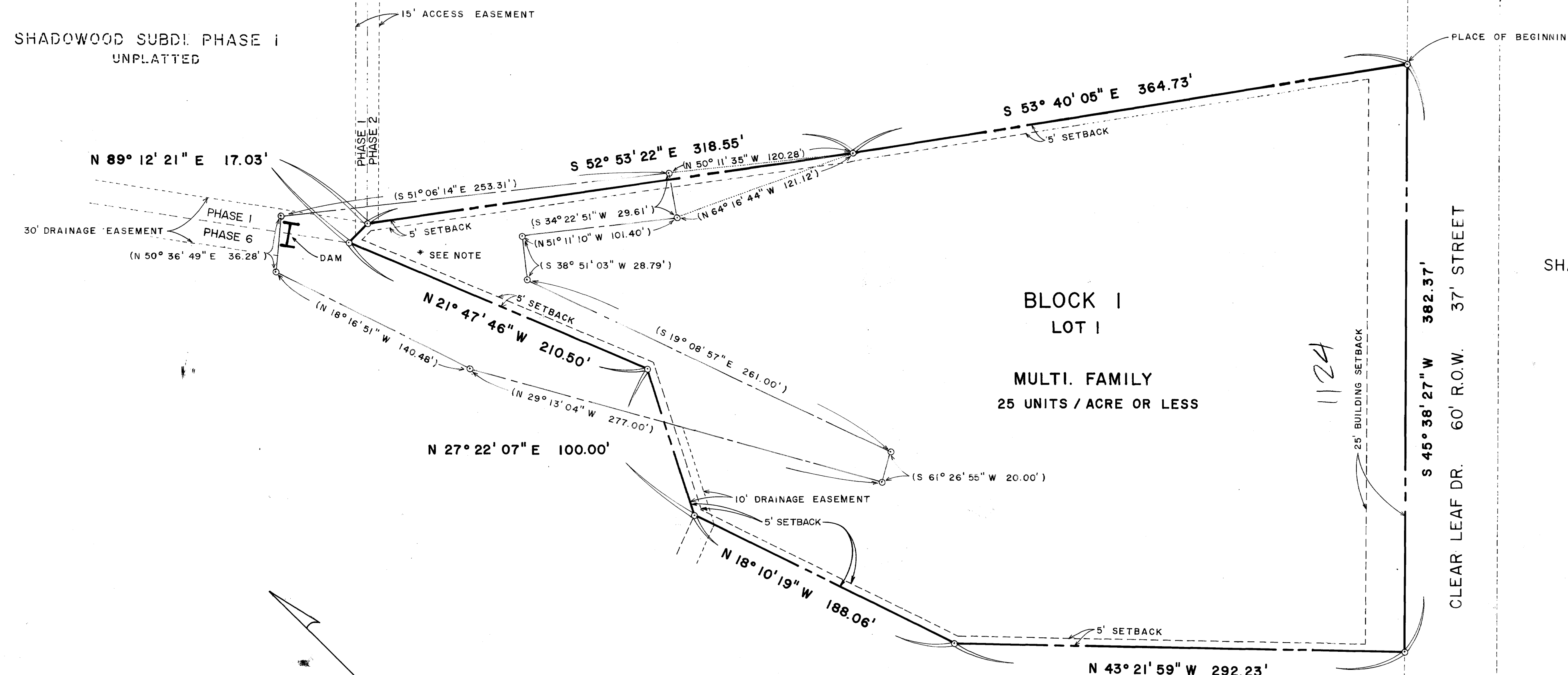
SHADOWOOD SUBDI. PHASE I
UNPLATTED

SHADOWOOD SUBDI. PHASE 2
UNPLATTED

SHADOWOOD SUBDI. PHASE 3
PLATTED

BLOCK I
LOT I
MULTI. FAMILY
25 UNITS / ACRE OR LESS

SHADOWOOD SUBDI. PHASE 6
UNPLATTED



SCALE : 1" = 50'

*NOTE: (DRAINAGE EASEMENT)

DIMENSIONS IN PARENTHESIS SIGNIFY THE METES AND BOUNDS DESCRIPTION OF DEDICATED CITY OF BRYAN DRAINAGE EASEMENT.

FINAL PLAT

SHADOWOOD SUBDIVISION
PHASE 4

3.86 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 9
BRAZOS COUNTY, TEXAS

BLOCK I, LOT I
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
JANUARY, 1983

260735
11-15

Sally Thompson