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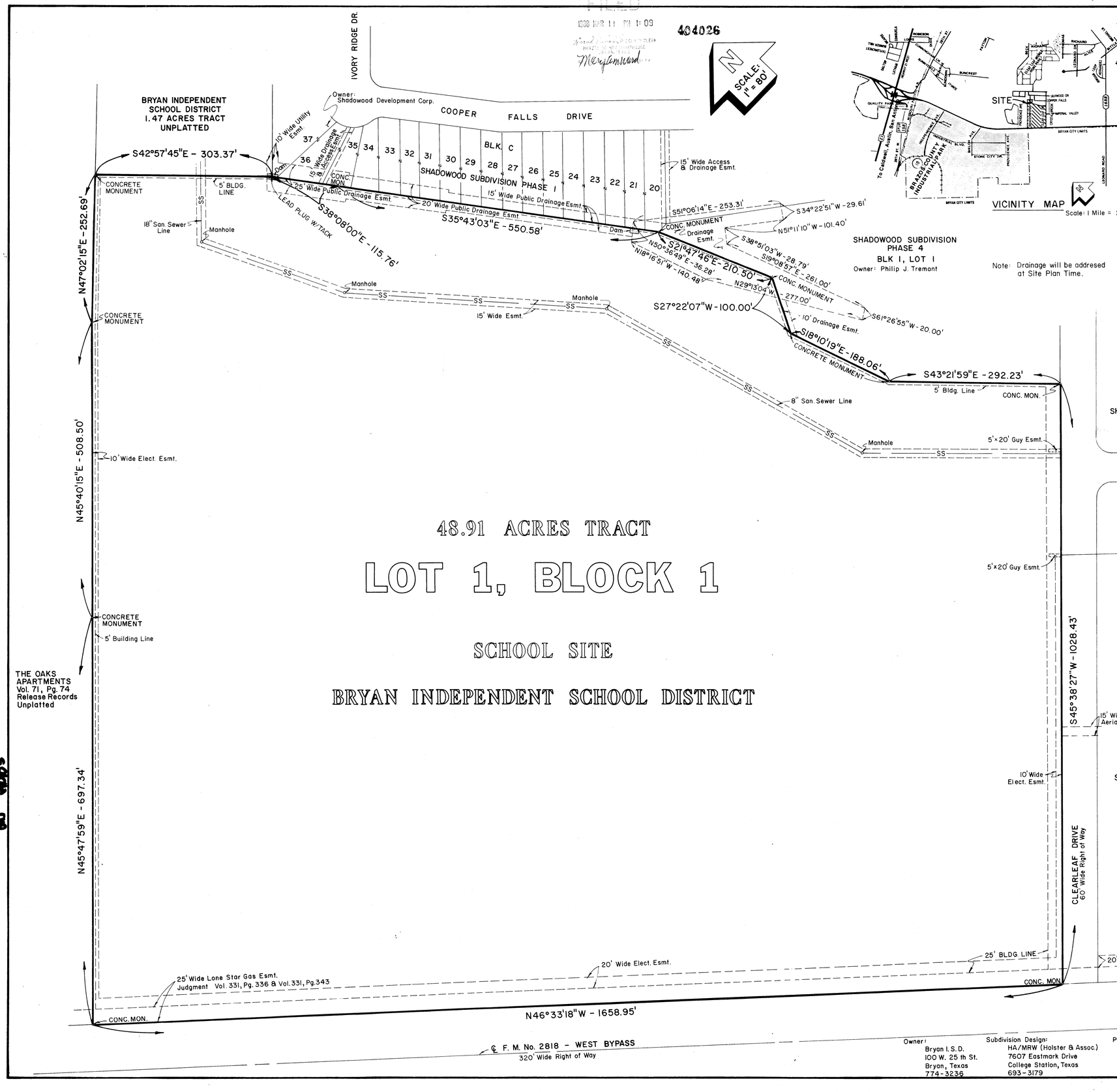

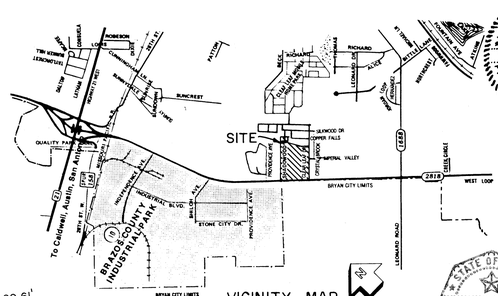

CERTIFICATION BY ENGINEER

I, EDSEL J. BURKHART, REGISTERED PROFESSIONAL ENGINEER NO. 7496, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

EDSEL J. BURKHART, R.P.E. NO. 7496

CERTIFICATION BY SURVEYOR

I, S.M. KLING, REGISTERED PUBLIC SURVEYOR NO. 2003 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.

S. M. KLING, R.P.S. NO. 2003

KLING ENGINEERING
4101 S. TEXAS AVENUE
BRYAN, TEXAS
846-6212

OWNER'S ACKNOWLEDGEMENT AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, HERBERT L. WADE, PRESIDENT OF THE BOARD OF TRUSTEES OF THE BRYAN INDEPENDENT SCHOOL DISTRICT, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO SAID SCHOOL DISTRICT IN THE OFFICAL RECORDS OF BRAZOS COUNTY IN VOLUME 989, PAGE 463, AND DESIGNATED HEREIN AS THE SHADOWOOD SUBDIVISION, PHASE 6 IN THE CITY OF BRYAN, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PRESIDENT

ATTEST: WENDY COSTAL SECRETARY

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERBERT L. WADE AND WENDY COSTA, PRESIDENT AND SECRETARY OF THE BOARD OF TRUSTEES OF THE BRYAN INDEPENDENT SCHOOL DISTRICT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF March, 1988.

NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

Field notes of a 48.91 acre tract, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being part of the 50.38 acre tract described in the deed from Regency Parkway, Inc. to Bryan Independent School District of the County of Brazos and State of Texas, as recorded in Volume 989, Page 463, of the Official Records of Brazos County, Texas, and said 48.91 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the concrete monument with 3/4" iron pipe set (replacing a 1/2" iron rod found) at the south corner of the beforementioned 50.38 acre tract, same being at the intersection of the northeast right-of-way line of farm-to-Market Road No. 2818, West By-pass, with the northwest right-of-way line of Clear Leaf Drive (60 foot right-of-way) as shown on the Final Plat of Shadowood Subdivision, Phase V, recorded in Volume 575, Page 283, of the Deed Records of Brazos County, Texas;

THENCE N 45° 33' 18" W along the northeast right-of-way line of the beforementioned Farm-to-Market Road No. 2818, West By-pass, at a distance of 191.23 feet, pass a concrete right-of-way marker; at a distance of 705.0 feet, a 1/2" iron rod found bears S 44° 26' 42" W 0.60 feet, a concrete right-of-way marker bears Southwest 0.15 feet, continue on for a total distance of 1658.95 feet to a concrete monument with 3/4" iron pipe set (replacing a 1/2" iron rod found) at the west corner of the beforementioned 50.38 acre tract, same being the east corner of a 53.23 acre tract recorded in Volume 422, Page 527, of the Deed Records of Brazos County, Texas;

THENCE along the northwest line of the beforementioned 50.38 acre tract as follows:

N 45° 47' 59" E for a distance of 697.34 feet to a concrete monument with 3/4" iron pipe set (replacing a 3/2" iron rod set) at an angle point corner,

N 45° 40' 15" E for a distance of 508.50 feet to a concrete monument with 3/4" iron pipe set (replacing a 1/2" iron rod set) at an angle point corner,

N 47° 02' 15" E for a distance of 252.69 feet to a concrete monument with 3/4" iron pipe set, from which the north corner of the 50.38 acre tract bears N 47° 02' 15" E 206.61 feet;

THENCE S 42° 57' 45" E across the beforementioned 50.38 acre tract, for a distance of 303.37 feet to a lead plug with tack in the concrete apron or floor of an existing gas structure at the interior ell corner of the 50.38 acre tract, same being the west corner of Lot 37, Block "C" of Shadowood Subdivision, Phase I, according to the plat recorded in Volume 575, Page 279, of the Deed Records of Brazos County, Texas;

THENCE along the common line between the beforementioned Shadowood Subdivision Phase I, and the beforementioned 50.38 acre tract as follows:

S 38° 08' 00" E for a distance of 115.76 feet to a concrete monument with 3/4" iron pipe set (replacing a 1/2" iron rod found) at an angle point corner,

S 35° 43' 03" E at a distance of 538.3 feet, pass the easterly wall of an existing concrete dam structure, continue on for a total distance of 550.58 feet to a concrete monument with 3/4" iron pipe set (replacing a 1/2" iron rod set) at the common corner between Shadowood Subdivision Phase I and Shadowood Subdivision Phase IV, according to the plat recorded in Volume 579, Page 343, of the Deed Records of Brazos County, Texas;

THENCE along the common line between the beforementioned Shadowood Subdivision Phase IV, and the beforementioned 50.38 acre tract as follows:

S 21° 47' 46" E for a distance of 210.50 feet to a concrete monument with 3/4" iron pipe set (replacing a 1/2" iron rod set) at an angle point corner, from which a 1/2" iron rod found bears S 89° 00' 10" W, 1.19 feet,

S 27° 22' 07" W for a distance of 100.00 feet to a concrete monument with 3/4" iron pipe set (replacing a 1/2" iron rod set) at an angle point corner,

S 18° 10' 19" E for a distance of 188.06 feet to a concrete monument with 3/4" iron pipe set (replacing 1/2" iron rod set) at angle point corner,

S 43° 21' 59" E for a distance of 292.23 feet to a concrete monument with 3/4" iron pipe set (replacing a 1/2" iron rod set) at the south corner of the said Shadowood Subdivision Phase IV, same being the most southerly east corner of said 50.38 acre tract, and being on the northwest right-of-way line of the beforementioned Clear Leaf Drive, from which a 1/2" iron rod found bears S 84° 52' 05" W, 0.72 feet, and a 3/8" iron rod found at the point of curvature in said Clear Leaf Drive of Lot 1, Block "A", of said Shadowood Subdivision Phase II, bears, N 45° 38' 27" E 874.81 feet (plat call = 874.40 feet);

THENCE S 45° 38' 27" W along the northwest right-of-way line of the beforementioned Clear Leaf Drive, for a distance of 1028.43 feet to the PLACE OF BEGINNING, containing 48.91 acres of land, more or less.

CERTIFICATION BY THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS.

CITY PLANNER, CITY OF BRYAN, TEXAS

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Frank Borchek 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 11 DAY OF March, 1988, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 833, PAGE 831.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, Ed Wagoner CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 9 DAY OF FEBRUARY 1988 AND SAME WAS DULY APPROVED ON THE 3 DAY OF MARCH 1988 BY SAID COMMISSION.

CHAIRMAN, CITY PLANNING COMMISSION, 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.

CITY ENGINEER, BRYAN, TEXAS

FINAL PLAT

SHADOWOOD SUBDIVISION
PHASE 6
S. F. Austin Survey No. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

BUCHANAN/SOIL MECHANICS, INC.
CONSULTING ENGINEERS
BRYAN, TEXAS

Owner:	Subdivision Design:	Prepared By:
Bryan I.S.D. 100 W. 25 th St. Bryan, Texas 774-3236	HA/MRW (Holster & Assoc.) 7607 Eastmark Drive College Station, Texas 693-3179	Buchanan/Soil Mechanics, Inc. 206 N. Sims Bryan, Texas 822-3767

FEBRUARY, 1988

DRAWING NO. A-888

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