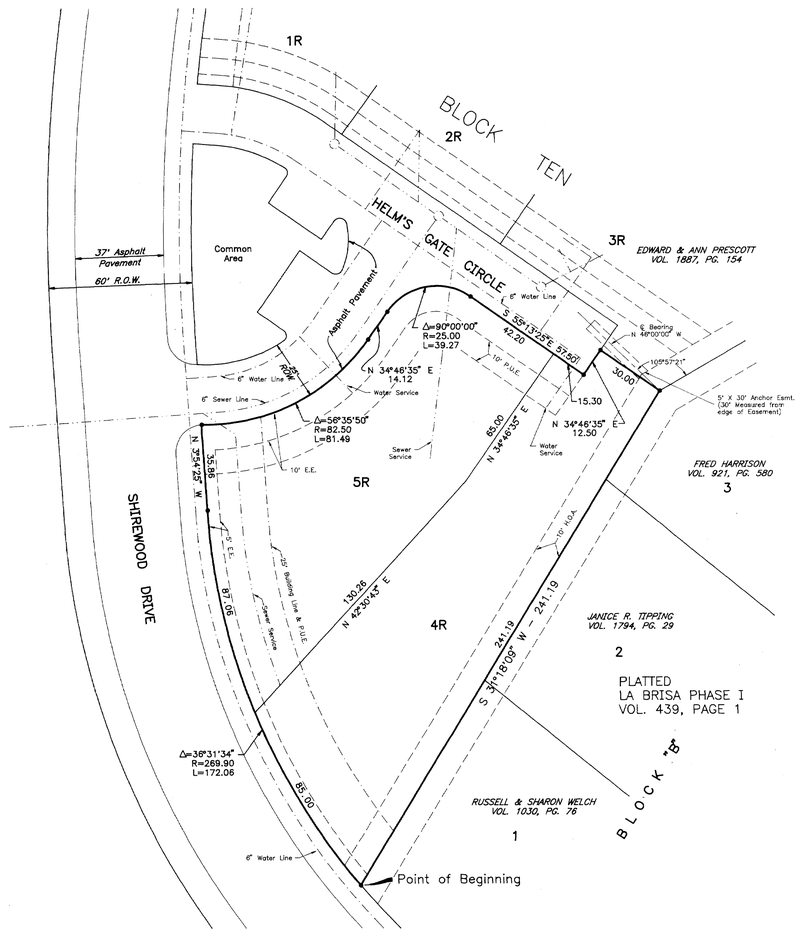
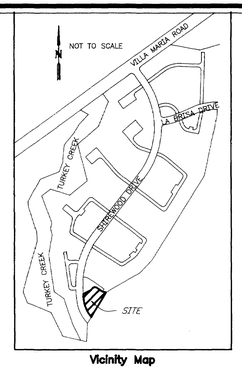


ORIGINAL RESUBDIVISION PLAT

(Volume 1514, Page 81)



Vicinity Map

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner 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.

City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, ART KING, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 16TH day of MARCH, 1994 and same was duly approved on the 7TH day of APRIL, 1994.

Chairman, Bryan Planning and Zoning Commission

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, 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 13 day of April, 1994, in the Official Records of Brazos County, Texas in Volume 2118, Page 231.

Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, 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.

Michael R. McClure 3/25/94
Michael R. McClure, R.P.L.S. No. 2859

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

MYRAD REAL ESTATE, INC., owner and developer of the land shown on this plat, being part of the tract of land as conveyed to It in the Official Records of Brazos County in Volume 1514, Page 45, and designated herein as Lot 4A and Lot 5A, Block Ten of the Amending Plat of SHIREWOOD ADDITION, in the City of Bryan, Texas, 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.

Daniel D. Bensimon, President
MYRAD REAL ESTATE, INC.

NONE
Lienholder

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Daniel D. Bensimon, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 25th day of March, 1994.

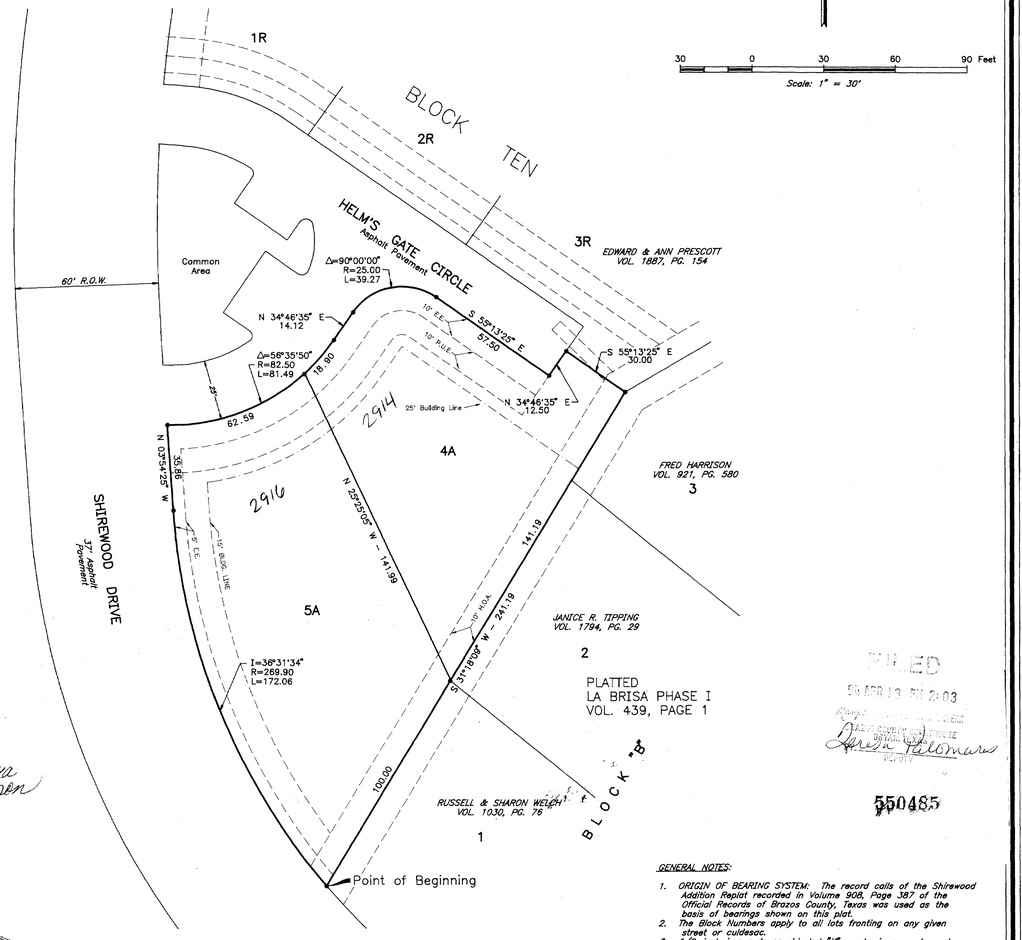
MILDRED L. McCLURE
MY COMMISSION EXPIRES
May 29, 1996

Mildred L. McClure
Notary Public, Brazos County, Texas

FIELD NOTES
0.5857 Acres

Being all that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being all of Lots 4A and 5R, Block Ten of the Amending Plat of Shirewood Addition as recorded in Volume 1514, Page 81 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod found marking the most southerly corner of Lot 4R, Block Ten of the beforementioned Replat of Shirewood Addition, said corner also being in the northeast right-of-way line of Shirewood Drive (based on a 60' width) and being the most westerly corner of Lot 1, Block "B" of LaBrisa Phase I as recorded in Volume 439, Page 1 of the Deed Records of Brazos County, Texas;
THENCE: 172.06 feet along the arc of a curve to the right in said Shirewood Drive right-of-way line and having a central angle of 38°31'34", a radius of 269.90 feet, a tangent of 89.07 feet and a long chord bearing N 22°10'12" W at a distance of 169.16 feet to a 1/2" iron rod found marking the point of tangency;
THENCE: N 3°54'25" W continuing along said right-of-way a distance of 35.86 feet to a 1/2" iron rod found marking the northwest corner of the aforesaid Lot 5R, Block Ten, said corner also lying in the southeast right-of-way line of Helm's Gate Circle (based on a 25' width);
THENCE: 81.49 feet along the arc of a curve to the left in said Helm's Gate Circle right-of-way line and having a central angle of 56°35'50", a radius of 82.50 feet, a tangent of 44.42 feet and a long chord bearing N 63°04'30" E at a distance of 78.22 feet to a 1/2" iron rod found marking the point of tangency;
THENCE: N 34°46'35" E continuing along said right-of-way a distance of 14.12 feet to a 1/2" iron rod found marking a point of curvature;
THENCE: 39.27 feet along the arc of a curve to the right in said Helm's Gate Circle right-of-way line and having central angle of 90°00'00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 79°46'35" E at a distance of 35.36 feet to a 1/2" iron rod found marking the point of tangency;
THENCE: S 55°13'25" E continuing along said right-of-way a distance of 57.50 feet to a 1/2" iron rod found marking an angle point in said right-of-way;
THENCE: N 34°46'35" E continuing along said right-of-way for a distance of 12.50 feet to a 1/2" iron rod found marking an angle point in the aforesaid Lot 4R, Block Ten;
THENCE: S 55°13'25" E a distance of 30.00 feet to a 1/2" iron rod found marking the most easterly corner of the said Lot 4R, Block Ten, said corner also being an angle point in Lot 3, Block "B" of the aforesaid LaBrisa Phase I subdivision;
THENCE: S 31°18'09" W along the common line between Lots 1,2 & 3, Block "B" of said LaBrisa Phase I and said Lot 4R, Block Ten for a distance of 241.19 feet to the POINT OF BEGINNING and containing 0.5857 acres of land more or less.



AMENDED PLAT

FILED
94 APR 13 PM 2:03
BRAZOS COUNTY, TEXAS
550485

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The record calls of the Shirewood Addition Replat recorded in Volume 908, Page 387 of the Official Records of Brazos County, Texas was used as the basis of bearings shown on this plat.
2. The Block Numbers apply to all lots fronting on any given street or culdesac.
3. 1/2-inch iron rods or chiseled "X" marks in concrete curb are found as markers at all lot corners.
4. Unless otherwise noted, all dimensions indicated along curves are arc lengths.
5. No on-street parking will be allowed on Public Streets.
6. No curb cuts will be allowed on Shirewood Drive.
7. This Amending Plat does not increase the number of lots in the previously recorded replat or attempt to remove recorded covenants or restrictions. The lots included in this Amending Plat will be subject to all restrictions and covenants recorded in Volume 838, Page 513, Volume 908, Page 397, Volume 1514, Page 54 and Volume 1595, Page 260 of the Official Records of Brazos County, Texas.
8. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 480410C0143 C effective July 2, 1992, this property is not located in a 100-year flood hazard area.
9. According to the City of Bryan Zoning Ordinances No. 756, the minimum sideyard and rear building setback lines shall 5'.
10. LEGEND
    - H.O.A. Home Owners Association Easement
    - P.U.E. Public Utility Easement
    - E.E. Electrical Easement
    - ● 1/2" Iron Rod Found
    - ○ 1/2" Iron Rod Set

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer
City of Bryan, Texas

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure 3/25/94
Michael R. McClure, P.E. No. 32740

AMENDING PLAT

SHIREWOOD ADDITION

0.5857 ACRES

Lots 4A & 5A, Block Ten
Zeno Phillips League, A-45
BRYAN, BRAZOS COUNTY, TEXAS
March, 1994
Scale: 1" = 30'

Owner:
Myrad Real Estate, Inc.
707 Canterbury Drive
College Station, Texas, 77845
(409) 693-4795

Surveyor:
McClure Engineering, Inc.
1722 Broadmoor, Suite 210
Bryan, Texas 77802
(409) 776-6700

52.8621