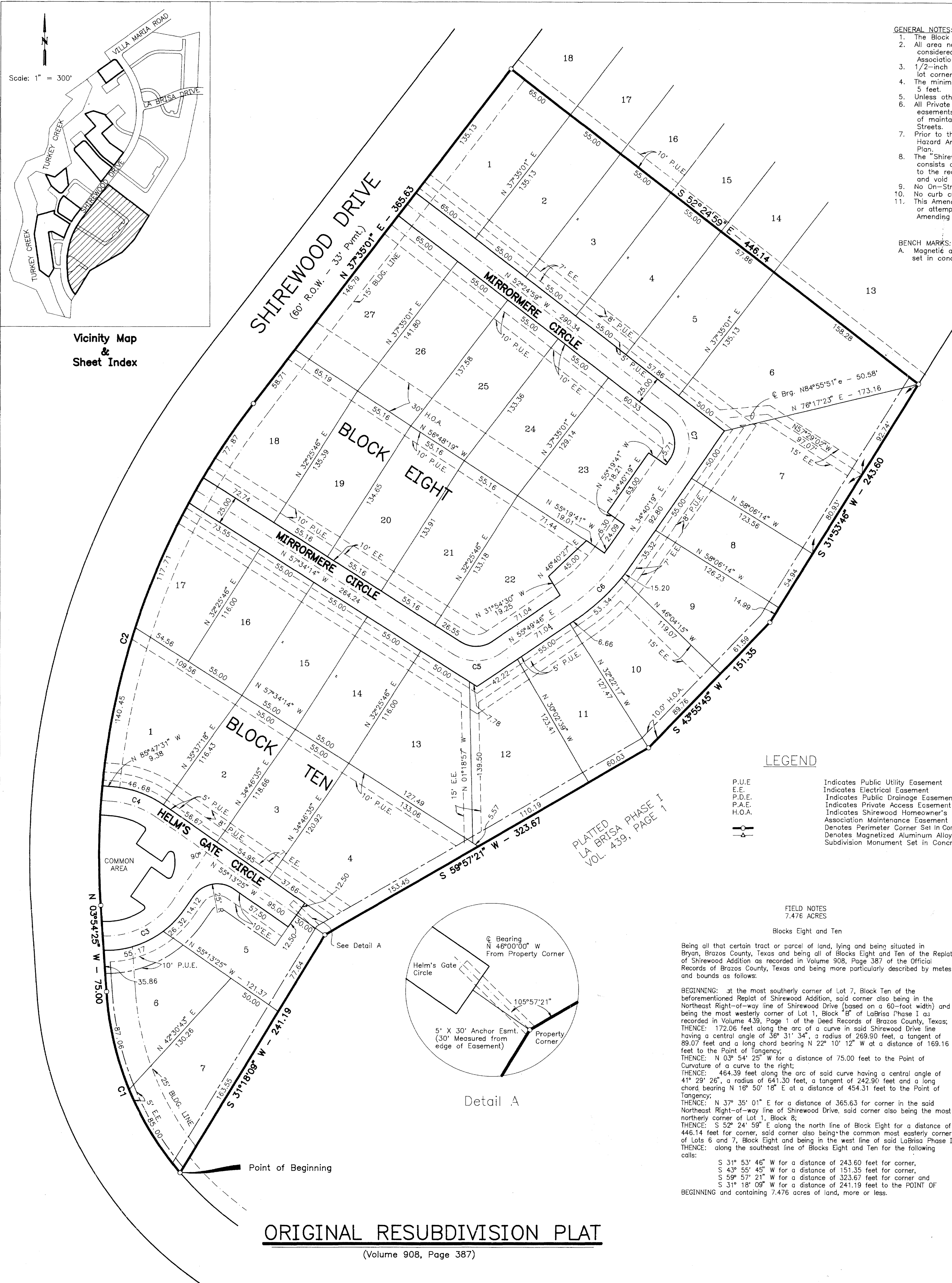


Vicinity Map & Sheet Index

on business rd 6/16/95

- GENERAL NOTES:**
- The Block Numbers apply to all lots fronting on any given private street.
  - All area not included within a numbered lot or public Right-of-way shall be considered "common area", and shall be maintained by the "Shirewood Homeowner's Association".
  - 1/2-inch iron rods or chiseled "X" marks in concrete curb are found as markers at all lot corners.
  - The minimum side and rear setbacks on all standard single family residential lots is 5 feet.
  - Unless otherwise noted, all dimensions indicated along curves are arc lengths.
  - All Private Streets shall have public access and may be used for public utility easements. Currently, the "Shirewood Homeowner's Association" has the responsibility of maintaining the paved area plus an additional 5' either side of all Private Streets.
  - Prior to the issuance of any Building Permit for lots lying within the 100-Year Flood Hazard Area, a Development Permit Application must be submitted along with the Site Plan.
  - The "Shirewood Homeowner's Association" maintenance easement shown on Lot 8, Block 3 consists of the area bounded by Villa Maria Road and Shirewood Drive, and extends 5' to the rear of the existing masonry subdivision sign. This easement shall become null and void upon removal of this sign by the Homeowner's Association.
  - No On-Street Parking will be allowed on Public or Private Streets.
  - No curb cuts will be allowed on Public Streets with the exception of Lot 4R of Block 10.
  - This Amending Plat does not increase the number of lots in the previously recorded plat or attempt to remove recorded covenants or restrictions. The lots included in this Amending Plat will be subject to additional restrictions and covenants.

**BENCH MARKS:**  
 A. Magnetite aluminum alloy subdivision monument set in concrete Elev. = 281.61 (U.S.G.S. datum)



**ORIGINAL RESUBDIVISION PLAT**  
 (Volume 908, Page 387)



**AMENDED PLAT**

**LEGEND**

P.U.E.	Indicates Public Utility Easement
E.E.	Indicates Electrical Easement
P.D.E.	Indicates Public Drainage Easement
P.A.E.	Indicates Private Access Easement
H.O.A.	Indicates Shirewood Homeowner's Association Maintenance Easement
—	Denotes Perimeter Corner Set in Concrete
—	Denotes Magnetized Aluminum Alloy Subdivision Monument Set in Concrete

**FIELD NOTES**  
 7.476 ACRES  
 Blocks Eight and Ten

Being all that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being all of Blocks Eight and Ten of the Replat of Shirewood Addition as recorded in Volume 908, Page 387 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING:** at the most southerly corner of Lot 7, Block Ten of the aforementioned Replat of Shirewood Addition, said corner also being in the Northeast Right-of-way line of Shirewood Drive (based on a 60-foot width) and being the most westerly corner of Lot 1, Block 10 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 in said Shirewood Drive line having a central angle of 36° 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 the Point of Tangency;  
**THENCE:** N 03° 54' 25" W for a distance of 75.00 feet to the Point of Curvature of a curve to the right;  
**THENCE:** 464.39 feet along the arc of said curve having a central angle of 41° 29' 26", a radius of 641.30 feet, a tangent of 242.90 feet and a long chord bearing N 16° 50' 18" E at a distance of 454.31 feet to the Point of Tangency;  
**THENCE:** N 37° 35' 01" E for a distance of 365.63 feet for corner in the said Northeast Right-of-way line of Shirewood Drive, said corner also being the most northerly corner of Lot 1, Block 8;  
**THENCE:** S 52° 24' 52" E along the north line of Block Eight for a distance of 446.14 feet for corner, said corner also being the common most easterly corner of Lots 6 and 7, Block Eight and being in the west line of said LaBrisa Phase I;  
**THENCE:** along the southeast line of Blocks Eight and Ten for the following calls:  
 S 31° 53' 45" W for a distance of 243.60 feet for corner,  
 S 43° 55' 45" W for a distance of 151.35 feet for corner,  
 S 59° 57' 21" W for a distance of 323.67 feet for corner and  
 S 31° 18' 09" W for a distance of 241.19 feet to the POINT OF BEGINNING and containing 7.476 acres of land, more or less.

**CURVE DATA**

CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	36°31'34"	269.90	172.06	89.07	N 22°10'12" W 169.16
C2	41°29'26"	641.30	464.39	242.90	N 16°50'18" E 454.31
C3	56°35'50"	70.00	69.15	37.69	S 63°04'30" W 66.37
C4	30°34'06"	75.00	40.01	20.50	S 70°30'28" E 39.54
C5	66°36'00"	37.50	43.59	24.63	N 89°07'46" E 41.18
C6	21°09'27"	173.11	63.92	32.33	N 45°15'03" E 63.56
C7	87°05'23"	37.50	57.00	35.64	N 08°52'18" W 51.67

SHEET 1 OF 3

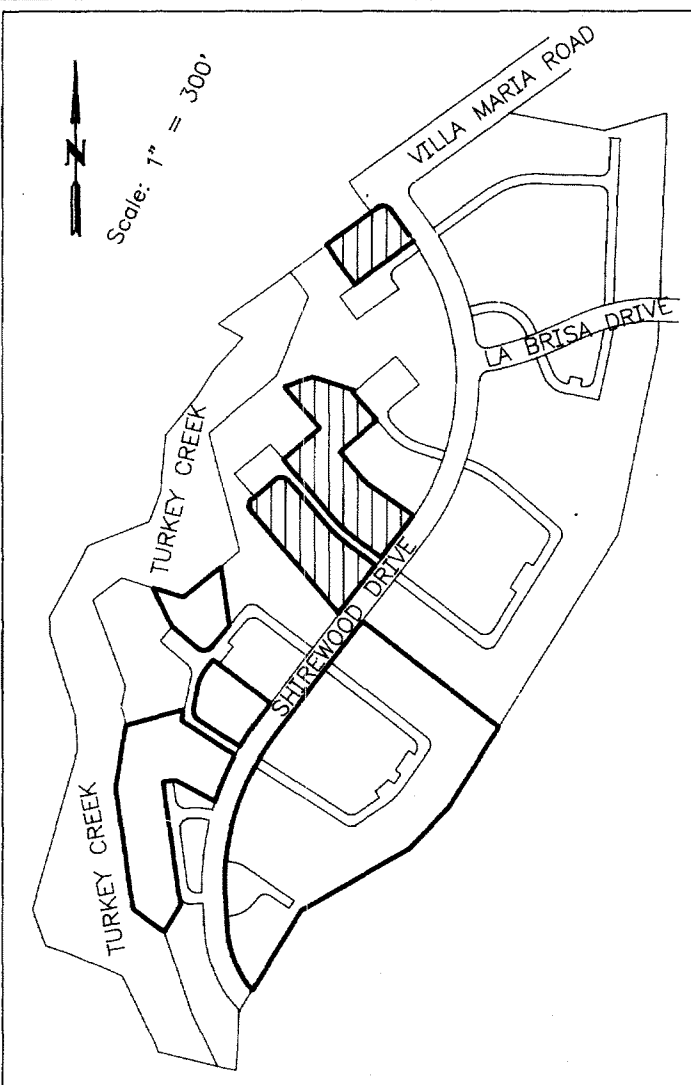
**AMENDING PLAT**

**SHIREWOOD ADDITION**  
 7.476 ACRES  
 Lots 1 thru 27, Block Eight  
 Lots 1 thru 7, Block Ten

ZENO PHILLIPS LEAGUE, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS  
 APRIL 1992  
 SCALE: 1" = 50'

Developer: Myrod Real Estate, Inc.  
 737 Canterbury Drive  
 College Station, Texas 77845  
 Telephone: (409) 693-4795

Surveyor: McCURE ENGINEERING, INC.  
 1722 BROADMOOR DRIVE SUITE 210  
 BRYAN, TEXAS 77802



Vicinity Map & Sheet Index

100 Yr. Flood Hazard Area  
TURKEY CREEK

Point of Beginning

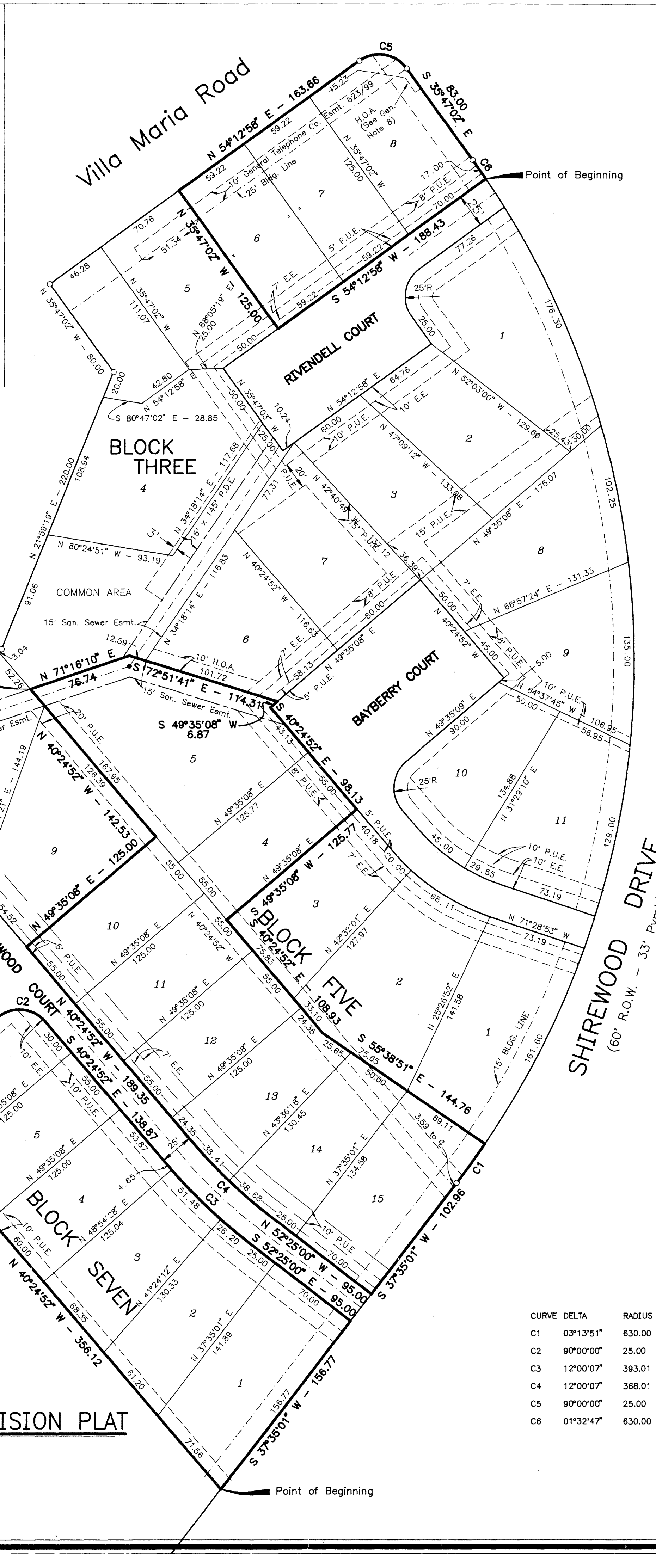
Point of Beginning

Point of Beginning

Point of Beginning

Point of Beginning

Point of Beginning



FIELD NOTES  
3.166 ACRES

Being all that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being a portion of Blocks Three, Five and Seven of the Replat of Shirewood Addition as recorded in Volume 908, Page 307 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

**Lots 6R & 7R, Block Three**  
 BEGINNING: at the most easterly corner of Lot 8, Block Three of the above mentioned Replat of Shirewood Addition, said corner also being in the West Right-of-way line of Shirewood Drive (based on a 60-foot width);  
 THENCE: S 54° 12' 58" W for a distance of 188.43 feet for corner in the common most southerly corner of Lots 5 and 6, Block 3;  
 THENCE: N 35° 47' 02" W along said common line for a distance of 125.00 feet for corner, said corner being in the South Right-of-way line of Villa Maria Road (based on a 100-foot width);  
 THENCE: N 54° 12' 58" E for a distance of 163.66 feet to the Point of Curvature of a curve to the right;  
 THENCE: 39.17 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 80° 47' 02" E for a distance of 35.36 feet to the Point of Tangency;  
 THENCE: S 35° 47' 02" E along the said West Right-of-way line of Shirewood Drive for a distance of 83.00 feet to the Point of Curvature, of a curve to the right;  
 THENCE: 17.00 feet along the arc of said curve having a central angle of 1° 32' 47", a radius of 630.00 feet, a tangent of 8.30 feet and a long chord bearing S 35° 00' 38" E for a distance of 17.00 feet to the POINT OF BEGINNING and containing 0.538 acres of land, more or less.

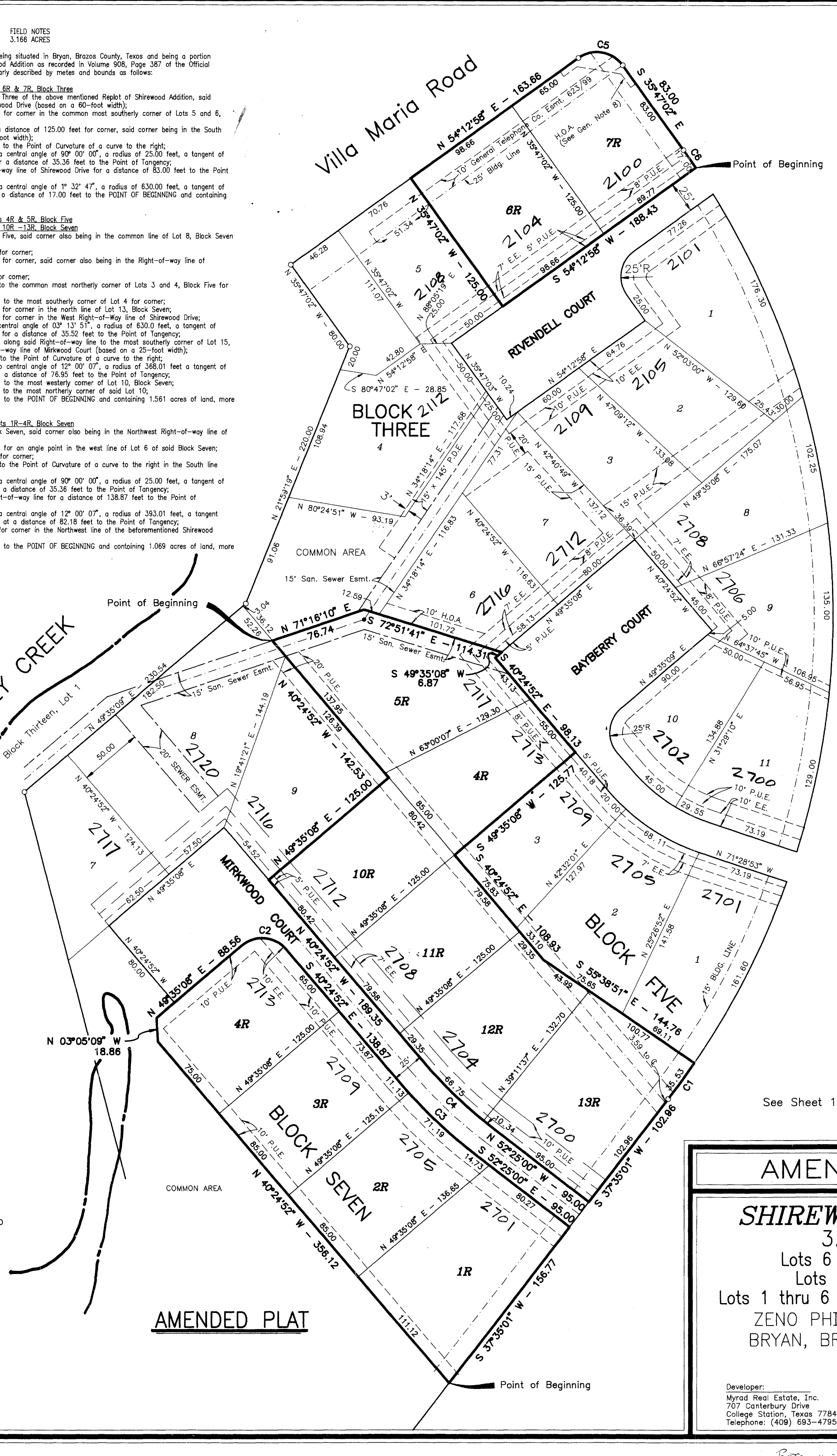
**Lots 10R - 13R, Block Seven**  
 BEGINNING: at the most westerly corner of Lot 5, Block Five, said corner also being in the common line of Lot 8, Block Seven and a subdivision Common Area;  
 THENCE: N 71° 16' 10" E for a distance of 76.74 feet for corner;  
 THENCE: S 72° 51' 41" E for a distance of 114.31 feet for corner, said corner also being in the Right-of-way line of Bayberry Court;  
 THENCE: S 49° 35' 08" W for a distance of 6.87 feet for corner;  
 THENCE: S 49° 35' 08" W for a distance of 6.87 feet to the common most northerly corner of Lots 3 and 4, Block Five for corner;  
 THENCE: S 49° 35' 08" W for a distance of 125.77 feet to the most southerly corner of Lot 4 for corner;  
 THENCE: S 49° 35' 08" E for a distance of 108.53 feet for corner in the north line of Lot 13, Block Seven;  
 THENCE: S 59° 38' 51" E for a distance of 144.78 feet for corner in the West Right-of-way line of Shirewood Drive;  
 THENCE: 35.53 feet along the arc of a curve having a central angle of 0° 13' 51", a radius of 630.00 feet, a tangent of 17.77 feet and a long chord bearing S 35° 58' 04" W for a distance of 35.52 feet to the Point of Tangency;  
 THENCE: S 37° 35' 01" W for a distance of 102.98 feet along said Right-of-way line to the most southerly corner of Lot 15, Block Seven, said corner also being in the North Right-of-way line of Mirwood Court (based on a 25-foot width);  
 THENCE: N 52° 25' 00" W for a distance of 95.00 feet to the Point of Curvature of a curve to the right;  
 THENCE: 77.09 feet along the arc of said curve having a central angle of 12° 00' 07", a radius of 368.01 feet, a tangent of 38.69 feet and a long chord bearing N 49° 24' 56" W at a distance of 76.95 feet to the Point of Tangency;  
 THENCE: N 49° 24' 52" W for a distance of 189.35 feet to the most westerly corner of Lot 10, Block Seven;  
 THENCE: N 49° 35' 08" E for a distance of 125.00 feet to the most northerly corner of said Lot 10;  
 THENCE: N 49° 24' 52" W for a distance of 142.53 feet to the POINT OF BEGINNING and containing 1.561 acres of land, more or less.

**Lots 1R-4R, Block Seven**  
 BEGINNING: at the most southerly corner of Lot 1, Block Seven, said corner also being in the Northwest Right-of-way line of Shirewood Drive (based on a 60-foot width);  
 THENCE: N 49° 24' 52" W for a distance of 356.12 feet for an angle point in the west line of Lot 6 of said Block Seven;  
 THENCE: N 03° 05' 09" W for a distance of 18.86 feet for corner;  
 THENCE: N 49° 35' 08" E for a distance of 88.56 feet to the Point of Curvature of a curve to the right in the South line of Mirwood Court;  
 THENCE: 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 85° 24' 52" E at a distance of 35.36 feet to the Point of Tangency;  
 THENCE: S 37° 35' 01" W for a distance of 102.98 feet along said Right-of-way line to the Point of Curvature of a curve to the left;  
 THENCE: 82.33 feet along the arc of said curve having a central angle of 12° 00' 07", a radius of 368.01 feet, a tangent of 41.31 feet and a long chord bearing N 49° 24' 56" W at a distance of 82.18 feet to the Point of Tangency;  
 THENCE: S 52° 25' 00" E for a distance of 95.00 feet to the most northerly corner of Lot 10;  
 THENCE: S 37° 35' 01" W for a distance of 156.77 feet to the POINT OF BEGINNING and containing 1.069 acres of land, more or less.

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	03°13'51"	630.00	35.53	17.77	S 35°58'04" W	35.52
C2	90°00'00"	25.00	39.27	25.00	S 85°24'52" E	35.36
C3	12°00'07"	368.01	82.33	41.31	N 49°24'56" E	82.18
C4	12°00'07"	368.01	77.09	38.69	N 49°24'56" W	76.95
C5	90°00'00"	25.00	39.27	25.00	S 80°47'02" E	35.36
C6	01°32'47"	630.00	17.00	8.50	S 35°00'38" E	17.00

AMENDED PLAT



AMENDED PLAT

AMENDING PLAT

**SHIREWOOD ADDITION**  
 3.168 ACRES  
 Lots 6 thru 8, Block Three  
 Lots 4 & 5, Block Five  
 Lots 1 thru 6 & 10 thru 15, Block Seven  
 ZENO PHILLIPS LEAGUE, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS  
 APRIL 1992  
 SCALE: 1" = 50'

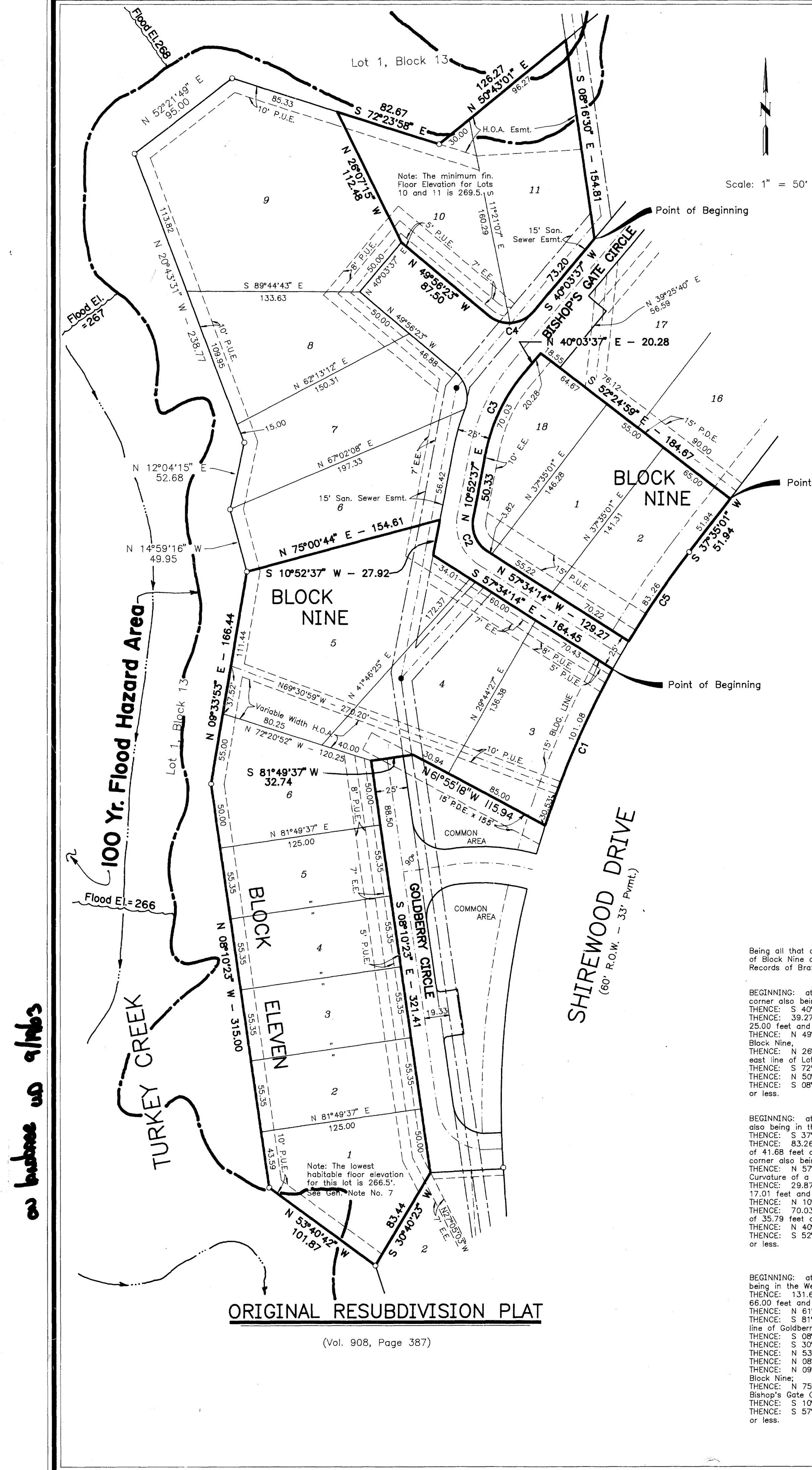
Developer:  
Myrad Real Estate, Inc.  
707 Canterbury Drive  
College Station, Texas 77845  
Telephone: (409) 693-4795

Surveyor:  
McCLURE ENGINEERING, INC.  
1722 BROADMOOR DRIVE SUITE 210  
BRYAN, TEXAS 77802

See Sheet 1 For General Notes & Legend  
SHEET 2 OF 3

on balance and of notes

Plot 2002 (not official) 52.8620



**ORIGINAL RESUBDIVISION PLAT**

(Vol. 908, Page 387)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 Clerk's File No. 492118

We MYRAD REAL ESTATE, INC., owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, 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.

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Dan Robinson, 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.

CERTIFICATION OF THE SURVEYOR  
 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 personal supervision and that the metes and bounds describing said subdivision will describe a closed geometric figure.

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

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.

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 and specifications set forth in this Ordinance.

APPROVAL OF PLANNING AND ZONING COMMISSION  
 I, the undersigned, 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 16 day of April, 1992 and same was duly approved on the 19 day of May, 1992.

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 on the 24 day of April, 1992 in the Official Records of Brazos County, Texas in Volume 908, Page 387.

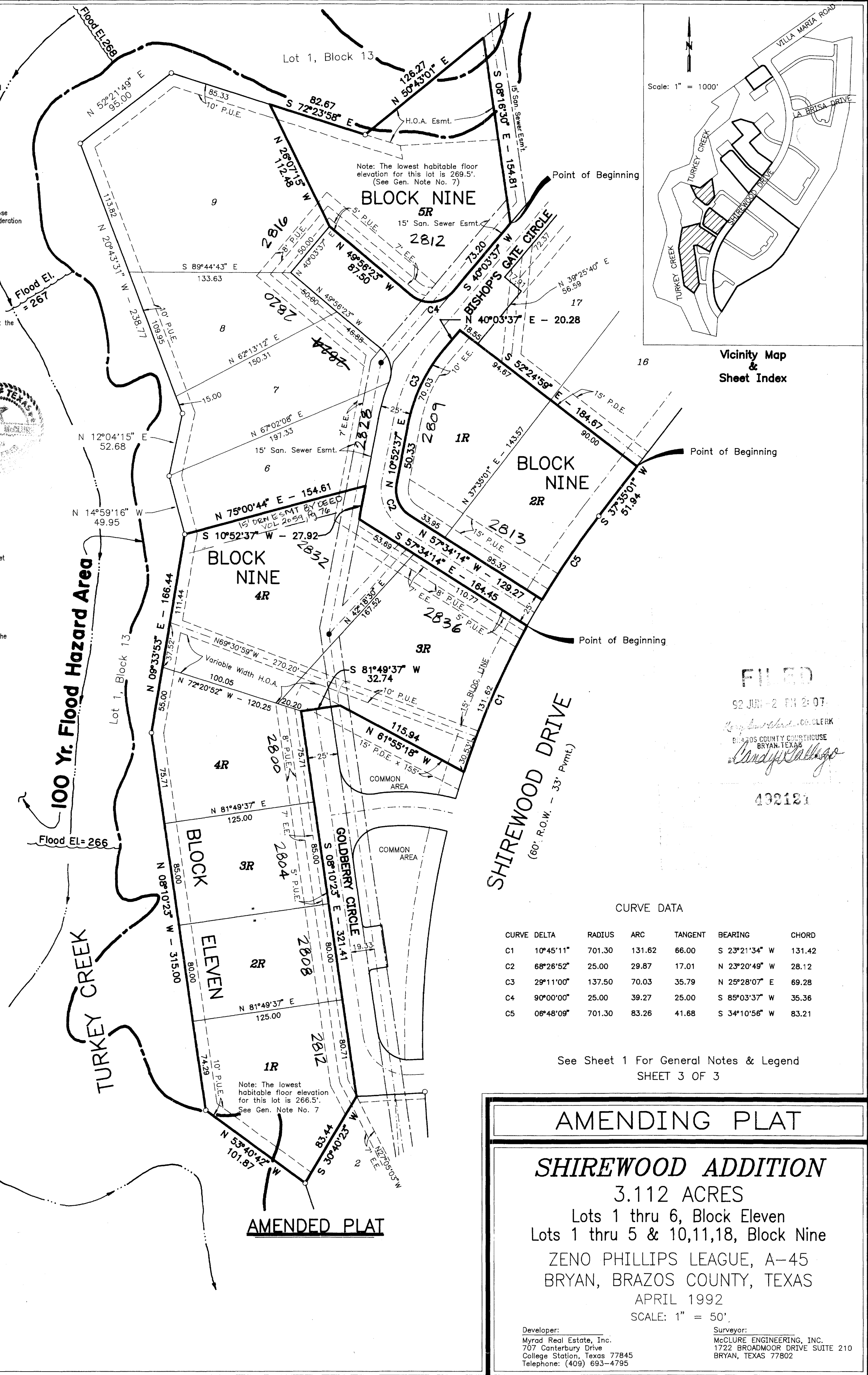
**FIELD NOTES**  
 3.110 ACRES

Being all that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, and being a portion of Block Nine and all of Block Eleven of the Replat of Shirewood Addition as recorded in Volume 908, Page 387 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

**Lot 5R, Block Nine**  
 BEGINNING: at the most easterly corner of Lot 11, Block Nine of the beforementioned Replat of Shirewood Addition, said corner also being in the West Right-of-way line of Bishop's Gate Circle (based on a 25-foot width);  
 THENCE: S 40° 03' 37" W for a distance of 73.20 feet to the Point of Curvature of a curve to the right;  
 THENCE: 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 69° 03' 37" W at a distance of 35.36 feet to the Point of Tangency;  
 THENCE: N 49° 56' 23" W for a distance of 87.50 feet for corner at the common most southerly corner of Lots 9 and 10, Block Nine;  
 THENCE: N 26° 07' 15" W along said common line for a distance of 112.48 feet for corner, said corner also being in the east line of Lot 1, Block 13;  
 THENCE: S 72° 23' 58" E for a distance of 82.67 feet for corner;  
 THENCE: N 50° 43' 01" E for a distance of 126.27 feet for corner;  
 THENCE: S 08° 16' 30" E for a distance of 154.81 feet to the POINT OF BEGINNING and containing 0.523 acres of land, more or less.

**Lots 1R & 2R, Block Nine**  
 BEGINNING: at the most easterly corner of Lot 2, Block Nine of the beforementioned Replat of Shirewood Addition, said corner also being in the West Right-of-way line of Shirewood Drive (based on a 60-foot width);  
 THENCE: S 37° 35' 01" W for a distance of 51.94 feet to the Point of Curvature of a curve to the left;  
 THENCE: 83.26 feet along the arc of said curve having a central angle of 06° 48' 09", a radius of 701.30 feet, a tangent of 41.68 feet and a long chord bearing S 34° 10' 56" W at a distance of 83.21 feet to the southern corner of this tract said corner also being in the North Right-of-way line of Bishop's Gate Circle (based on a 25-foot width);  
 THENCE: N 57° 34' 14" W for a distance of 129.27 feet along the south line of Lots 1, 2 and 18, Block Nine to the Point of Curvature of a curve to the right;  
 THENCE: 28.87 feet along the arc of said curve having a central angle of 68° 28' 52", a radius of 25.00 feet, a tangent of 17.01 feet and a long chord bearing N 23° 20' 49" W at a distance of 28.12 feet to the Point of Tangency;  
 THENCE: N 10° 52' 37" E for a distance of 50.33 feet to the Point of Curvature of a curve to the right;  
 THENCE: 70.03 feet along the arc of said curve having a central angle of 29° 11' 00", a radius of 137.50 feet, a tangent of 35.79 feet and a long chord bearing N 25° 28' 07" E at a distance of 69.28 feet to the Point of Tangency;  
 THENCE: N 40° 03' 37" E for a distance of 20.28 feet for corner;  
 THENCE: S 52° 24' 59" E for a distance of 184.67 feet to the POINT OF BEGINNING and containing 0.565 acres of land, more or less.

**Lots 3R & 4R, Block Nine**  
**Lots 1R & 4R, Block Eleven**  
 BEGINNING: at the most northeasterly corner of Lot 3, Block Nine of said Replat of Shirewood Addition, said corner also being in the West Right-of-way line of Shirewood Drive;  
 THENCE: 131.62 feet along the arc of a curve having a central angle of 10° 45' 11", a radius of 701.30 feet, a tangent of 66.00 feet and a long chord bearing S 23° 21' 34" W at a distance of 131.42 feet for corner;  
 THENCE: N 61° 55' 18" W for a distance of 115.94 feet for corner in the centerline of a 15' Sanitary Sewer Easement;  
 THENCE: S 81° 49' 37" W for a distance of 32.74 feet for corner, said corner being an angle point in the West Right-of-way line of Goldberry Circle and also being the most northeasterly corner of Lot 6, Block Eleven;  
 THENCE: S 08° 10' 23" E for a distance of 321.41 feet along the east line of Block Eleven for corner;  
 THENCE: S 39° 40' 23" W for a distance of 83.44 feet for corner in the most southerly corner of Lot 1, Block Eleven;  
 THENCE: N 53° 40' 42" W for a distance of 101.87 feet for corner;  
 THENCE: N 08° 10' 23" W for a distance of 315.00 feet for corner;  
 THENCE: N 09° 33' 53" E for a distance of 166.44 feet for corner, said corner being the most northwesterly corner of Lot 5, Block Nine;  
 THENCE: N 75° 00' 44" E for a distance of 154.61 feet for corner, said corner being in the West Right-of-way line of Bishop's Gate Circle;  
 THENCE: S 10° 52' 37" W for a distance of 27.92 feet for corner;  
 THENCE: S 57° 34' 14" E for a distance of 164.45 feet to the POINT OF BEGINNING and containing 2.024 acres of land, more or less.



**AMENDED PLAT**

CURVE DATA

CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD	
C1	10°45'11"	701.30	131.62	66.00	S 23°21'34" W	131.42
C2	68°28'52"	25.00	29.87	17.01	N 23°20'49" W	28.12
C3	29°11'00"	137.50	70.03	35.79	N 25°28'07" E	69.28
C4	90°00'00"	25.00	39.27	25.00	S 69°03'37" W	35.36
C5	06°48'09"	701.30	83.26	41.68	S 34°10'56" W	83.21

See Sheet 1 For General Notes & Legend  
 SHEET 3 OF 3

**AMENDING PLAT**  
**SHIREWOOD ADDITION**  
 3.112 ACRES  
 Lots 1 thru 6, Block Eleven  
 Lots 1 thru 5 & 10,11,18, Block Nine  
 ZENO PHILLIPS LEAGUE, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS  
 APRIL 1992  
 SCALE: 1" = 50'

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

Surveyor:  
 McClure Engineering, Inc.  
 1722 Broadmoor Drive Suite 210  
 Bryan, Texas 77802

on balance up 9/1/93