

Original Plat Lots 25 & 26, Block 6 Shirewood Addition Replat

Volume 908, Page 387

FIELD NOTES 0.5435 Acres

Being all that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being all of Lots 25 and 26, Block Six (6) 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 a 1/2—inch iron rod found at the most westerly corner of said Lot 26, Block Six (6), said corner also being in the southeast right—of—way line of Shirewood Drive (based on a 60-foot width) and being common with the north corner of Lot 19 of said Block Six (6);
THENCE: 161.14 feet along the arc of a curve to the left in the said Shirewood Drive right—of—way line and having a central angle of 13° 22' 52" and a radius of 690.00 feet to a 1/2—inch iron

rod found for corner in the south right—of—way line of Brandywine Circle (based on a 25—foot width);

THENCE: 94.10 along the arc of a curve to the right in the said Brandywine Circle right—of—way line and having a central angle of 22° 11' 33" and a radius of 242.94 feet to a chiseled "X" mark found in the concrete curb for the Point of Tangency, said point also being the most northerly corner of said Lot 25, Block Six

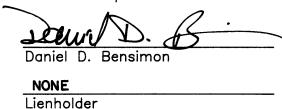
THENCE: S 49° 17' 51" E for a distance of 66.36 feet to a 1/2-inch iron rod found for the most easterly corner of said Lot 25; THENCE: S 37° 35' 01" W for a distance of 167.01 feet along the east line of said Lot 25 to a 1/2-inch iron rod found for corner, said iron rod also being a common corner with Lots 20 and 21 of said Block Six (6); THENCE: N 52° 24' 59" W for a distance of 127.27 feet to the POINT OF BEGINNING and containing 0.5435 acres of land, more or

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I Daniel D. Bensimon, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 2036, Page 236, and designated herein as
Lot 25A, Block Six 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.



STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared <u>Daniel D. Bensimon</u>, 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 , 19 94



Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

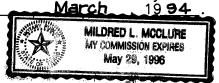
MYRAD REAL ESTATE, INC., owner and developer of the land shown on this plat, being part of the tract of land as conveyed to It in the Official Records of Brazos County in Volume 1514, Page 45, and designated herein as Lot 26A, Block Six of the Amending Plat of SHIREWOOD ADDITION, in the City of Bryan, 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.

MYRAD REAL ESTATE, INC.

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared <u>Daniel D. Bensimon</u>, 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

Lienholder



Mildred L. M. Clive Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

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 16 TH day of MARCH same was duly approved on the 7

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 day of 19 , in the Official Records of Brazos County, Texas in Volume , Page ...

Mary ann Ward Ly Darbara Johnson County Clerk SOLUL OF BEGINNING Brazos County, Texas 1/2" I.R. Fnd.

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 of Bryan, Texas

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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

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, R.P.L.S. No. 2859

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS COUNTY OF BRAZOS

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.

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



MICHAEL R. McCLUR

2859

GENERAL NOTES:

Brandywine Circle

_10° Public Utility Esmt.

Lot 26A

64.87'

Lot 19

N 52°24'59" W - 127.27'

BLOCK #6

Amending Plat Lots 25A & 26A, Block 6

1/2" I.R. — Set

S 49°17'51" E - 66.36

-10' Electric

Building Setback Lines < Per City Zoning Ordinance

Lot 25A

Block 6

62.40'

35' Public Utility Esmt.

Lot 20

(Typical)

△=22°11'33"-

△=13°22′52″

R=690.00

L=161.14

R=242.94

L=94.10

 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. 1/2-inch iron rods or chiseled "X" marks in concrete curb are found as markers at all lot corners. 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 839, Page 513, Volume 908, Page 397, Volume 1514, Page 54 and Volume 1595, Page 260 of the Official Records of Brazos County, Texas. According to the Flood Insurance Rate Maps for Brazos

County, Texas and Incorporated Areas, Map Number 48041C0143 C effective July 2, 1992, this property is not located in a 100-year flood hazard area.

Vicinity Map

NOT TO SCALE

Lot 24

Amending Plat

Scale: 1" = 20'

550486

SHIREWOOD ADDITION 0.5435 Acres

As Recorded In Volume 908, Page 387 of the Official Records Zeno Phillips League, A-45 Bryan, Brazos County, Texas

Lots 25A & 26A, Block 6

February, 1994 Scale: 1" = 20'

Owner:

Dan D. Bensimon &
Myrad Real Estate, Inc.
2402 Brandywine Circle
Bryan, Texas 77807

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