

GENERAL NOTES

- All lots fronting on a given street correspond to the block number shown adjacent to that street.
- All area not included within a numbered lot or public Rights-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 placed as markers at all lot corners.
- The minimum side and rear setback 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. The Shirewood Homeowner's Association shall have the responsibility of maintaining the paved area plus an additional 5' either side of these Private Streets. Said Private Streets are:

Bayberry Court	Helm's Gate Circle
Bishop's Gate Circle	Mirkwood Court
Brandywine Circle	Mirromere Circle
Dimmill Dale Circle	Rivendell Court
Elvenking Court	Wilderland Circle
Goldberry Circle	

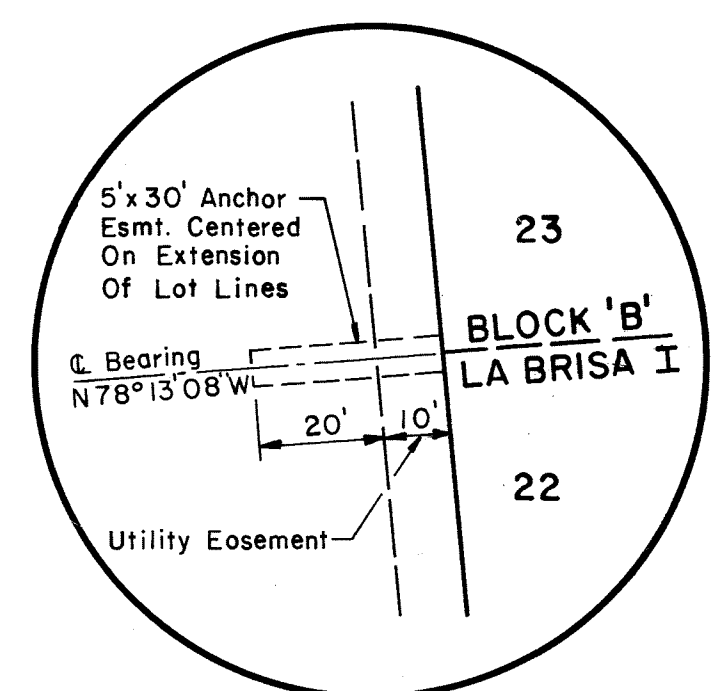
- Proposed Land Use: A planned unit development containing 122 single family residential lots, 42 single family patio home lots and one irregular-shaped lot (Lot 1, Block 13) privately owned and utilized as open space and recreational area.
- The 45' wide by 80' long Patio Home Lots, Lots 1 through 31, Block One, Lots 1 through 4, Block Two, Lots 1 through 3 of Block Four and Lots 12 through 15 of Block Nine (all cross-hatched) are part of this replat though the lot size, location and configuration are unchanged from the original plat recorded in Volume 597, Page 835 of the Deed Record.
- It is expressly understood that the City of Bryan and its assigns shall not be responsible for the replacement of any private street, driveway or parking area material or landscape repairs within the limits of any easement as shown on the plat.
- 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 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 9 of Block 4, and Lot 7 of Block 10.
- BENCH MARKS:

- Magnetic alluminum alloy subdivision monument set in concrete along east side of Shirewood Drive (Point No. 401). El. = 281.61 (U.S.G.S. Datum)
- Magnetic alluminum alloy subdivision monument set in concrete along east side of Shirewood Drive (Point No. 402). El. = 299.36 (U.S.G.S. Datum)
- Reference Bench Mark: Chiseled square on top of South end of East headwall at intersection of South fork of Turkey Creek and F.M. 2818. El. = 285.90. (U.S.G.S. Datum)

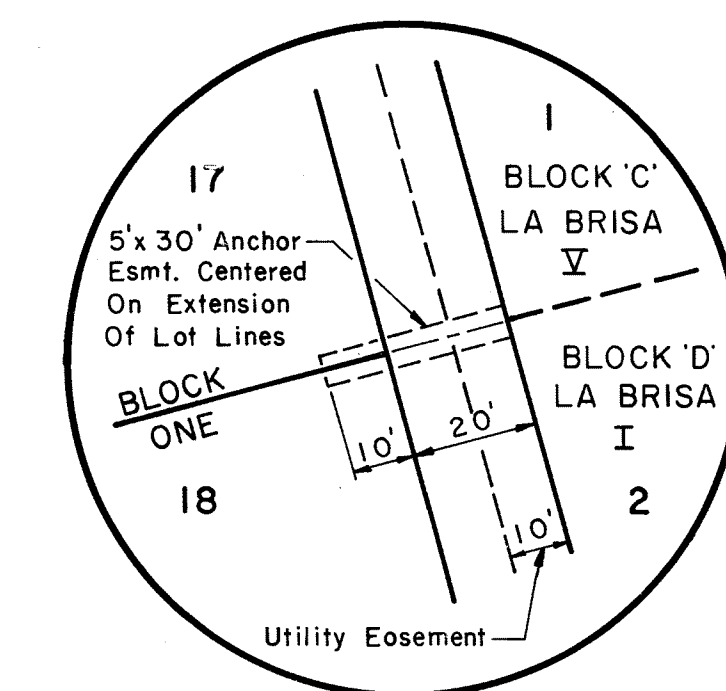
LEGEND

- 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
- ⊙ Denotes Magnetized Alluminum Alloy Subdivision Monument Set In Concrete
- Denotes PHC, PHT
- ⊙ Private Drive Centerline Curve Data (See Sheet 4)
- ⊙ Right-Of-Way Curve Data (See Sheet 4)
- ⊙ Horizontal Control Coordinate (See Sheet 4)

All streets within Shirewood accepted for City maintenance per Ed Hiescher, Public Works Director *clm*

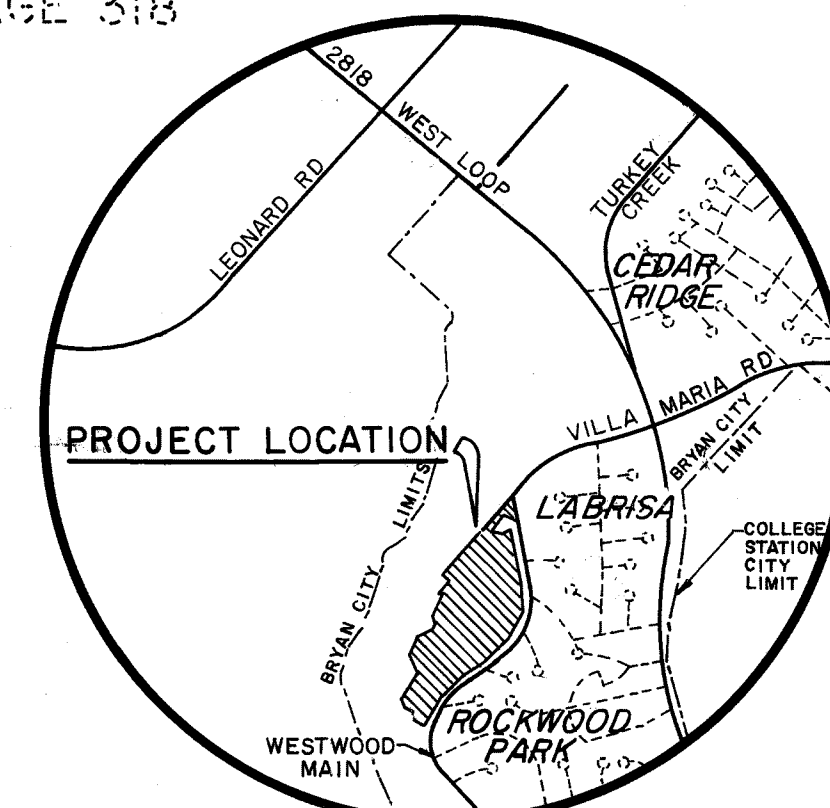


DETAIL 'C'

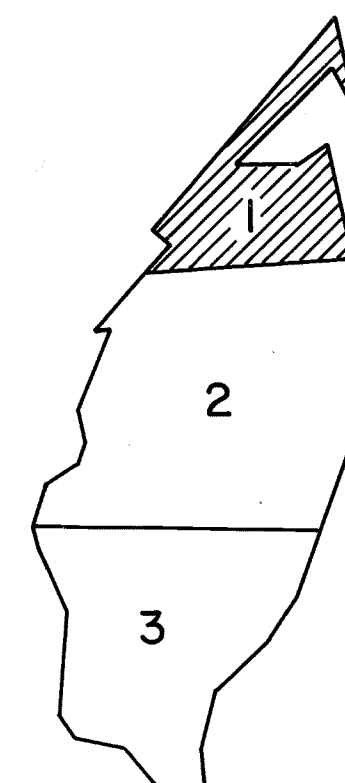


DETAIL 'D'

PLATTED MANORWOOD DEVELOPMENT CORP
GARY GUEST, WILLIAM LERO
VOL. 506, PAGE 318



VICINITY MAP
Scale: 1" = 1/2 mile



INDEX MAP
Scale: 1" = 50'

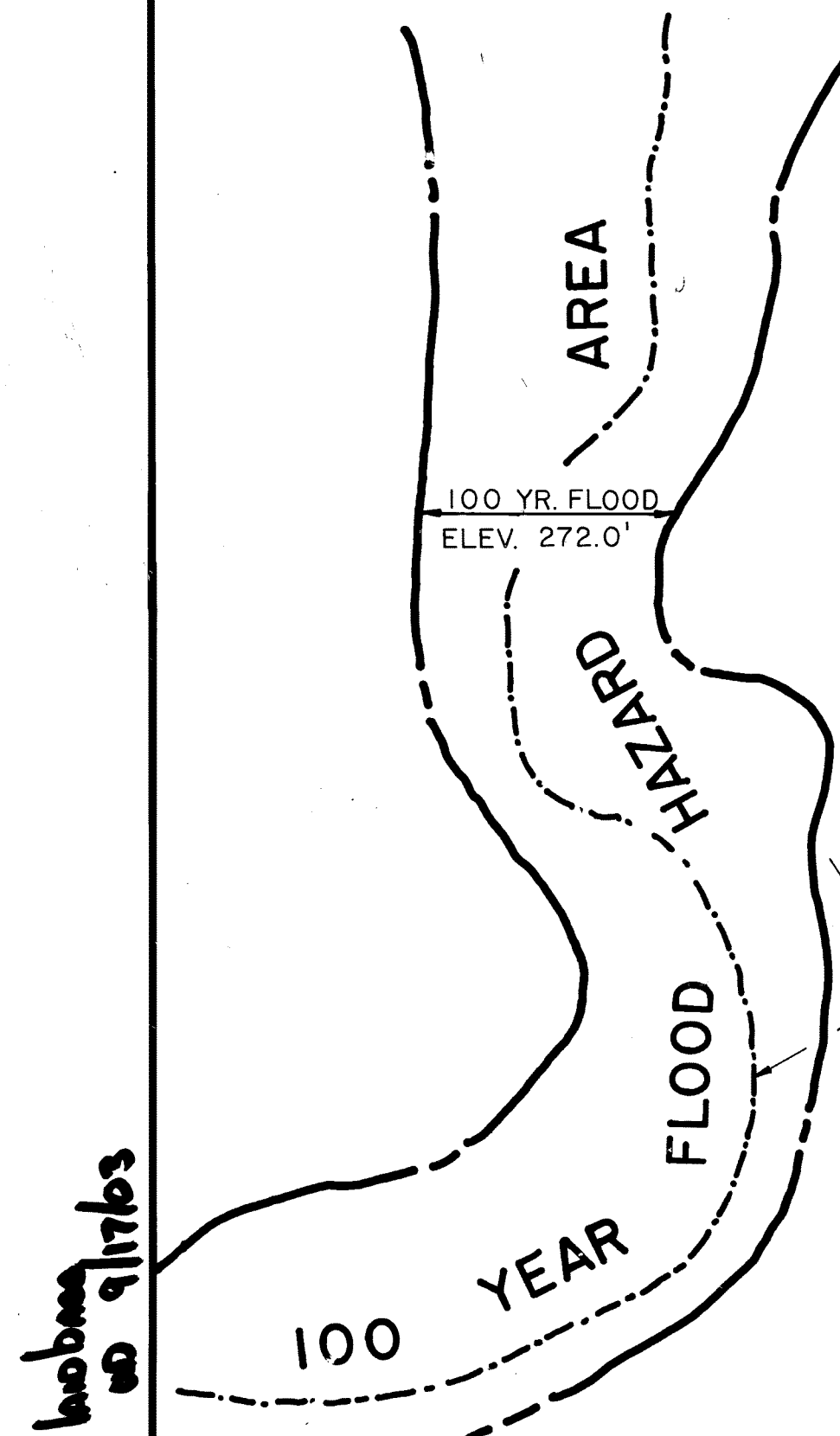
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369098

REPLAT

Shirewood Addition
55.767 ACRES
AS RECORDED IN VOLUME 597, PAGE 835 OF THE DEED RECORD
ZENO PHILLIPS LEAGUE A-45
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER, 1985

CWNTR-DEVELOPER
SHIREWOOD PARTNERSHIP, et al
1900 W. Villa Maria Rd.
BRYAN, TEXAS

ENGINEER
McCLURE ENGINEERING, INC.
1722 BROADMOOR SUITE 210
BRYAN, TEXAS



on houses and garages

Setbacks for patios, lawns, front yards, rear yards, side yards, 10' + 0' to eaves to eaves from Lot Lines.

Measurements are to be from Lot Lines.

MATCH LINE 'A'

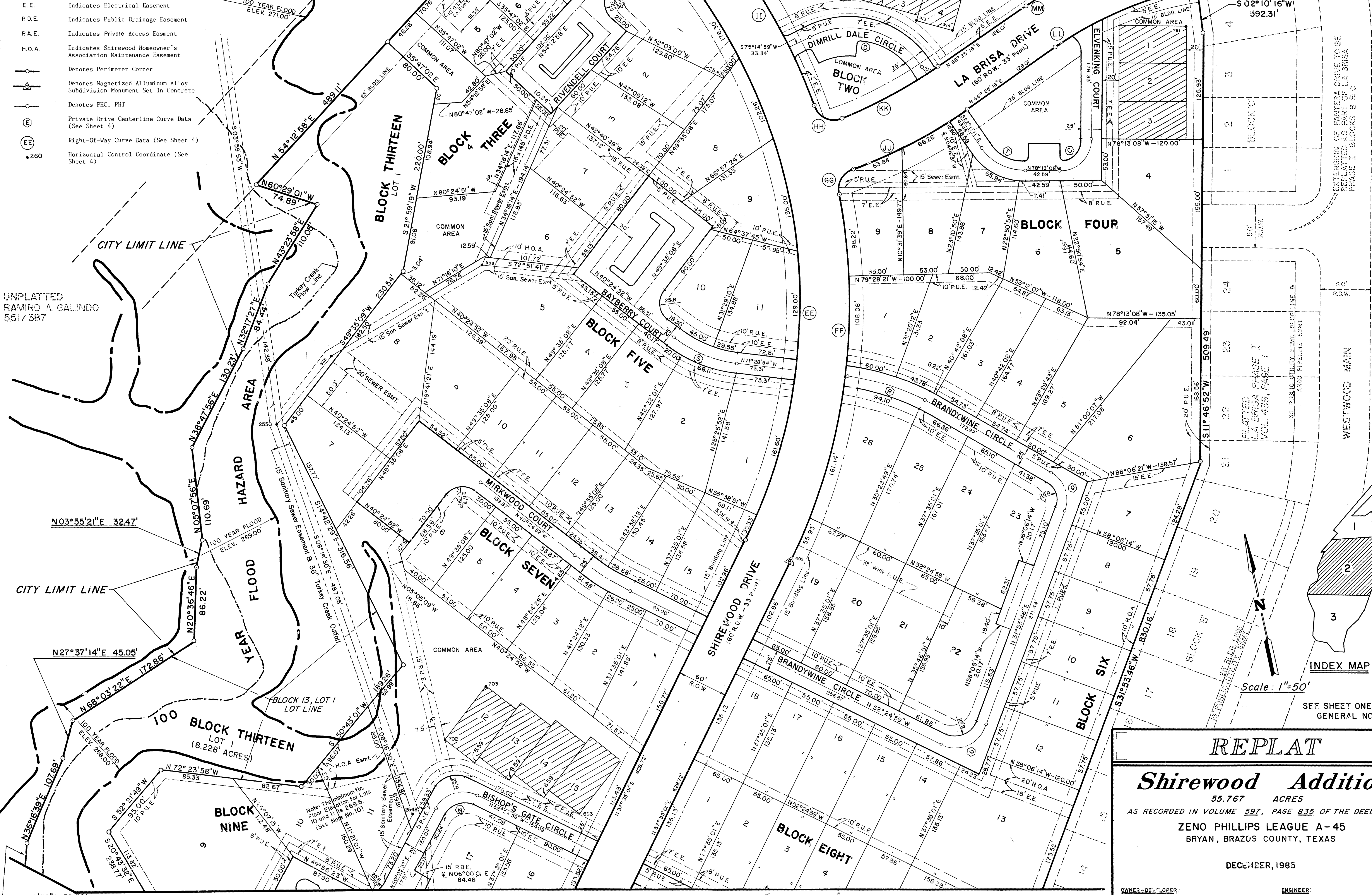
MATCH LINE 'A'

LEGEND

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- Denotes Perimeter Corner
- △ Denotes Magnetized Alluminum Alloy Subdivision Monument Set In Concrete
- Denotes PHC, PHT
- (E) Private Drive Centerline Curve Data (See Sheet 4)
- (EE) Right-Of-Way Curve Data (See Sheet 4)
- 260 Horizontal Control Coordinate (See Sheet 4)

MATCH LINE 'A'

MATCH LINE 'A'



UNPLATTED RAMIRO A GALINDO 5517387

EXTENSION OF BRANFORD DRIVE TO BE REPLATTED AS PART OF LA BRISA PHASE I BLOCKS 8 & 9

Scale: 1"=50'

INDEX MAP

SEE SHEET ONE FOR GENERAL NOTES

REPLAT

Shirewood Addition

55.767 ACRES
AS RECORDED IN VOLUME 597, PAGE 835 OF THE DEED RECORD

ZENO PHILLIPS LEAGUE A-45
BRYAN, BRAZOS COUNTY, TEXAS

DECEMBER, 1985

OWNER-DEVELOPER:
SHIREWOOD PARTNERSHIP, et al
1900 W. Villa Maria Rd.
BRYAN, TEXAS

ENGINEER:
MCCLURE ENGINEERING, INC.
1722 BROADMOON SUITE 210
BRYAN, TEXAS

on habers rd 9/1/85

MATCH LINE 'B'

MATCH LINE 'B'

N 13°48'59"E 59.50'

N 01°44'54"W 43.47'

MATCH LINE 'B'

MATCH LINE 'B'

CITY LIMIT LINE

100 YEAR FLOOD HAZARD AREA

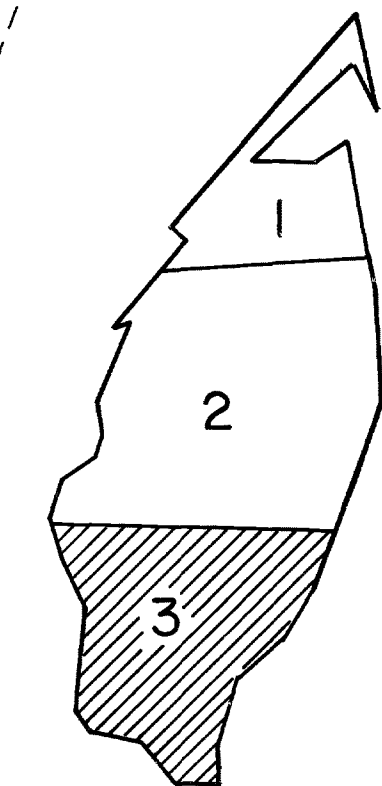
UNPLATTED RAMIRO A. GALINDO 551/387

BLOCK THIRTEEN LOT 1 (8.228 AC.) LOT LINES

CITY LIMIT LINE

N 20°25'27"W 24.03'

N 76°45'14"W 207.29'

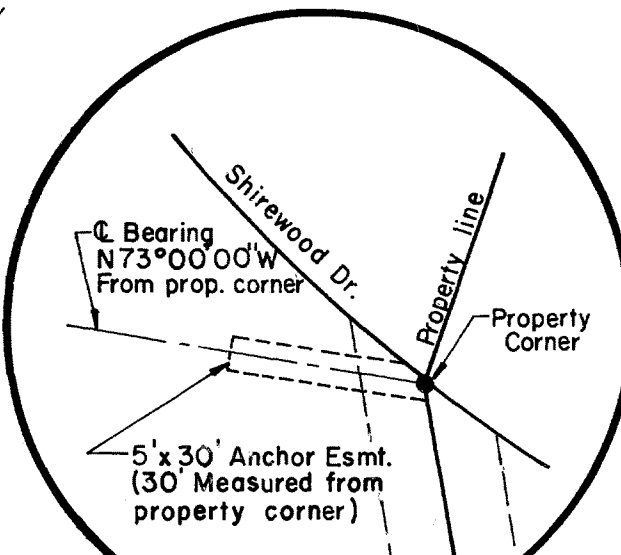


INDEX MAP

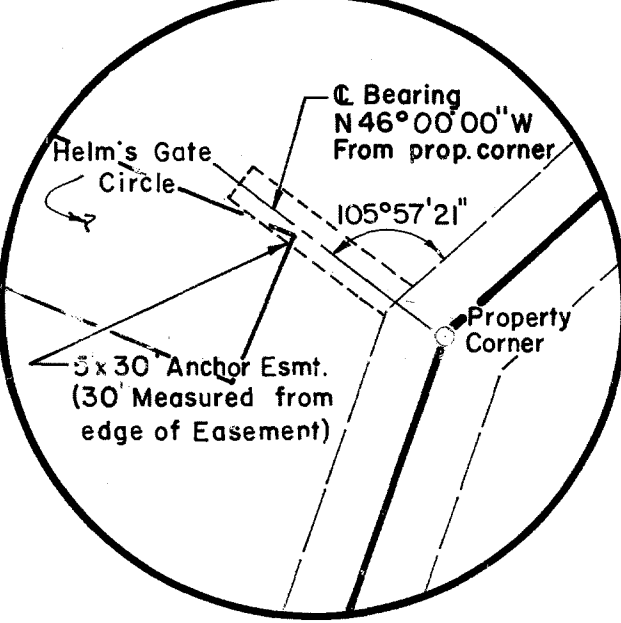
Scale: 1"=50'

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DETAIL 'A'



DETAIL 'B'

SEE SHEET ONE FOR GENERAL NOTES

REPLAT

Shirewood Addition

55.767 ACRES

AS RECORDED IN VOLUME 597, PAGE 835 OF THE DEED RECORD

ZENO PHILLIPS COUNTY A-45
BRYAN, BRAZOS COUNTY, TEXAS

DECEMBER, 1985

OWNER-DEVELOPER:
Shirewood Partnership, et al
1900 W. Villi's Maria Rd.
Bryan, Texas

ENGINEER:
McClure Engineering, Inc.
1722 Brookmoor Suite 210
Bryan, Texas

copy on highway

PUBLIC RIGHT-OF-WAY CURVE DATA

Table with columns: Curve Desg., Delta, Radius, Length, Tangent, Chord. Rows AA through PP.

PRIVATE DRIVE CENTERLINE CURVE DATA

Table with columns: Curve Desg., Delta, Radius, Length, Tangent, Chord. Rows A through T.

HORIZONTAL CONTROL COORDINATES

Table with columns: POINT NUMBER, NORTHING COORDINATE, EASTING COORDINATE. Rows 259 through 884.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS, COUNTY OF BRAZOS. I, Frank Borsuski, 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 17 day of August, 1986, in the Deed Records of Brazos County in Volume 402, Page 387.

CERTIFICATION BY PLANNING DIRECTOR

CERTIFICATION BY THE DIRECTOR OF PLANNING. I, the undersigned, Director of Planning of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this ordinance.

APPROVAL OF THE PLANNING COMMISSION

I, G. KENNY MALLARD, JR., 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 7 day of October, 1985, and same was duly approved on the 20 day of December, 1985, by said Commission.

APPROVAL OF THE PLANNING COMMISSION

I, G. KENNY MALLARD, JR., 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 7 day of October, 1985, and same was duly approved on the 20 day of December, 1985, by said Commission.

RATIFICATION OF REPLATTING OF SHIREWOOD ADDITION

STATE OF TEXAS, COUNTY OF BRAZOS. This instrument was acknowledged before me on the 30th day of December, 1985 by RAMIRO A. GALINDO, PRESIDENT of R.A. GALINDO, INC. This instrument is made and executed by SHIREWOOD PARTNERSHIP, a Texas General Partnership acted for by Ramiro A. Galindo, Trustee and partner, of Bryan, Brazos County, Texas, Timothy J. Connolly, President and the undersigned lot owners, hereinafter collectively referred to as "lot owners", whose names appear below with their signatures. RECITALS: 1. The plat of Shirewood Addition, an addition to the City of Bryan, Brazos County, Texas, appears of record in Volume 597, Page 835-841, Deed Records, Brazos County, Texas. 2. The covenants, conditions and restrictions for Shirewood Addition, dated September 1, 1983, are recorded in Volume 599, Page 698 Official Records, Brazos County, Texas, and such restrictions provide, among other things, that fee simple title to certain common areas set out on the plat of Shirewood Addition shall remain vested in the developer, Shirewood Partnership, until July 1, 1988 at which time fee simple title to the common areas are to be conveyed to Shirewood Homeowners Association. The declaration of covenants and restrictions further provide, among other things, that the individual lot owners of lots in Shirewood Addition have an easement for the right of peaceful use and enjoyment of the common areas by virtue of their ownership of lots in Shirewood Addition. 3. Shirewood Partnership and Timothy J. Connolly, Pres., now desire to re-plant portions of the Shirewood Addition and to modify and alter the amount and configuration of the common areas and the lot owners each desire to ratify and approve the execution and filing of the re-plant of Shirewood Addition as proposed by Shirewood Partnership. AGREEMENTS: The foregoing premises considered, and for good and valuable consideration, Shirewood Partnership, Timothy J. Connolly, Pres. and each of the undersigned lot owners hereby agree as follows: 1. This re-plant of Shirewood Addition is hereby ratified, confirmed and approved by each of the parties hereto and each of the lot owners hereby waives and relinquishes any right to any portion of the common areas as originally created on the plat of Shirewood Addition as recorded in Volume 597, Page 835-841 of the Deed Records of Brazos County, Texas, which have been altered or eliminated, without waiving or relinquishing any rights to the use and enjoyment of the common areas as set out on the re-plant of Shirewood Addition. 2. This agreement is binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, legal representatives, and assigns. EXECUTED this 22nd day of June, 1986.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS: STATE OF TEXAS, COUNTY OF BRAZOS. We, SHIREWOOD PARTNERSHIP by Ramiro A. Galindo, Trustee and Partner, and Timothy J. Connolly, President, owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 568, Page 358, and designated herein as the Replat 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. Given under my hand and seal of office this 2nd day of June, 1986.

FIELD NOTES - 55.767 ACRE TRACT

Being all that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS LEAGUE in Bryan, Brazos County, Texas and being a part of that 96.147 acre tract conveyed to SHIREWOOD PARTNERSHIP, Ramiro A. Galindo, Trustee by The Braver Corporation by deed recorded in Volume 568, Page 358 of the Deed Records, and being all of the 55.767 acre SHIREWOOD ADDITION Phase I as recorded in Volume 597, Page 835 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING: At an iron rod found marking the northeast corner of La Brisa Phase IV Subdivision as recorded in Volume 468, Page 369 of the Deed Records; THENCE: S 02° 10' 16" W along the northwest line of said La Brisa IV Subdivision of 592.31 feet to an iron rod found for corner; THENCE: S 11° 46' 52" W continuing along the northwest line of Block C and Block B of La Brisa Phase I for a distance of 509.49 feet to an iron rod found for corner; THENCE: S 31° 53' 46" W for a distance of 830.16 feet continuing along the northwest line of Block B of said La Brisa Phase I to an iron rod found for corner; THENCE: S 43° 55' 45" W for a distance of 151.35 feet to an iron rod set for corner, said corner being in the northwest line of Lot 7, Block B of La Brisa Phase I; THENCE: S 59° 57' 21" W for a distance of 323.67 feet along said northwest line of La Brisa Phase I to an iron rod for corner; THENCE: S 31° 18' 09" W for a distance of 303.76 feet to an iron rod for corner, said iron rod also being in the south-right-of-way line of a 60 foot wide street right-of-way in La Brisa Phase I; THENCE: S 03° 08' 37" W for a distance of 154.40 feet to an iron rod found for corner in Block A of La Brisa Phase I; THENCE: N 76° 45' 14" W for a distance of 207.29 feet to an iron rod found at the base of a 18-inch Post Oak tree marked with slashes for corner; THENCE: N 20° 25' 27" W for a distance of 24.03 feet to an iron rod found at the base of a 12-inch Oak Tree for corner; THENCE: N 25° 59' 55" W along the meanders of an old fence line on the west bank of Turkey Creek for a distance of 194.46 feet to an iron rod found at the base of a 26-inch Post Oak Tree; THENCE: N 67° 00' 11" W for a distance of 153.23 feet and N 71° 51' 23" W for a distance of 59.89 feet continuing along said old fence to an iron rod found at the base of a 24" Post Oak Tree; THENCE: N 20° 29' 37" W for a distance of 101.38 feet to an iron rod found for corner; THENCE: N 15° 30' 50" E for a distance of 139.77 feet and N 15° 50' 05" E for a distance of 294.11 feet along the West Bank of Turkey Creek for corner; THENCE: N 06° 11' 16" W for a distance of 84.81 feet; THENCE: N 17° 34' 21" W for a distance of 219.85 feet; THENCE: N 01° 44' 54" W for a distance of 47.47 feet; THENCE: N 13° 48' 59" E for a distance of 59.50 feet and N 36° 16' 39" E for a distance of 107.69 feet continuing along the aforesaid fence line and West bank of Turkey Creek to an iron rod found for corner; THENCE: N 27° 37' 14" E for a distance of 45.05 feet to an iron rod found at the base of a Pin Oak Tree; THENCE: N 68° 03' 22" E for a distance of 172.86 feet along the west bank of Turkey Creek to an iron rod found for corner; THENCE: N 20° 36' 46" E for a distance of 86.22 feet and N 03° 55' 21" E for a distance of 32.47 feet to an iron rod found for corner; THENCE: N 05° 07' 56" E for a distance of 110.69 feet along the aforesaid old fence line and the West bank of Turkey Creek to an iron rod found at the base of a 12-inch tree; THENCE: N 38° 47' 56" E for a distance of 130.23 feet to an iron rod found for corner; THENCE: N 32° 17' 27" E for a distance of 84.44 feet and N 43° 23' 58" E for a distance of 110.05 feet to an iron rod found for corner; THENCE: N 60° 29' 01" W for a distance of 74.89 feet for corner; THENCE: N 54° 12' 58" E for a distance of 489.11 feet into the interior of the said 96.147 acre tract for corner; THENCE: N 35° 47' 02" W for a distance of 100.00 feet for corner; THENCE: N 54° 12' 58" E for a distance of 1213.93 feet and corner at the intersection of the west right-of-way line of Westwood Main and the northwest right-of-way line of Villa Maria Road as indicated on the Right-of-way dedication plat recorded in Volume 540, Page 347 of the Deed Records; THENCE: S 02° 09' 26" W for a distance of 423.58 feet continuing along the aforesaid west line of Westwood Main for corner; THENCE: 225.15 feet in a northeasterly direction along the arc of a curve having a central angle of 37° 56' 28", a radius of 340.00 feet, a tangent of 116.88 feet and a long chord bearing N 16° 48' 48" W for a distance of 221.06 feet to the Point of Curvature of a compound curve to the left; THENCE: 39.27 feet in a northwesterly direction 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 N 80° 47' 02" W for a distance of 35.36 feet to the Point of Tangency; THENCE: S 56° 12' 58" W for a distance of 559.28 feet for corner; THENCE: S 79° 38' 33" E for a distance of 248.51 feet and N 74° 34' 28" E for a distance of 169.99 feet to the POINT OF BEGINNING, and containing 55.767 acres of land, more or less;

CERTIFICATION OF ENGINEER/SURVEYOR

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas and Registered Public Surveyor No. 2859 in the State of Texas, do hereby certify that proper engineering consideration has been given this plat; and that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Notary Public, State of Texas. My commission expires: 8-25-88. Printed Name: Jack W. D. ...

REPLAT

Shirewood Addition. 55.767 ACRES. AS RECORDED IN VOLUME 597, PAGE 835 OF THE DEED RECORD. ZENO PHILLIPS LEAGUE A-45. BRYAN, BRAZOS COUNTY, TEXAS. DECEMBER, 1985. OWNER-DEVELOPER: SHIREWOOD PARTNERSHIP. ENGINEER: McCLURE ENGINEERING, INC.

on has been added