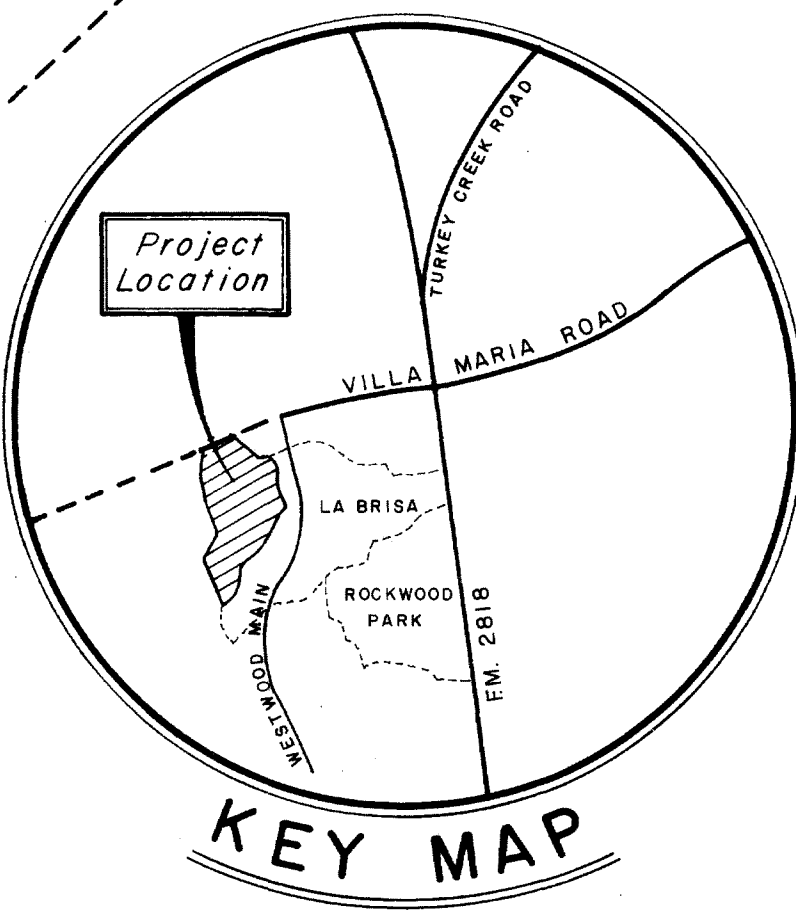
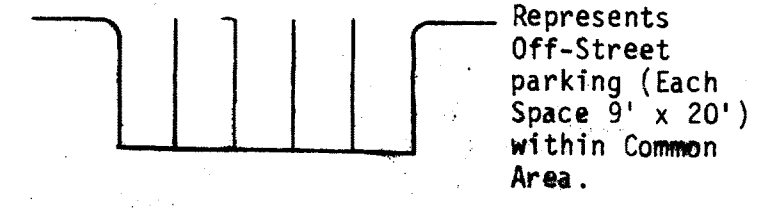


All streets within Shirewood accepted for City maintenance per Ed Fischer, Public Works Director

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".
- All lots except Lot 1, Block 13 are rectangular in shape, and have a width of 45.00 ft. and a depth of 80.00 ft.
- Proposed Land Use: A planned unit development, 192 units of single family patio homes, and one irregular-shaped lot (Lot 1, Block 13) to be used for park land.
- Iron rods set at all lot corners, P1's, PHC's, and PHT's.
- All curb returns from private drives to public streets have radii of 20 ft. unless otherwise designated.
- Benchmark: Chiseled square on top of South end of East headwall at intersection of South fork of Turkey Creek and State Highway 2818. Benchmark elevation - 285.90.
- All Private Streets shall have public access and may be used for public utility easements. (See Sheet 4 for list of Private Streets).



FILED  
At 12:30 o'clock  
AUG 9 1983  
FRANK BORISKIE  
County Clerk, Bryan County, Bryan, TX  
By [Signature]

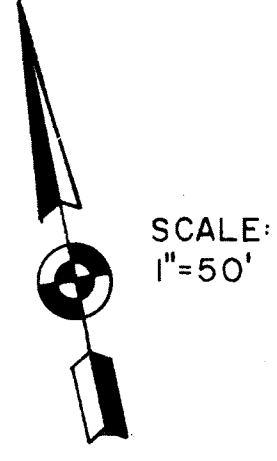
FINAL PLAT

SHIREWOOD ADDITION

55.767 ACRES  
ZENO PHILLIPS LEAGUE A-45  
A LARGE SCALE NEIGHBORHOOD DEVELOPMENT UNDER  
SECTION 18, BRYAN SUBDIVISION CONTROL ORDINANCE  
AUG., 1983

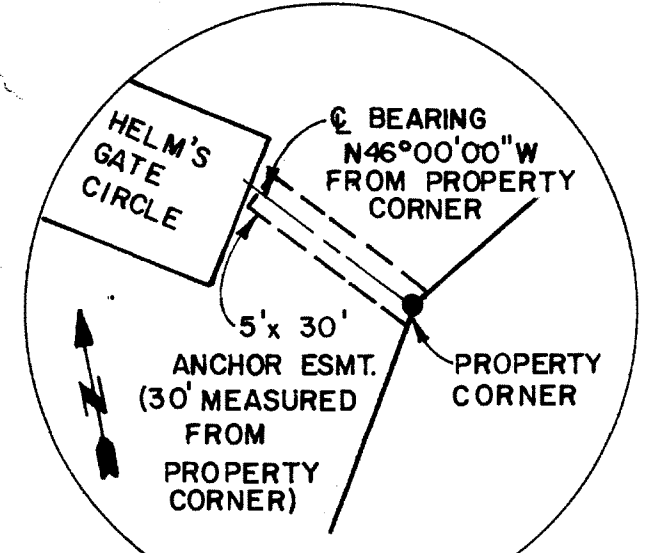
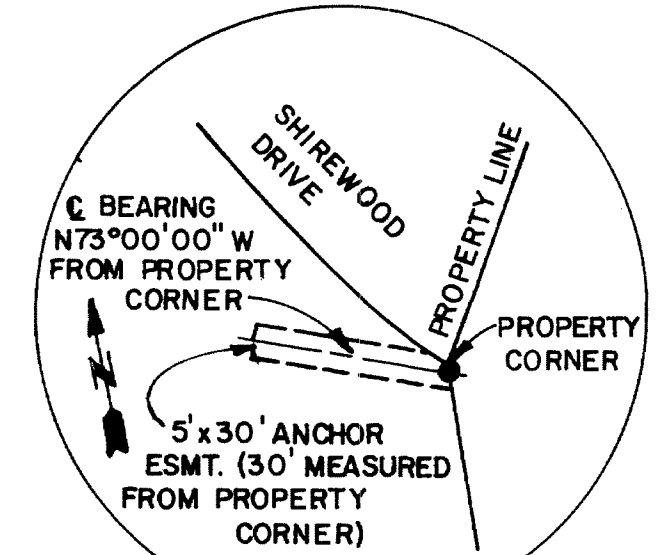
OWNER - DEVELOPER:  
SHIREWOOD PARTNERSHIP  
4103 S. TEXAS AVE.  
BRYAN, TEXAS

ENGINEER:  
MCCLOURE ENGINEERING, INC.  
1722 BROADMOOR SUITE 210  
BRYAN, TEXAS



SCALE:  
1"=50'

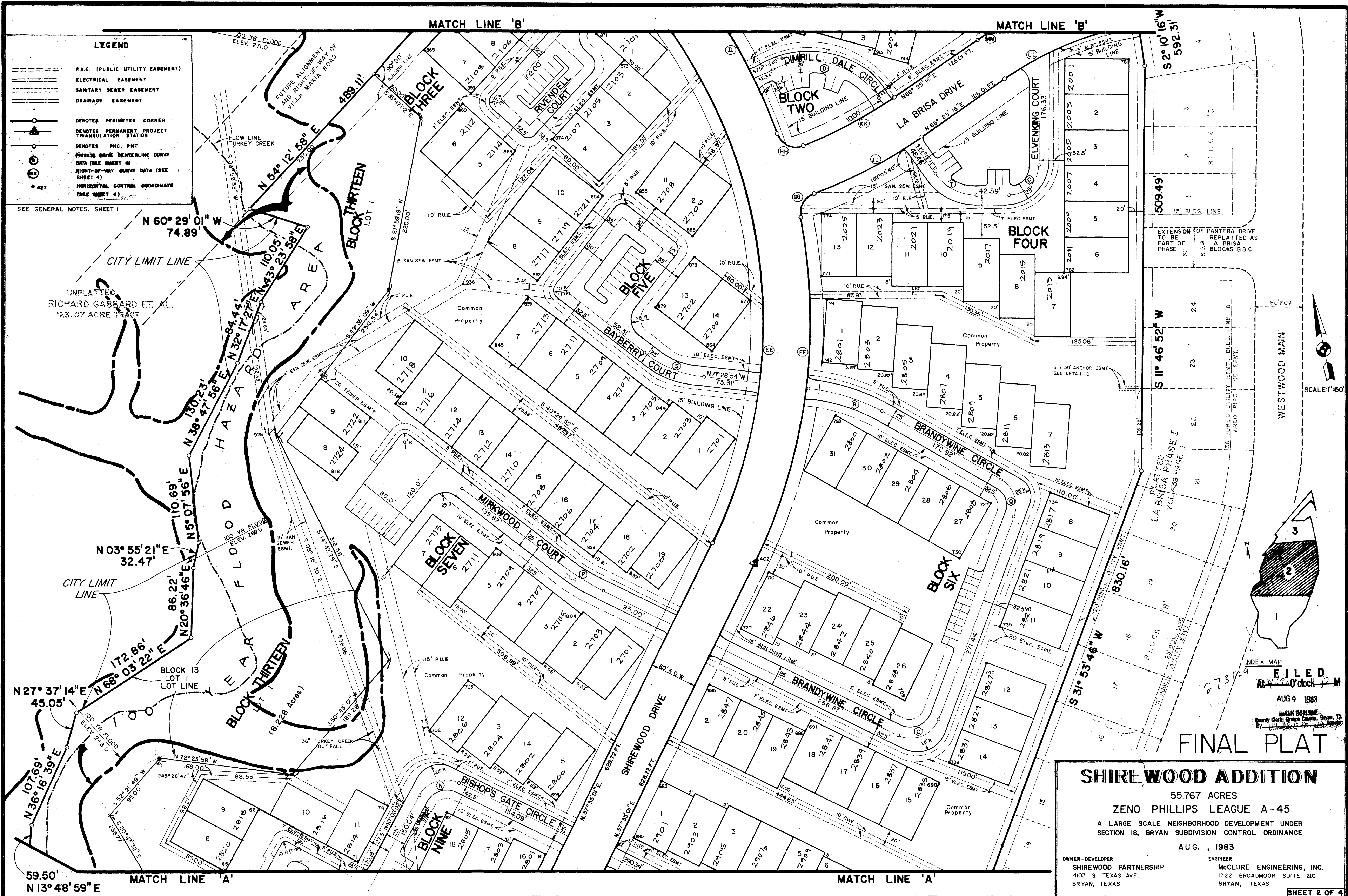
RICHARD GABBARD ET. AL.  
123.07 ACRE TRACT  
UNPLATTED



LEGEND

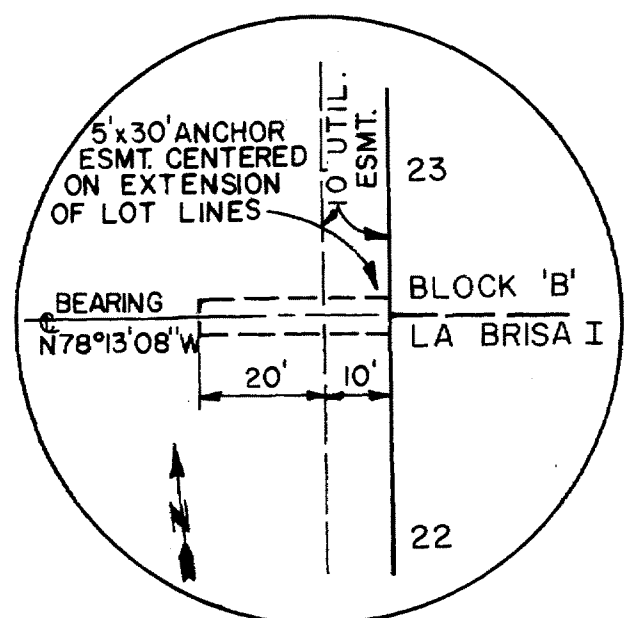
|  |   |
|--|---|
|  | P.U.E. (PUBLIC UTILITY EASEMENT)                  |
|  | ELECTRICAL EASEMENT                               |
|  | SANITARY SEWER EASEMENT                           |
|  | DRAINAGE EASEMENT                                 |
|  | DENOTES PERIMETER CORNER                          |
|  | DENOTES PERMANENT PROJECT TRIANGULATION STATION   |
|  | 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)       |

on base and slabs

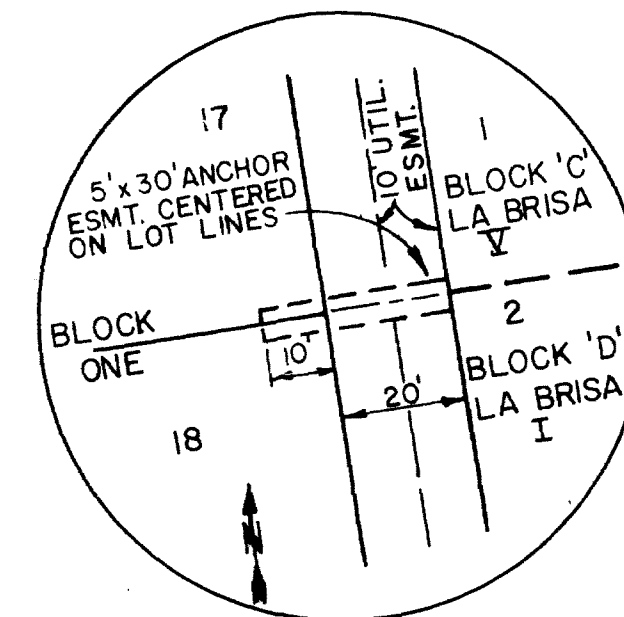


GENERAL NOTES

- 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".
- All lots except Lot 1, Block 13 are rectangular in shape, and have a width of 45.00 ft. and a depth of 80.00 ft.
- Proposed Land Use: A planned unit development, 191 units of single family patio homes, and one irregular-shaped lot (Lot 1, Block 13) to be used for park land.
- Iron rods set at all lot corners, P.I.'s, P.H.C.'s, and P.H.T.'s.
- All curb returns from private drives to public streets have radii of 20 ft. unless otherwise designated.
- Benchmark: Chiseled square on top of South end of East headwall at intersection of South fork of Turkey Creek and State Highway 2818. Benchmark elevation - 285.90.
- All Private Streets shall have public access and may be used for public utility easements. (See Sheet 4 for list of Private Streets).
- Represents Off-Street parking (Each Space 9' x 20') within Common Area.



DETAIL 'C'



DETAIL 'D'

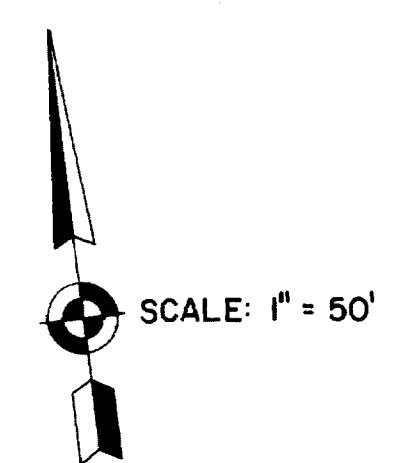
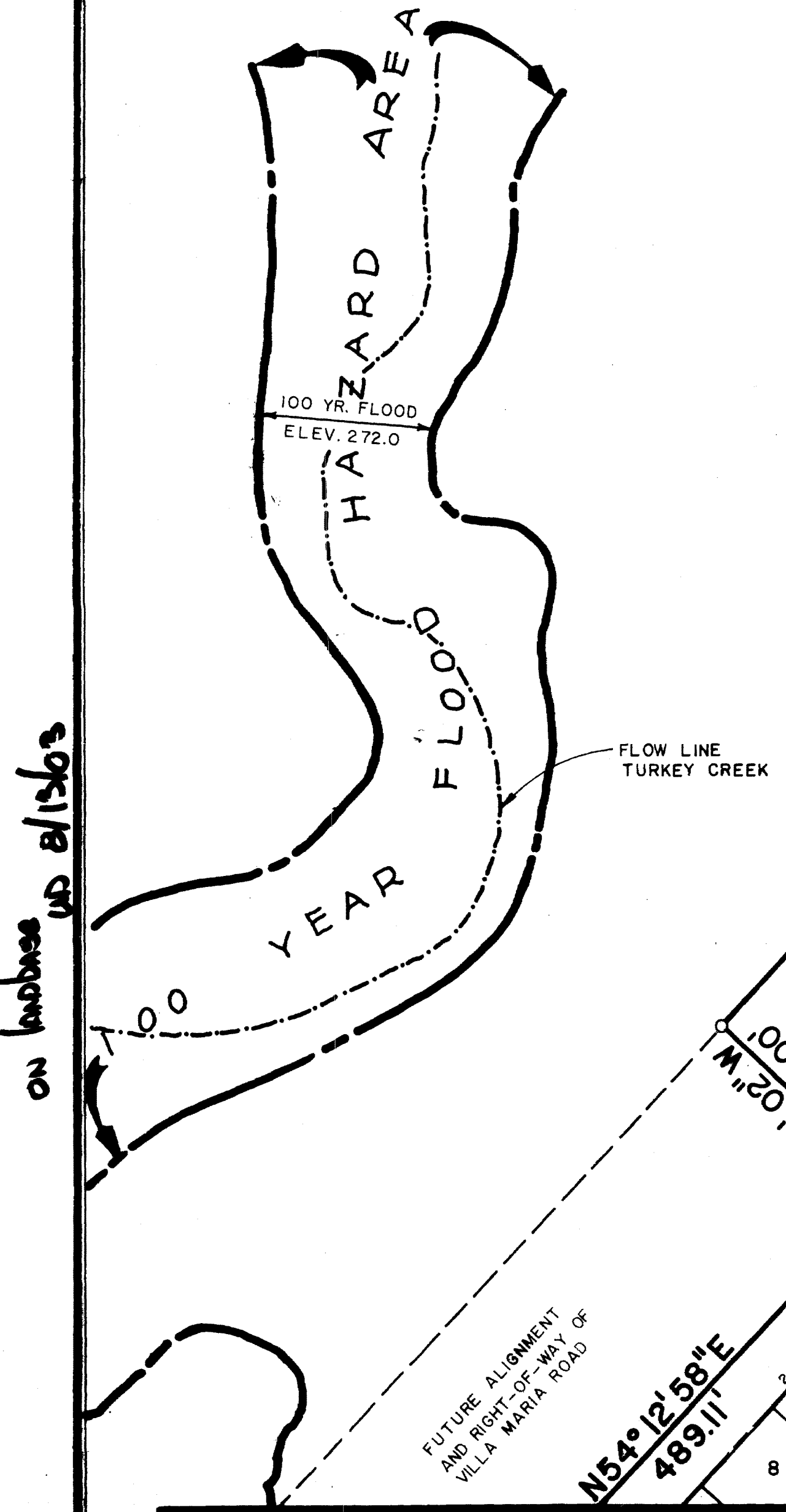
**LEGEND**

- R.U.E. (PUBLIC UTILITY EASEMENT)
- ===== ELECTRICAL EASEMENT
- SANITARY SEWER EASEMENT
- DRAINAGE EASEMENT
- DENOTES PERIMETER CORNER
- △ DENOTES PERMANENT PROJECT TRIANGULATION STATION
- DENOTES P.H.C., P.H.T.
- DENOTES PRIVATE DRIVE CENTERLINE CURVE DATA (SEE SHEET 4)
- DENOTES RIGHT-OF-WAY CURVE DATA (SEE SHEET 4)
- DENOTES HORIZONTAL CONTROL COORDINATE (SEE SHEET 4)

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

2.556 ACRE TRACT RESERVED FOR FUTURE PLATTING

UNPLATTED SHIREWOOD PARTNERSHIP R.A. GALINDO, TRUSTEE VOL. 568, PG 353



INDEX MAP

SCALE: 1" = 50'

FILED At 4:30 O'clock AUG 9 1983 FRANK BORSHNE County Clerk, Brazos County, Texas By Willie M. [Signature]

**FINAL PLAT**

**SHIREWOOD ADDITION**  
 55.767 ACRES  
 ZENO PHILLIPS LEAGUE A-45  
 A LARGE SCALE NEIGHBORHOOD DEVELOPMENT UNDER SECTION 18, BRYAN SUBDIVISION CONTROL ORDINANCE  
 AUG., 1983

OWNER - DEVELOPER: SHIREWOOD PARTNERSHIP 4103 S. TEXAS AVE. BRYAN, TEXAS  
 ENGINEER: McCLURE ENGINEERING, INC. 1722 BROADMOOR SUITE 210 BRYAN, TEXAS

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 206.71 acre tract conveyed to The Braver Corporation by Ramiro A. Galindo, Trustee by deed recorded in Volume 436, Page 428 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 northwest 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 and La Brisa Phase I Subdivision for a distance 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 north-west line of La Brisa Phase I to an iron rod found 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° 29' 37" W for a distance of 153.23 feet and

THENCE: N 71° 51' 13" 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 04° 11' 16" W for a distance of 84.88 feet,  
N 17° 34' 21" W for a distance of 219.85 feet,  
N 01° 44' 54" W for a distance of 43.47 feet,  
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 96.22 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 twin 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 206.71 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 for corner at the intersection of the west right-of-way line of Westwood Main and the north-west 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 northwesterly 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;

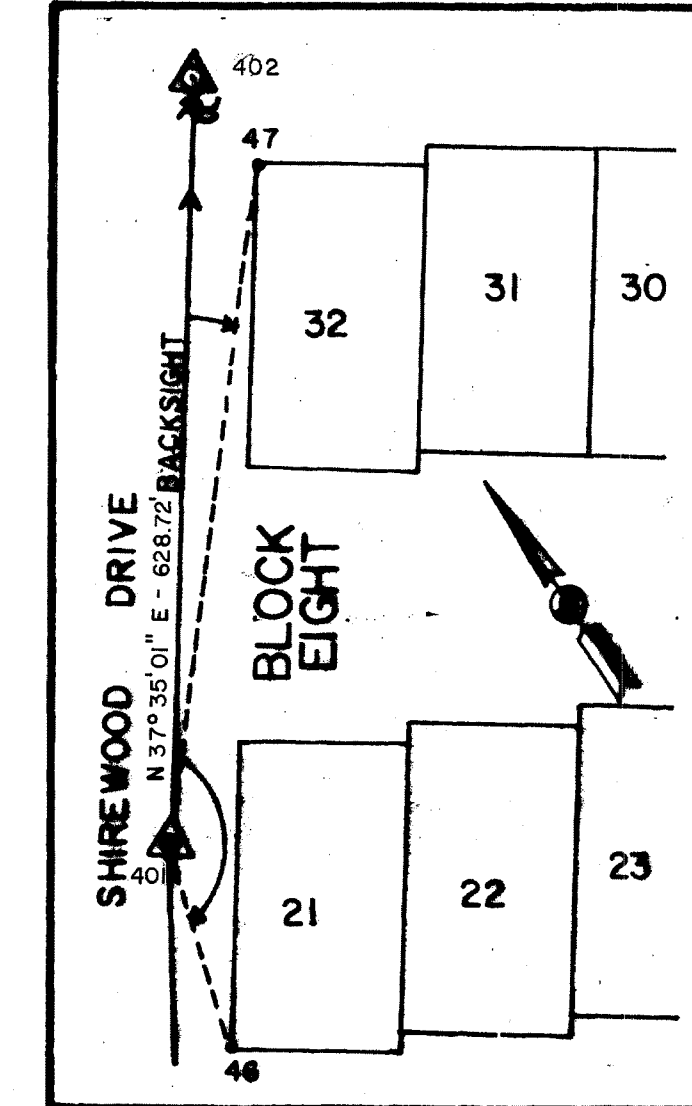
THENCE: 39.27 feet in a northwesterly direction along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a longchord bearing N 80° 47' 02" W for a distance of 35.36 feet to the Point of Tangency;

THENCE: S 54° 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, according to a survey made under the supervision of Michael R. McClure, Registered Public Surveyor No. 2859, in January, 1983.

HORIZONTAL CONTROL COORDINATES

| POINT NUMBER | NORTHING COORDINATE | EASTING COORDINATE | POINT NUMBER | NORTHING COORDINATE | EASTING COORDINATE | POINT NUMBER | NORTHING COORDINATE | EASTING COORDINATE | POINT NUMBER | NORTHING COORDINATE | EASTING COORDINATE |
|--------------|---------------------|--------------------|--------------|---------------------|--------------------|--------------|---------------------|--------------------|--------------|---------------------|--------------------|
| 46           | 7,854.27            | 3,106.98           | 401          | 7,906.31            | 3,167.13           | 818          | 8,611.94            | 3,064.20           | 877          | 8,730.58            | 3,611.45           |
| 47           | 8,036.23            | 3,206.06           | 402          | 8,404.55            | 3,550.60           | 828          | 8,451.20            | 3,351.96           | 878          | 8,799.10            | 3,553.10           |
| 48           | 7,721.05            | 3,387.16           | 637          | 9,025.62            | 3,996.49           | 829          | 8,691.04            | 3,147.74           | 879          | 8,747.24            | 3,492.19           |
| 49           | 7,784.45            | 3,435.96           | 667          | 7,444.34            | 3,099.99           | 839          | 8,788.05            | 3,341.96           | 880          | 9,240.05            | 3,573.96           |
| 53           | 7,816.08            | 3,457.33           | 668          | 7,375.98            | 3,058.43           | 844          | 8,616.74            | 3,487.83           | 881          | 9,397.93            | 3,792.99           |
| 54           | 7,879.48            | 3,506.12           | 670          | 7,340.90            | 2,962.84           | 845          | 8,736.19            | 3,281.05           | 884          | 9,187.32            | 3,611.97           |
| 57           | 7,900.09            | 3,067.71           | 672          | 7,278.85            | 2,982.18           | 852          | 8,808.67            | 3,356.10           | 887          | 9,266.26            | 3,721.48           |
| 59           | 7,990.36            | 2,966.82           | 673          | 7,202.47            | 3,005.99           | 854          | 8,896.19            | 3,458.88           | 891          | 9,368.88            | 4,024.52           |
| 61           | 8,099.05            | 3,220.83           | 676          | 7,417.28            | 2,939.04           | 855          | 8,890.60            | 3,497.62           | 892          | 9,377.40            | 3,799.68           |
| 62           | 8,173.47            | 3,107.75           | 680          | 8,095.67            | 3,331.80           | 858          | 8,822.08            | 3,555.97           | 894          | 9,448.82            | 4,027.55           |
| 65           | 8,157.65            | 2,817.72           | 681          | 7,903.55            | 3,581.43           | 859          | 9,055.87            | 3,318.42           | 895          | 9,295.43            | 4,006.72           |
| 66           | 8,226.63            | 2,875.64           | 682          | 7,966.94            | 3,630.22           | 860          | 9,044.95            | 3,303.29           | 896          | 9,308.28            | 3,907.14           |
| 69           | 8,128.68            | 2,852.16           | 683          | 8,159.07            | 3,380.59           | 863          | 8,971.94            | 3,355.91           | 897          | 9,311.69            | 3,817.20           |
| 70           | 8,070.76            | 2,921.04           | 685          | 8,266.26            | 3,463.09           | 864          | 8,678.72            | 3,550.54           | 900          | 9,298.46            | 3,926.78           |
| 71           | 8,134.17            | 2,985.47           | 686          | 8,183.92            | 3,570.07           | 865          | 9,120.76            | 3,271.65           | 901          | 9,028.65            | 3,915.55           |
| 74           | 8,195.40            | 3,036.96           | 690          | 8,086.02            | 3,721.87           | 866          | 9,252.33            | 3,454.17           | 910          | 9,066.06            | 3,705.44           |
| 77           | 7,999.87            | 2,872.14           | 691          | 8,195.80            | 3,579.22           | 867          | 9,187.43            | 3,500.96           | 911          | 9,137.54            | 3,741.37           |
| 78           | 7,912.93            | 2,895.42           | 693          | 8,159.71            | 3,248.59           | 870          | 9,124.96            | 3,525.48           | 913          | 9,005.42            | 3,826.05           |
| 81           | 7,845.38            | 3,034.06           | 702          | 8,277.18            | 3,109.80           | 871          | 9,098.67            | 3,488.97           | 914          | 8,985.20            | 3,866.25           |
| 82           | 7,770.44            | 3,006.06           | 703          | 8,330.31            | 3,169.61           | 873          | 9,058.11            | 3,518.21           | 928          | 8,684.20            | 2,980.95           |
| 87           | 7,716.59            | 3,087.59           | 709          | 8,197.30            | 3,700.25           | 874          | 8,979.17            | 3,408.69           | 935          | 8,753.19            | 3,061.98           |
| 88           | 7,784.11            | 3,130.99           | 710          | 8,390.00            | 3,564.64           |              |                     |                    | 936          | 8,821.02            | 3,262.03           |
| 89           | 7,622.44            | 3,347.66           | 720          | 8,326.60            | 3,515.85           |              |                     |                    |              |                     |                    |
| 90           | 7,554.92            | 3,304.76           | 727          | 8,419.16            | 3,854.66           |              |                     |                    |              |                     |                    |
| 91           | 7,606.51            | 3,065.73           | 728          | 8,565.89            | 3,684.09           |              |                     |                    |              |                     |                    |
| 92           | 7,478.17            | 3,240.54           | 730          | 8,358.51            | 3,802.49           |              |                     |                    |              |                     |                    |
| 94           | 7,767.38            | 2,774.61           | 734          | 8,415.34            | 3,931.72           |              |                     |                    |              |                     |                    |
| 95           | 7,455.58            | 2,819.39           | 735          | 8,262.52            | 3,836.61           |              |                     |                    |              |                     |                    |
| 97           | 7,429.68            | 3,196.41           | 739          | 8,107.15            | 3,739.92           |              |                     |                    |              |                     |                    |
| 99           | 7,744.88            | 3,504.30           | 740          | 8,221.77            | 3,811.25           |              |                     |                    |              |                     |                    |
| 252          | 7,882.91            | 3,606.70           | 741          | 8,709.48            | 3,703.79           |              |                     |                    |              |                     |                    |
| 259          | 9,081.70            | 4,062.91           | 742          | 8,632.53            | 3,681.91           |              |                     |                    |              |                     |                    |
| 260          | 9,058.67            | 4,142.85           | 771          | 8,738.17            | 3,705.79           |              |                     |                    |              |                     |                    |
| 261          | 9,463.58            | 4,158.19           | 774          | 8,816.49            | 3,722.13           |              |                     |                    |              |                     |                    |
| 262          | 9,466.41            | 4,078.25           | 781          | 8,933.66            | 4,139.91           |              |                     |                    |              |                     |                    |
| 271          | 7,831.12            | 2,829.33           | 782          | 8,685.68            | 4,006.46           |              |                     |                    |              |                     |                    |
| 274          | 7,760.01            | 2,760.92           | 804          | 8,383.40            | 3,324.32           |              |                     |                    |              |                     |                    |
| 282          | 7,715.27            | 3,476.51           | 806          | 8,486.19            | 3,236.80           |              |                     |                    |              |                     |                    |
| 283          | 7,639.45            | 3,364.81           | 817          | 8,681.71            | 3,113.00           |              |                     |                    |              |                     |                    |



EXAMPLE: Locate Lot Corners For Block Eight, Lots 21 and 32

PROCEDURE:

1. Triangulation Points are located in the field. Using these known point coordinates (shown above) deflection angles and distances to set any other control points whose coordinates appear above can be calculated.
2. In this example, from Triangulation Point 401, angle right 137° 50' 26" and a distance of 70.56 feet to point 46, and angle right 14° 22' 53" and 181.18 feet to point 47.
3. Lot corner control points, like points 46 and 47, can be used to determine location of all lot corners within the same block or of any other control point.

EXAMPLE OF DETERMINING CONTROL POINT LOCATION BY COMPUTATION AND PHYSICAL LAYOUT

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

*[Signature]*  
Director of Planning  
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

I, ROGER JACKSON, 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 13<sup>th</sup> day of August, 1983 and same was duly approved on the 4<sup>th</sup> day of August, 1983 by said Commission.

*[Signature]*  
Chairman City Planning Commission  
Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Boristie, 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 9 day of August, 1983 in the Deed Records of Brazos County in Volume 577 Page 835 thru 841.

*[Signature]*  
County Clerk, Brazos County, Texas

The following are Private Streets within Shirewood Addition:

|                      |                    |
|----------------------|--------------------|
| Bayberry Court       | Helm's Gate Circle |
| Bishop's Gate Circle | Mirkwood Court     |
| Brandywine Circle    | Mirrorome Circle   |
| Dimwill Dale Circle  | Rivendell Court    |
| Elvenking Court      | Wilderland Circle  |
| Goldberry Circle     |                    |

PRIVATE DRIVE CENTERLINE CURVE DATA

| CURVE DESIGNATION | DELTA       | RADIUS     | LENGTH     | TANGENT   | CHORD      |
|-------------------|-------------|------------|------------|-----------|------------|
| A                 | 51° 19' 00" | 70.00 ft.  | 62.70 ft.  | 33.63 ft. | 60.62 ft.  |
| B                 | 30° 34' 04" | 75.00 ft.  | 40.01 ft.  | 20.50 ft. | 39.54 ft.  |
| C                 | 90° 00' 00" | 37.50 ft.  | 58.90 ft.  | 37.50 ft. | 53.03 ft.  |
| D                 | 82° 33' 50" | 103.68 ft. | 149.40 ft. | 91.03 ft. | 136.81 ft. |
| E                 | 37° 57' 18" | 208.02 ft. | 137.80 ft. | 71.54 ft. | 135.29 ft. |
| F                 | 84° 47' 42" | 37.50 ft.  | 55.50 ft.  | 34.24 ft. | 50.57 ft.  |
| G                 | 23° 07' 42" | 100.00 ft. | 40.37 ft.  | 20.46 ft. | 40.09 ft.  |
| H                 | 66° 36' 00" | 37.50 ft.  | 43.59 ft.  | 24.63 ft. | 41.18 ft.  |
| J                 | 21° 08' 27" | 330.99 ft. | 64.46 ft.  | 32.33 ft. | 64.35 ft.  |
| K                 | 68° 26' 51" | 37.50 ft.  | 44.80 ft.  | 25.51 ft. | 42.18 ft.  |
| L                 | 87° 06' 18" | 37.50 ft.  | 57.00 ft.  | 35.64 ft. | 51.67 ft.  |
| M                 | 29° 11' 08" | 180.00 ft. | 76.40 ft.  | 39.06 ft. | 75.58 ft.  |
| N                 | 87° 31' 34" | 37.50 ft.  | 57.28 ft.  | 36.91 ft. | 51.87 ft.  |
| O                 | 98° 01' 18" | 37.80 ft.  | 62.63 ft.  | 41.42 ft. | 55.60 ft.  |
| P                 | 12° 00' 00" | 380.81 ft. | 79.71 ft.  | 40.00 ft. | 79.56 ft.  |
| Q                 | 81° 11' 38" | 37.80 ft.  | 53.14 ft.  | 32.14 ft. | 48.81 ft.  |
| R                 | 22° 00' 00" | 256.64 ft. | 88.78 ft.  | 58.00 ft. | 98.34 ft.  |
| S                 | 31° 00' 00" | 180.00 ft. | 88.33 ft.  | 41.89 ft. | 88.34 ft.  |
| T                 | 88° 55' 57" | 68.80 ft.  | 61.12 ft.  | 33.25 ft. | 58.72 ft.  |

RIGHT-OF-WAY CURVE DATA

| Curve Designation | Delta       | Radius     | Length     | Tangent    | Chord      |
|-------------------|-------------|------------|------------|------------|------------|
| AA                | 39° 56' 02" | 329.90 ft. | 229.93 ft. | 119.86 ft. | 225.31 ft. |
| BB                | 36° 31' 34" | 269.90 ft. | 172.06 ft. | 89.07 ft.  | 169.16 ft. |
| CC                | 41° 29' 26" | 701.30 ft. | 507.84 ft. | 265.63 ft. | 496.82 ft. |
| DD                | 41° 29' 26" | 641.30 ft. | 464.39 ft. | 242.91 ft. | 454.31 ft. |
| EE                | 73° 22' 02" | 630.00 ft. | 806.72 ft. | 469.31 ft. | 752.72 ft. |
| FF                | 37° 14' 02" | 690.00 ft. | 448.40 ft. | 232.44 ft. | 440.55 ft. |
| GG                | 80° 56' 45" | 25.00 ft.  | 35.32 ft.  | 21.33 ft.  | 32.45 ft.  |
| HH                | 91° 10' 30" | 25.00 ft.  | 39.78 ft.  | 25.52 ft.  | 35.72 ft.  |
| II                | 27° 16' 29" | 690.00 ft. | 328.46 ft. | 167.41 ft. | 325.37 ft. |
| JJ                | 14° 52' 26" | 606.05 ft. | 157.33 ft. | 79.11 ft.  | 156.89 ft. |
| KK                | 13° 53' 41" | 546.05 ft. | 132.42 ft. | 66.54 ft.  | 132.10 ft. |
| LL                | 25° 45' 00" | 407.50 ft. | 183.14 ft. | 93.14 ft.  | 181.60 ft. |
| MM                | 25° 45' 00" | 467.50 ft. | 210.11 ft. | 106.86 ft. | 208.34 ft. |
| NN                | 90° 00' 00" | 25.00 ft.  | 39.27 ft.  | 25.00 ft.  | 35.36 ft.  |
| PP                | 90° 00' 00" | 25.00 ft.  | 39.27 ft.  | 25.00 ft.  | 35.36 ft.  |

REFER TO SHEET 1 OR 3 FOR GENERAL NOTES.

273129  
FILED  
At 4:30 o'clock P.M.  
AUG 9 1983  
FRANK BORISTIE  
County Clerk, Brazos County, Texas

SHIREWOOD ADDITION  
55.767 ACRES  
ZENO PHILLIPS LEAGUE A-45  
A LARGE SCALE NEIGHBORHOOD DEVELOPMENT UNDER SECTION 18, BRYAN SUBDIVISION CONTROL ORDINANCE  
AUG., 1983

OWNER-DEVELOPER:  
SHIREWOOD PARTNERSHIP  
4103 S. TEXAS AVE.  
BRYAN, TEXAS

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