

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS |
COUNTY OF BRAZOS |

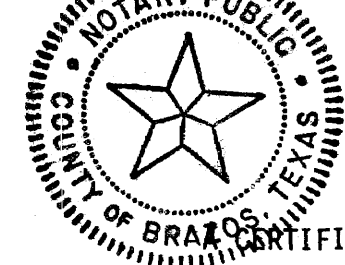
SHIREWOOD PARTNERSHIP
R.A. GALINDO, MANAGING PARTNER
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to them, it in the Deed Records of Brazos County in Volume 568, Page 358, and designated herein as the SHIREWOOD ADDITION 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.

Owner: Chalinda
Western National Bank, Bryan
by Steve Quattrin, President
Lienholder Approval

STATE OF TEXAS |
COUNTY OF BRAZOS |

Before me, the undersigned authority, on this day personally appeared Ramiro Belmont, 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.

Given under my hand and seal of office this 6th day of May, 1983.



Jean Wise (Jean Wise)
Notary Public in and for Brazos County, Texas
My commission expires 11-10-84

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.

Michael R. McClure
Registered Professional Engineer



CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, Frank Bouskie, 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 11th day of May, 1983, in the Deed Records of Brazos County in Volume 583 Page 518.

Frank Bouskie by Cheryl Thompson
County Clerk, Brazos County, Texas

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.

C. D. Moore
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 21th day of April, 1983, and same was duly approved on the 5th day of May, 1983, by said Commission.

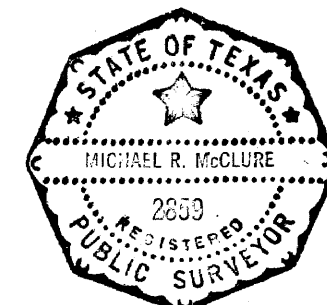
Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, Michael R. McClure, Registered Public 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.

Michael R. McClure
Registered Public Surveyor



FIELD NOTES
SHIREWOOD PHASE II

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, R.A. Galindo, Trustee by The Braver Corporation by deed recorded in Volume 568, Page 358 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 74° 34' 28" W for a distance of 169.99 feet to an iron rod for corner;

THENCE: N 79° 38' 33" W for a distance of 248.51 feet to an iron rod for corner;

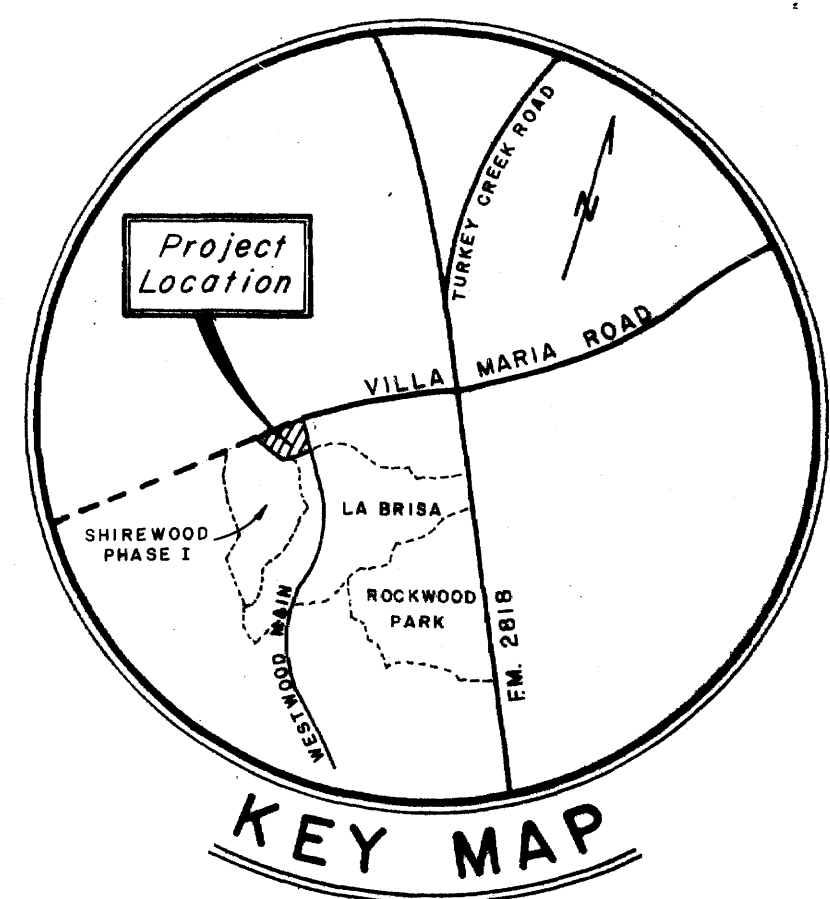
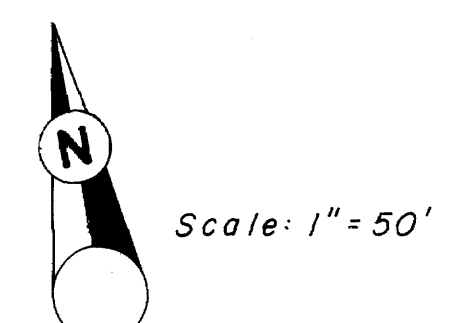
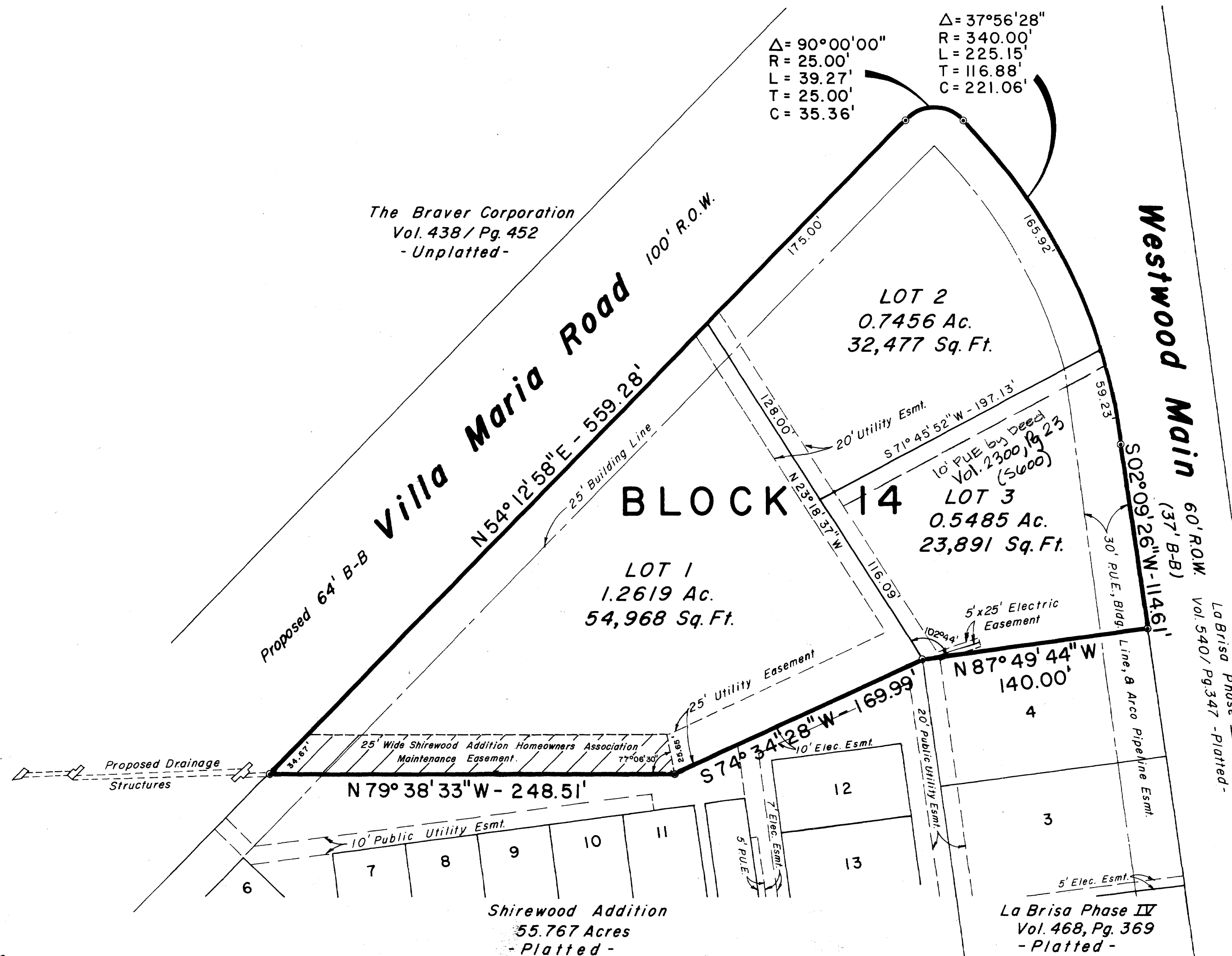
THENCE: N 54° 12' 58" E for a distance of 559.28 feet to the Point of Curvature of a curve to the right;

THENCE: 39.27 feet along the arc of a 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 Curvature of a compound curve to the right;

THENCE: 225.15 feet 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 S 16° 48' 48" E for a distance of 221.06 feet to the Point of Tangency, said point also being in the west right-of-way line of Westwood Main;

THENCE: S 02° 09' 26" W for a distance of 114.61 feet along the west line of Westwood Main to an iron rod found at the northeast corner of Lot 4, Block C of the aforesaid LA BRISA IV Subdivision;

THENCE: N 87° 49' 44" W for a distance of 140.00 feet to the POINT OF BEGINNING and containing 2.556 acres of land, more or less.



Manorwood Development Corporation
Vol. 506 / Pg. 318
- Platted -

La Brisa Phase III
Vol. 540 / Pg. 347
- Platted -

Shirewood Addition
55.767 Acres
- Platted -

La Brisa Phase II
Vol. 468, Pg. 369
- Platted -

on line and etched

FILED
MAY 11 1983
263087

PROPOSED LAND USE: 3 COMMERCIAL LOTS

FINAL PLAT
Shirewood Addition Phase II
2.556 Acre Tract
ZENO PHILLIPS LEAGUE A-45
BRYAN, BRAZOS COUNTY, TEXAS
MAY, 1983
Owner & Developer: SHIREWOOD PARTNERSHIP
Engineer & Surveyor: MCCLURE ENGINEERING, INC.

- GENERAL NOTES
1. Block 14 is not abutting or within the boundary of the 100 Year Flood Hazard Area as identified in the City of Bryan Flood Insurance Rate Maps.
2. Minimum sideyard setback is 5.00'.