

METES AND BOUNDS DESCRIPTION
15.5140 Acres

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:

BEING an iron rod found marking the most southeasterly corner of this tract, said iron rod also being in the northwest line of Villa Maria Road right-of-way and being the most northerly corner of the Villa Maria Road Right-Of-Way Dedication as described in Volume 540, Page 347 of the Deed Records:

THENCE: S 54° 12' 58" W along the aforesaid northwest line of Villa Maria Road for a distance of 1643.97 feet and corner in the centerline of Turkey Creek;

THENCE: Upstream along the centerline of said Turkey Creek as follows:

N 19° 45' 26" W for a distance of 94.89 feet,
 N 45° 38' 12" E for a distance of 187.78 feet,
 N 87° 42' 58" E for a distance of 114.00 feet,
 N 35° 34' 09" E for a distance of 89.77 feet,
 N 21° 36' 44" W for a distance of 153.64 feet and
 N 22° 28' 32" E for a distance of 180.87 feet to the centerline intersection of an unnamed tributary of Turkey Creek;

THENCE: N 34° 51' 39" E for a distance of 100.30 feet,
 N 40° 11' 32" E for a distance of 467.24 feet,
 N 46° 38' 35" E for a distance of 237.24 feet and
 N 57° 21' 35" E for a distance of 177.03 feet along the centerline of said tributary for corner;

THENCE: 48.81 feet in a northwesterly direction along the arc of a curve having a central angle of 04° 54' 23", a radius of 570.00 feet, a tangent of 24.42 feet and a long chord bearing N 25° 14' 18" W for a distance of 48.80 feet for corner;

THENCE: N 55° 56' 54" E for a distance of 470.21 feet for corner, said corner also being in the northeast boundary line of the aforesaid 96.147 acre tract;

THENCE: S 10° 44' 28" E for a distance of 125.89 feet and
 S 02° 09' 26" W for a distance of 528.55 feet along said east boundary line to the POINT OF BEGINNING and containing 15.5140 acres of land, more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, (We, The), Shirewood Partnership, 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 me (us, it) in the Deed Records of Brazos County in Volume 568, Page 358, and designated herein as the Shirewood Addition Phase III 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.

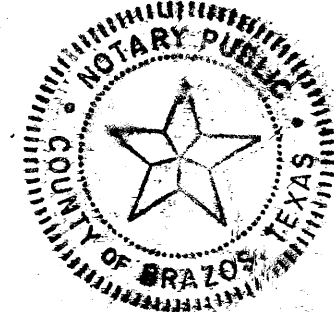
R. Galindo
Owner
Managing Partner
Western National Bank, Bryan
James L. Keller President
Lienholder Approval

STATE OF TEXAS |
COUNTY OF BRAZOS |

Before me, the undersigned authority, on this day personally appeared R. Galindo, 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 20th day of October, 19 83.

Juan Wise (Juan Wise)
Notary Public in and for Brazos County,
Texas
My Comm. Expires: 11-10-84



CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, Frank Boriskie, 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 29th day of December, 19 83, in the Deed Records of Brazos County in Volume 644 Page 245.

Frank Boriskie
County Clerk, Brazos County, Texas
Deputy

CERTIFICATION BY THE DIRECTOR OF PLANNING

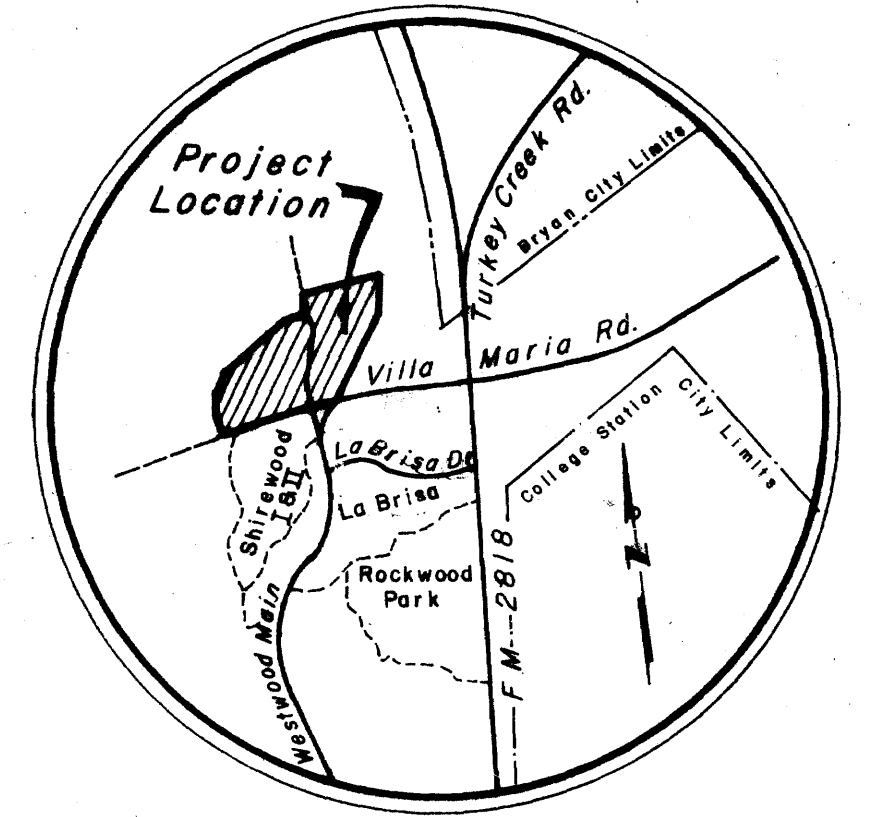
I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

[Signature]
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

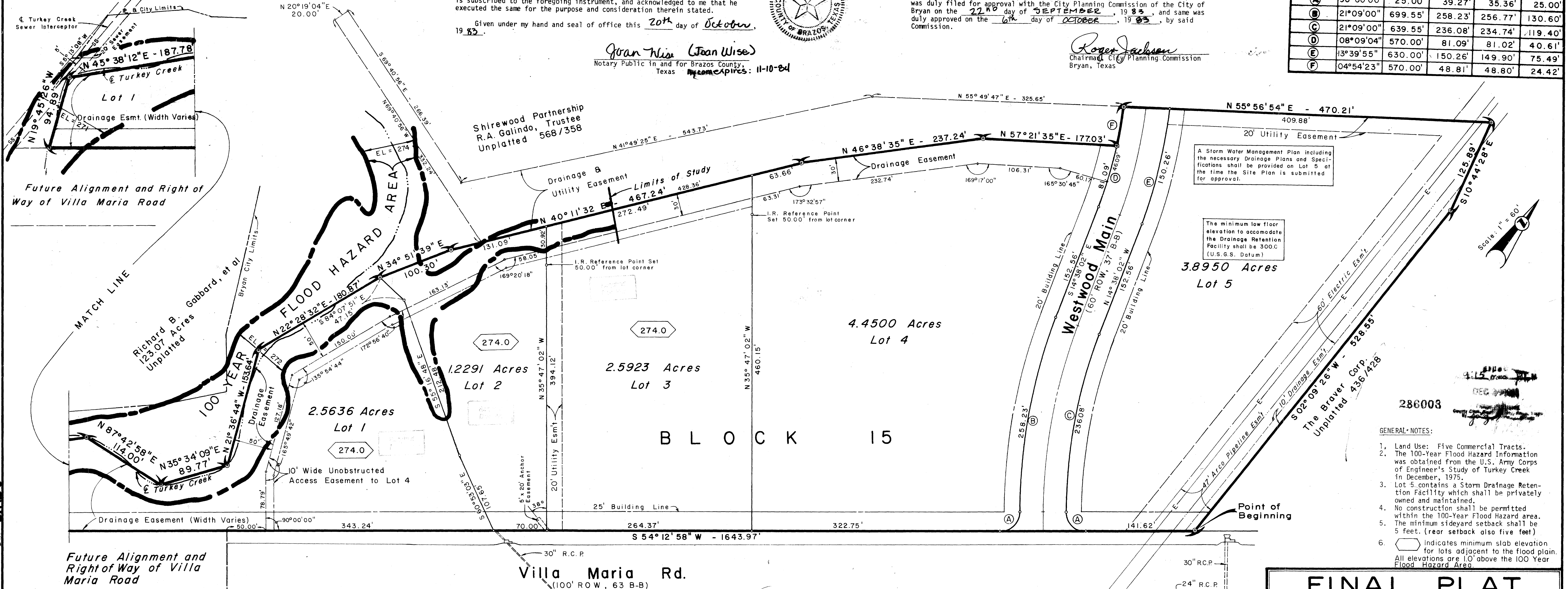
I, ROGER JACKSON, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plan was duly filed for approval with the City Planning Commission of the City of Bryan on the 22nd day of SEPTEMBER, 19 83, and same was duly approved on the 6th day of OCTOBER, 19 83, by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas



Vicinity Map

CURVE DATA					
Curve	Angle	Radius	Length	Chord	Tangent
(A)	90°00'00"	25.00'	39.27'	35.36'	25.00'
(B)	21°09'00"	699.55'	258.23'	256.77'	130.60'
(C)	21°09'00"	639.55'	236.08'	234.74'	119.40'
(D)	08°09'04"	570.00'	81.09'	81.02'	40.61'
(E)	13°39'55"	630.00'	150.26'	149.90'	75.49'
(F)	04°54'23"	570.00'	48.81'	48.80'	24.42'



A Storm Water Management Plan including the necessary Drainage Plans and Specifications shall be provided on Lot 5 at the time the Site Plan is submitted for approval.

The minimum low floor elevation to accommodate the Drainage Retention Facility shall be 300.0 (U.S.G.S. Datum)

3.8950 Acres
Lot 5

- GENERAL NOTES:**
- Land Use: Five Commercial Tracts.
 - The 100-Year Flood Hazard Information was obtained from the U.S. Army Corps of Engineer's Study of Turkey Creek in December, 1975.
 - Lot 5 contains a storm Drainage Retention Facility which shall be privately owned and maintained.
 - No construction shall be permitted within the 100-Year Flood Hazard area.
 - The minimum sideyard setback shall be 5 feet. (rear setback also five feet)
 - Indicates minimum slab elevation for lots adjacent to the flood plain. All elevations are 1.0' above the 100 Year Flood Hazard Area.

FINAL PLAT
SHIREWOOD ADDITION Phase III
15.5140 Ac. Tract
Zeno Phillips Survey A-45
Bryan, Brazos County, Texas
DATE: Oct., 1983 SCALE: 1" = 60'
OWNER & DEVELOPER: SHIREWOOD PARTNERSHIP, 4103 S. Texas Ave. Bryan, Texas 77802
ENGINEER & SURVEYOR: MCCLURE ENGINEERING, INC. 1722 Broadmoor, Suite 210 Bryan, Texas 77802

on base and blocks

BENCHMARK: Chiseled \square on top of south end of east headwall located at the intersection of the South Fork of Turkey Creek & F.M. 2818. EL = 285.90 (U.S.G.S. Datum)

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

A CERTIFICATE 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.

Michael R. McClure
Registered Professional Engineer

