

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, RAMIRO A. GALINDO, PRESIDENT OF R. A. GALINDO, INC., OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH WAS CONVEYED TO IT BY DEED RECORDED IN VOLUME 2299, PAGE 203, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE "SHIREWOOD SUBDIVISION, PHASE IV" 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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

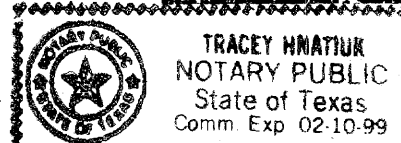
R. Galindo
OWNER

LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAMIRO A. 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 ON THIS 28th DAY OF March, 1995.



Tracy Hnatuk
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF CITY PLANNER

I, RAFFEEK SHANAA, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, 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 CITY ORDINANCES.

Raffeeek Shanaa
CITY PLANNER, CITY OF BRYAN

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, JOHN GODFREY, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 21st DAY OF MARCH, 1995 AND SAME WAS DULY APPROVED ON THE 6th DAY OF APRIL, 1995.

CHAIR, PLANNING AND ZONING COMMISSION

APPROVAL OF THE CITY ENGINEER

I, BRUCE KARR, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Bruce Karr
CITY ENGINEER, CITY OF BRYAN

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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 28th DAY OF March, 1995, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 2299, PAGE 203.

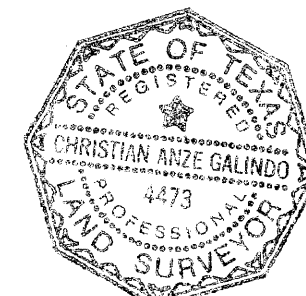
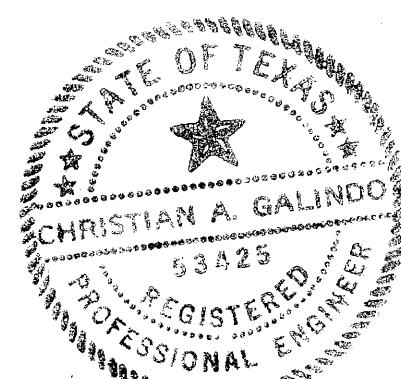
Mary Ann Ward by Barbara Johnson
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, REGISTERED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, 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, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

CHRISTIAN A. GALINDO, P.E., R.P.L.S.



FILED

95 JUN 22 PM 2:30

Christian A. Galindo
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR

582443

NORTH END OF WESTWOOD MAIN
CONSTRUCTION OF THE NORTHERN PORTION OF WESTWOOD MAIN FROM ITS INTERSECTION WITH IBIS COURT TO THE NORTHWEST BOUNDARY OF SHIREWOOD ADDITION PHASE IV, SHALL BE PART OF FUTURE SHIREWOOD ADDITION PHASE V.

CUL-DE-SAC SIDEWALKS
SIDEWALK ALONG THE NORTH SIDE OF IBIS COURT AND SIDEWALK ALONG THE NORTH SIDE OF BEAVER POND COURT SHALL BE BUILT WITHIN TWO YEARS FROM THE TIME THIS PLAT IS FILED. SIDEWALK CONSTRUCTION SHALL PROCEED AS HOUSES ARE BUILT.

SCALE:
1" = 60'

NOW OR FORMERLY:
PAUL EMOLA & JOHNNY LYONS
13.1 ACRES
384/759
UNPLATTED

NOW OR FORMERLY:
TAC REALTY
14.37 ACRES
1160/236
UNPLATTED

- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MARKER
- MDC = MARK DN CONCRETE
- S/F = SET DR FOUND
- FP = FENCE POST
- FC = FENCE CORNER
- RDW = RIGHT OF WAY
- BB = BACK TO BACK OF CURB
- BL = BUILDING LINE
- PUE = PUBLIC UTILITY EASMT.
- EE = ELECTRICAL EASEMENT
- AE = ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PAE = PARKING/ACCESS EASMT.
- EM = ELECTRIC METER
- ET = ELECTRIC TRANSFORMER
- E/P/L = ELECTRICAL/POLE/LIGHT
- MH = MANHOLE
- CD = CLEAN OUT
- WM = WATER METER
- W/V = WATER VALVE
- SS = SANITARY SEWER
- FH = FIRE HYDRANT
- GM = GAS METER
- T/P = TELEPHONE PEDESTAL
- C/TV = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHANG
- (M) = MEASURED
- (R) = RECORDED

SIDEWALKS
SIDEWALK ALONG WEST SIDE OF WESTWOOD MAIN WILL BE BUILT AS PART OF FUTURE SHIREWOOD ADDITION PHASE V.
SIDEWALK ALONG EAST SIDE OF WESTWOOD MAIN WILL BE BUILT AS PART OF THIS PLAT.

PART OF 21.168-ACRE TRACT
R. A. GALINDO, INC.
UNPLATTED
2299/203
(FUTURE SHIREWOOD ADDITION PHASE V)

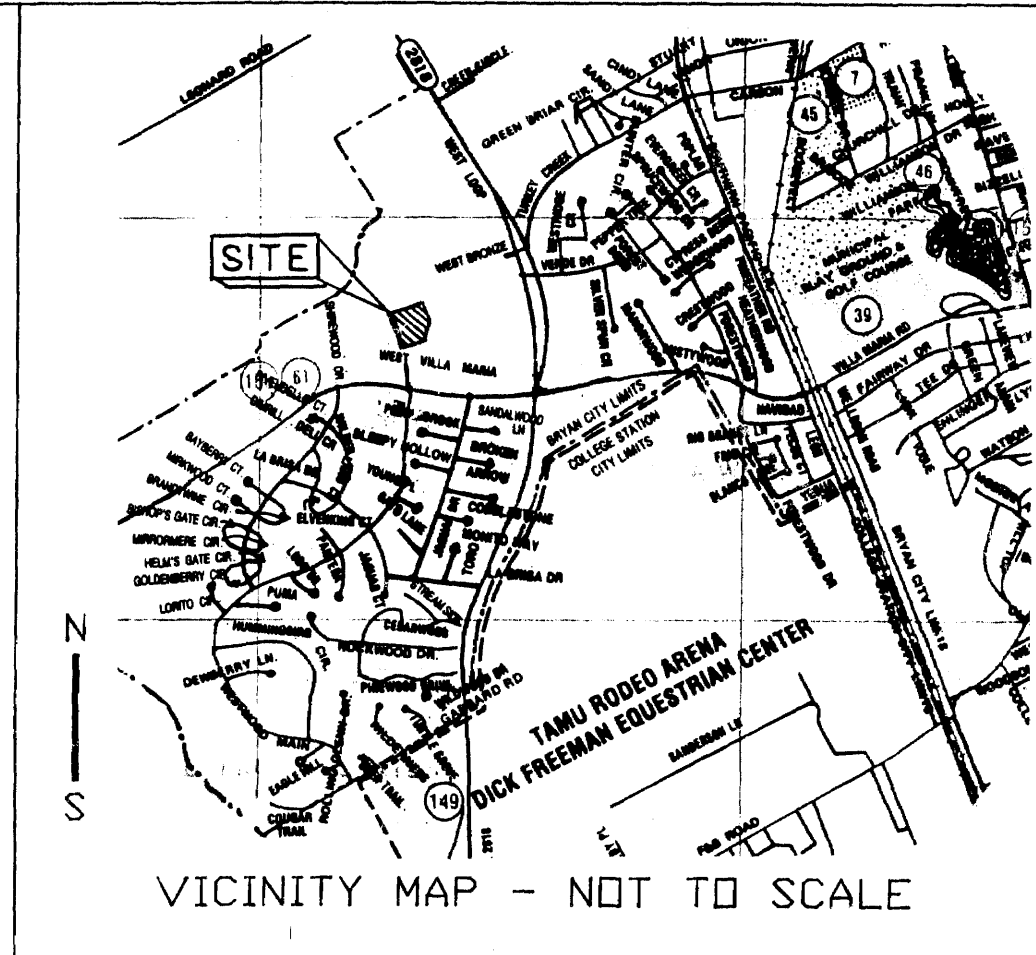
NOW OR FORMERLY:
DAVID H. WILEY
850/513
PLATTED

LOT 5

LOT 4 SHIREWOOD ADDITION PHASE III
648/245
PLATTED

NOTES:

- ALL LINEAR DIMENSIONS ARE IN FEET.
- ALL CALLS ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- BEARING SOURCE IS PLAT OF SHIREWOOD ADDITION PHASE III (648/245)
- FEMA'S MAP # 48041C0141 C FOR BRAZOS COUNTY, TEXAS, DATED JULY 2, 1992, DOES NOT IDENTIFY A 100-YR. FLOOD PLAIN AFFECTING THIS TRACT.
- PRIMARY BENCHMARK:
SQ. CUT ON TOP OF SOUTH END OF EAST HEADWALL AT THE INTERSECTION OF SOUTH FORK OF TURKEY CREEK & F.M. 2818. ELEV. = 285.90' NGVD.
SITE BENCHMARK:
TOP OF F.H. ON EAST SIDE OF WESTWOOD MAIN, ACROSS FROM AEROFIT BUILDING. ELEV. = 302.93' NGVD.
- MIN. SIDE & REAR BLDG. LINE = 5'.
- DENOTES 1/2" IRON ROD SET.
- DEED RESTRICTIONS WILL BE FILED FOR THIS SUBDIVISION.
- ALL EASEMENTS NOT SPECIFICALLY SHOWING RECORDED INFORMATION ARE BEING GRANTED HEREIN.



CURVE #	CHORD	BEARING	RADIUS	ARC	DELTA	TANG.
1	19.66'	N 28°40'55" W	570.005'	19.66'	01°58'34"	9.83'
2	15.04'	N 28°59'09" W	630.005'	15.04'	01°22'05"	7.52'
3	33.98'	N 13°08'26" E	25.00'	37.36'	85°36'56"	23.16'
4	9.63'	N 69°52'02" E	20.00'	9.73'	27°51'43"	4.96'
5	7.68'	S 85°07'17" E	20.00'	7.73'	22°08'01"	3.91'
6	53.03'	N 73°44'07" E	50.00'	56.22'	64°25'13"	31.50'
7	53.00'	N 08°09'29" E	50.00'	58.24'	66°44'03"	32.93'
8	53.00'	N 59°34'34" E	50.00'	58.24'	66°44'03"	32.93'
9	55.00'	S 54°41'30" W	50.00'	58.24'	66°43'50"	32.93'
10	13.38'	S 13°38'22" W	50.00'	13.42'	15°22'26"	6.75'
11	16.90'	S 30°57'17" W	20.00'	17.45'	49°59'51"	9.33'
12	36.68'	N 76°51'34" W	25.00'	41.18'	94°23'04"	26.99'
13	33.98'	N 13°08'26" E	25.00'	37.36'	85°36'56"	23.16'
14	10.71'	N 71°28'31" E	20.00'	10.84'	31°03'14"	5.56'
15	6.58'	S 83°32'22" E	20.00'	6.61'	18°56'33"	3.34'
16	53.89'	S 73°19'58" E	50.00'	56.92'	65°13'22"	31.99'
17	50.00'	N 10°43'16" E	50.00'	52.36'	60°00'00"	28.87'
18	50.00'	N 49°16'44" W	50.00'	52.36'	60°00'00"	28.87'
19	67.03'	S 58°37'48" W	50.00'	73.46'	84°10'58"	45.17'
20	9.23'	S 11°14'44" W	50.00'	9.24'	10°35'10"	4.63'
21	16.90'	S 30°57'18" W	20.00'	17.45'	49°59'52"	9.33'
22	36.68'	N 76°51'34" W	25.00'	41.18'	94°23'04"	26.99'

METES AND BOUNDS DESCRIPTION
6.4552-ACRE TRACT

Being a 6.4552-acre tract or parcel of land lying and being situated in the Zeno Phillips League, A-45, Brazos County, Texas, and being a part of a 21.168-acre tract conveyed to R. A. Galindo, Inc. by Texas Commerce Bank by deed recorded in Volume 2299, Page 203, Official Records, Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the easternmost corner of the referenced 21.168-acre tract which is also the easternmost corner of this 6.455-acre tract, said rod also marking the northernmost corner of Lot 5, Block 15, Shirewood Addition Phase III, an addition to the City of Bryan, Brazos County, Texas, as recorded in Volume 648, Page 245, Official Records, Brazos County, Texas;

THENCE S 55°56'54" W, along the northwesterly boundary of said Block 15, Shirewood Addition Phase III, for a distance of 470.21' to a 1/2" iron rod set;

THENCE through said 98.167-acre tract which is a curve to the left with the following data: chord 19.66', bearing N 28°40'55" W, radius 570.005', arc 19.66', delta angle 1°58'34", tangent 9.83', to a 1/2" iron rod set;

THENCE N 28°40'02" W, continuing through said 98.167-acre tract, for a distance of 592.16' to a 1/2" iron rod set on the southeasterly boundary of the 14.37-acre TAC Realty tract recorded in Volume 1160, Page 236, Official Records, Brazos County;

THENCE N 55°56'54" E, along said southeasterly boundary for a distance of 380.09' to a 1/2" iron rod found;

THENCE S 44°24'00" E, along the southwesterly boundary of the 13.1-acre Paul Emola & Johnny Lyons tract recorded in Volume 384, Page 756, Deed Records, Brazos County, Texas, for a distance of 490.22' to a 1" iron pipe found;

THENCE S 10°44'28" E, along the westerly boundary of the 11.83-acre RTC et. al. tract recorded in Volume 1197, Page 814, Official Records, Brazos County, Texas, for a distance of 139.11' to the POINT OF BEGINNING containing 6.4552 acres of land more or less.

FINAL PLAT
SHIREWOOD ADDITION PHASE IV
6.4552 ACRES

OWNER/DEVELOPER: R. A. GALINDO, INC. 1900 W. VILLA MARIA RD. BRYAN, TX 77807 409-823-1919	PART OF 21.168-ACRE TRACT R. A. GALINDO, INC. ZENO PHILLIPS LEAGUE A-45 VOLUME 2299, PAGE 203, OFFICIAL RECORDS	DATE: MARCH 17, 1995 APPROVED BY: CG REVISIONS: MARCH 28, 1995	PROJECT 2-95 SHEET 1 of 1
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