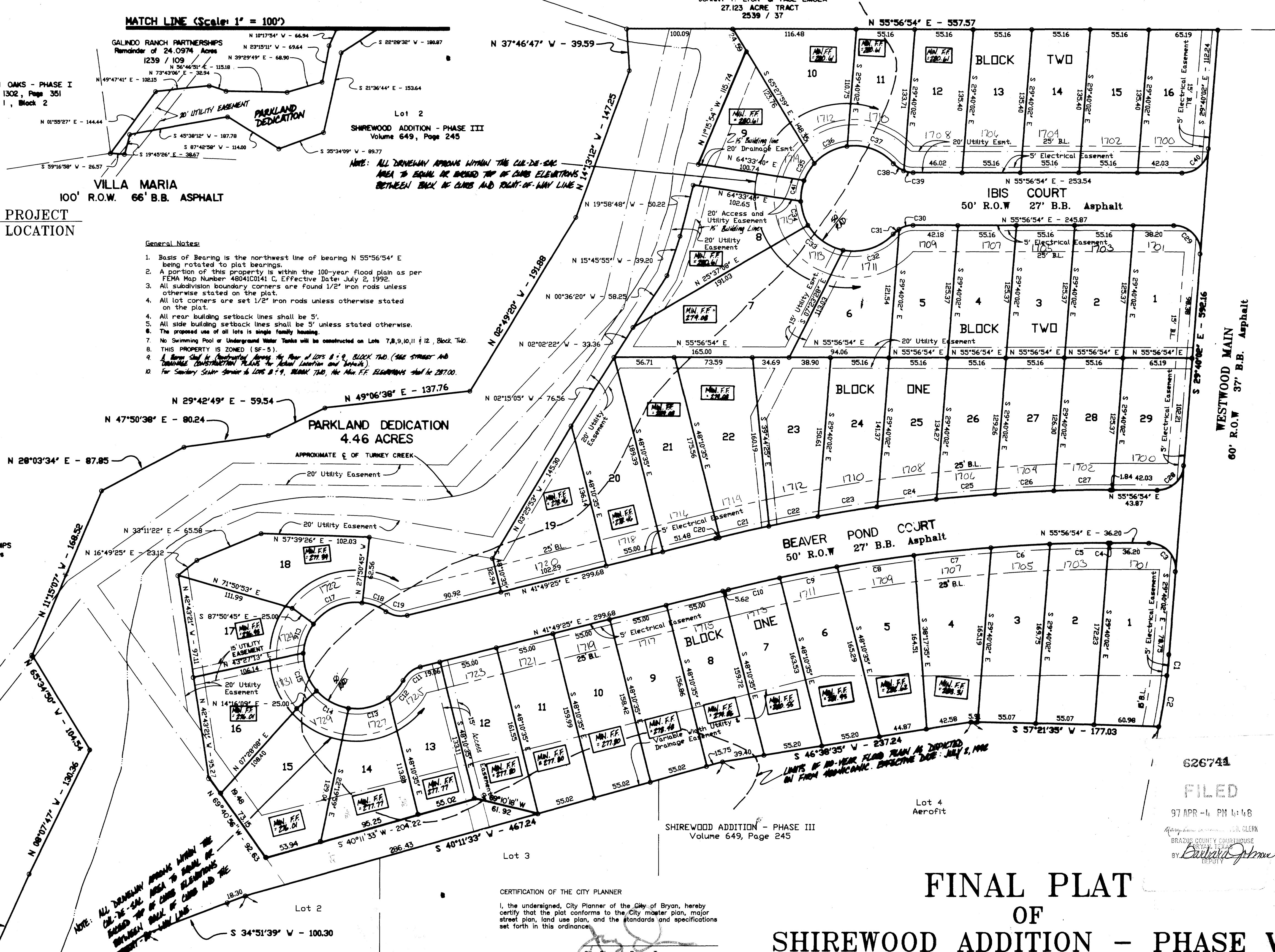


| CURVE DELTA | RADIUS    | ARC     | TANGENT | BEARING | CHORD               |
|-------------|-----------|---------|---------|---------|---------------------|
| C1          | 01'59"35" | 57.03   | 15.66   | 9.83    | S 28°41'04" E 15.66 |
| C2          | 04'54'25" | 57.00   | 48.81   | 24.42   | S 25°14'12" E 48.80 |
| C3          | 94'23'04" | 25.00   | 41.18   | 26.99   | S 78°34'34" E 36.68 |
| C4          | 00'04'39" | 1475.00 | 2.00    | 1.00    | N 55°56'54" E 2.00  |
| C5          | 02'08'48" | 1475.00 | 55.26   | 27.63   | N 54°47'53" E 55.26 |
| C6          | 02'09'21" | 1475.00 | 55.30   | 27.75   | N 52°38'46" E 55.30 |
| C7          | 02'50'23" | 1475.00 | 73.10   | 36.56   | N 50°08'54" E 73.09 |
| C8          | 02'50'49" | 1475.00 | 73.29   | 36.65   | N 47°18'18" E 73.28 |
| C9          | 02'08'22" | 1475.00 | 55.08   | 27.54   | N 44°48'43" E 55.07 |
| C10         | 01'55'07" | 1475.00 | 49.29   | 24.70   | N 42°46'38" E 49.29 |
| C11         | 48°11'23" | 25.00   | 21.03   | 11.18   | N 17°43'44" E 20.41 |
| C12         | 24°39'14" | 50.00   | 21.51   | 10.93   | N 05°57'39" E 21.35 |
| C13         | 45°52'04" | 50.00   | 40.03   | 21.16   | N 41°19'18" E 38.97 |
| C14         | 40°06'49" | 50.00   | 35.01   | 18.25   | N 84°12'45" E 34.30 |
| C15         | 43°54'45" | 50.00   | 38.32   | 20.16   | S 53°46'28" E 37.39 |
| C16         | 33°58'21" | 50.00   | 29.65   | 15.27   | S 14°49'55" E 29.21 |
| C17         | 60°00'00" | 50.00   | 52.36   | 28.87   | S 32°09'15" E 50.00 |
| C18         | 27°51'33" | 50.00   | 24.31   | 12.40   | S 76°09'01" E 24.07 |
| C19         | 48°11'23" | 25.00   | 21.03   | 11.18   | S 65°59'06" E 20.41 |
| C20         | 00°07'57" | 1525.00 | 3.32    | 1.74    | S 41°53'23" E 3.52  |
| C21         | 01°47'56" | 1525.00 | 47.88   | 23.96   | S 42°51'19" E 47.88 |
| C22         | 01°46'13" | 1525.00 | 47.12   | 23.56   | S 44°38'24" E 47.12 |
| C23         | 02°07'39" | 1525.00 | 56.62   | 28.32   | S 46°32'20" E 56.62 |
| C24         | 02°06'35" | 1525.00 | 56.16   | 28.08   | S 48°42'27" E 56.15 |
| C25         | 02°05'43" | 1525.00 | 55.77   | 27.89   | S 50°48'36" E 55.77 |
| C26         | 02°05'03" | 1525.00 | 55.47   | 27.74   | S 52°53'59" E 55.47 |
| C27         | 02°02'54" | 1525.00 | 53.41   | 26.71   | S 54°56'42" E 53.41 |
| C28         | 05°36'56" | 25.00   | 37.36   | 23.16   | S 13°08'26" E 33.96 |
| C29         | 94°23'04" | 25.00   | 41.18   | 26.99   | S 78°34'34" E 36.68 |
| C30         | 32°03'41" | 25.00   | 13.99   | 7.18    | N 39°55'03" E 13.81 |
| C31         | 16°07'42" | 25.00   | 7.04    | 3.54    | N 15°49'22" E 7.01  |
| C32         | 59°44'10" | 50.00   | 52.13   | 28.71   | N 37°37'36" E 49.80 |
| C33         | 48°07'26" | 50.00   | 42.00   | 22.33   | S 88°26'36" E 40.77 |
| C34         | 27°24'20" | 50.00   | 23.92   | 12.19   | S 50°40'43" E 23.69 |
| C35         | 21°45'29" | 50.00   | 18.99   | 9.61    | S 03°01'22" E 18.87 |
| C36         | 40°35'56" | 50.00   | 35.43   | 18.50   | S 28°09'21" E 34.69 |
| C37         | 55°40'58" | 50.00   | 48.59   | 26.41   | S 76°17'48" E 46.70 |
| C38         | 27°03'03" | 25.00   | 11.80   | 6.31    | N 89°23'15" E 11.69 |
| C39         | 21°08'20" | 25.00   | 9.22    | 4.66    | S 66°31'04" E 9.17  |
| C40         | 05°36'56" | 25.00   | 37.36   | 23.16   | S 13°08'26" E 33.96 |
| C41         | 22°04'30" | 50.00   | 20.14   | 10.81   | S 88°26'36" E 20.02 |



VICINITY MAP  
n.t.s.

PROJECT LOCATION



- General Notes:
1. Basis of Bearing is the northwest line of bearing N 55°56'54" E being rotated to plat bearings.
  2. A portion of this property is within the 100-year Flood plain as per FEMA Map Number 480410041 C Effective Date: July 2, 1992.
  3. All subdivision boundary corners are found 1/2" iron rods unless otherwise stated on the plat.
  4. All lot corners are set 1/2" iron rods unless otherwise stated on the plat.
  5. All rear building setback lines shall be 5'.
  6. All side building setback lines shall be 5' unless stated otherwise.
  7. The proposed use of all lots is single family housing.
  8. No Swimming Pool or Underground Utility Tanks will be constructed on Lots 7, 8, 9, 10, 11 & 12, Block Two.
  9. THIS PROPERTY IS ZONED (SF-5).
  10. A Survey and Description Along the Rear of LOTS 8 & 9, BLOCK TWO, (SEE STREET AND DRIVEWAY CONSTRUCTION PLANS, THE Actual Location and Details) For Sanitary Sewer Service to LOTS 8 & 9, BLOCK TWO, the Man Holes ELEVATIONS shall be 287.00.

Field Notes  
14.71 Acres

Being all of that certain tract or parcel of land lying and being situated in the 22nd PHILLIPS LEAGUE, Brazos County, Texas and being a part of that 36.147 acre tract of land conveyed to the Shirewood Partnership, a partnership organized under the laws of the State of Texas, by and through the Brazos County, Texas and being described as follows:

BEGINNING at a 1/2" iron rod found at the most northerly corner of the AeroFIT 4.45 acre tract (639/913) same being in the southeast right-of-way line of Westwood Main

THENCE S 87°21'35" E - 177.03 feet to a 1/2" iron rod found at the northeast corner of said AeroFIT tract and the Brazos Galindo 2.99 acre tract (229/623) to a 1/2" iron rod found at the most northerly common corner of said Galindo 2.99 acre tract and Lot 2 Block 15 of the Shirewood Addition (297/820).

THENCE along the northwest line of Lots 1 and 2 of said Shirewood Addition for the following calls:

S 40°11'32" E - 125.00 feet  
 S 34°10'39" E - 100.30 feet  
 S 29°28'32" E - 180.87 feet  
 S 27°44'41" E - 153.84 feet  
 S 25°34'09" E - 89.77 feet  
 S 17°42'58" E - 114.00 feet  
 S 45°38'12" E - 187.78 feet  
 S 19°42'26" E - 26.57 feet and

THENCE N 1°55'27" E - 144.44 feet along the east line of said Dominion Oaks to a 1/2" iron rod found at the north corner of said Dominion Oaks also being the corner of the remainder of the Galindo Ranch Partnership 24.0974 acre tract (1239/109)

on base and 8' blocks

STATE OF TEXAS  
COUNTY OF BRAZOS

I, **R.A. Galindo, Inc.**, 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 Official 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.

*R.A. Galindo*  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared R.A. Galindo, Inc. known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 21st day of August, 1999.

*Donald Garrett*  
Notary Public, State of Texas

CERTIFICATE OF SURVEYOR

I, **Donald D. Garrett**, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by my subdivision on the ground and that the metes and bounds describing said subdivision will describe a closed/geometric form.

*Donald D. Garrett*  
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, **Donald D. Garrett**, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

*Donald D. Garrett*  
Donald D. Garrett, P.E. No. 22790

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 21st day of AUGUST, 1999 and same was duly approved on the 19th day of August, 1999 by said commission.

*City Planner, Bryan, Texas*

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

*Development Engineer, Bryan, Texas*

STATE OF TEXAS  
COUNTY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

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 on the 21st day of August, 1999 in the Dead Official Records of Brazos County, Texas, in Volume 568, Page 358.

*Mary Ann Ward by Barbara Johnson*  
County Clerk  
Brazos County, Texas

# FINAL PLAT OF SHIREWOOD ADDITION - PHASE V 14.71 ACRES

VOLUME 568, PAGE 358  
ZENO PHILLIPS LEAGUE - ABSTRACT NO. 45  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 50' AUGUST 1998

OWNER/DEVELOPER:  
**R.A. Galindo, Inc.**  
1900 W. Villa Maria Road  
Bryan, Texas 77807  
(409) 823-1919

**GARRETT ENGINEERING**  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 100  
Bryan, Texas 77802  
Phone: 409 / 846 - 8888

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