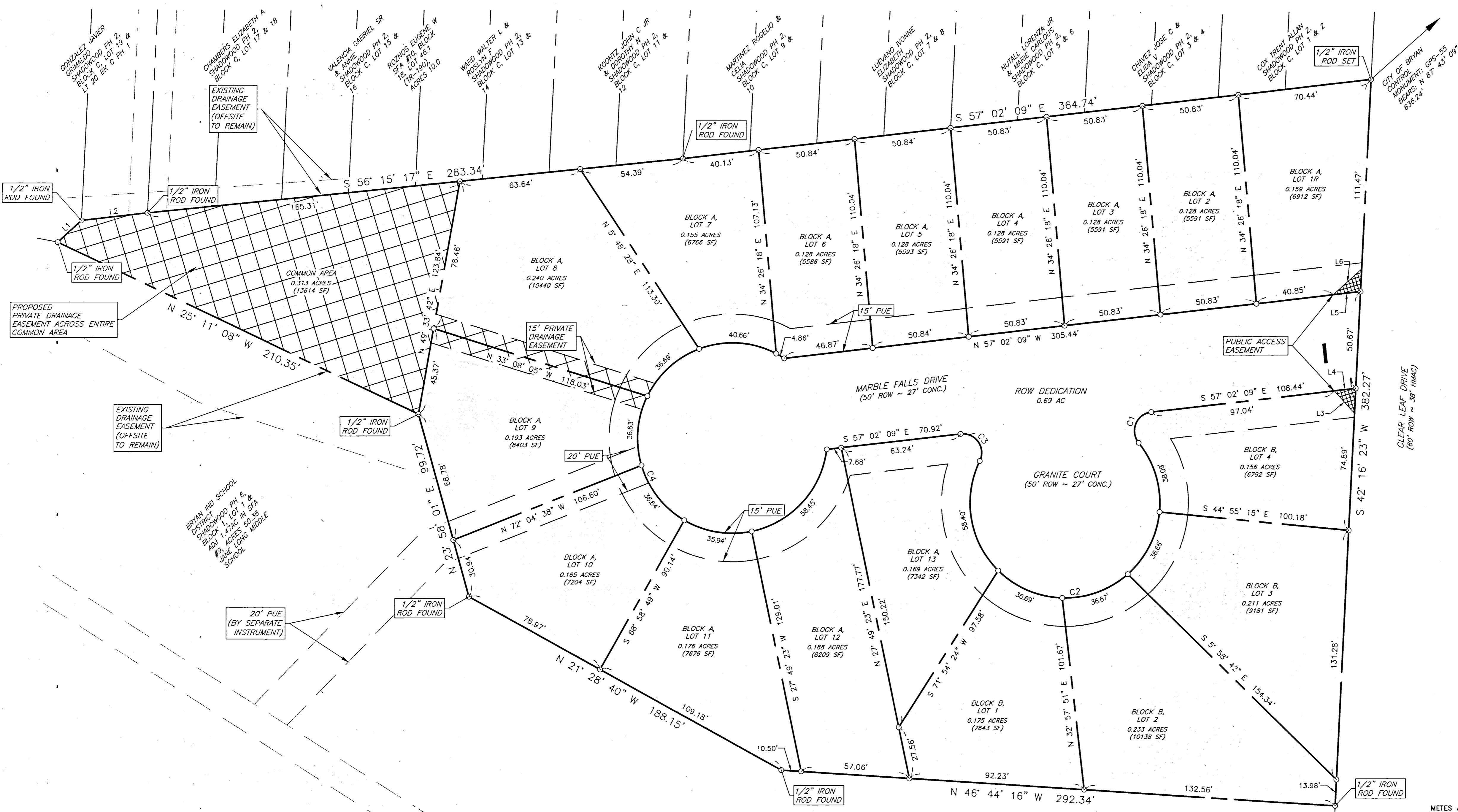


AMENDING PLAT

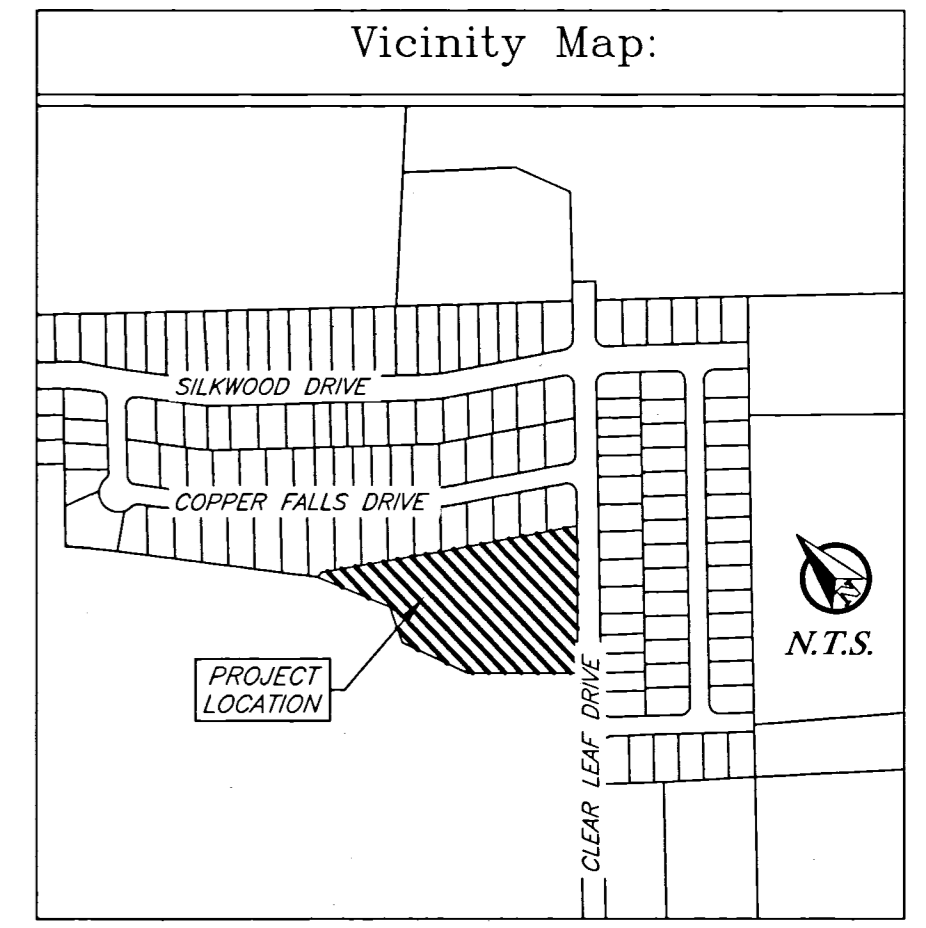
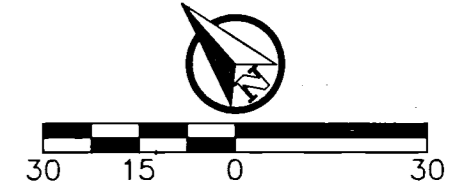


LINE #	LENGTH	DIRECTION
L1	16.93'	N 87° 14' 13" E
L2	35.01'	S 57° 06' 48" E
L3	15.91'	S 2° 45' 27" E
L4	11.40'	S 57° 02' 09" E
L5	14.39'	S 57° 02' 09" E
L6	20.10'	N 87° 14' 33" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.41'	10.00'	122° 39' 47"	S 61° 37' 59" W	17.55'	18.29'
C2	214.09'	50.00'	245° 19' 30"	S 57° 02' 09" E	84.19'	78.00'
C3	21.41'	10.00'	122° 39' 45"	N 4° 17' 43" E	17.55'	18.29'
C4	258.57'	50.00'	296° 18' 10"	S 14° 19' 30" W	52.77'	31.06'

General Notes:

- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan control monument GPS-55 (N:1022282.56; E:3536418.43) and as established by GPS observation.
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000110652 (Calculated using GEOID12B).
- This property is Zoned (RD-5), Residential District-5000.
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This subdivision is not within the 100-YR floodplain according to the DFRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195E, effective July 7, 2014.
- Building setback lines Per City of Bryan Ordinance.
- The topography shown is from City of Bryan GIS data.
- All utilities shown hereon are approximate locations.
- Distances shown along curves are chord lengths.
- The purpose of this Amending Plat is to change the Subdivision name.



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Steven P. Pomeroy, Manager, New Phase Home Builders owner of the 3.863 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 15062, Page 155, and designated herein as Stone Falls, Block A Lots 1R, 2-13 & Block B Lots 1-4, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places herein shown for the purposes identified.
Steven P. Pomeroy
 New Phase Home Builders, Manager
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Steven P. Pomeroy 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 stated.
 Given under my hand and seal on this 16th day of February, 2020.
Paige Jackson
 Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property corners and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.
Brad Kerr, R.P.L.S. No. 4502
APPROVAL OF THE CITY PLANNER
 I, Martin Zimmermann, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of February, 2020.
Martin Zimmermann
 City Planner
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, W. Paul Kelly, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of February, 2020.
W. Paul Kelly
 City Engineer, Bryan, Texas
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 2/11/2020 3:15:22 PM
 in the PLAT Records
 Doc Number: 2020-1384988
 Volume - Page: 15846-208
 Number of Pages: 1
 Amount: 73.00
 Order#: 20200211000119
 By: MO
 County Clerk, Brazos County, Texas
 for said county, do hereby certify that this
 filed for record in my office the 16th day
 of February 2020 in Volume 15846-208

METES AND BOUNDS DESCRIPTION
 OF A
 3.863 ACRE TRACT
 SHADOWOOD SUBDIVISION, PHASE 4
 BRYAN, BRAZOS COUNTY, TEXAS
 METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BLOCK 1, SHADOWOOD SUBDIVISION, PHASE 4, ACCORDING TO THE PLAT RECORDED IN VOLUME 575, PAGE 349 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF CLEAR LEAF DRIVE (60' R.O.W.) MARKING THE SOUTH CORNER OF SAID PHASE 4 AND THE EAST CORNER OF LOT 1, BLOCK 1, SHADOWOOD SUBDIVISION, PHASE 6, ACCORDING TO THE PLAT RECORDED IN VOLUME 1033, PAGE 361 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD 83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-55 (N:1022282.56; E:3536418.43) AND AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000110652 (CALCULATED USING GEOID 12B).
 THENCE: ALONG THE COMMON LINE OF SAID PHASE 4 AND SAID PHASE 6 FOR THE FOLLOWING CALLS:
 N 46° 44' 16" W FOR A DISTANCE OF 292.34 FEET TO A 1/2 INCH IRON ROD FOUND;
 N 21° 28' 40" W FOR A DISTANCE OF 188.15 FEET TO A 1/2 INCH IRON ROD FOUND;
 N 23° 58' 01" E FOR A DISTANCE OF 99.72 FEET TO A 1/2 INCH IRON ROD FOUND;
 N 25° 11' 08" W FOR A DISTANCE OF 210.35 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SHADOWOOD SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 575, PAGE 278 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;
 THENCE: ALONG THE COMMON LINE OF SAID PHASE 4 AND SAID PHASE 1 AND SHADOWOOD SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 575, PAGE 281 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, FOR THE FOLLOWING CALLS:
 N 87° 14' 13" E FOR A DISTANCE OF 16.93 FEET TO A 1/2 INCH IRON ROD FOUND;
 S 57° 06' 48" E FOR A DISTANCE OF 35.01 FEET TO A 5/8 INCH IRON ROD FOUND;
 S 56° 15' 17" E FOR A DISTANCE OF 283.34 FEET TO A 1/2 INCH IRON ROD FOUND;
 S 57° 02' 09" E FOR A DISTANCE OF 364.74 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF CLEAR LEAF DRIVE MARKING THE EAST CORNER OF SAID PHASE 4;
 THENCE: S 42° 16' 23" W ALONG THE NORTHWEST LINE OF CLEAR LEAF DRIVE FOR A DISTANCE OF 382.27 FEET TO THE POINT OF BEGINNING CONTAINING 3.863 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST, 2018.

FINAL PLAT
Stone Falls
Block A, Lots 1R, 2-13, & Block B, Lots 1-4
 Being an Amending Plat of Shadowood Phase 4, Block A, Lots 1R, 2-13 & Block B Lots 1-4 3.863 Acres - Bryan, Brazos County, Texas Feb 2020
 Owner:
 New Phase Home Builders
 1500 University Oaks Blvd
 College Station, TX 77840
 Engineer:
J4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-299-0267
 TBPE F-9951
 Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195