

CURVE DATA:

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	276°22'46"	50.00	241.19	44.72	N 18°07'50" E	66.67
C2	48°11'23"	25.00	21.03	11.18	S 47°46'29" E	20.41
C3	52°05'48"	125.00	113.66	61.10	N 82°04'56" E	109.78
C4	89°15'42"	25.00	38.95	24.68	N 11°24'11" E	35.13
C5	00°44'18"	1970.00	25.39	12.70	N 33°35'49" W	25.39
C6	00°41'56"	2030.00	24.76	12.38	S 33°37'00" E	24.76
C7	00°48'35"	2030.00	28.69	14.35	S 30°04'20" E	28.69
C8	00°36'44"	1970.00	21.05	10.53	N 29°58'24" W	21.05
C9	90°41'56"	25.00	39.57	25.31	S 78°37'00" E	35.57
C10	86°30'39"	25.00	37.75	23.52	S 12°46'42" W	34.26
C11	93°41'12"	25.00	40.88	26.66	N 77°07'22" W	36.47
C12	52°05'48"	175.00	159.12	85.54	S 82°04'56" W	153.70
C13	48°11'23"	25.00	21.03	11.18	S 84°02'58" W	20.41
C14	23°30'27"	50.00	20.51	10.40	S 79°10'43" W	20.37
C15	23°04'26"	50.00	20.14	10.21	S 19°18'46" E	20.00

WESLEY F. HONZA, JR.
CALLED 108.02 ACRE TRACT
631/825

NOTE:
FLOOD PLAIN DELINEATION WAS
TAKEN FROM SPECIAL FLOOD HAZARD
INFORMATION REPORT OF TURKEY CREEK
PREPARED BY THE CORPS OF ENGINEERS,
U.S. ARMY FORT WORTH, TEXAS DISTRICT
DECEMBER, 1975

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DECEMBER, 1975

REFERENCE BENCH MARK
CHISELED SQUARE ON TOP OF
SOUTH END OF EAST HEADWALL
AT INTERSECTION OF SOUTH
FORK OF TURKEY CREEK AND
F.M. 281B.
ELEV. 285.90 (U.S.G.S. DATUM)

- GENERAL NOTES:**
- ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5, AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL LOTS.
 - ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
 - A REQUEST HAS BEEN MADE TO THE CITY OF BRYAN ELECTRICAL DIVISION FOR UNDERGROUND ELECTRICAL SERVICE. THIS REQUEST IS BEING REVIEWED AND ANY ADDITIONAL EASEMENTS REQUIRED TO ACCOMMODATE THESE SERVICES WILL BE DETERMINED BY THE ELECTRICAL DIVISION.
 - PARKLAND DEDICATION REQUIREMENTS WILL BE MET BY THE DEDICATION OF OVER 5 ACRES OF LAND TO THE CITY.
 - ON-SITE STORM WATER DETENTION IS PROPOSED FOR THE WATERHEDS. THE PLAN WILL BE REVIEWED AND UPDATED WHERE NECESSARY IN ORDER TO COMPLY WITH CURRENT CITY OF BRYAN ORDINANCES.
 - THE CONSTRUCTION OF THE DETENTION BASIN WILL BE COORDINATED BY THE DEVELOPER WITH CITY OF BRYAN STAFF AND WILL MEET CITY STANDARDS.
 - BEARING ORIENTATION FOR THIS PLAT HONORS THE PLAT CALLED BEARINGS OF SHIREWOOD ADDITION PHASE IV AS MONUMENTED ON THE GROUND.
 - A LETTER OF MAP AMENDMENT (LOMA) WILL BE SUBMITTED TO F.E.M.A. TO REMOVE NUMEROUS LOTS FROM THE FLOOD PLAIN.
 - WESTWOOD MAIN PAVEMENT WILL BE EXTENDED TO THE PROPERTY LINE.
 - PUBLIC ACCESS IS PROVIDED TO THE PARKLAND DEDICATION AT EACH END OF THE SUBDIVISION.
 - NO DRIVEWAY ACCESS WILL BE PERMITTED ALONG WESTWOOD MAIN.
 - THE TAMU WATERLINE EASEMENT, 50 FOOT DRAINAGE AND UTILITY EASEMENT AND THE DETENTION BASIN WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
 - ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE, AND ALL CORNERS OF BOUNDARY LINES OF THE SUBDIVISION SHALL BE MARKED WITH CONCRETE MONUMENTS. ALL OTHER CORNERS SHALL BE MARKED WITH 5/8" IRON RODS.
 - A PAVED TEMPORARY TURN-AROUND WILL BE CONSTRUCTED AT THE END OF EACH STREET AT THE PHASE LINE.
 - SIDEWALKS WILL BE CONSTRUCTED ALONG BOTH SIDES OF WESTWOOD MAIN FROM WHITE STONE DRIVE TO THE CARRIAGE HILLS SUBDIVISION PROPERTY LINE.

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY STATE OF TEXAS

I, W.R. PANKONEN, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 2360, PAGE 151, AND DESIGNATED HEREIN AS THE CARRIAGE HILLS SUBDIVISION 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.

W.R. PANKONEN, PRESIDENT
WEBCON, INC.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.R. PANKONEN, 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 24th DAY OF October 1996.

MARIE M. GARCIA
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

MARIE M. GARCIA
MY COMMISSION EXPIRES
February 12, 2000

CERTIFICATION BY 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 CERTIFICATIONS OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 29th DAY OF November 1996 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 478, PAGE 182.

Mary Ann Ward by
Dorinda Johnson
COUNTY CLERK, 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 MADE 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

CERTIFICATION OF THE DEVELOPMENT ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

I, THE UNDERSIGNED, DEVELOPMENT 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.

Linda Huff, P.E.
DEVELOPMENT ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE CITY PLANNER
STATE OF TEXAS
COUNTY OF BRAZOS

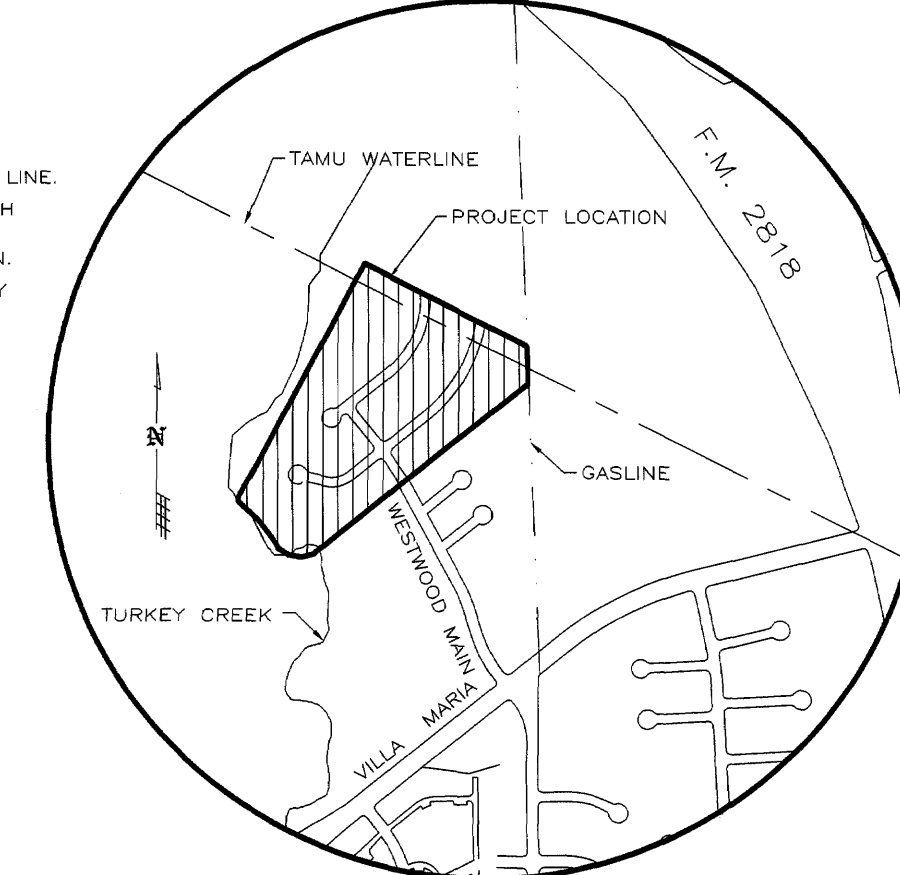
I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

Maria L. Smith
CITY PLANNER, BRYAN, TEXAS

CERTIFICATION OF THE ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 69104 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Michael G. Hester, P.E.
10-22-96



KEY MAP
SCALE: 1"=100'

617811
FILED

96 NOV -7 AM 11:35

MARY ANN WARD, CLERK
BRAZOS COUNTY CLERKHOUSE
BRYAN, TEXAS
BY *Dorinda Johnson*
DEPUTY

APPROVAL OF THE PLANNING COMMISSION
I, RICHARD PERKINS, 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 29th DAY OF November 1996 AND SAME WAS DULY APPROVED ON THE 26th DAY OF December 1996 BY SAID COMMISSION.

Richard Perkins
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

CERTIFICATION OF THE DEVELOPMENT ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

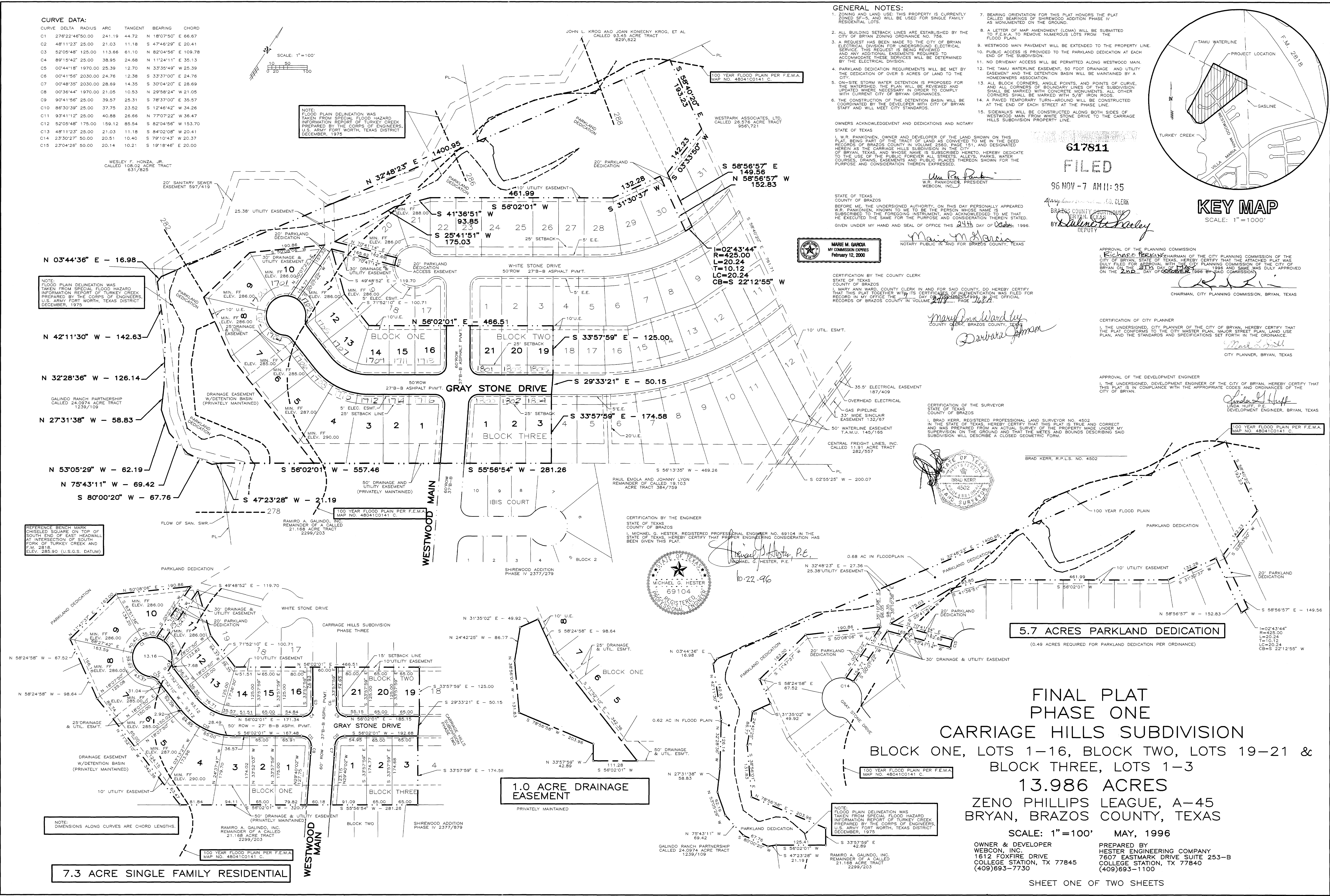
I, THE UNDERSIGNED, DEVELOPMENT ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Linda Huff, P.E.
DEVELOPMENT ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE DEVELOPMENT ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

I, THE UNDERSIGNED, DEVELOPMENT 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.

Linda Huff, P.E.
DEVELOPMENT ENGINEER, BRYAN, TEXAS



5.7 ACRES PARKLAND DEDICATION
(0.49 ACRES REQUIRED FOR PARKLAND DEDICATION PER ORDINANCE)

**FINAL PLAT
PHASE ONE
CARRIAGE HILLS SUBDIVISION
BLOCK ONE, LOTS 1-16, BLOCK TWO, LOTS 19-21 &
BLOCK THREE, LOTS 1-3**

**13.986 ACRES
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1"=100' MAY, 1996

OWNER & DEVELOPER
WEBCON, INC.
1612 FOXFIRE DRIVE
COLLEGE STATION, TX 77845
(409)693-7730

PREPARED BY
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE SUITE 253-B
COLLEGE STATION, TX 77840
(409)693-1100

on bushes up stairs

METES AND BOUNDS DESCRIPTION
OF
13.986 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS; SAID TRACT BEING A PORTION OF A CALLED 27.123 ACRE TRACT AS DESCRIBED BY A DEED TO WEB/CON, INCORPORATED RECORDED IN VOLUME 2560, PAGE 151 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8 INCH IRON ROD FOUND AT THE NORTH CORNER OF SHIREWOOD, PHASE FOUR ACCORDING TO THE PLAT RECORDED IN VOLUME 2377, PAGE 279 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE S 58° 56' 54" W ALONG THE NORTHWEST LINE OF SHIREWOOD, PHASE FOUR FOR A DISTANCE OF 108.83 FEET TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF BEGINNING FOR THIS HEREIN DESCRIBED TRACT; THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALLED BEARING OF SAID SHIREWOOD, PHASE FOUR;

THENCE S 88° 56' 54" W CONTINUING ALONG THE NORTHWEST LINE OF SHIREWOOD, PHASE FOUR FOR A DISTANCE OF 281.25 FEET TO A 5/8 INCH IRON ROD SET MARKING THE WEST CORNER OF SHIREWOOD, PHASE FOUR;

THENCE S 58° 02' 01" W ALONG THE SOUTHWEST LINE OF SAID 27.123 ACRE TRACT AND THE NORTHWEST LINE OF A CALLED 21.168 ACRE TRACT AS DESCRIBED BY A DEED TO RAMIRO A. GALINDO, INC., RECORDED IN VOLUME 2299, PAGE 203 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AT 458.83 FEET PASS A 3/8 INCH IRON ROD FOUND ON THE HIGH BANK OF TURKEY CREEK, CONTINUE ON FOR A TOTAL DISTANCE OF 557.46 FEET TO A POINT IN THE CENTER OF TURKEY CREEK;

THENCE ALONG THE MEANDERS OF THE CENTER OF TURKEY CREEK BEING THE WEST LINES OF SAID 27.123 ACRE TRACT AND THE EAST LINES OF A CALLED 24.0974 ACRE TRACT AS DESCRIBED BY A DEED TO GALINDO RANCH PARTNERSHIP RECORDED IN VOLUME 1238, PAGE 109 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS FOR THE FOLLOWING CALLS:

S 47° 23' 28" W FOR A DISTANCE OF 21.19 FEET TO A POINT;
S 80° 00' 20" W FOR A DISTANCE OF 67.76 FEET TO A POINT;
N 75° 43' 11" W FOR A DISTANCE OF 69.42 FEET TO A POINT;
N 53° 05' 29" W FOR A DISTANCE OF 62.19 FEET TO A POINT;
N 27° 31' 38" W FOR A DISTANCE OF 58.83 FEET TO A POINT;
N 32° 28' 36" W FOR A DISTANCE OF 126.14 FEET TO A POINT;
N 42° 11' 30" W FOR A DISTANCE OF 142.63 FEET TO A POINT;

N 02° 44' 36" E FOR A DISTANCE OF 16.98 FEET TO A POINT AT THE INTERSECTION OF SAID CREEK WITH THE NORTHWEST LINE OF SAID 27.123 ACRE TRACT;

THENCE N 32° 48' 25" E ALONG THE NORTHWEST LINE OF SAID 27.123 ACRE TRACT AND THE SOUTHWEST LINE OF A CALLED 108.02 ACRE TRACT AS DESCRIBED BY A DEED TO WESLEY F. HONZA, JR. RECORDED IN VOLUME 631, PAGE 825 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND CALLED 93.45 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN L. KROG AND WIFE, JOAN KONECNY KROG, RECORDED IN VOLUME 829, PAGE 622 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AT 26.10 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE HIGH BANK OF TURKEY CREEK, CONTINUE ON FOR A TOTAL DISTANCE OF 140.04 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 27.123 ACRE TRACT AND THE WEST CORNER OF A CALLED 28.576 ACRE TRACT AS DESCRIBED BY A DEED TO WESTPARK ASSOCIATES, LIMITED RECORDED IN VOLUME 956, PAGE 721 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE S 58° 40' 20" E ALONG THE NORTHEAST LINE OF SAID 27.123 ACRE TRACT AND THE SOUTHWEST LINE OF A SAID 26.578 ACRE TRACT FOR A DISTANCE OF 193.23 FEET TO A 5/8 INCH IRON ROD SET; FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 27.123 ACRE TRACT BEARS: S 58° 40' 20" E FOR A DISTANCE OF 761.71 FEET;

THENCE THROUGH SAID 27.123 ACRE TRACT FOR THE FOLLOWING CALLS:
S 03° 33' 50" W FOR A DISTANCE OF 142.23 FEET TO A 5/8 INCH IRON ROD SET;

S 58° 56' 57" E FOR A DISTANCE OF 149.56 FEET TO A 5/8 INCH IRON ROD SET ON A CURVE HAVING A RADIUS OF 425.00 FEET;

CONTINUE ALONG SAID CURVE IN A CLOCKWISE DIRECTION FOR AN ARC LENGTH OF 20.24 FEET HAVING A CENTRAL ANGLE OF 02° 43' 44" TO A 5/8 INCH IRON ROD SET; THE CHORD BEARS: S 22° 12' 55" W FOR A DISTANCE OF 20.24 FEET;

N 58° 56' 57" W FOR A DISTANCE OF 152.83 FEET TO A 5/8 INCH IRON ROD SET;

S 31° 20' 37" W FOR A DISTANCE OF 132.28 FEET TO A 5/8 INCH IRON ROD SET;

S 58° 02' 01" W FOR A DISTANCE OF 461.99 FEET TO A 5/8 INCH IRON ROD SET;

S 41° 36' 51" W FOR A DISTANCE OF 93.85 FEET TO A 5/8 INCH IRON ROD SET;

S 28° 41' 51" W FOR A DISTANCE OF 175.03 FEET TO A 5/8 INCH IRON ROD SET;

N 70° 41' 14" E FOR A DISTANCE OF 162.69 FEET TO A 5/8 INCH IRON ROD SET ON A CURVE HAVING A RADIUS OF 50.00 FEET;

CONTINUE ALONG SAID CURVE FOR AN ARC LENGTH OF 20.14 FEET HAVING A CENTRAL ANGLE OF 23° 04' 26" TO A 5/8 INCH IRON ROD SET; THE CHORD BEARS: S 19° 18' 46" E FOR A DISTANCE OF 20.00 FEET;

S 70° 41' 14" W FOR A DISTANCE OF 165.62 FEET TO A 5/8 INCH IRON ROD SET;

S 49° 48' 52" E FOR A DISTANCE OF 119.70 FEET TO A 5/8 INCH IRON ROD SET;

S 71° 52' 10" E FOR A DISTANCE OF 100.71 FEET TO A 5/8 INCH IRON ROD SET;

N 56° 02' 01" E FOR A DISTANCE OF 466.51 FEET TO A 5/8 INCH IRON ROD SET;

S 33° 57' 59" E FOR A DISTANCE OF 125.00 FEET TO A 5/8 INCH IRON ROD SET;

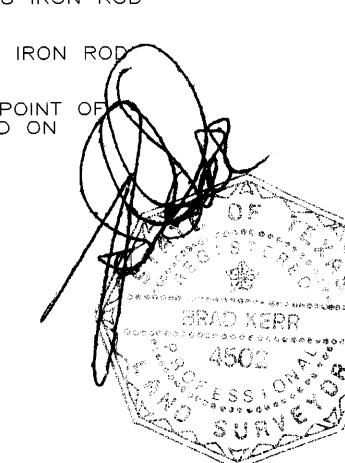
S 29° 33' 21" E FOR A DISTANCE OF 50.15 FEET TO A 5/8 INCH IRON ROD SET;

S 33° 57' 59" E FOR A DISTANCE OF 174.58 FEET TO THE POINT OF BEGINNING, CONTAINING 13.986 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST, 1996.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



Michael S. Hester, P.E.
10.23.96



**FINAL PLAT
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CARRIAGE HILLS SUBDIVISION
BLOCK ONE, LOTS 1-16, BLOCK TWO, LOTS 19-21 &
BLOCK THREE, LOTS 1-3
13.986 ACRES
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