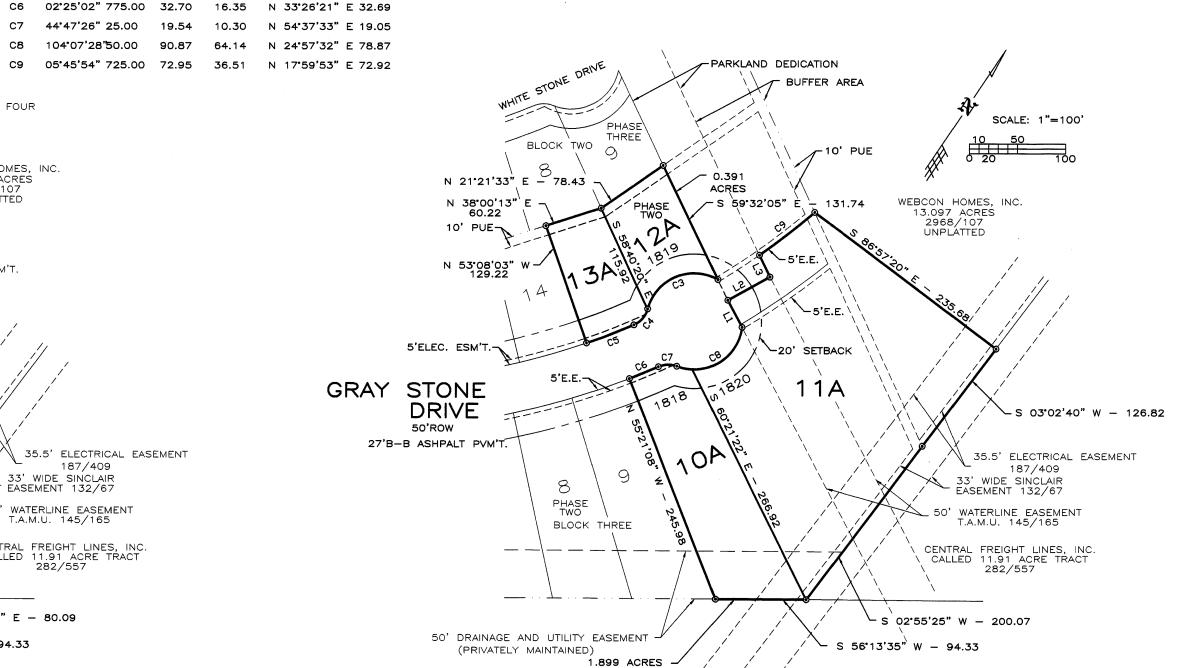


CERTIFICATION BY THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS

I, MARY ANN WARD, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _______ DAY OF _______, 1999, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME ________, PAGE ________.

CURVE DELTA RADIUS ARC TANGENT BEARING C1 11°59'52" 725.00 151.82 76.19 S 30°52'01" W 151.54 C2 09°30′18" 775.00 128.57 64.43 N 29°53′43" E 128.42 C3 104°31'31"50.00 91.22 64.61 S 33°05'58" W 79.08 C4 51°51'58" 25.00 22.63 12.16 S 06°46'11" W 21.87

LINE BEARING L1 N 61°43'57" W 31.79 L2 N 27'04'30" E 50.01 L3 N 59°32'05" W 25.25



AMENDED PLAT

METES AND BOUNDS DESCRIPTION 0.3905 ACRE TRACT PORTION LOTS 12 & 13, BLOCK 2 CARRIAGE HILLS SUBDIVISION, PHASE TWO 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, AND BEING A PORTION OF LOTS 12 AND 13, BLOCK 2, CARRIAGE HILLS SUBDIVISION, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 2936, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 12 AND THE EAST CORNER OF LOT 9, BLOCK 2, CARRIAGE HILLS SUBDIVISION, PHASE THREE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3015, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 59° 32' 05" E ALONG THE NORTHEAST LINE OF SAID LOT 12 FOR A DISTANCE OF 131.74 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET

THENCE: ALONG SAID CURVE, SAME BEING THE NEWLY ESTABLISHED NORTHWEST LINE OF GRAY STONE DRIVE (50' R.O.W.), THROUGH A CENTRAL ANGLE OF 104' 31' 31" FOR AN ARC DISTANCE OF 91.22 FEET (CHORD BEARS: S 33' 05' 58" W - 79.08) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE, SAME BEING THE NEWLY ESTABLISHED NORTHWEST LINE OF GRAY STONE DRIVE, THROUGH A CENTRAL ANGLE OF 51' 51' 58" FOR AN ARC DISTANCE OF 22.63 FEET (CHORD BEARS: S 06' 46' 11" W - 21.87) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 725.00 FEET, SAID POINT BEING ON THE COMMON LINE OF SAID LOT 12 AND LOT 13; THENCE: ALONG SAID CURVE, SAME BEING THE EXISTING MORTHWEST LINE OF GRAY

STONE DRIVE, THROUGH A CENTRAL ANGLE OF 04' 09' 46" FOR AN ARC DISTANCE OF 52.68 FEET (CHORD BEARS: S 34' 47' 04" W - 52.66) TO A POINT MARKING THE COMMON CORNER THENCE: N 53' 08' 03" W ALONG THE COMMON LINE OF SAID LOT 13 AND LOT 14 FOR A DISTANCE OF 129.22 FEET TO A POINT MARKING THE COMMON CORNER OF SAID LOT 13 AND LOT 14, SAID POINT BEING ON THE COMMON LINE OF SAID CARRIAGE HILLS SUBDIVISION, PHASE TWO AND PHASE THREE;

THENCE: N 38° 00' 13" E ALONG THE COMMON LINE OF SAID CARRIAGE HILLS SUBDIVISION, PHASE TWO AND PHASE THREE, FOR A DISTANCE OF 60.22 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 12 AND LOT 13; THENCE: N 21' 21' 33" E CONTINUING ALONG THE COMMON LINE OF CARRIAGE HILLS SUBDIVISION, PHASE TWO AND PHASE THREE, FOR A DISTANCE OF 78.43 FEET TO THE POINT OF BEGINNING CONTAINING 0.3905 OF AN ACRE OF LAND OF LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF CARRIAGE HILLS SUBDIVISION, PHASE TWO, 2936/313.

REGISTERED PROFESSIONA LAND SURVEYOR No. 4502

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

JOEY DUNN PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER , 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.

LINDA HUFF, P.L. CITY ENGINEER, BRYAN, 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.

SCALE: 1"=100'

- CARRIAGE HILLS PHASE FOUR

(UNPLATTED)

-10' UTIL. ESM'T.

→ N 59°32'05" W → 133.99

WEBCON HOMES, INC.

35.5' ELECTRICAL EASEMENT

187/409

WATERLINE EASEMENT T.A.M.U. 145/165

CENTRAL FREIGHT LINES, INC CALLED 11.91 ACRE TRACT

V N 02'55'25" E − 80.09

N 56'13'35" E - 94.33

10 50 10 20 10

THREE

BLOCK TWO 9

PHASE TWO

50' DRAINAGE AND UTILITY EASEMENT -

(PRIVATELY MAINTAINED)

BLOCK THREE

0.874 -/

ACRES

ORIGINAL PLAT

S 21°21'33" W — 78.43

S 53°08'03" 129.22

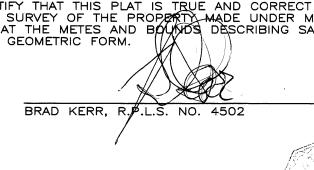
5'ELEC. ESM'T.

DRIVE

50'ROW

27'B-B ASHPALT PVM'T

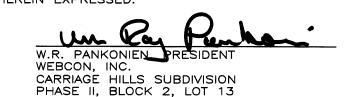
GRAY STONE



MULY CLERK, BRAZOS COUNTY, TEXAS SEPUTY CLERK

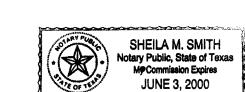
OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY STATE OF TEXAS

I, W.R. PANKONIEN, 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 2560, PAGE 151, AND DESIGNATED HEREIN AS THE CARRIAGE HILLS SUBDIVISION PHASE II, BLOCK 2, LOT 13 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.



STATE OF TEXAS COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.R. PANKONIEN, 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.



OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY STATE OF TEXAS

I, CHRISTOPHER FISHER, OWNER 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 _____, PAGE _____, AND DESIGNATED HEREIN AS THE CARRIAGE HILLS SUBDIVISION PHASE II, BLOCK 2, LOT 12 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.

STATE OF TEXAS COUNTY OF BRAZOS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER FISHER, 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 22 DAY OF Mouch 1999.

NOTARY MUBLIC IN AND FOR BRAZOS COUNTY, TEXAS



OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY STATE OF TEXAS

0683374

CHARLES B. PLANT, OWNER 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 ______, PAGE _____, AND DESIGNATED HEREIN AS THE CARRIAGE HILLS SUBDIVISION PHASE II, BLOCK 3, LOT 10 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.

STATE OF TEXAS COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES B. PLANT, 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 30 DAY OF MARCH 1999.



OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY

STATE OF TEXAS

I, BENNETT HARDEMAN, OWNER 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 _____, PAGE _____, AND DESIGNATED HEREIN AS THE CARRIAGE HILLS SUBDIVISION PHASE II, BLOCK 3, LOT 11 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.

CARRIAGE HILLS SUBDIVISION PHASE II, BLOCK 3, LOT 11

STATE OF TEXAS COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BENNETT HARDEMAN, 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.

GENERAL NOTES: 1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5, AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL LOTS.

2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756. PARKLAND DEDICATION REQUIREMENTS WERE MET BY THE DEDICATION OF OVER 5 ACRES OF LAND TO THE CITY IN PHASE ONE OF CARRIAGE HILLS.

4. BEARING ORIENTATION FOR THIS PLAT HONORS THE PLAT CALLED BEARINGS OF SHIREWOOD ADDITION PHASE IV AS MONUMENTED ON THE GROUND.

5. A LETTER OF MAP AMENDMENT (LOMA) WAS SUBMITTED AND RECEIVED FROM F.E.M.A. WHICH REMOVED ALL LOTS FROM THE FLOOD PLAIN. (FIRM MAP NO. 48041C0141 C, JULY 2, 1992) 6. 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.

Filed for Record in: BRAZOS COUNTY,

<u>Plats</u>

On: Apr 21,1999 at 10:28A As a

Document Number: Receipt Number - 129445 By, Jackie Brown

STATE OF TEXAS COUNTY OF
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Brazos County as stamped hereon by me.

Apr 21,1999

SHEILA M. SMITH

Notary Public, State of Texas

MPCommission Expires

JUNE 3, 2000

HONORABLE WARY AWN WARD, COUNTY CLERK BRAZOS COUNTY,

PORTION LOTS 10 & 11, BLOCK 3 CARRIAGE HILLS SUBDIVISION, PHASE TWO BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A

.899 ACRE TRACT

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 A LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOTS 10 AND 11, BLOCK 3, CARRIAGE HILLS SUBDIVISION, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 2936, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF THE REMAINDER OF A CALLED 27.123 ACRE TRACT AS DESCRIBED BY A DEED TO WEBCON, INCORPORATED, RECORDED IN VOLUME 2560, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 13.097 ACRE TRACT AS DESCRIBED BY A DEED TO WEBCON HOMES, INC. RECORDED IN VOLUME 2968, PAGE 107 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON PIPE FOUND ON THE COMMON LINE OF SAID CARRIAGE HILLS SUBDIVISION, PHASE TWO, AND A CALLED 19.103 ACRE TRACT AS DESCRIBED BY A DEED TO PAUL EMOLA AND JOHNNY LYON RECORDED IN VOLUME 384, PAGE 759 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON PIPE FOUND MARKING A COMMON CORNER OF SAID LOT 10 AND LOT 11 AND THE WEST CORNER OF A CALLED 11.91 ACRE TRACT AS DESCRIBED BY A DEED TO CENTRAL FREIGHT LINES, INC. RECORDED IN VOLUME 282, PAGE 557 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

S 56° 13' 35" W ALONG THE SOUTH LINE OF SAID LOT 10 FOR A DISTANCE OF 94.33 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A COMMON CORNER OF SAID LOT 10

THENCE: N 55° 21' 08" W ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 10 FOR A DISTANCE OF 245.98 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF GRAY STONE DRIVE (50' R.O.W.) MARKING A COMMON CORNER OF SAID LOT 9 AND LOT 10, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 775.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 25' 02" FOR AN ARC DISTANCE OF 32.70 FEET (CHORD BEARS: N 33° 26' 21" E — 32.69) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE, SAME BEING THE NEWLY ESTABLISHED SOUTHEAST LINE OF GRAY STONE DRIVE, THROUGH A CENTRAL ANGLE OF 44* 47' 26" FOR AN ARC DISTANCE OF 19.54 FEET (CHORD BEARS: N 54* 37' 33" E — 19.05) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE, SAME BEING THE NEWLY ESTABLISHED SOUTHEAST LINE OF GRAY STONE DRIVE, THROUGH A CENTRAL ANGLE OF 104° 07' 28" FOR AN ARC DISTANCE OF 90.87 FEET (CHORD BEARS: N 24° 57' 32" E - 78.87) TO A POINT ON THE NORTH LINE OF

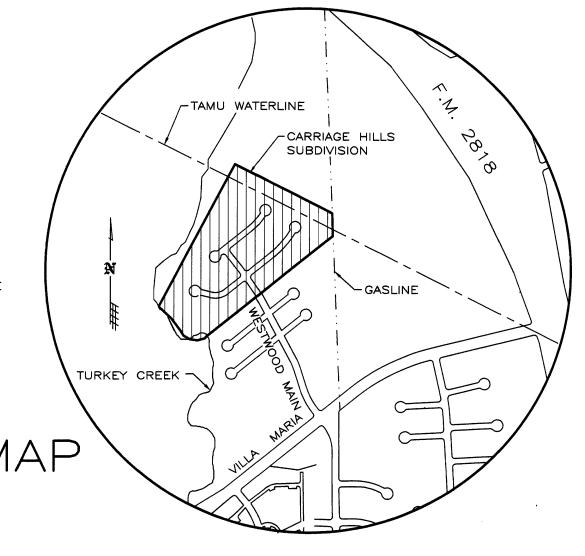
THENCE: N 61' 43' 57" W ALONG THE NORTH LINE OF CARRIAGE HILLS SUBDIVISION, PHASE TWO, FOR A DISTANCE OF 31.79 FEET TO A POINT; THENCE: THROUGH SAID REMAINDER OF 27.123 ACRE TRACT FOR THE FOLLOWING CALLS:

N 27° 04' 30" E FOR A DISTANCE OF 50.01 FEET TO A POINT; N 59° 32' 05" W FOR A DISTANCE OF 25.25 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 725.00 FEET; ALONG SAID CURVE, SAME BEING AN EXTENSION OF THE NORTHWEST LINE OF GRAY STONE DRIVE, THROUGH A CENTRAL ANGLE OF 05° 45' 54" FOR AN ARC DISTANCE OF 72.95 FEET (CHORD BEARS: N 17' 59' 53" E - 72.92) TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 27.123 ACRE TRACT AND SAID 13.097 ACRE

THENCE: S 86° 57' 20" E THROUGH SAID 13.097 ACRE TRACT FOR A DISTANCE OF 235.68 FEET TO A POINT ON THE COMMON LINE OF SAID 13.097 ACRE TRACT AND THE AFOREMENTIONED 11.91 ACRE TRACT; THENCE: S 03' 02' 40" W ALONG THE COMMON LINE OF SAID 13.097 ACRE TRACT AND SAID 11.91 ACRE TRACT FOR A DISTANCE OF 126.82 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 13.097 ACRE TRACT AND SAID REMAINDER OF 27.123 ACRE TRACT;

THENCE: S 02° 55' 25" W ALONG THE COMMON LINE OF SAID REMAINDER OF 27.123 ACRE TRACT AND SAID 11.91 ACRE TRACT, AT 119.98 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 200.07 FEET TO THE POINT OF BEGINNING CONTAINING 1.899 ACRES OF LAND MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF CARRIAGE HILLS SUBDIVISION, PHASE TWO,

> REGISTERED PROFESSIONA LAND SURVEYOR No. 4502



AMENDED PLAT CARRIAGE HILLS SUBDIVISION PHASE TWO

BLOCK TWO, LOTS 12 & 13 BLOCK THREE, LOTS 10 & 11

.302 ACRES

ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

> SCALE: 1"=100' MARCH 10, 1999

OWNER & DEVELOPER WEBCON, INC. 1612 FOXFIRE DRIVE COLLEGE STATION, TX 77845 (409)764 - 5666

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

