

0683374

METES AND BOUNDS DESCRIPTION OF A 0.3905 ACRE TRACT PORTION LOTS 12 & 13, BLOCK 2 CARRIAGE HILLS SUBDIVISION, PHASE TWO BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 1.899 ACRE TRACT PORTION LOTS 10 & 11, BLOCK 3 CARRIAGE HILLS SUBDIVISION, PHASE TWO BRYAN, BRAZOS COUNTY, TEXAS

Table with 5 columns: CURVE, DELTA, RADIUS, ARC, TANGENT BEARING, CHORD. Rows C1 through C9.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L3.

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 3015, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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 COUNTERCLOCKWISE 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 NORTHWEST 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 OF SAID LOT 13 AND LOT 14, BLOCK 2;

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 MORE OR LESS, BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF CARRIAGE HILLS SUBDIVISION, PHASE TWO AND PHASE THREE;

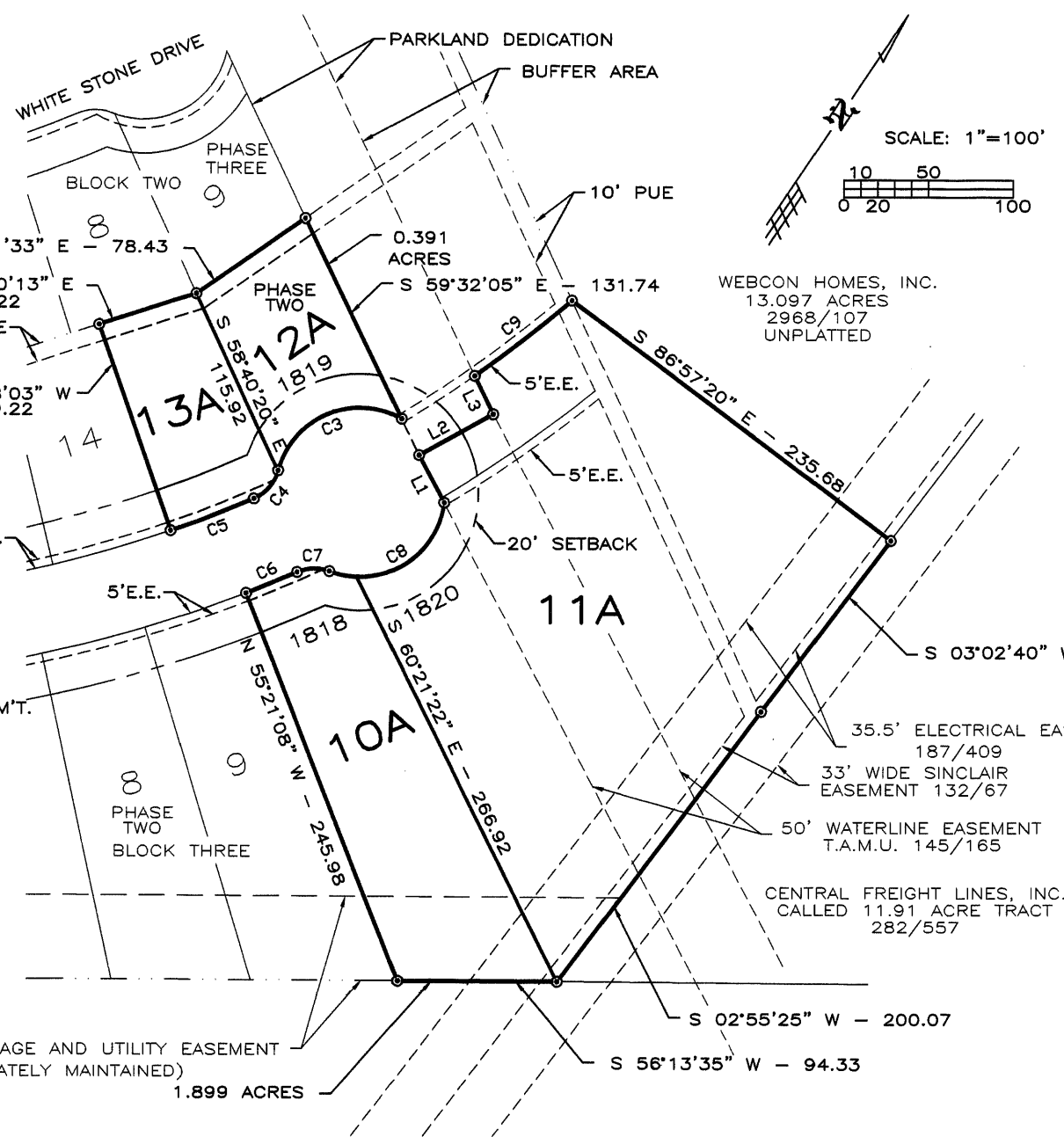
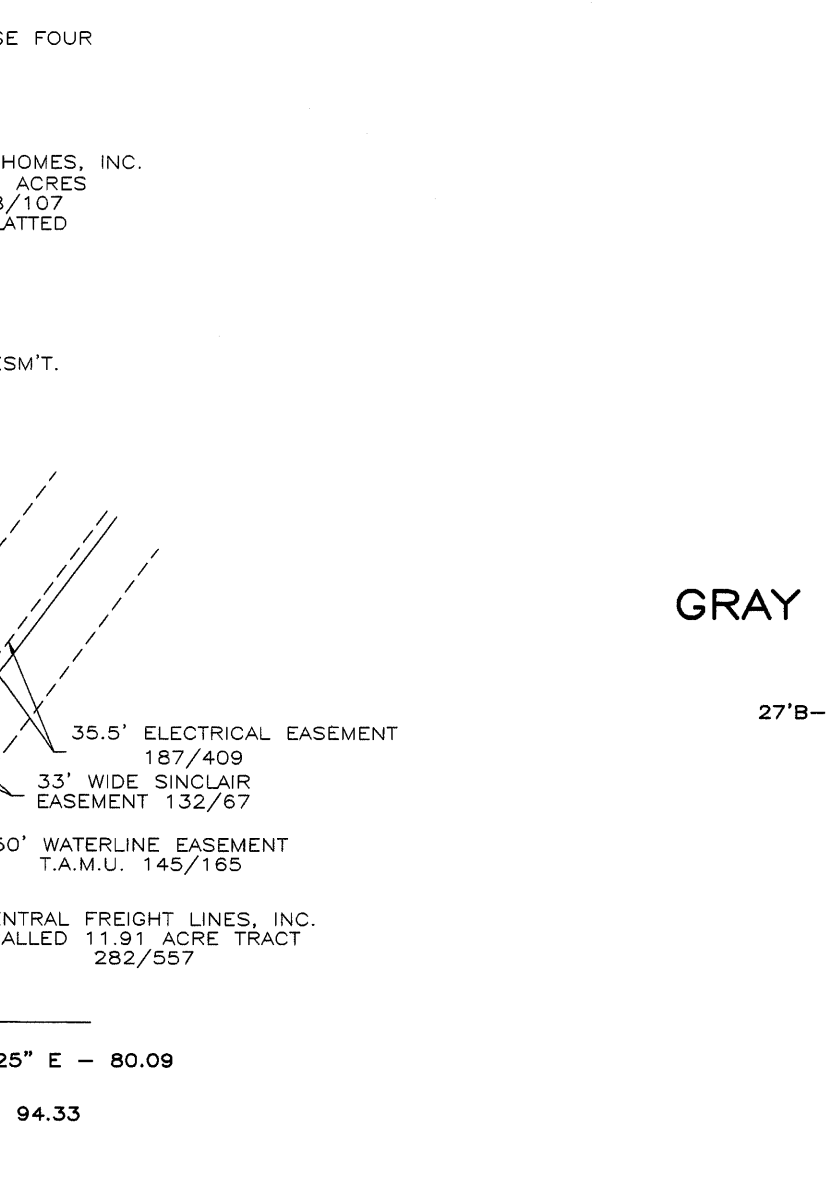
BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

CERTIFICATION OF PLANNING ADMINISTRATOR 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.

JOEY DUNN PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER I, 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, C.E. CITY ENGINEER, BRYAN, TEXAS



ORIGINAL PLAT

AMENDED PLAT

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 2580, 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.

W.R. PANKONEN, PRESIDENT CARRIAGE HILLS SUBDIVISION PHASE II, BLOCK 2, LOT 13 SHEILA M. SMITH NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY STATE OF TEXAS I, 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 2968, PAGE 107, 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.

CHARLES B. PLANT by Gary Mathison P.O.A. SHEILA M. SMITH NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

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 2580, PAGE 151, 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.

CHRISTOPHER FISHER CARRIAGE HILLS SUBDIVISION PHASE II, BLOCK 2, LOT 12 SHEILA M. SMITH NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

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 2968, PAGE 107, 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.

BENNETT HARDEMAN CARRIAGE HILLS SUBDIVISION PHASE II, BLOCK 3, LOT 11 SHEILA M. SMITH NOTARY PUBLIC IN AND FOR 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.

CERTIFICATION BY 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 THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

MICHAEL G. HESTER, P.E. 3.12.99

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 22 DAY OF March 1999 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 3015, PAGE 183.

MARY ANN WARD by Barbara Johnson COUNTY CLERK, BRAZOS COUNTY, TEXAS

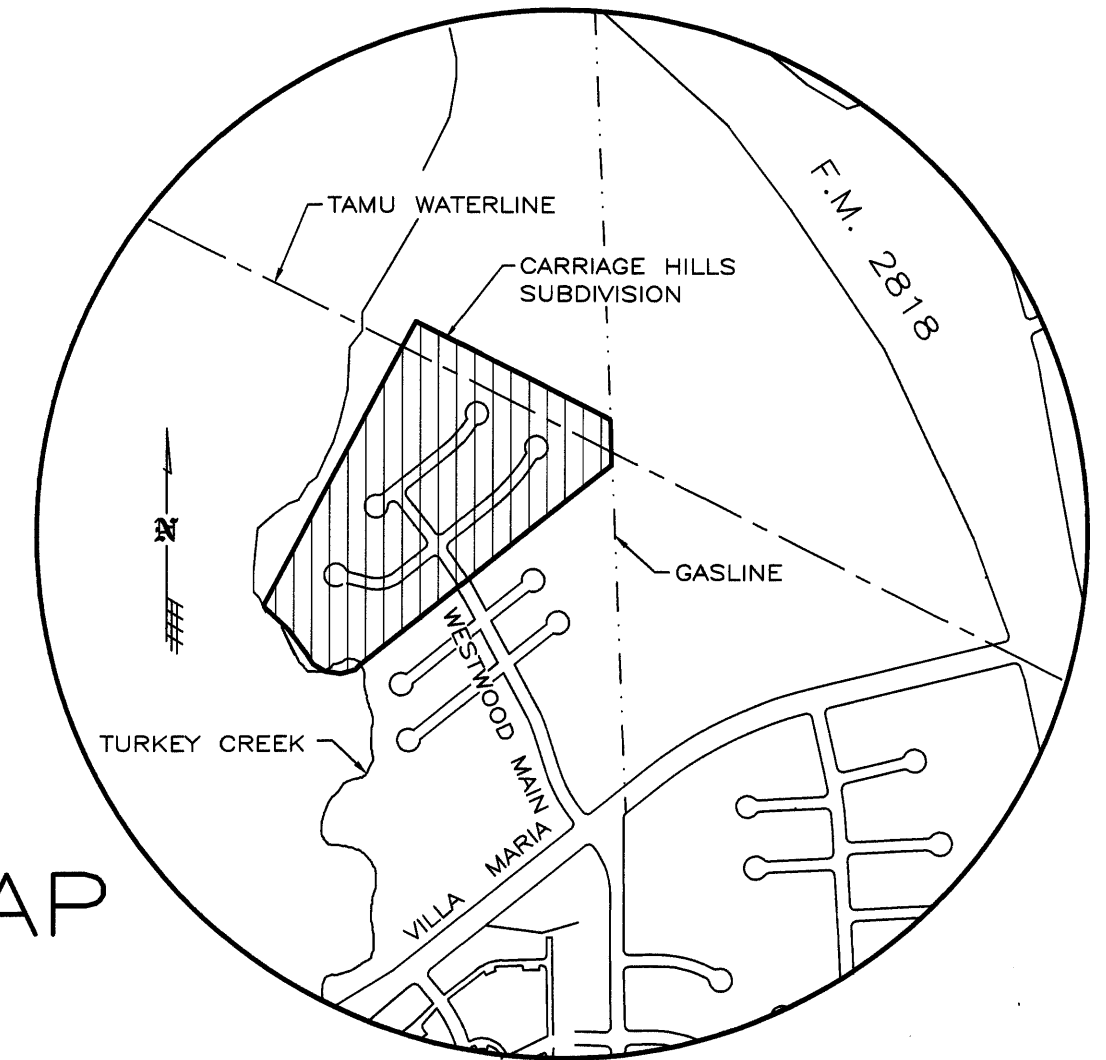
- GENERAL NOTES: 1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5, AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL LOTS. 2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756. 3. PARKLAND DEDICATION REQUIREMENTS WERE MET BY THE DEDICATION OF OVER 5 ACRES 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, On: Apr 21, 1999 at 10:28A As a Plats Document Number: 0683374 Amount 55.00 Receipt Number - 129445 By Jackie Brown

STATE OF TEXAS COUNTY OF BRAZOS 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

HONORABLE MARY ANN WARD, COUNTY CLERK BRAZOS COUNTY,

KEY MAP



AMENDED PLAT CARRIAGE HILLS SUBDIVISION PHASE TWO BLOCK TWO, LOTS 12 & 13 BLOCK THREE, LOTS 10 & 11 1.302 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