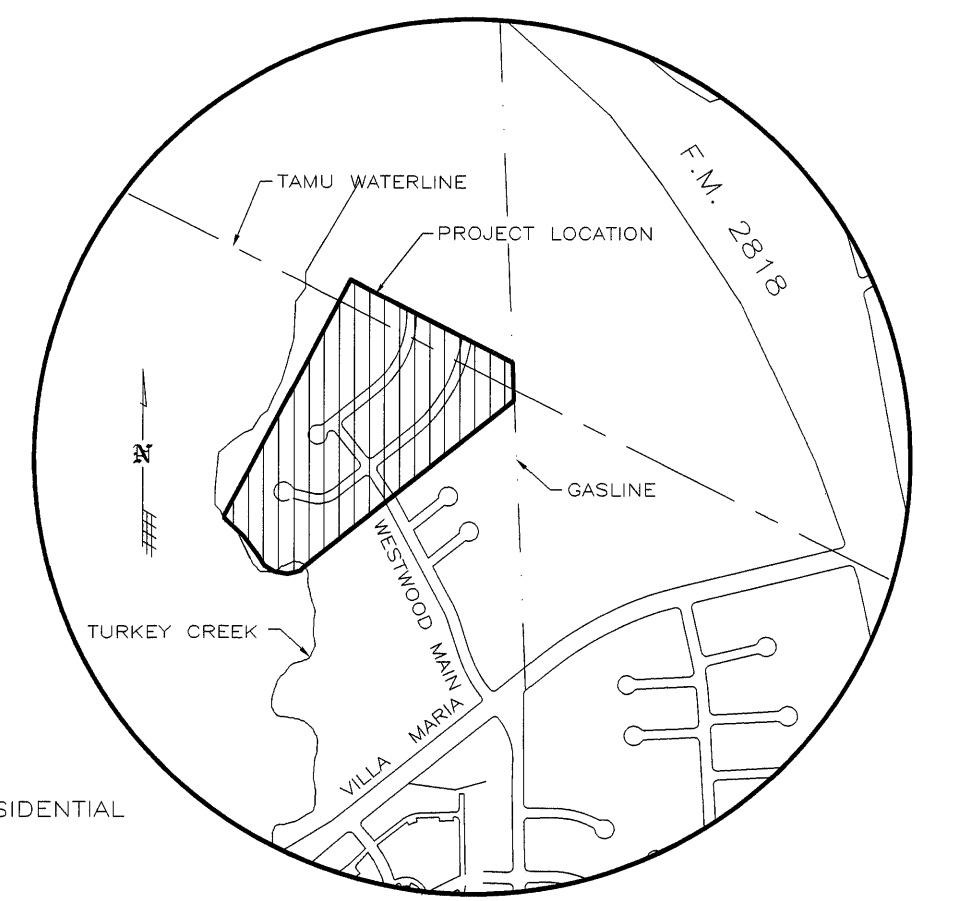
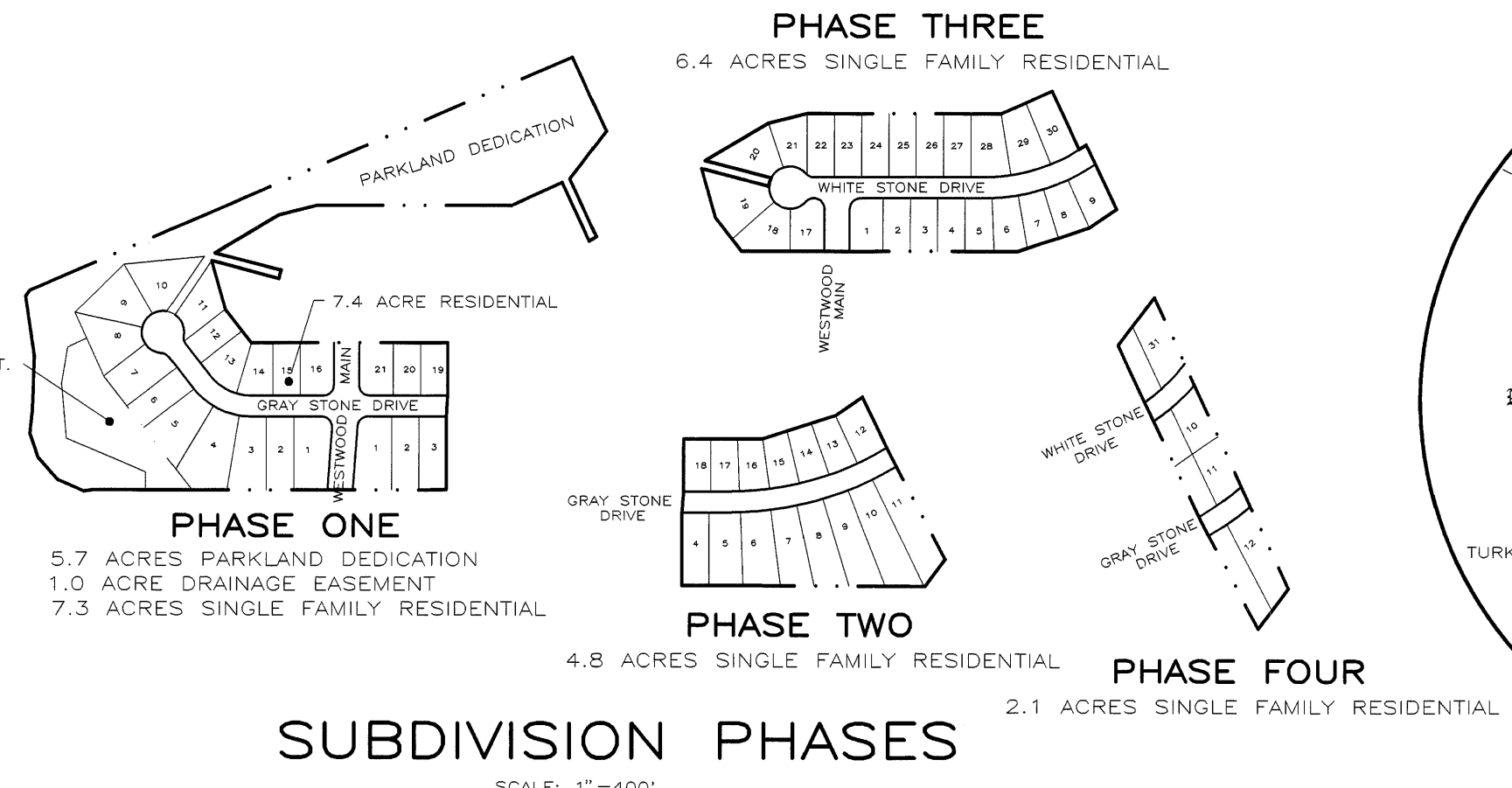


NOTE: FLOOD PLAIN DELINEATION WAS TAKEN FROM SPECIAL FLOOD HAZARD INFORMATION REPORT OF TURKEY CREEK PREPARED BY THE CORPS OF ENGINEERS, U.S. ARMY FORT WORTH, TEXAS DISTRICT DECEMBER, 1975.

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

WESTPARK ASSOCIATES, LTD. CALLED 26.576 ACRE TRACT 956/721



SUBDIVISION PHASES

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. 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.
4. PARKLAND DEDICATION REQUIREMENTS WILL BE MET BY THE DEDICATION OF OVER 5 ACRES OF LAND TO THE CITY.
5. ON-SITE STORM WATER DETENTION IS PROPOSED FOR THE WATERSHED. THE PLAN WILL BE REVIEWED AND UPDATED WHERE NECESSARY IN ORDER TO COMPLY WITH CURRENT CITY OF BRYAN ORDINANCES.
6. THE CONSTRUCTION OF THE DETENTION BASIN WILL BE COORDINATED BY THE DEVELOPER WITH CITY OF BRYAN STAFF AND WILL MEET CITY STANDARDS.
7. BEARING ORIENTATION FOR THIS PLAN HONORS THE PLAT CALLED BEARINGS OF SHIREWOOD ADDITION PHASE IV AS MONUMENTED ON THE GROUND.
8. A LETTER OF MAP AMENDMENT (LOMA) HAS BEEN SUBMITTED AND RECEIVED FROM F.E.M.A. WHICH REMOVED NUMEROUS LOTS IN PHASE ONE & THREE FROM THE FLOOD PLAN.
9. WESTWOOD MAIN PAVEMENT WILL BE EXTENDED TO THE PROPERTY LINE.
10. PUBLIC ACCESS IS PROVIDED TO THE PARKLAND DEDICATION AT EACH END OF THE SUBDIVISION.
11. NO DRIVEWAY ACCESS WILL BE PERMITTED ALONG WESTWOOD MAIN.
12. THE TAMU WATERLINE EASEMENT, 50 FOOT DRAINAGE, AND UTILITY EASEMENT AND THE DETENTION BASIN WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
13. 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.
14. A PAVED TEMPORARY TURN-AROUND WILL BE CONSTRUCTED AT THE END OF EACH STREET AT THE PHASE LINE.
15. SIDEWALKS WILL BE CONSTRUCTED ALONG BOTH SIDES OF WESTWOOD MAIN FROM WHITE STONE DRIVE TO THE CARRIAGE HILLS SUBDIVISION PROPERTY LINE.

KEY MAP
SCALE: 1"=1000'

N 03°44'36" E - 16.98
N 42°11'30" W - 142.63
N 32°28'36" W - 126.14
N 27°31'38" W - 58.83
N 53°05'29" W - 62.19
N 75°43'11" W - 69.42
S 80°00'20" W - 67.76

REFERENCE BENCH MARK
CHISELED SQUARE ON TOP OF
SOUTH END OF EAST HEADWALL
AT INTERSECTION OF SOUTH
FOK OF TURKEY CREEK AND
F.M. 2818
ELEV. 285.90 (U.S.G.S. DATUM)

BENCHMARK
TOP OF FIRE HYDRANT AT
NORTHEAST CORNER OF THE
INTERSECTION OF IBIS COURT
AND WESTWOOD MAIN.
ELEV. 324.43

639340
FILED
97 SEP 19 PM 3:31

Marjorie Ward, CO CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY: *Jo Dutton*
DEPUTY

METES AND BOUNDS DESCRIPTION
4.769 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, 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 PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING 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 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 459.26 FEET TO A 1/2 INCH IRON PIPE FOUND;
SHIREWOOD, PHASE FOUR, BEARS: S 35° 58' 54" W FOR A DISTANCE OF 390.10 FEET. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALLED BEARING OF SAID SHIREWOOD, PHASE FOUR;

THENCE, N 56° 13' 35" E ALONG THE NORTHWEST LINE OF 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, FOR A DISTANCE OF 469.26 FEET TO A 1/2 INCH IRON PIPE FOUND;
THENCE, N 02° 55' 25" E ALONG THE NORTHWEST LINE OF A CALLED 11.91 ACRE TRACT AS DESCRIBED BY A DEED TO CENTRAL FREIGHT LINES, INCORPORATED, RECORDED IN VOLUME 282, PAGE 557 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 80.09 FEET TO A 5/8 INCH IRON ROD SET;

THENCE, THROUGH SAID 27.123 ACRE TRACT FOR THE FOLLOWING CALLS:
N 61° 43' 57" W FOR A DISTANCE OF 281.34 FEET TO A POINT;
N 59° 32' 05" W FOR A DISTANCE OF 153.45 FEET TO A POINT;
S 21° 21' 33" W FOR A DISTANCE OF 78.43 TO A POINT;
S 38° 00' 13" W FOR A DISTANCE OF 180.58 FEET TO A POINT;
S 56° 02' 01" W FOR A DISTANCE OF 188.78 FEET TO A POINT;

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 A 5/8 INCH IRON ROD SET IN THE NORTHWEST LINE OF SAID SHIREWOOD, PHASE FOUR;

THENCE, N 55° 56' 54" E ALONG SAID NORTHWEST LINE OF SHIREWOOD, PHASE FOUR FOR A DISTANCE OF 108.83 FEET TO THE POINT OF BEGINNING CONTAINING 4.769 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST, 1996.

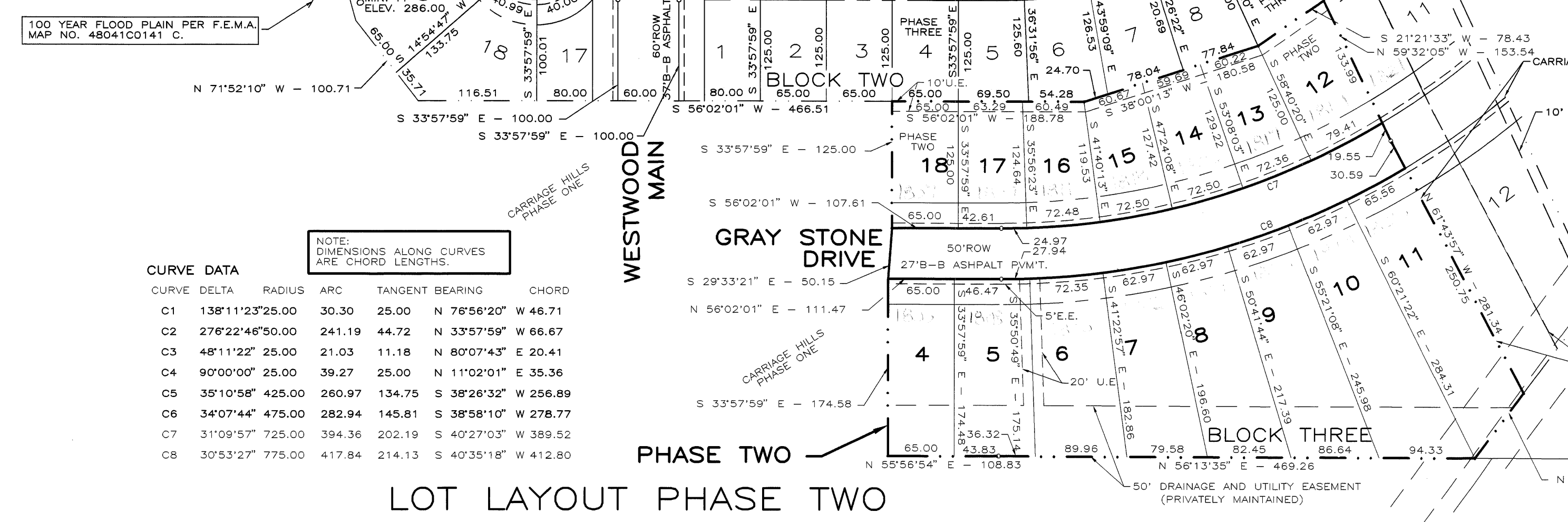
BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

CURVE DATA

CURVE DELTA	RADIUS	ARC	TANGENT BEARING	CHORD
C1	138°11'23"25.00	30.30	25.00	N 76°56'20" W 46.71
C2	276°22'46"50.00	241.19	44.72	N 33°57'59" W 66.67
C3	48°11'22" 25.00	21.03	11.18	N 80°07'43" E 20.41
C4	90°00'00" 25.00	39.27	25.00	N 11°02'01" E 35.36
C5	35°10'58" 425.00	260.97	134.75	S 38°26'32" W 256.89
C6	34°07'44" 475.00	282.94	145.81	S 38°58'10" W 278.77
C7	31°09'57" 725.00	394.36	202.19	S 40°27'03" W 389.52
C8	30°53'27" 775.00	417.84	214.13	S 40°35'18" W 412.80

NOTE: DIMENSIONS ALONG CURVES ARE CHORD LENGTHS.

100 YEAR FLOOD PLAIN PER F.E.M.A. MAP NO. 48041C0141 C.



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 2560, 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.

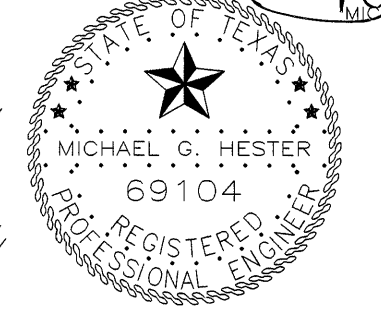
W.R. Pankonen
W.R. PANKONEN, PRESIDENT
WEBCON, INC.

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
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.

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



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 PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.



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 THIS 18th DAY OF SEPTEMBER, 1997, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 384, PAGE 759.

Mary Ann Ward
MARY ANN WARD
COUNTY CLERK, BRAZOS COUNTY, TEXAS
Barbara Johnson
Barbara Johnson, Deputy Clerk

FINAL PLAT
PHASE TWO
CARRIAGE HILLS SUBDIVISION
BLOCK TWO, LOTS 12-18
BLOCK THREE, LOTS 4-11
4.769 ACRES
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=100' SEPTEMBER, 1997

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 business up