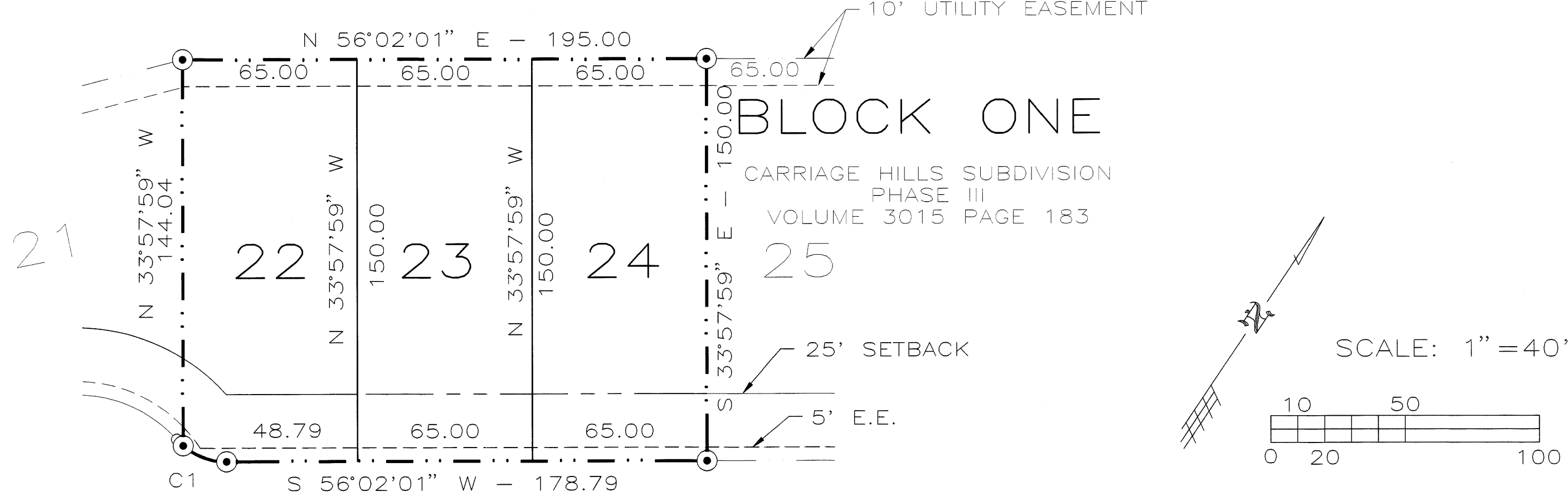


CURVE DATA

CURVE DELTA	RADIUS	ARC	TANGENT BEARING	CHORD
C1 48°11'22"	25.00	21.03	11.18 N 80°07'43"	E 20.41

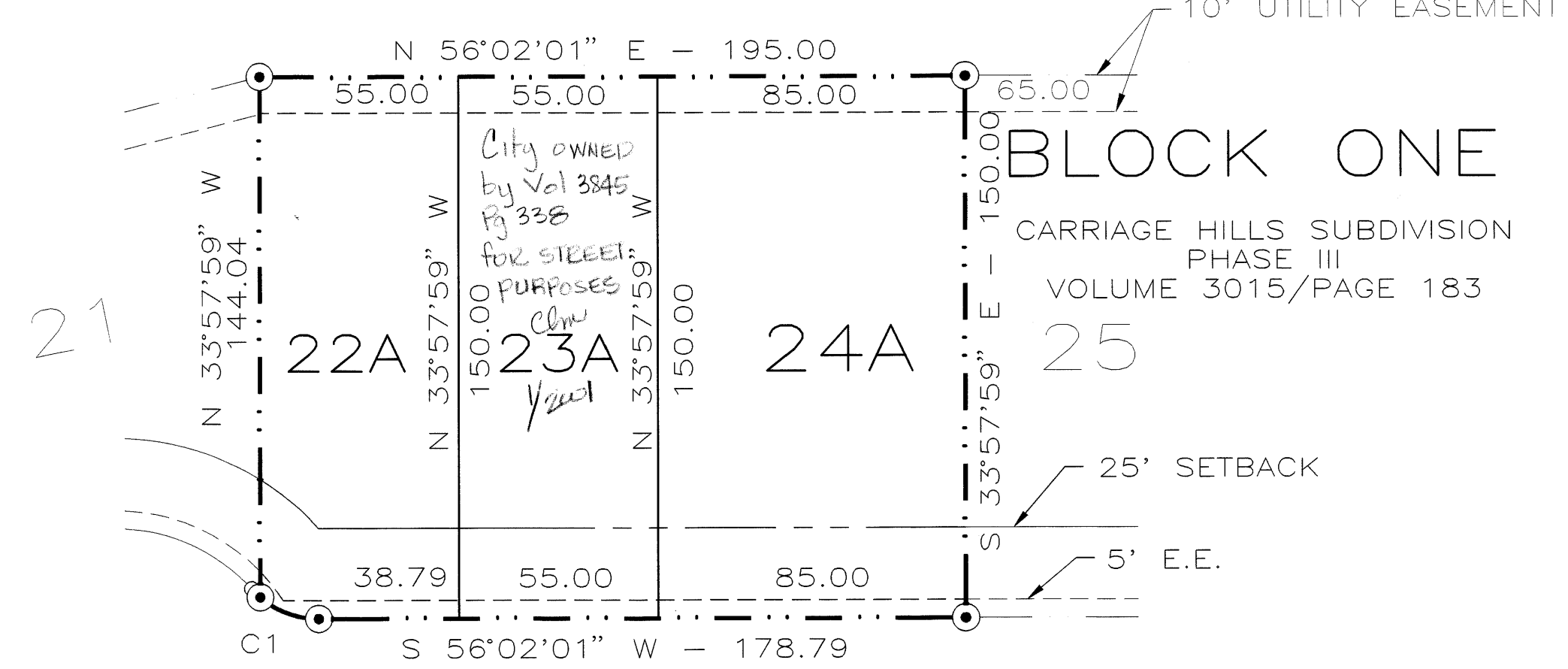
PARKLAND DEDICATION
VOLUME 2718/PAGE 168A



WHITE STONE DRIVE
50' ROW 27'B-B ASPHALT PVM'T.

ORIGINAL PLAT

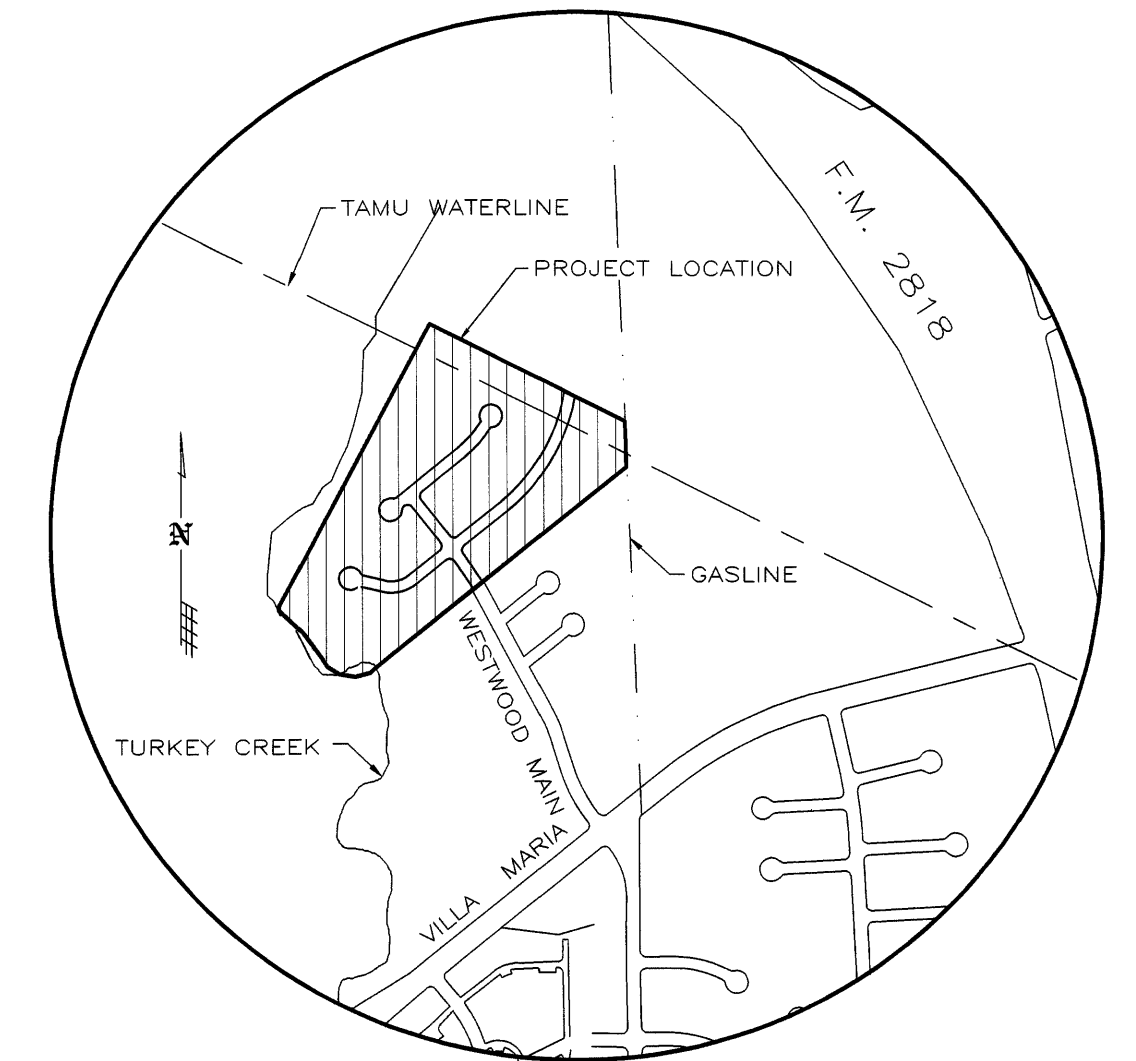
PARKLAND DEDICATION
VOLUME 2718/PAGE 168A



WHITE STONE DRIVE
50' ROW 27'B-B ASPHALT PVM'T.

AMENDED PLAT

NOTE:
SIDE YARD AND BACK YARD
BUILDING SETBACKS ARE 7.5'.



KEY MAP
NTS

METES AND BOUNDS DESCRIPTION
OF A
0.671 ACRE TRACT
LOTS 22, 23 AND 24, BLOCK 1
CARRIAGE HILLS SUBDIVISION, PHASE THREE
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF LOTS 22, 23 AND 24, BLOCK 1, CARRIAGE HILLS SUBDIVISION, PHASE THREE, 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 ON THE NORTHWEST RIGHT-OF-WAY LINE OF WHITE STONE DRIVE MARKING THE COMMON CORNER OF SAID LOT 24 AND LOT 25, BLOCK 1;

THENCE S 56° 02' 01" W ALONG THE NORTHWEST LINE OF WHITE STONE DRIVE FOR A DISTANCE OF 178.79 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID LOT 22 MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF CARRIAGE HILLS SUBDIVISION, PHASE THREE, 3015/183);

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 24' 45" FOR AN ARC DISTANCE OF 178.79 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF CARRIAGE HILLS SUBDIVISION, PHASE THREE, MARKING THE COMMON CORNER OF SAID LOT 21 AND LOT 22;

THENCE N 33° 57' 59" W ALONG THE COMMON LINE OF SAID LOT 21 AND LOT 22 FOR A DISTANCE OF 144.04 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF CARRIAGE HILLS SUBDIVISION, PHASE THREE, MARKING THE COMMON CORNER OF SAID LOT 21 AND LOT 22;

THENCE N 56° 02' 01" E ALONG THE NORTHWEST LINE OF LOTS 22, 23 AND 24 FOR A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.671 OF AN ACRE OF LAND MORE OR LESS AS SURVEYED ON THE GROUND DECEMBER, 1998.

THENCE S 33° 57' 59" E ALONG THE COMMON LINE OF SAID LOT 24 AND LOT 25 FOR A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 24 AND LOT 25;

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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.
- PARKLAND DEDICATION REQUIREMENTS WERE MET BY THE DEDICATION OF OVER 5 ACRES OF LAND TO THE CITY IN PHASE ONE OF CARRIAGE HILLS.
- 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) 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)
- 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.

AMENDED PLAT
CARRIAGE HILLS SUBDIVISION
PHASE THREE
BLOCK ONE, LOTS 22, 23 & 24
0.671 ACRES

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

SCALE: 1"=40' DECEMBER 9, 1998

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

PREPARED BY
HESTER ENGINEERING COMPANY
1612 FOXFIRE DRIVE SUITE 253-B
COLLEGE STATION, TX 77840
(409)693-1100

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 2960, 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.

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 10th DAY OF December 1998.

Delores M. Soto
DELORES M. SOTO
Notary Public, State of Texas
My Commission Expires
NOV. 14, 2001

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
JOEY DUNN
PLANNING ADMINISTRATOR

APPROVAL OF THE DEVELOPMENT ENGINEER

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
LINDA HUFF, P.E.
DEVELOPMENT 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.



Brad Kerr
BRAD KERR, R.E.L.S. NO. 4502

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.



Michael G. Hester
MICHAEL G. HESTER, P.E.

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 _____ DAY OF _____ 1998, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

Mary Ann Ward
MARY ANN WARD
COUNTY CLERK, BRAZOS COUNTY, TEXAS

on business as usual

94300 06660

0673400

Filed for Record in:
BRAZOS COUNTY
On Dec 11, 1998 at 09:45A
Plats As a
Document Number: 0673400
Amount: \$5.00
Receipt Number: 122352
By: BJ Endler
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the public records as shown herein.
as stamped herein by me.
Dec 11, 1998