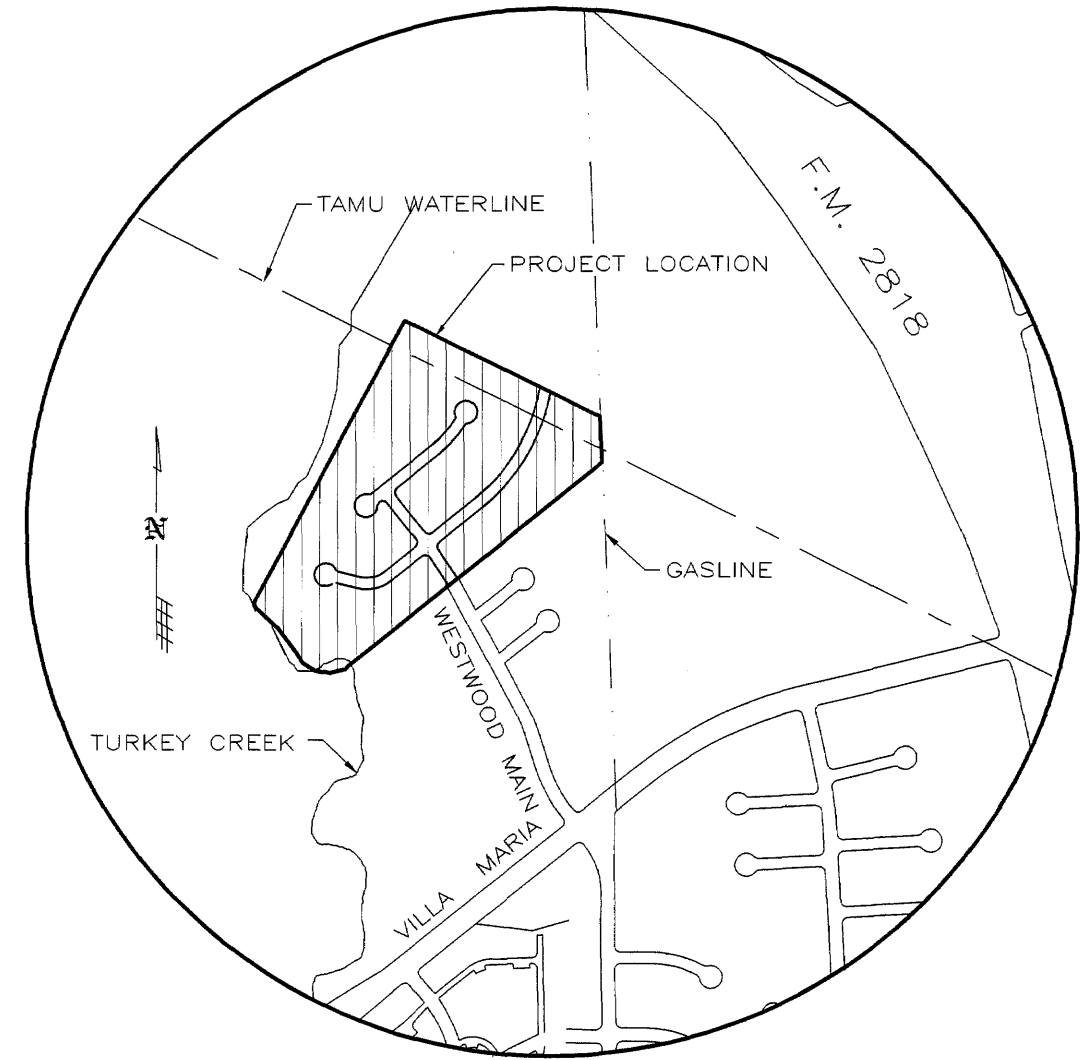


CURVE	DELTA	RADIUS	ARC	TANGENT BEARING	CHORD
C1	08°33'05"	425.00	63.43	31.77 S 42°50'10" W	63.37
C2	02°43'44"	425.00	20.24	10.12 N 22°12'55" E	20.24
C3	14°58'50"	425.00	111.12	55.88 N 31°04'12" E	110.81
C4	16°39'30"	475.00	138.10	69.54 N 30°13'53" E	137.62
C5	04°28'34"	425.00	33.20	16.61 N 36°19'21" E	33.19
C6	52°04'42"	25.00	22.72	12.21 N 08°02'43" E	21.95
C7	72°21'26"	50.00	63.14	36.57 N 18°11'04" E	59.03
C8	100°32'45"	50.00	87.74	60.17 S 27°54'48" W	76.91
C9	44°54'02"	25.00	19.59	10.33 S 55°44'10" W	19.09
C10	05°16'28"	475.00	43.73	21.88 S 35°55'23" W	43.71

AMENDED PLAT

ORIGINAL PLAT



KEY MAP

AMENDED PLAT
PHASE THREE
CARRIAGE HILLS SUBDIVISION

BLOCK ONE, LOTS 29,30
BLOCK TWO, LOTS 8,9
1.103 ACRES

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

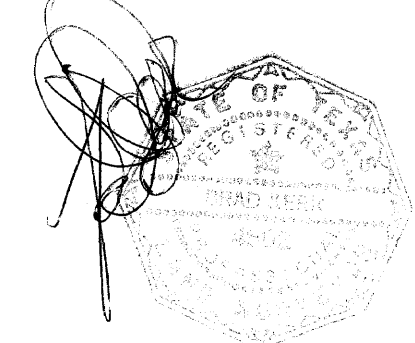
SCALE: 1"=60' FEBRUARY, 1998

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

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 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, P.E.
MICHAEL G. HESTER, P.E.
3.26.98

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY
STATE OF TEXAS

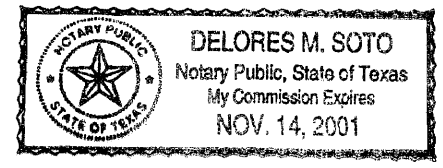
I, W.R. PANKONEN, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 2560, PAGE 151, AND DESIGNATED HEREIN AS THE CARRIAGE HILLS SUBDIVISION IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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.

Wm. 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 14th DAY OF April, 1998.
DeLores M. Soto
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS



CERTIFICATION OF CITY PLANNER

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
CITY PLANNER, BRYAN, TEXAS

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 14th DAY OF April, 1998, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 3307, PAGE 133.

Mary Ann Ward by Barbara Johnson
COUNTY CLERK, BRAZOS COUNTY, TEXAS
Deputy Clerk

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 Hult
LINDA HULT
DEVELOPMENT ENGINEER, BRYAN, TEXAS

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.
- 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.
- THE 50 FOOT DRAINAGE AND UTILITY EASEMENT AND THE DETENTION BASIN WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

0653046

03000 00000

Filed for Record in:
BRAZOS COUNTY,
On: Apr 14, 1998 at 01:28P
As a
Plat
Document Number: 653046
Amount: \$5.00
Receipt Number: 106746
By:
Barbara Johnson

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 public records of BRAZOS COUNTY,
as stamped hereon by me.
Apr 14, 1998
EMPRESS C. WARD, COUNTY CLERK,
BRAZOS COUNTY, TEXAS

on landbase 4/14/98