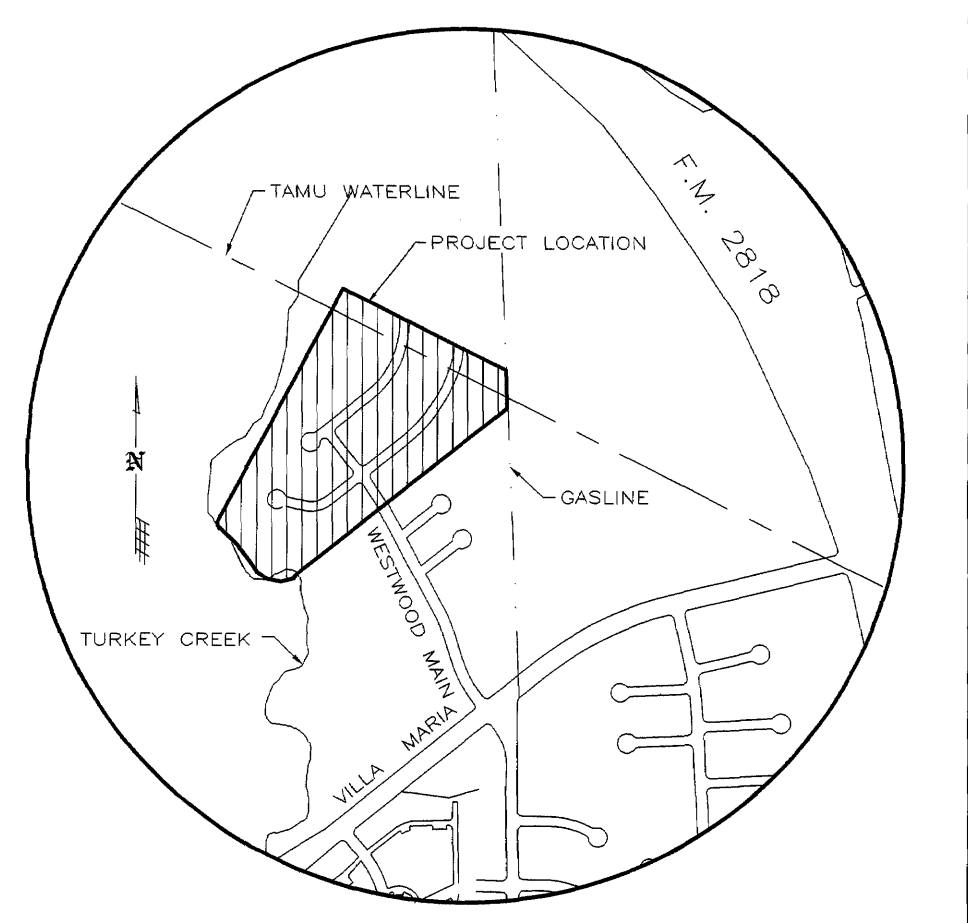
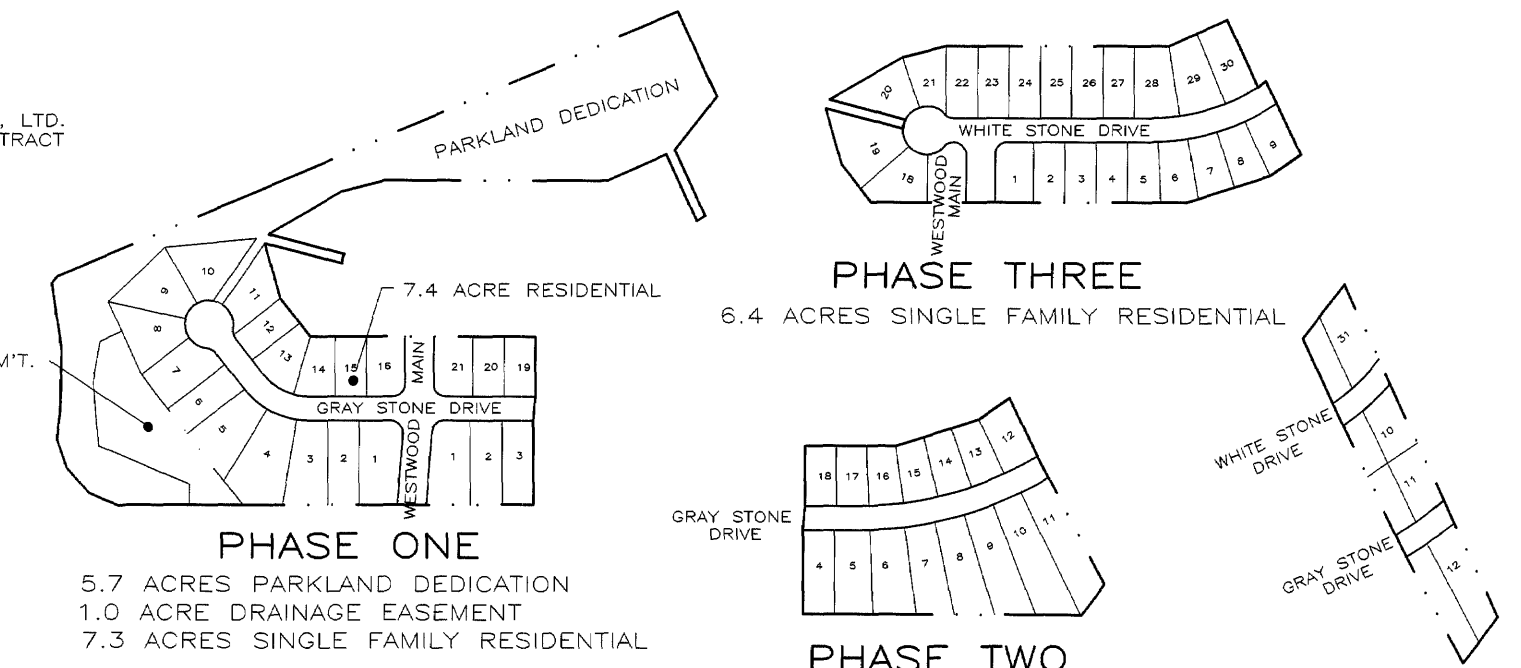


SCALE: 1"=100'

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



KEY MAP
SCALE: 1"=1000'

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. 7561.
 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 6 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 PLAT HONORS THE PLAT CALLED BEARINGS OF SHIREWOOD ADDITION PHASE IV AS MONUMENTED ON THE GROUND.
 8. A LETTER OF MAP AMENDMENT (LOMA) WAS SUBMITTED AND RECEIVED FROM F.E.M.A. WHICH REMOVED NUMEROUS LOTS FROM THE FLOOD PLAIN.
 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 IS PROVIDED TO THE PARKLAND DEDICATION AT EACH END OF THE SUBDIVISION.
 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.

647230

FILED

98 JAN 16 PM 4:21

Mary Ann Ward, CLERK
Brazos County Courthouse
Bryan, Texas
Debra J. Ender, CLERK

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY

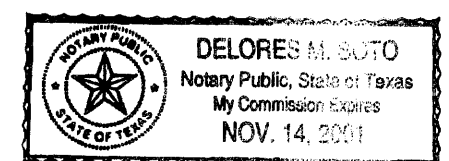
STATE OF TEXAS
I, W.R. PANKONEN, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 2560, PAGE 151, AND DESIGNATED HEREIN AS THE CARRIAGE HILLS SUBDIVISION IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS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

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 5th DAY OF Dec 1997.

W.R. Pankonen, PRESIDENT
WEBCON, INC.

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 FIGURE.

BRAD KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502



APPROVAL OF THE PLANNING COMMISSION
I, Richard Terrells, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 11th DAY OF October 1997 AND SAME WAS DULY APPROVED ON THE 11th DAY OF October 1997 BY SAID COMMISSION.

Richard Terrells, CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

CERTIFICATION OF CITY PLANNER
I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY MASTER PLAN, ZONING ORDINANCE AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

John Ender, CITY PLANNER, BRYAN, TEXAS

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, P.E., DEVELOPMENT ENGINEER, BRYAN, 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 FURTHER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

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 CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 16th DAY OF January 1998, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 2560, PAGE 151.

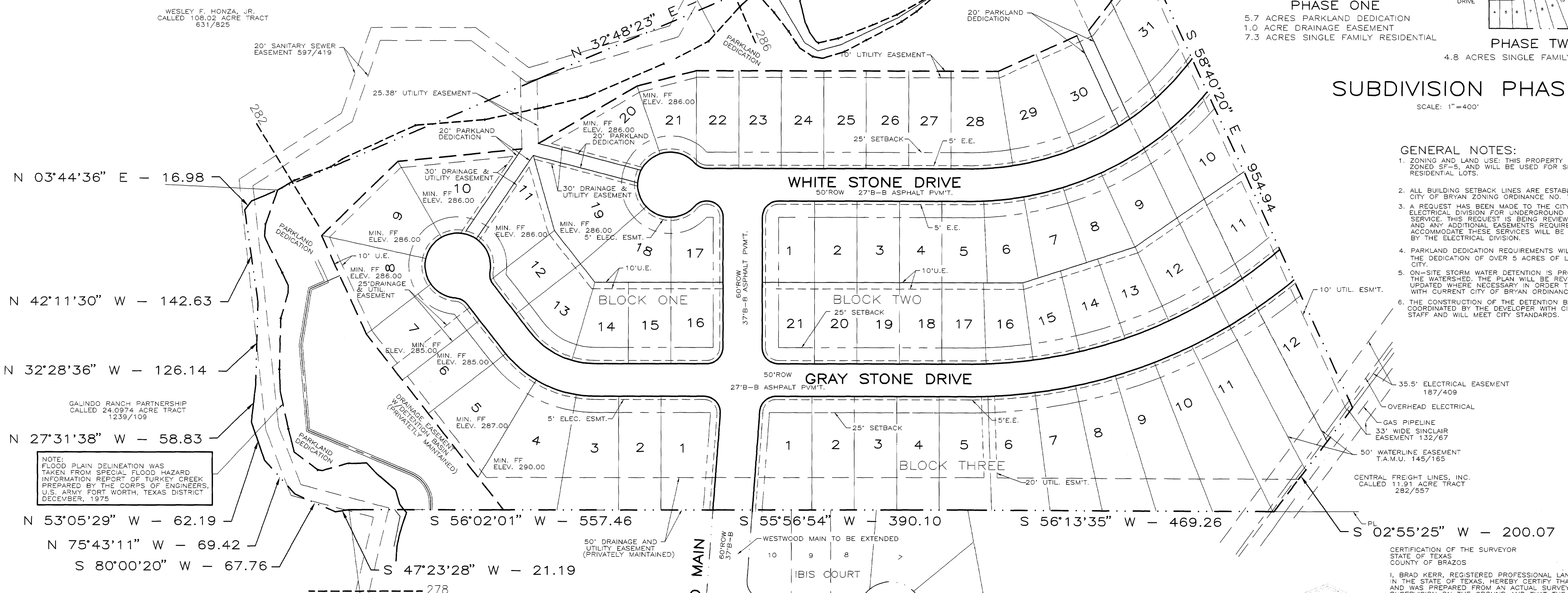
Mary Ann Ward, CLERK, BRAZOS COUNTY, TEXAS

FINAL PLAT
PHASE THREE
CARRIAGE HILLS SUBDIVISION

BLOCK ONE, LOTS 17-30
BLOCK TWO, LOTS 1-9
6.393 ACRES
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=100' NOVEMBER, 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



METES AND BOUNDS DESCRIPTION
OF A
6.393 ACRE TRACT
OF A
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, BRYAN, 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:
COMMENCING: 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 279 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 5/8 INCH IRON ROD SET MARKING THE WEST CORNER OF SHIREWOOD, PHASE FOUR, BEARS: S 55° 56' 24" W FOR A DISTANCE OF 281.27 FEET. THIS LINE WAS USED FOR BEARING ORIENTATION, HONORING THE PLAT CALLED BEARING OF SHIREWOOD, PHASE FOUR;

THENCE: THROUGH SAID 27.123 ACRE TRACT FOR THE FOLLOWING CALLS:
N 33° 57' 59" W FOR A DISTANCE OF 174.58 FEET TO A POINT;
N 29° 33' 21" W FOR A DISTANCE OF 50.15 FEET TO A POINT;
N 33° 57' 59" W FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: CONTINUING THROUGH SAID 27.123 ACRE TRACT FOR THE FOLLOWING CALLS:
S 56° 02' 01" W FOR A DISTANCE OF 466.51 FEET TO A POINT;
N 71° 52' 10" W FOR A DISTANCE OF 100.71 FEET TO A POINT;
N 49° 48' 52" W FOR A DISTANCE OF 119.70 FEET TO A POINT;
N 70° 41' 14" E FOR A DISTANCE OF 169.62 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 04' 26" FOR AN ARC DISTANCE OF 20.14 FEET TO A POINT (CHORD BEARS: N 19° 18' 46" W - 20.00 FEET);
S 70° 41' 14" W FOR A DISTANCE OF 162.69 FEET TO A POINT;
N 25° 41' 51" E FOR A DISTANCE OF 175.03 FEET TO A POINT;
N 41° 36' 51" E FOR A DISTANCE OF 93.85 FEET TO A POINT;
S 56° 02' 01" E FOR A DISTANCE OF 461.99 FEET TO A POINT;
N 31° 30' 37" E FOR A DISTANCE OF 132.28 FEET TO A POINT;

S 58° 56' 57" E FOR A DISTANCE OF 152.83 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 425.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 43' 44" FOR AN ARC DISTANCE OF 20.24 FEET TO A POINT (CHORD BEARS: N 22° 12' 55" E - 20.24 FEET);
S 58° 56' 57" E FOR A DISTANCE OF 26.19 FEET TO A POINT;
S 59° 32' 05" E FOR A DISTANCE OF 142.33 FEET TO A POINT;
S 21° 21' 33" W FOR A DISTANCE OF 78.42 FEET 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 THE POINT OF BEGINNING CONTAINING 6.393 ACRES OF LAND AS SURVEYED ON THE GROUND.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

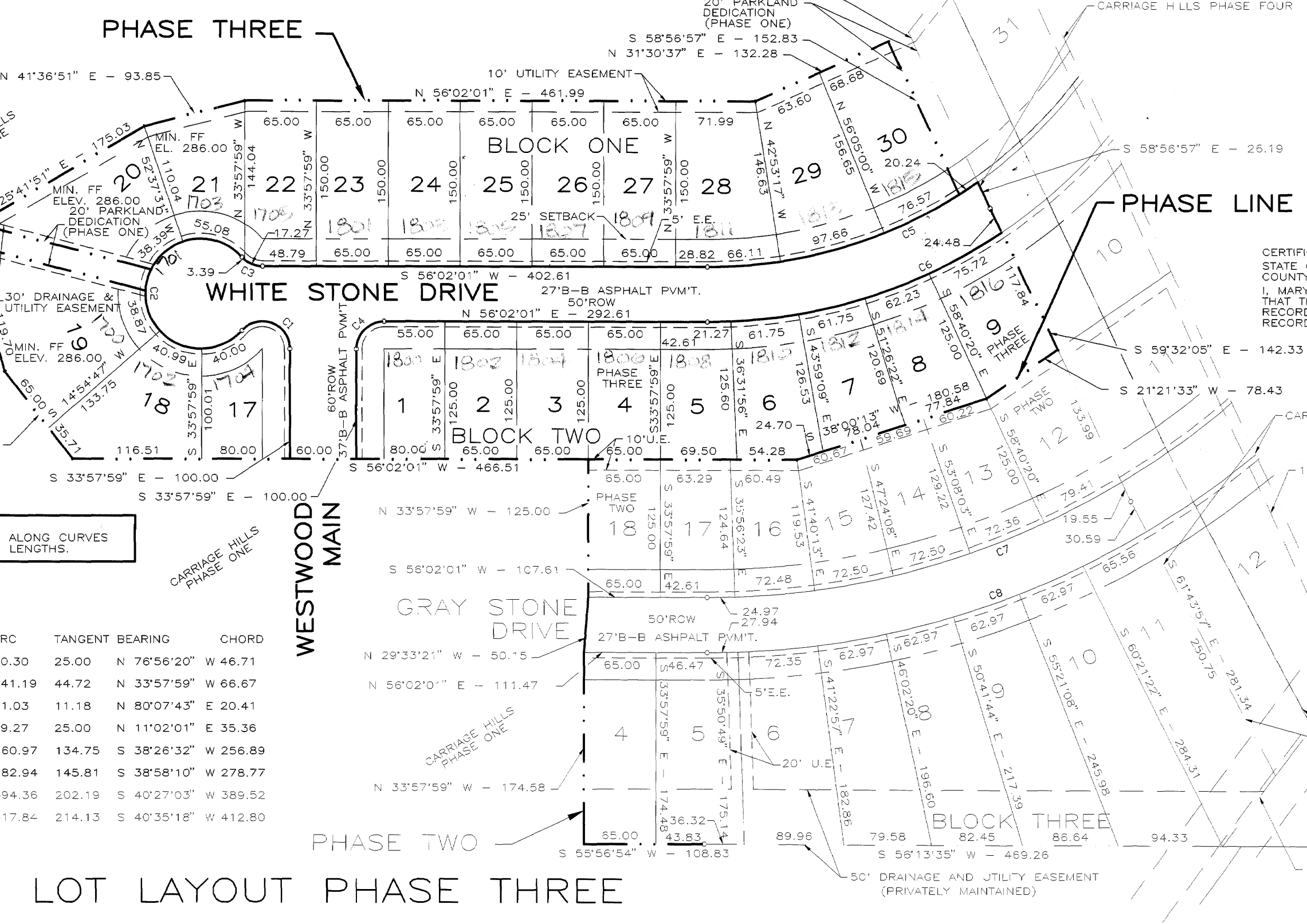
REFERENCE BENCH MARK
CHISELED SQUARE ON TOP OF
SOUTH END OF EAST HEADWALL
AT INTERSECTION OF SOUTH
FORK OF TURKEY CREEK AND
F.M. 2816
ELEV. 285.90 (U.S.G.S. DATUM)

BENCHMARK
TOP OF FIRE HYDRANT AT
NORTHEAST CORNER OF THE
INTERSECTION OF IBIS COURT
AND WESTWOOD MAIN.
ELEV. 304.43

NOTE:
DIVISIONS ALONG CURVES
ARE CHORD LENGTHS

CURVE DATA

CURVE DELTA	RADIUS	ARC	TANGENT BEARING	CHORD
C1	13811'23.25	30.30	25.00	N 76°56'20" W 46.71
C2	27622'46.50	241.19	44.72	N 33°57'59" W 66.67
C3	48111'22.25	21.03	11.18	N 80°07'43" E 20.41
C4	9000'00.25	39.27	25.00	N 11°02'01" E 35.36
C5	35'10'58"	425.00	260.97	S 38°26'32" W 256.89
C6	34°07'44"	475.00	282.94	S 38°58'10" W 278.77
C7	31°09'57"	725.00	394.36	N 40°27'03" W 389.52
C8	30°53'27"	775.00	417.84	N 40°35'18" W 412.80



LOT LAYOUT PHASE THREE

on balance of lots on