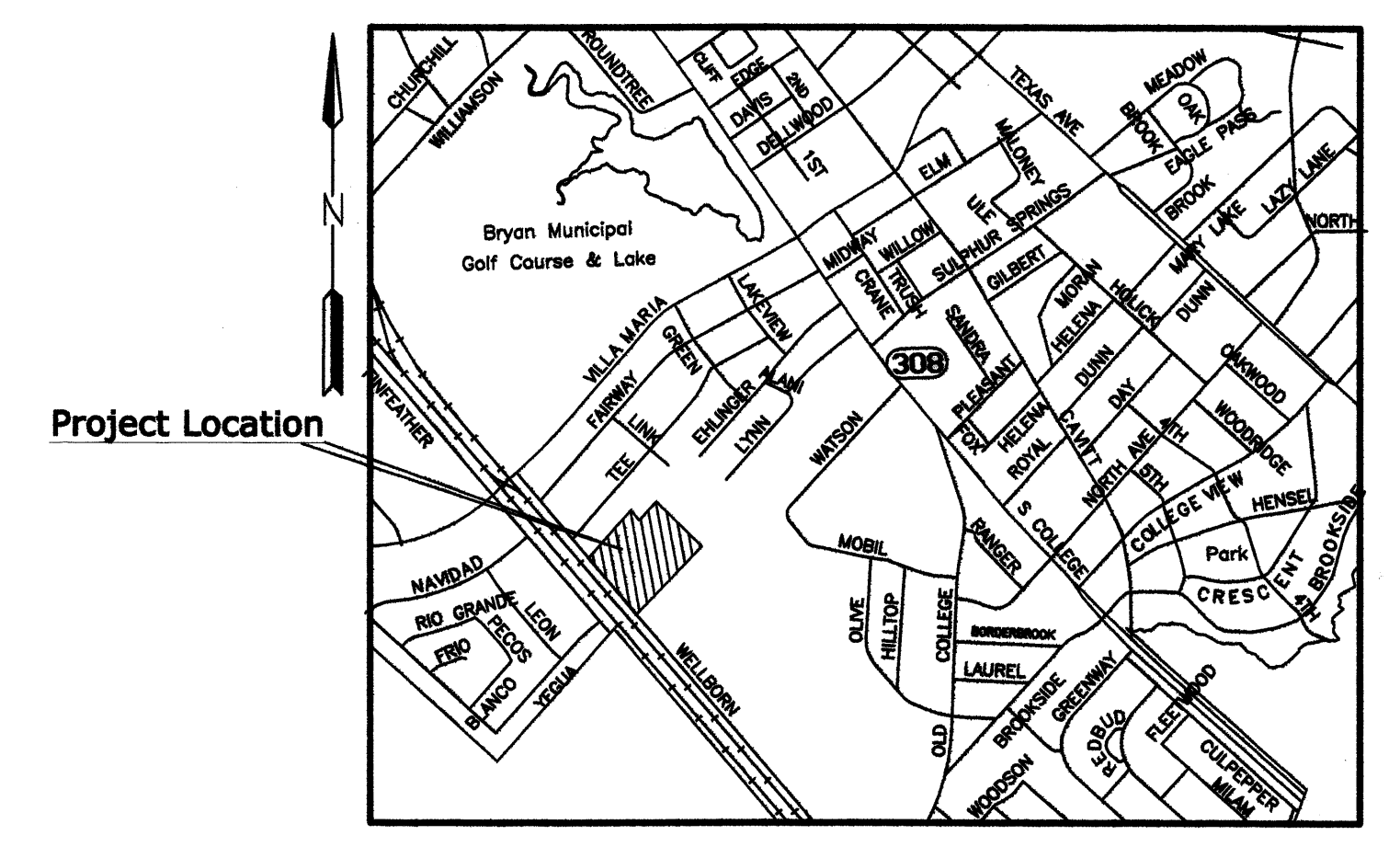


CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	30.00	86°18'20"	51.47	34.70	N 85°50'50" W	45.39
C2	30.00	81°41'40"	42.78	25.94	N 04°09'10" E	38.24
C3	5.00	56°56'39"	4.97	2.71	N 18°31'40" E	4.77
C4	50.00	57°01'56"	46.77	27.17	N 18°34'18" E	47.74
C5	50.00	38°10'04"	33.31	17.30	N 64°10'18" E	32.70
C6	50.00	43°36'31"	38.08	20.00	S 74°56'24" E	37.14
C7	50.00	98°28'03"	84.20	56.00	S 04°53'07" E	74.60
C8	50.00	58°35'45"	51.13	28.08	S 72°38'47" W	48.94
C9	5.00	56°56'39"	4.97	2.71	S 73°28'20" W	4.77
C10	30.00	90°00'00"	47.12	30.00	SOUTH	42.43
C11	30.00	90°00'00"	47.12	30.00	EAST	42.43
C12	30.00	90°00'00"	47.12	30.00	EAST	42.43
C13	25.00	30°06'30"	13.14	6.72	S 31°47'06" E	12.99
C14	50.00	28°32'24"	25.78	13.18	N 31°30'04" W	25.48
C15	50.00	116°59'33"	102.10	61.59	S 73°13'48" W	65.25
C16	25.00	30°06'30"	13.14	6.72	S 31°47'06" E	12.99
C17	5.00	56°56'39"	4.97	2.71	N 18°31'40" E	4.77
C18	50.00	81°18'59"	70.88	42.94	N 28°42'50" E	65.15
C19	50.00	80°00'06"	69.81	41.98	S 70°37'37" E	64.28
C20	50.00	132°34'13"	115.69	113.82	S 39°39'33" W	91.56
C21	5.00	56°56'39"	4.97	2.71	S 73°28'20" W	4.77



VICINITY MAP
- Not-to-Scale -

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, KDKC Partners, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 6024, and Page 164, and whose name is subscribed hereto, hereby dedicate to the use of the public for streets, alley, paths, water courses, drains, easements and public places shown hereon for the purposes identified.

Angel Cacho-Negrete, President
KDKC Partners

CERTIFICATE OF THE SURVEYOR
I, Donald Garrett, Registered Professional Land Surveyor No. 2022 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 and that the metes and bounds describing said tract are in accordance with the geometric form.

Notary Public, State of Texas

CERTIFICATE OF THE ENGINEER
I, Donald Garrett, Registered Professional Engineer No. 2900 in the State of Texas, hereby certify that proper engineering calculations were made in the preparation of this plat.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2005 by said Commission.

APPROVAL OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2005.

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 and was approved on the _____ day of _____, 2005.

CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, County Clerk in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office on the _____ day of _____, 2005, in the Official Records of Brazos County in Volume 6024 Page 164.

GENERAL NOTES
Current Zoning of the subject property is MF - (Multi-family Residential District).
Lots 1 to 19 will be single family residential (5000 sq.ft.) and Lots 20 to 26 will be multi-family residential.
This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0141 C; Effective Date July 2, 1992.
All Building Setback lines are set by City of Bryan Ordinance No.1412.
All property corners are to be 5/8" iron rods set with cap, unless otherwise stated.
No residential driveways will take direct access on Wellborn Road.
Drainage Easements, Drainage Channels and Detention Pond are to be privately maintained by Home Owners Association.

Doc 00895700 Bk OR 6761 Vol 253 Pg 253
Filed for Record in:
BRAZOS COUNTY
On: Jun 30, 2005 at 04:33
As a
Plats
Document Number: 00895700
Amount 58.80
Receipt Number - 263894
By:
Winstonia Davenport

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.
Jun 30, 2005

HONORABLE WAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

FIELD NOTES
HAMPTON HILL SUBDIVISION
8.70 ACRES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No.46, Brazos County, Texas, and being a part of a called 0.00 acre tract conveyed to TIERRA VERDE TRUST by Jo Ann Hansen (Mum) by the deed dated December 13, 1983, as recorded in Volume 1986 Page 257 of Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at Concrete Monument found on the northeast right-of-way line of Wellborn Road (FM 2154), said iron rod bearing S 83° 22' 50" E - 2385.93 feet from the City of Bryan GPS Monument No.70, a brass or aluminum disc set in concrete found in northwest right-of-way line of Villa Maria Road (FM 1178), approximately 300 feet east from Manorwood Drive, said iron rod being the most southerly common corner between the subject tract and Block "D" of Country Club Estates (150/121);

TENCE: N 45° 00' 00" E - 472.07 feet along the common line between the subject tract and said Block "D" of Country Club Estates to a 5/8" iron rod found for the northwest corner of the subject tract, said iron rod being the most westerly common corner between the subject tract and Pedro Jr. & Myon Ledesma 0.68 acre tract (1106/212);

TENCE: S 44° 52' 07" E - 111.85 feet along the common line between the subject tract and said Ledesma 0.68 acre tract to a 5/8" iron rod with cap set at an all corner, said iron rod being the most southerly common corner between the subject tract and said Ledesma 0.68 acre tract;

TENCE: N 45° 08' 08" E - 188.65 feet along the common line between the subject tract and said Texas C. Southern Partners LP, 13.69 acre tract to a 1/2" iron rod found for Texas C. Southern Partners LP, 13.69 acre tract to a 1/2" iron rod found for corner on the northeast right-of-way line of Wellborn Road (FM 2154), said iron rod being the most easterly common corner between subject tract and said Texas C. Southern Partners LP, 13.69 acre tract;

TENCE: S 47° 25' 37" E - 459.76 feet along the common line between the subject tract and said Big Moose Ltd., 14.41 acre tract to a 5/8" iron rod with cap set for the east corner of subject tract, said iron rod being on the common line between the subject tract and Texas C. Southern Partners LP, 13.69 acre tract (2635/311);

TENCE: S 46° 08' 40" W - 791.30 feet along the common line between the subject tract and said Texas C. Southern Partners LP, 13.69 acre tract to a 1/2" iron rod found for corner on the northeast right-of-way line of Wellborn Road (FM 2154), said iron rod being the most easterly common corner between subject tract and said Texas C. Southern Partners LP, 13.69 acre tract;

TENCE: N 36° 41' 40" W - 562.23 feet along said northeast right-of-way line of Wellborn Road (FM 2154) to the PLACE OF BEGINNING and containing 8.70 acres of land more or less.

**AMENDING
FINAL PLAT**
of
HAMPTON HILL SUBDIVISION
Lots 1 through 26
8.70 ACRE TRACT

Volume 1986 Page 257
ZENO PHILLIPS LEAGUE - Abstract No.45
Bryan, Brazos County, Texas
Scale : 1" = 50'

April, 2004
Revised: August, 2004
Revised: May, 2005
Amended: June, 2005

Engraved For:

KDKC PARTNERS
201 Wellborn Road
College Station, Texas 77840
Tel: (979) 696-4464
Angel Cacho-Negrete (979) 774-4571/(979) 219-0568
Fax: (979) 776-2746

