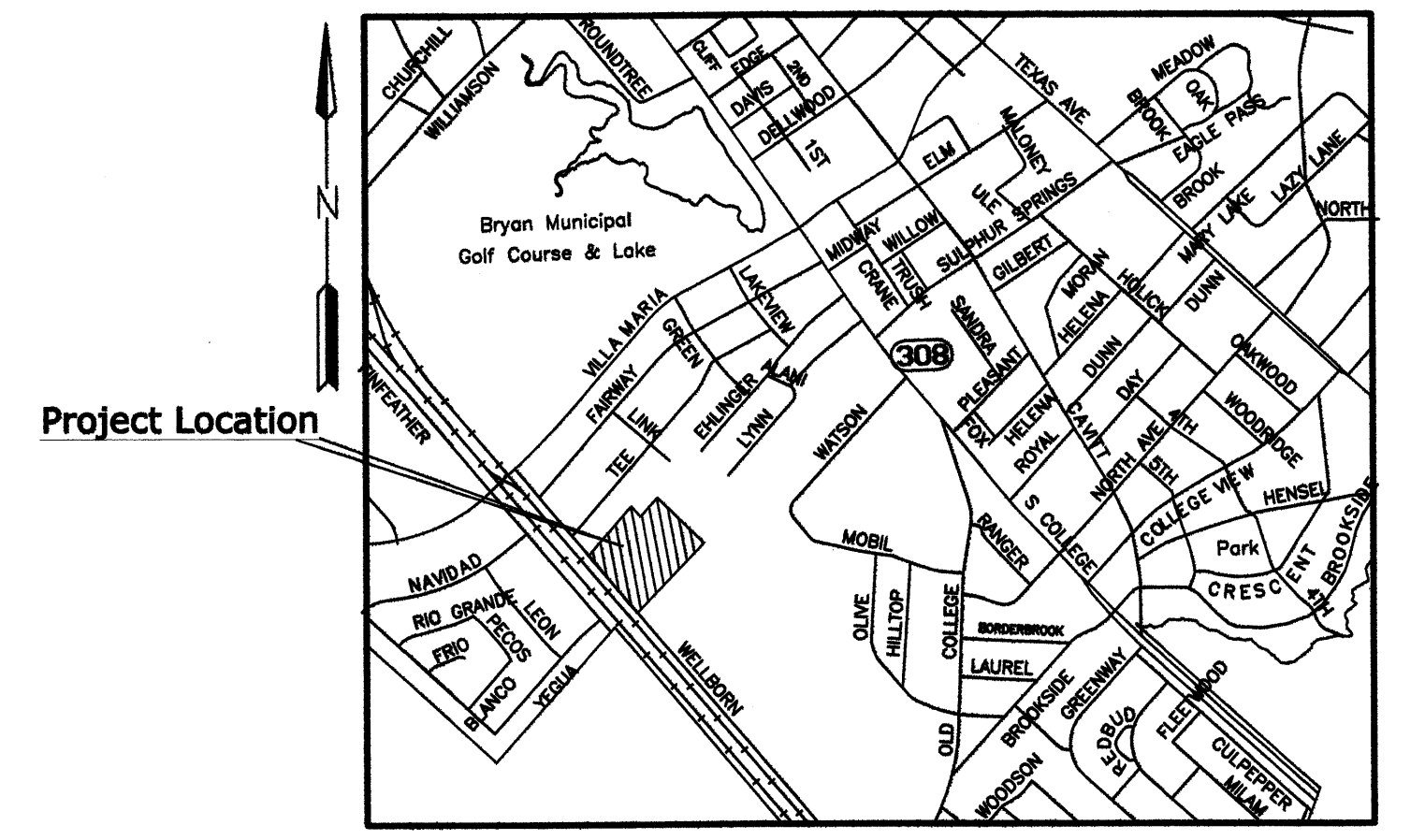


**CURVE DATA**

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	30.00	88°19'22"	51.47	34.70	N 85°50'50" W	45.39
C2	30.00	81°41'40"	42.78	25.84	N 04°08'10" E	39.24
C3	5.00	58°58'39"	4.97	2.71	N 16°31'40" E	4.77
C4	50.00	57°01'56"	49.77	27.17	N 16°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"	38.06	20.00	S 74°56'24" E	37.14
C7	50.00	86°29'03"	84.20	56.00	S 04°53'07" E	74.60
C8	50.00	58°35'45"	51.13	28.06	S 72°38'47" W	48.84
C9	5.00	58°58'39"	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°47'08" E	12.99
C14	50.00	29°32'24"	25.78	13.18	N 31°30'04" W	25.49
C15	50.00	118°59'53"	102.10	81.59	S 78°13'48" W	85.28
C16	25.00	30°06'30"	13.14	6.72	N 31°47'08" E	12.99
C17	5.00	58°58'39"	4.97	2.71	N 16°31'40" E	4.77
C18	50.00	81°18'59"	70.96	42.94	N 28°42'50" E	65.15
C19	50.00	80°00'06"	69.81	41.96	S 70°37'37" E	64.28
C20	50.00	132°34'13"	115.69	113.82	S 35°39'33" W	91.56
C21	5.00	58°58'39"	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 5024, and Page 154, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, porches, water courses, drains, easements and public places shown hereon for the purposes identified.

Angel Cochollegre, President  
KDKC Partners

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared Angel Cochollegre, known to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 20th day of May, 2005.



**CERTIFICATE OF THE SURVEYOR**

I, Donald Garrett, Registered Professional Land Surveyor No. 22789 in the State of Texas, hereby certify that this plat is true and correct, as the same was derived from an actual survey of the property made under my supervision and that the metes and bounds describing said subdivision are true and correct geometric form.

Donald Garrett, P.E. No. 22789

**CERTIFICATE OF THE ENGINEER**

I, Donald Garrett, Registered Professional Engineer No. 22780, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald Garrett, P.E. No. 22780

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, [Signature], Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 20th day of May, 2005 and same was duly approved on the 20th day of May, 2005 by said Commission.

[Signature]  
Chairman, Planning and Zoning Commission  
City of Bryan, Texas

**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 20th day of May, 2005.

[Signature]  
Planning Administrator  
City of Bryan, Texas

**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 20th day of May, 2005.

[Signature]  
City Engineer, Bryan, Texas

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen M. Quinn, 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 20th day of May, 2005, in the Official Records of Brazos County in Volume 2257 Page 253.

Karen M. Quinn  
County Clerk, Brazos County, Texas

By: Jessa Romig

**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.

**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.45, Brazos County, Texas, and being a part of a called 9.00 acre tract conveyed to TIERRA VERDE TRUST by Jo Ann Hanson (Nunn) by the deed dated December 13, 1993, 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 1179), 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);

**THENCE:** 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 0.58 acre tract (1106/212);

**THENCE:** S 44° 52' 07" E - 111.85 feet along the common line between the subject tract and said Ledesma 0.58 acre tract to a 5/8" iron rod with cap set at an ell corner, said iron rod being the most southerly common corner between the subject tract and said Ledesma 0.58 acre tract;

**THENCE:** N 45° 08' 08" E - 188.65 feet along the common line between the subject tract and said Ledesma 0.58 acre tract to a 5/8" iron rod with cap set for the north corner of subject tract, said iron rod being the most westerly common corner between the subject tract and Big Moose Ltd. 14.41 acre tract (2604/205);

**THENCE:** S 47° 25' 37" E - 458.76 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. 13.89 acre tract (2535/311);

**THENCE:** S 46° 08' 40" W - 761.30 feet along the common line between the subject tract and said Texas C. Southern Partners LP. 13.89 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. 13.89 acre tract;

**THENCE:** 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.

Doc 00894553 Bk OR Uo1 Pg 6739 253

Filed for Record in: BRAZOS COUNTY

On: Jun 20, 2005 at 03:33P

As a **Plats**

Document Number: 00894553

Amount: 58.00

Receipt Number - 269103

By: Teresa Ramirez

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 said records as:

BRAZOS COUNTY  
as stamped hereon by me.

Jun 20, 2005  
HONORABLE WAREN HOOVER, COUNTY CLERK  
BRAZOS COUNTY

**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

Prepared For:

KDKC PARTNERS  
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