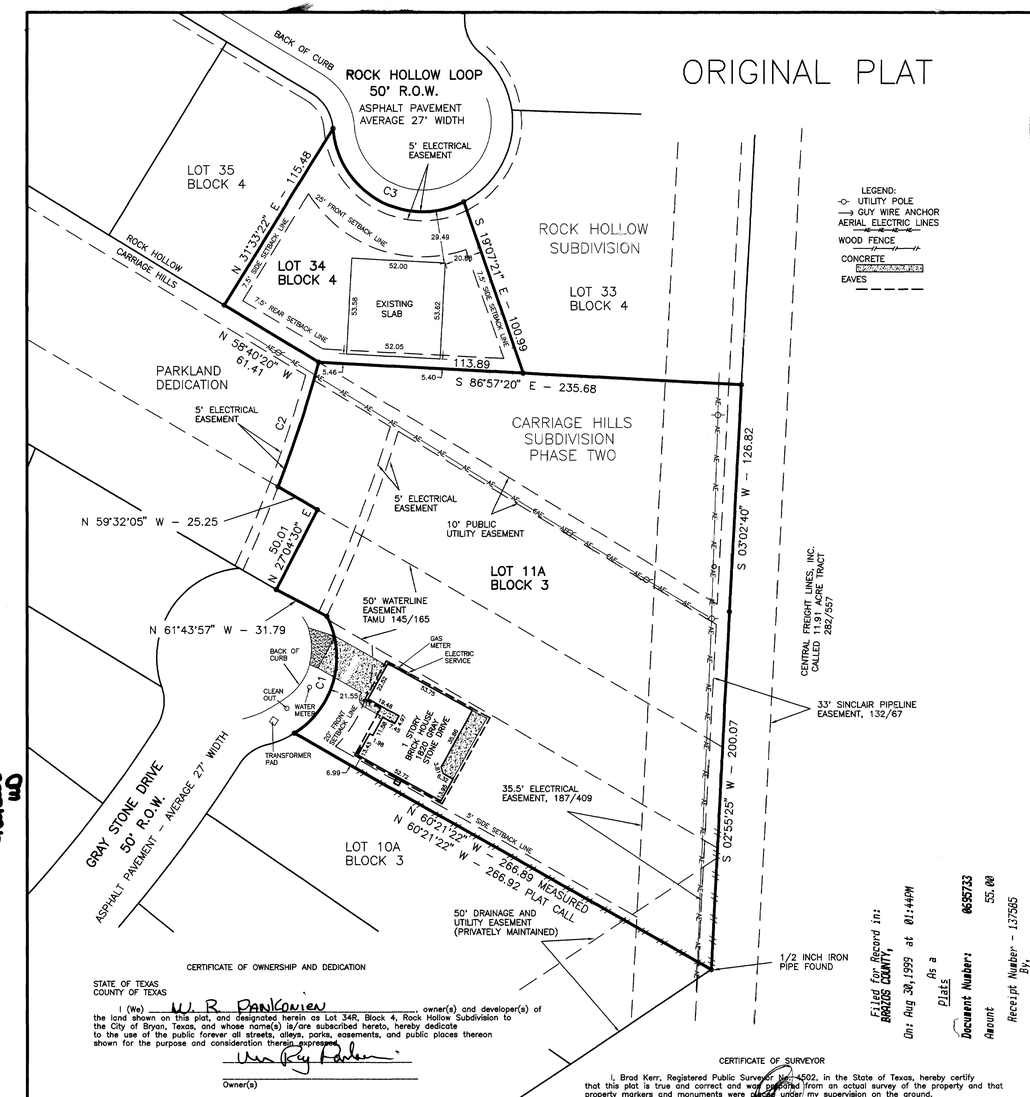
0695733

# ORIGINAL PLAT

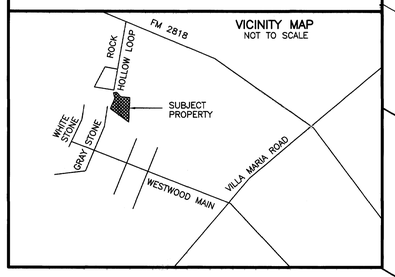



LEGEND:
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CONCRETE
- EAVES

SCALE: 1" = 40'

40 0 40 80 120 Feet

VICINITY MAP
NOT TO SCALE

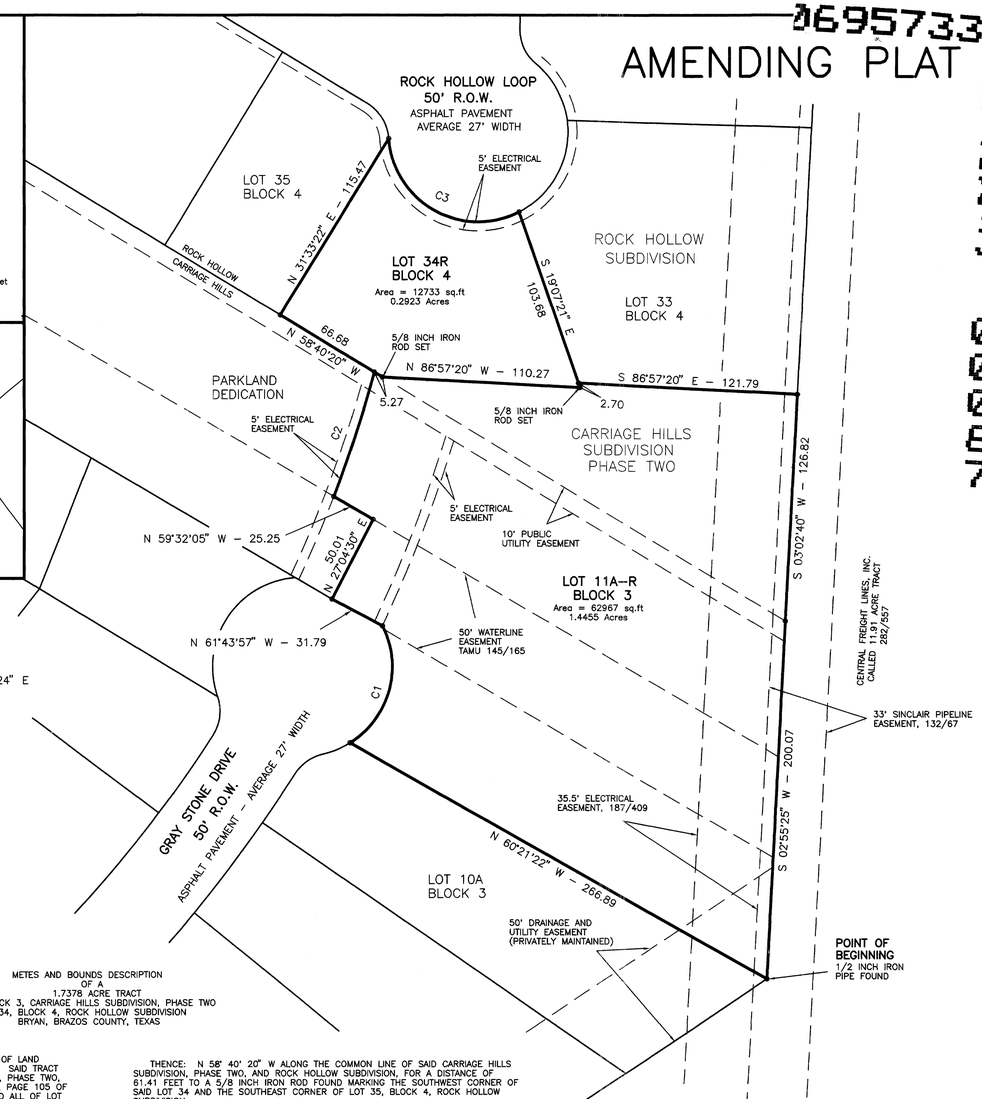



| C1 | C2 | C3 |
|---|---|---|
| D=85°09'37" | D=05°45'56" | D=113°04'15" |
| R=50.00 | R=725.00 | R=50.00 |
| L=74.32 | L=72.95 | L=98.67 |
| T=45.95 | T=36.51 | T=75.64 |
| LC=67.66 | LC=72.92 | LC=83.42 |
| CB=N 15°26'44" E | CB=N 17°59'53" E | CB=S 60°35'24" E |

## GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALLED BEARINGS OF CARRIAGE HILLS SUBDIVISION, PHASE TWO, VOLUME 3453, PAGE 105, AND ROCK HOLLOW SUBDIVISION, VOLUME 3506, PAGE 347, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
2. SUBJECT PORPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, EFFECTIVE DATE JULY 2, 1992.
3. ANY RELOCATION OF TELEPHONE FACILITIES AS A RESULT OF THIS REPLAT SHALL BE AT OWNERS EXPENSE.
4. BUILDING SETBACK LINES ARE PER CITY OF BRYAN ORDINANCE NO. 756.
5. 5/8 INCH IRON ROD FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

# AMENDING PLAT




METES AND BOUNDS DESCRIPTION
OF A
1.7378 ACRE TRACT
LOT 11A, BLOCK 3, CARRIAGE HILLS SUBDIVISION, PHASE TWO
LOT 34, BLOCK 4, ROCK HOLLOW SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 11A, BLOCK 3, CARRIAGE HILLS SUBDIVISION, PHASE TWO, ACCORDING TO AN AMENDING PLAT RECORDED IN VOLUME 3453, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 34, BLOCK 4, ROCK HOLLOW SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3506, PAGE 347 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE MOST SOUTHERLY CORNER OF SAID LOT 11A, AND THE MOST EASTERLY CORNER OF LOT 10A, BLOCK 3, CARRIAGE HILLS SUBDIVISION, PHASE TWO;

THENCE: N 60° 21' 22" W ALONG THE COMMON LINE OF LOT 11A AND LOT 10A FOR A DISTANCE OF 266.89 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT–OF–WAY LINE OF GRAY STONE DRIVE (50' R.O.W.) MARKING THE COMMON CORNER OF SAID LOT 11A AND LOT 10A, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 09' 37" FOR AN ARC DISTANCE OF 74.32 FEET (CHORD BEARS: N 15° 26' 44" E – 67.66) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 61° 43' 57" W ALONG THE COMMON LINE OF SAID LOT 11A AND GRAY STONE DRIVE FOR A DISTANCE OF 31.79 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A WESTERLY CORNER OF SAID LOT 11A AND THE MOST SOUTHERLY CORNER OF THE PARKLAND DEDICATION OF CARRIAGE HILLS SUBDIVISION, PHASE TWO;

THENCE: ALONG THE WEST LINE OF LOT 11A, SAME BEING THE EAST LINE OF SAID PARKLAND DEDICATION, FOR THE FOLLOWING CALLS:

N 27° 04' 30" E FOR A DISTANCE OF 50.01 FEET TO A 5/8 INCH IRON ROD FOUND;

N 59° 32' 05" W FOR A DISTANCE OF 25.25 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 725.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 45' 46" FOR AN ARC DISTANCE OF 72.95 FEET (CHORD BEARS: N 17° 59' 53" E – 72.92) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE, SAID IRON ROD FOUND BEING ON THE COMMON LINE OF CARRIAGE HILLS SUBDIVISION, PHASE TWO, AND ROCK HOLLOW SUBDIVISION, SAME BEING THE SOUTHWEST LINE OF SAID LOT 34, BLOCK 4, ROCK HOLLOW SUBDIVISION;

THENCE: N 58° 40' 20" W ALONG THE COMMON LINE OF SAID CARRIAGE HILLS SUBDIVISION, PHASE TWO, AND ROCK HOLLOW SUBDIVISION, FOR A DISTANCE OF 61.41 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 34 AND THE SOUTHEAST CORNER OF LOT 35, BLOCK 4, ROCK HOLLOW SUBDIVISION;

THENCE: N 31° 33' 22" E ALONG THE COMMON LINE OF SAID LOT 34 AND LOT 35 FOR A DISTANCE OF 115.47 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHERLY RIGHT–OF–WAY LINE OF ROCK HOLLOW LOOP (50' R.O.W.) MARKING THE COMMON CORNER OF SAID LOT 34 AND LOT 35, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 113° 04' 15" FOR AN ARC DISTANCE OF 98.67 FEET (CHORD BEARS: S 60° 35' 24" E – 83.42) TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 34 AND LOT 33, BLOCK 4, ROCK HOLLOW SUBDIVISION;

THENCE: S 19° 07' 21" E ALONG THE COMMON LINE OF SAID LOT 34 AND LOT 33 FOR A DISTANCE OF 100.99 FEET TO A 5/8 INCH IRON ROD FOUND ON THE COMMON LINE OF CARRIAGE HILLS SUBDIVISION, PHASE TWO, AND ROCK HOLLOW SUBDIVISION, MARKING THE COMMON CORNER OF SAID LOT 34 AND LOT 33, SAID IRON ROD FOUND BEING ON THE NORTH LINE OF SAID LOT 11A;

THENCE: S 86° 57' 20" E ALONG THE COMMON LINE OF CARRIAGE HILLS SUBDIVISION, PHASE TWO, AND ROCK HOLLOW SUBDIVISION, FOR A DISTANCE OF 121.79 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF A CALLED 11.91 ACRE TRACT AS DESCRIBED BY A DEED TO CENTRAL FREIGHT LINES, INC. RECORDED IN VOLUME 282, PAGE 557 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FUND MARKING THE COMMON CORNER OF SAID LOT 11A, CARRIAGE HILLS SUBDIVISION, PHASE TWO, AND SAID LOT 33, ROCK HOLLOW SUBDIVISION;

THENCE: S 03° 02' 40" W ALONG THE COMMON LINE OF SAID LOT 11A AND SAID 11.91 ACRE TRACT FOR A DISTANCE OF 126.82 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 02° 55' 25" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 11A AND SAID 11.91 ACRE TRACT FOR A DISTANCE OF 200.07 FEET TO THE POINT OF BEGINNING CONTAINING 1.7378 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND JUNE, 1999. SEE PLAT PREPARED JULY, 1999, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF CARRIAGE HILLS SUBDIVISION, PHASE TWO, 3453/105, AND ROCK HOLLOW SUBDIVISION, 3506/347.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF TEXAS

I (We) W. R. PARKCOVICH, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 34R, Block 4, Rock Hollow Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. R. Parkcovich known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 23rd day of August, 1999.

Notary Public, Brazos County, Texas

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

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF TEXAS

I (We) _____, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 11A–R, Block 3, Carriage Hills Subdivision, Phase Two, to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 1999.

Notary Public, Brazos County, Texas

## CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public 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 and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

STATE OF TEXAS
BRAD KERR
4502
REGISTERED PROFESSIONAL LAND SURVEYOR

## CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, and use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

## 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.

City Engineer, City of Bryan

## CERTIFICATE OF 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 authentification was filed for record in my office on the 30 day of August, 1999, in the Official Public Records of Brazos County, Texas, in Volume 3506, Page 347

Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas
Deputy Clerk

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 this county, as stamped hereon by me.

Aug 30, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY, TEXAS

Filed for Record in:
BRAZOS COUNTY,
On: Aug 30,1999 at 01:44PM
As a
Plats
Document Number: 0695733
55.00
Amount
Receipt Number - 137565
By
Jackie Brown

# AMENDING PLAT
OF
LOT 34, BLOCK 4
ROCK HOLLOW SUBDIVISION
VOLUME 3506, PAGE 347
AND
LOT 11A, BLOCK 3
AMENDED PLAT OF
CARRIAGE HILLS SUBDIVISION, PHASE TWO
VOLUME 3453, PAGE 105
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: JUNE, 1999
PLAT DATE: 07–01–99
REVISED: 07–16–99
JOB NUMBER: 99–776
CAD NAME: 99–776
CR5 FILE: CARRIAGE & ROCKCON

PREPARED BY: KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 268–3195

PREPARED FOR: WEBCON, INC.
1612 FOXFIRE DRIVE
COLLEGE STATION, TEXAS 77845
PHONE (409) 764–5666

0695733
035933
000087

on land base
Stephens
WD