



- GENERAL NOTES:
- ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED MF AND WILL BE USED FOR MULTIFAMILY RESIDENTIAL LOTS.
 - ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
 - THERE WILL BE NO RESIDENTIAL ACCESS (CURB CUTS) OFF OF THE F.M. 2818 FRONTAGE ROAD.
 - ADDITIONAL 5' UTILITY EASEMENTS WILL BE REQUIRED ALONG LOT LINES FOR STREET LIGHT CIRCUITS WHERE NECESSARY.
 - ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE, AND ALL CORNERS OF BOUNDARY LINES OF THE SUBDIVISION SHALL BE MARKED BY A 5/8" IRON ROD SET IN CONCRETE.
 - ALL LOT CORNERS WILL BE MARKED WITH 5/8" IRON RODS.
 - MONUMENTS FOUND AND RECORD BEARINGS OF VILLA FOREST WEST III WERE USED AS BASIS OF BEARINGS.
 - PARKLAND DEDICATION REQUIREMENTS WILL BE MET BY A PAYMENT OF MONEY IN LIEU OF LAND.
 - COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.**

ALL LOTS ARE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0141 C, EFFECTIVE DATE JULY 2, 1992.

COMMON AREA COVENANT & DECLARATION VOL. _____ PAGE _____

METES AND BOUNDS DESCRIPTION OF A 5.937 ACRE TRACT 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 the same tract described by a Deed to Webcon, Inc., recorded in Volume 1975, Page 52, of the Official Public Records of Brazos County, Texas.

Said tract being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set marking the south corner of Woodhaven Phase Two, according to the Plat recorded in Volume 489, Page 733 of the Deed Records of Brazos County, Texas, said iron rod also lying on an east Right-of-Way line of Farm to market Road No. 2818;

THENCE: N 13°04' 42" W along said Right-of-Way line for a distance of 358.02 feet to a 5/8 inch iron rod set in concrete marking the south corner of Woodhaven Phase Two, according to the Plat recorded in Volume 480, Page 623 of the Deed Records of Brazos County, Texas;

THENCE: N 64°46' 09" E along the southeast line of said Woodhaven Phase Two for a distance of 569.19 feet to a 5/8 inch iron rod set marking the east corner of said Woodhaven Phase Two and a southwest line of the aforementioned Villa Forest West Third Installment;

THENCE: S 63°14' 48" E along the southwest line of Villa Forest West Third Installment for a distance of 383.80 feet to a 5/8 inch iron rod set in concrete;

THENCE: continue along the boundary lines of said Villa Forest West Third Installment for the following calls:

S 09° 18' 12" W for a distance of 57.81 feet to a 5/8 inch iron rod set in concrete;

S 64° 46' 09" W for a distance of 848.16 feet to the POINT OF BEGINNING containing 5.937 acres of land as surveyed on the ground December, 1993.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT BEARING	CHORD
C1	102°09'09"	25.00	44.57	30.96 N 64°09'17" W	36.90
C2	77°50'51"	25.00	33.97	20.19 N 25°50'43" E	31.41
C3	42°50'00"	25.00	18.69	9.81 N 43°21'09" E	18.26
C4	94°49'03"	50.00	82.74	54.39 N 69°20'40" E	73.82
C5	94°24'07"	50.00	82.38	54.00 S 16°02'45" E	73.37
C6	66°42'16"	50.00	58.21	32.91 S 64°30'27" W	54.98
C7	42°50'00"	25.00	18.69	9.81 S 86°11'09" W	18.26
C8	9°44'35"	50.00	8.50	4.26 N 77°16'08" W	8.49

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
MICHAEL G. HESTER, P.E.

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.

Robert S. Suman
ROBERT S. SUMAN
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION
I, John Godfrey, 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 26th DAY OF January, 1994 AND SAME WAS DULY APPROVED ON THE 30th DAY OF February, 1994 BY SAID COMMISSION.

John Godfrey
JOHN GODFREY
CHAIRMAN, CITY PLANNING COMMISSION, 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.

Bruce M. Karr
BRUCE M. KARR
CITY ENGINEER, BRYAN, TEXAS

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 1975, PAGE 52, AND DESIGNATED HEREIN AS THE WEBHOLLOW 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.

W.R. Pankonien
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 15 DAY OF April, 1994.

Jan Kyle
JAN KYLE
Notary Public
State of Texas
My Commission Expires 01-15-1994
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

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
BRAD KERR, R.P.L.S. NO. 4502

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 15 DAY OF April, 1994 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 2019, PAGE 201.

Mary Ann Ward
MARY ANN WARD
COUNTY CLERK, BRAZOS COUNTY, TEXAS
Darlene Johnson
Darlene Johnson, Deputy Clerk

FINAL PLAT
WEBHOLLOW SUBDIVISION
5.937 ACRES
BLOCK ONE LOTS 1-17
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40' MARCH, 1994

OWNER & DEVELOPER: WEBCON, INC. 1612 FOXFIRE DRIVE COLLEGE STATION, TX 77845 (409) 693-7730
SURVEYED BY: KERR SURVEYING COMPANY 505 CHURCH STREET COLLEGE STATION, TEXAS 77840 (409) 268-3195
PREPARED BY: HESTER ENGINEERING COMPANY 7607 EASTMARK DRIVE, SUITE 250 COLLEGE STATION, TEXAS 77840 (409) 693-1100

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