

SCALE: 1"=100'

NOTES:

- 1.) BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE BEGINNING AT THE MOST WESTERLY CORNER OF PECAN RIDGE, AS SHOWN ON THE VACATING AND RESUBDIVISION PLAT FOR PECAN RIDGE, PHASE I, VOLUME 487, PAGE 291 WITH A RECORD BEARING OF N 64°45'18" W.
- 2.) A PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 480082; PANEL NO. 0134C; EFFECTIVE DATE JULY 2, 1992. THE 100 YEAR FLOODPLAIN SHOWN WAS DELINEATED USING THE INTERSECTION OF THE PUBLISHED WATER SURFACE ELEVATION WITH THE TOPOGRAPHY.
- 3.) THE TOPOGRAPHY USED TO POSITION THE 100 YEAR FLOODPLAIN IS BASED ON A FIELD SURVEY CONDUCTED IN JULY 1995 USING F.E.M.A. BENCHMARK RM 22; ELEVATION 303.38, AS PUBLISHED IN THE FLOOD INSURANCE STUDY, BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, JULY 2, 1992.
- 4.) ALL LOTS SHALL HAVE A SIDELINE SETBACK AND A REAR SETBACK OF 10' WHICH SHALL BE INDICATED BY DEED.
- 5.) 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- 6.) NO UTILITY EASEMENT WAS FOUND FOR THE 21" SANITARY SEWER LYING NORTH OF THE EASEMENT FOUND IN VOLUME 310, PAGE 594.
- 7.) SUBJECT TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF BRYAN.
- 8.) TOTAL SUBDIVISION ACREAGE IS 28.14 ACRES INCLUDING 7 LOTS.
- 9.) PROPOSED LAND USE FOR THIS SUBDIVISION IS SINGLE FAMILY RESIDENTIAL.
- 10.) LOTS 1-4 WILL HAVE THE OPTION OF SANITARY SEWER SERVICE VIA THE EXISTING 21" SANITARY SEWER LINE IN THE REAR OF THE LOTS. LOTS 5-7 WILL REQUIRE PRIVATE SEWAGE SYSTEMS. NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT WITHOUT THE PRIOR ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH UNIT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS' COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. PRIVATE SEWAGE SYSTEMS INSTALLED WITHIN THE FLOODPLAIN MUST BE OF THE AEROBIC SPRAY SYSTEM TYPE (OR OTHER COUNTY HEALTH DEPARTMENT APPROVED ALTERNATE SYSTEM) WHICH CAN DEMONSTRATE THE FOLLOWING: NO DAMAGE DUE TO INUNDATION OF FLOOD WATERS, NO CONTAMINATION OF SURROUNDINGS DUE TO INUNDATION, NO POSSIBLE TANK FLOTATION, NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED WITHIN THE FLOODWAY OF CARTER'S CREEK. OWNERS OF LOTS 1-5 MUST HAVE A LIFETIME MAINTENANCE CONTRACT FOR SEWAGE SYSTEM ON FILE WITH RESPECTIVE PROPERTY DEED AT THE BRAZOS COUNTY COURTHOUSE.
- 11.) ABBREVIATIONS: BWOC REPRESENTS THE BRYAN WOODBINE OPERATING COMPANY
SWG REPRESENTS SOUTHWESTERN GAS PIPELINE COMPANY
- 12.) 20" PIPELINE EASEMENTS AS SHOWN FOR SOUTHWESTERN GAS PIPELINE CO. & BRYAN WOODBINE OPERATING CO. ARE TO BE DEDICATED BY SEPARATE INSTRUMENT.
- 13.) WATER SERVICE IS TO BE PROVIDED TO THE PROPOSED 6" LINE VIA A PRIVATE 2" LINE LAID ACROSS ADJACENT PROPERTY ALSO OWNED BY 88 JOINT VENTURE. FIRE SERVICE IS TO BE PROVIDED THROUGH THE VOLUNTEER FIRE DEPARTMENT SERVING THIS AREA.
- 14.) STORM WATER WILL BE DIRECTED AWAY FROM THE INTERSECTION OF AUSTIN'S CREEK DRIVE AND OLD RELIANCE ROAD UTILIZING OVERLAND FLOW TO THE WEST AND THE EXISTING BORROW DITCH TO THE EAST.
- 15.) VARIANCES HAVE BEEN GRANTED FOR THE FOLLOWING ITEMS:
A) WAIVING THE REQUIREMENT OF A PUBLIC SIDEWALK ALONG OLD RELIANCE ROAD.
B) ALLOWANCE OF POWELL DRIVE TO BE CONSTRUCTED TO A PAVED RURAL SECTION WITH PAVEMENT WIDTH AS INDICATED.
C) PARKLAND DEDICATION.
D) CURB & GUTTER REQUIREMENT.
PER THE BRYAN PLANNING & ZONING COMMISSION REGULAR MEETING THURSDAY, APRIL 17, 1997.
- 16.) FLOODWAY INFORMATION WAS OBTAINED FROM DATA INPUT/OUTPUT FOR THE CURRENT FLOOD INSURANCE STUDY FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, EFFECTIVE DATE: JULY 2, 1992, ADOPTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODWAY SHOWN IS POSITIONED USING A LINEAR INTERPOLATION OF THE FLOODWAY WIDTHS AT TWO GIVEN CROSS SECTIONS ADJACENT TO THE SUBDIVISION (SECTION 18.511 & 19.050). KLING ENGINEERING & SURVEYING HAS NOT PREPARED A DETAILED HYDRAULIC ANALYSIS OF CARTER'S CREEK FOR THIS PLAT. THE USER OF THIS INFORMATION IS ADVISED TO SECURE APPROPRIATE INDEPENDENT DATA TO SUPPLEMENT THE FLOODWAY INFORMATION SHOWN ON THIS PLAT AND ON THE F.I.R.M. THE ADMINISTRATOR OF THE F.E.M.A. FLOOD INSURANCE PROGRAM HAS THE FINAL AUTHORITY FOR THE POSITION OF THE FLOODWAY.
- 17.) PROJECT BENCHMARK IS A SQUARE IN THE SOUTH SIDE OF THE DRAINAGE STRUCTURE HEADWALL AT THE OLD RELIANCE ROAD, CARTER' CREEK INTERSECTION: ELEVATION 304.79.
- 18.) THE 10' PRIVATE WATERLINE EASEMENT LOCATED ALONG OLD RELIANCE ROAD IS DESIGNATED FOR A PRIVATE 2" WATERLINE WHICH WILL SUPPLY THE SUBDIVISION WATER UNTIL SUCH TIME THAT THE CITY OF BRYAN EXTENDS A MUNICIPAL WATER MAIN DOWN OLD RELIANCE ROAD. AT SUCH TIME, THE 2" WATERLINE WILL BE ABANDONED AND THE 10' PRIVATE WATERLINE EASEMENT SHALL BECOME NULL AND VOID.

CURVE & LINE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	25°09'21"	460.00	201.97	200.35	102.64	N 47°24'28"W
2	90°00'00"	25.00	39.27	35.36	25.00	S 00°29'29"W
3	48°43'38"	60.00	48.93	47.59	25.92	N 21°08'42"W
4	58°05'00"	60.00	60.82	58.25	33.32	N 31°15'37"E
5	145°43'06"	60.00	152.60	114.67	194.54	S 46°50'20"E
6	70°31'44"	15.00	18.46	17.32	10.61	N 09°14'33"W
7	90°00'00"	25.00	39.27	35.36	25.00	N 89°30'31"W

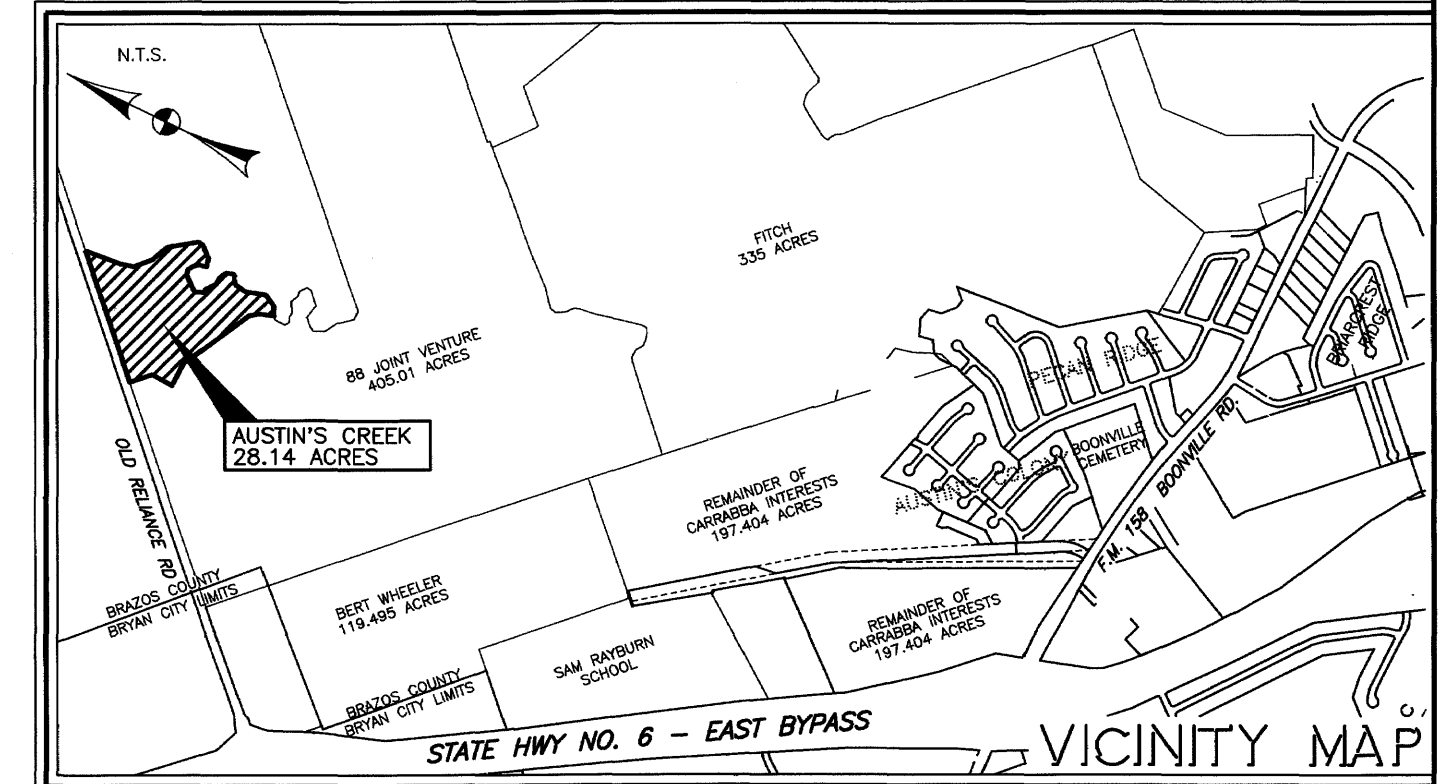
LINE	BEARING	DISTANCE
1	N 55°10'13"E	34.89
2	S 38°13'41"E	79.25
3	S 32°51'49"E	164.16
4	S 24°39'23"W	114.09
5	S 56°03'20"W	96.59
6	N 80°53'33"W	42.85
7	N 08°00'56"W	96.25
8	N 53°03'30"W	68.19
9	S 81°28'40"W	71.95
10	S 18°57'16"W	52.60
11	S 43°05'56"W	121.74
12	S 25°54'47"E	69.80
13	S 77°28'10"E	45.38
14	S 50°16'44"E	118.80
15	N 80°20'11"E	36.86
16	S 64°41'33"E	82.07
17	S 12°38'08"E	76.19
18	S 64°37'49"W	65.45
19	S 24°07'02"W	87.95
20	S 04°55'55"E	59.51
21	S 24°12'24"E	114.54
22	S 08°07'57"W	94.42
23	S 32°34'27"W	96.31
24	S 69°03'35"W	79.41
25	N 18°15'30"W	129.21
26	S 38°59'30"E	25.00

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By *Darlene Johnson*
Brazos County Clerk



FINAL PLAT

AUSTIN'S CREEK

28.14 ACRES

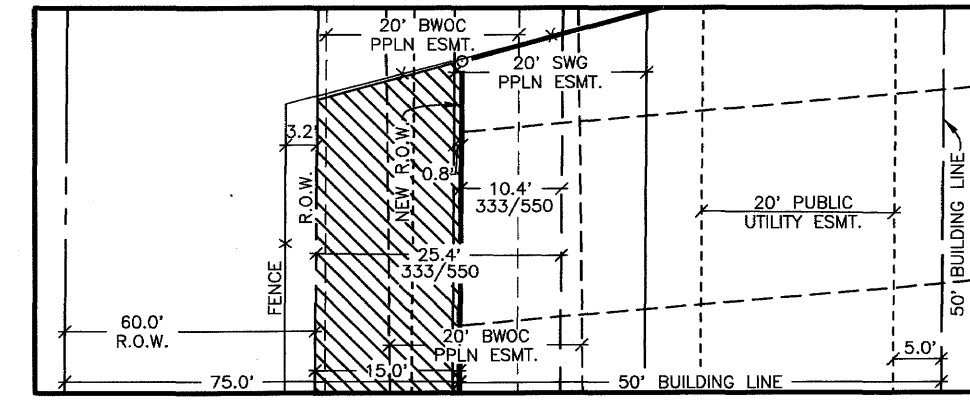
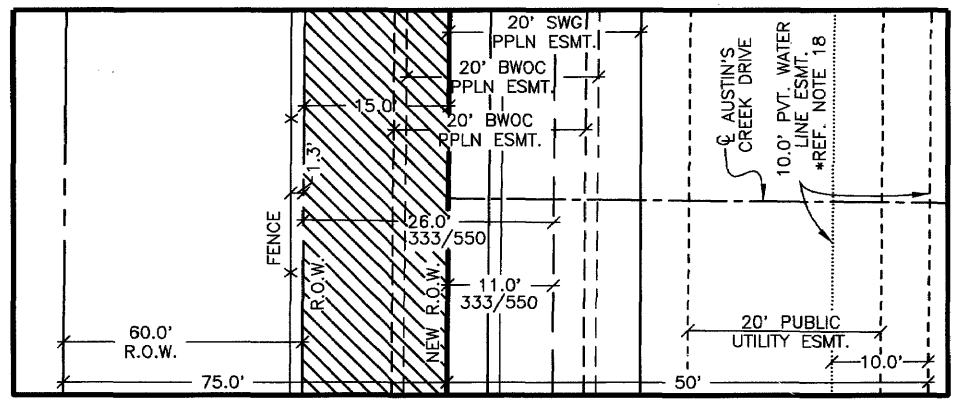
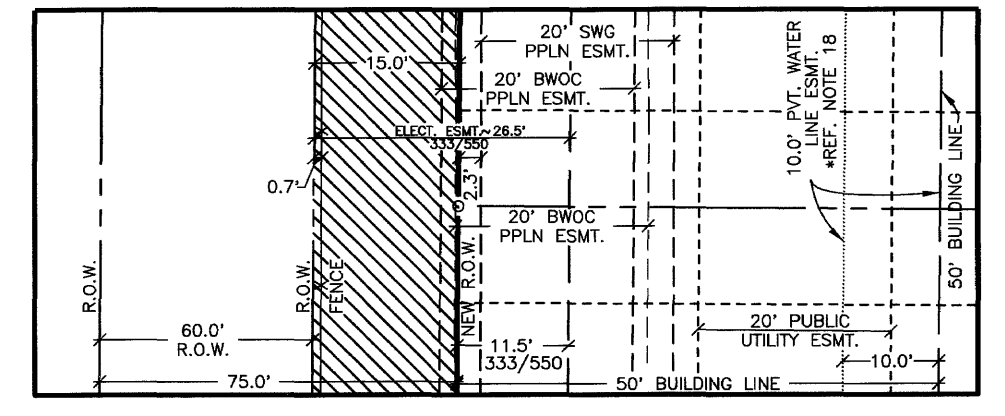
JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:

88 JOINT VENTURE
VOLUME 1029, PAGE 850
MARK CARRABBA - MANAGING PARTNER
4104 HWY 21 EAST
BRYAN, TEXAS 77802
(409) 778-8850

SCALE: 1"=100' FEBRUARY, 1997
PREPARED BY:

KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212

SHEET 1 OF 2



on balance we 3/28/97

Austin's Creek Subdivision
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 28.14 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being part of the 405.01 acre tract described in the deed from First Bank & Trust, Bryan, Texas to 88 Joint Venture, recorded in Volume 1029, Page 850, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING at the 3/4" iron pipe found in the southeast line of Old Reliance Road, the north corner of the beforementioned 405.01 acre tract (same being the centerline of Carter's Creek) bears N 45° 29' 29" E - 50.0 feet;

THENCE S 45° 29' 29" W along the common line between the beforementioned 405.01 acre tract and Old Reliance Road, for a distance of 357.94 feet to a 1/2" iron rod set in the southwest line of a 2.20 acre tract described in the deed to Brazos County, recorded in Volume 1178, Page 753, of the Official Records of Brazos County, Texas, the west corner of which bears N 59° 59' 09" E - 4.1 feet;

THENCE S 59° 59' 09" E along the southwest line of the beforementioned 2.20 acre tract, for a distance of 15.56 feet to a 1/2" iron rod set at the east corner of a 15' wide strip Old Reliance Road right-of-way dedication tract, same being the PLACE OF BEGINNING of this description;

THENCE along the southwest line of the beforementioned 2.20 acre tract as follows:

S 59° 59' 09" E 553.83 feet to a 1/2" iron rod set at the beginning of a curve concave to the southwest having a radius of 460.00 feet (delta = 29-09-21), southeasterly along said curve for an arc length of 201.97 feet to a 1/2" iron rod set at the south corner of the said 2.20 acre tract, the chord bears S 47° 24' 28" E - 200.35 feet,
N 55° 10' 13" E 34.89 feet to a 1/2" iron rod set in the centerline of Carter's Creek at the common corner between the said 2.20 acre tract and a 1.32 acre tract described in the deed to Brazos County Texas, recorded in Volume 1178, Page 756, of the Official Records of Brazos County, Texas;

THENCE along the common line between the beforementioned 405.01 acre tract and the 120 acre tract described in the deed to Sam Rizzo recorded in Volume 118, Page 575, of the Deed Records of Brazos County, Texas, as follows:

S 38° 13' 41" E 79.25 feet,
S 32° 51' 49" E 164.16 feet,
S 24° 39' 23" W 114.09 feet,
S 56° 03' 20" W 96.59 feet,
N 80° 53' 33" W 47.85 feet,
N 08° 00' 56" W 96.25 feet,
N 53° 03' 30" W 68.19 feet,
S 81° 28' 40" W 71.95 feet,
S 18° 57' 16" W 52.60 feet,
S 43° 05' 56" W 121.74 feet,
S 25° 54' 47" E 69.80 feet,
S 77° 28' 10" E 45.38 feet,
S 50° 16' 44" E 118.80 feet,
N 80° 20' 11" E 36.86 feet,
S 64° 41' 33" E 83.07 feet,
S 12° 38' 18" W 76.19 feet,
S 64° 37' 49" W 65.45 feet,
S 24° 07' 02" W 87.95 feet,
S 04° 55' 55" E 59.51 feet,
S 24° 12' 24" E 114.54 feet,
S 08° 07' 57" W 94.42 feet,
S 32° 34' 27" W 96.31 feet,
S 69° 03' 35" W 79.41 feet,
N 18° 13' 30" W 129.21 feet to a 1/2" iron rod set;

THENCE N 62° 03' 51" W 681.00 feet to a 1/2" iron rod set;

THENCE N 45° 07' 59" W 138.40 feet to a 1/2" iron rod set;

THENCE S 77° 38' 18" W 773.04 feet to a 1/2" iron rod set;

THENCE N 45° 07' 59" W 87.40 feet to a 1/2" iron rod set at the south corner of the 15' wide strip Old Reliance Road right-of-way dedication tract;

THENCE N 45° 29' 29" E along the southeast line of the 15' strip Old Reliance Road right-of-way dedication tract, for a distance of 1494.49 feet to the PLACE OF BEGINNING containing 28.14 acres of land, more or less.

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003



OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

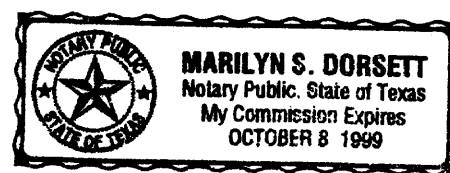
We, 88 Joint Venture, Owners and Developers of 28.14 Acres, shown on this plat, as conveyed in Volume 1029, Page 850, of the Official Records of Brazos County, Texas, and designated herein as High Country Subdivision Phase One in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate 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.

Mark Carrabba
Mark Carrabba, Managing Partner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mark Carrabba, 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 purposes and considerations therein stated.

Given under my hand and seal this 15th day of June, 1997.



Marilyn S. Dorsett
Notary Public in and for the State of Texas
Printed Name: Marilyn S. Dorsett
My Commission Expires: 10-8-99

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary 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 11th day of September, 1997, in the Official Records of Brazos County, Texas, in Volume 3929, Page 41.

Witness my hand and official seal, at my office in Bryan, Texas.

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

CERTIFICATE OF COUNTY JUDGE

I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the 5th day of August, 1997.

Alvin W. Jones
County Judge, Brazos County

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Richard Perkins, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 1st day of July, 1997.

Richard Perkins
Chairman of the Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Linda Huff, 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
Linda Huff - Development Engineer
City of Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

I, JOEY DUNN, Planning Administrator 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 this Ordinance.

Joey Dunn
Planning Administrator, City of Bryan, Texas

15' Wide Old Reliance Road Dedication Tract
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 0.514 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being part of the 405.01 acre tract described in the deed from First Bank & Trust, Bryan, Texas to 88 Joint Venture, recorded in Volume 1029, Page 850, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

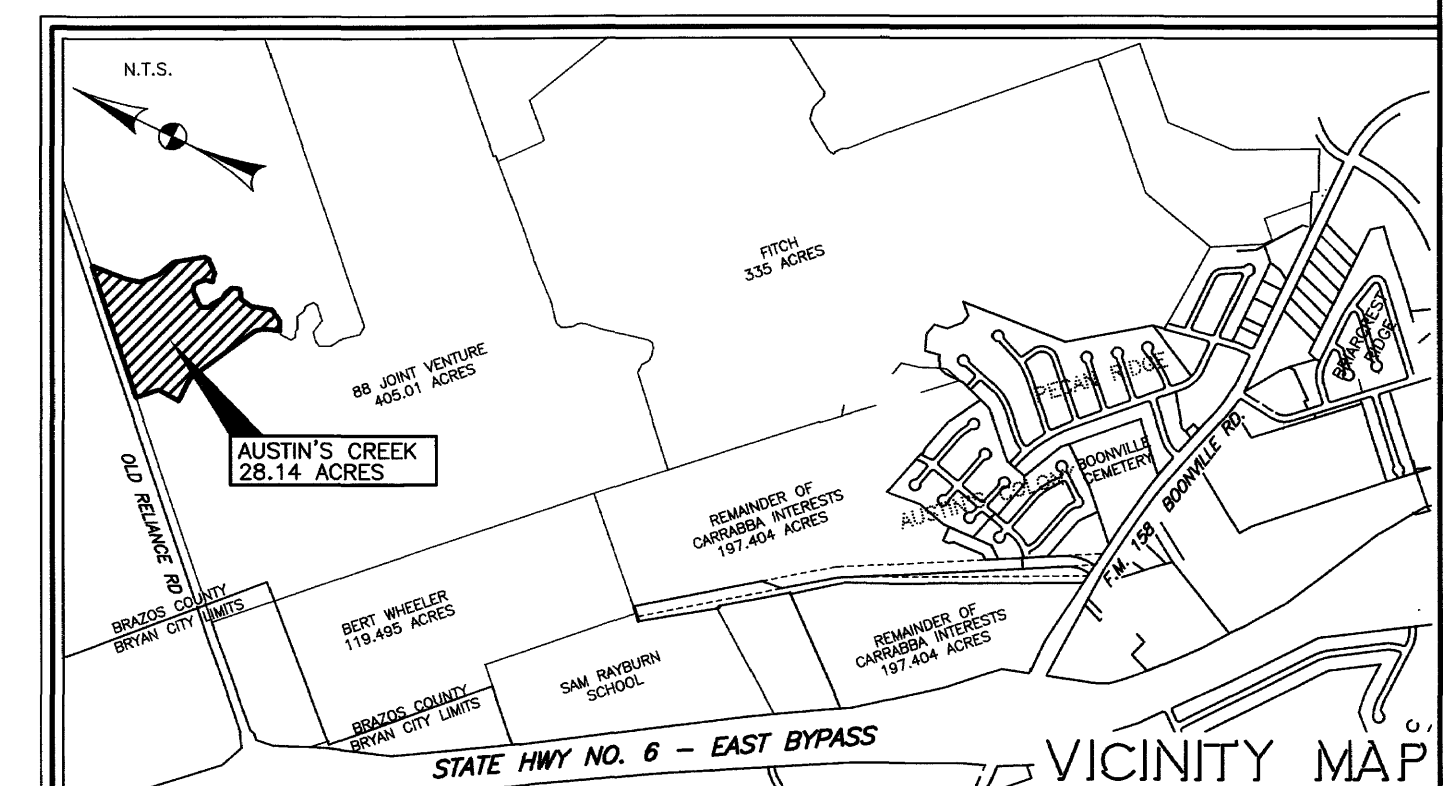
BEGINNING at the 1/2" iron rod set in the common line between the beforementioned 405.01 acre tract and in the southwest line of a 2.20 acre tract described in the deed to Brazos County, recorded in Volume 1178, Page 753, of the Official Records of Brazos County, Texas, the west corner of the said 2.20 acre tract bears N 59° 59' 09" W - 4.1 feet, a 3/4" iron pipe found as witness (50.0') to the north corner of the said 405.01 acre tract bears N 45° 29' 29" E - 357.94 feet;

THENCE S 59° 59' 09" E along the southwest line of the beforementioned 2.20 acre tract, for a distance of 15.56 feet to a 1/2" iron rod set;

THENCE S 45° 29' 29" W along the southeast line of the 15' wide Old Reliance Road Dedication Tract, for a distance of 1494.49 feet to a 1/2" iron rod set at the south corner of the said right-of-way dedication tract;

THENCE N 45° 07' 59" W 15.00 feet and corner in the common line between the beforementioned 405.01 acre tract and Old Reliance Road;

THENCE N 45° 29' 29" E along the common line between the beforementioned 405.01 acre tract and Old Reliance Road for a distance of 1490.50 feet to the PLACE OF BEGINNING, containing 0.514 acres of land, more or less.



FINAL PLAT

AUSTIN'S CREEK

28.14 ACRES

JOHN AUSTIN SURVEY, A-2

BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

88 JOINT VENTURE
VOLUME 1029, PAGE 850
MARK CARRABBA - MANAGING PARTNER
4104 HWY 21 EAST
BRYAN, TEXAS 77802
(409) 778-8850

SCALE: 1"=100' FEBRUARY, 1997

PREPARED BY:

KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212

SHEET 2 OF 2

on balance 3/28/97