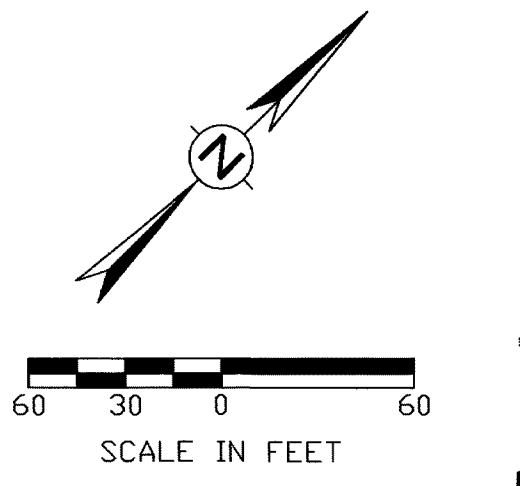
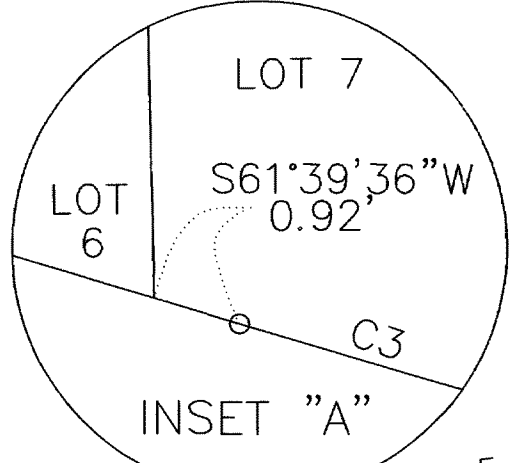


JOHN AUSTIN SURVEY, A-2

THOMAS M. SPLANE SURVEY, A-53



LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.
102	N 28°57'49"W	28.35	150	N 11°15'29"E	39.19	15	S46°10'59"E	120.03'
103	N 16°01'32"W	38.02	149	N 42°39'14"E	27.31	16	S46°10'59"E	108.16'
104	N 45°01'05"W	24.00	148	N 70°33'07"E	17.19	17	S52°20'53"E	151.52'
105	N 05°36'34"E	26.11	147	N 37°33'01"E	40.92	18	S45°16'14"W	20.68'
106	N 18°40'32"W	28.07	146	N 20°08'08"E	23.73	19	S52°20'53"E	109.32'
107	N 54°09'43"W	55.95	145	N 53°46'22"E	16.68	20	S52°56'26"E	83.20'
108	N 37°26'17"W	51.92	144	N 17°16'19"E	23.00	21	S45°09'42"E	99.96'
109	N 85°05'39"W	21.64	143	N 19°09'18"W	26.56	22	N43°40'01"E	17.20'
110	S 53°41'33"W	59.86	142	N 39°23'11"W	39.67	23	N45°16'14"E	13.49
111	N 49°01'30"W	57.47	141	N 56°27'05"W	13.05	24	N44°43'46"W	44.17
112	N 21°15'34"W	22.32	140	N 29°49'18"E	42.52			
113	N 07°20'11"W	34.62	139	N 46°12'50"E	30.80			
114	N 15°44'38"W	5.38	138	N 13°45'14"W	16.64			
115	N 15°44'38"W	8.30	137	N 32°06'17"W	8.87			



TERESA A. RIZZO
REMAINDER OF 83.72 ACRE
TRACT - EXHIBIT "C"
VOL. 3119, PG. 189

LINE	BEARING	DIST.
29	S46°10'59"E	177.08'
30	S50°48'53"W	13.63'
31	S39°11'07"E	5.00'
32	N50°48'53"E	14.24'
33	S46°10'59"E	78.75'
34	S52°20'53"E	23.74'
35	S46°45'13"E	90.40'
36	S58°58'41"E	55.81'
37	S44°47'28"E	140.67'

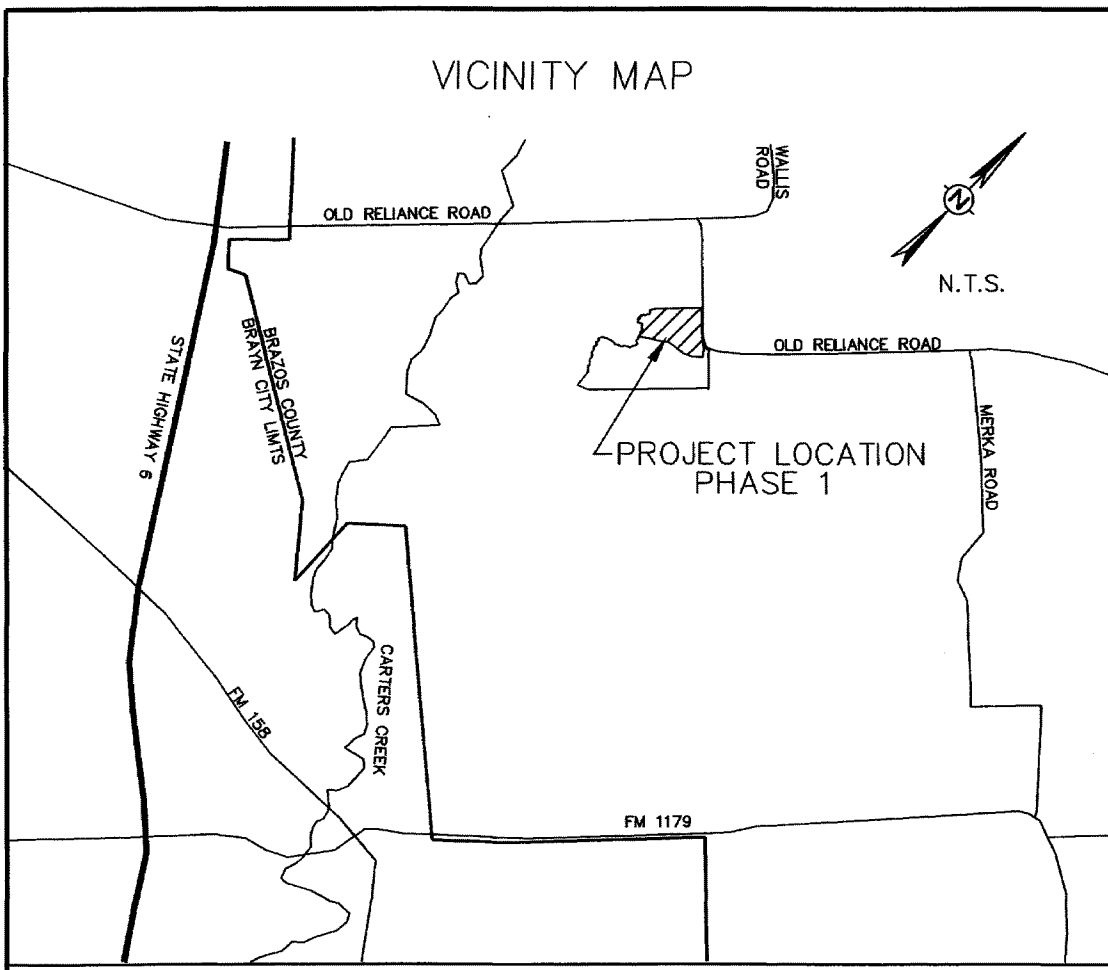
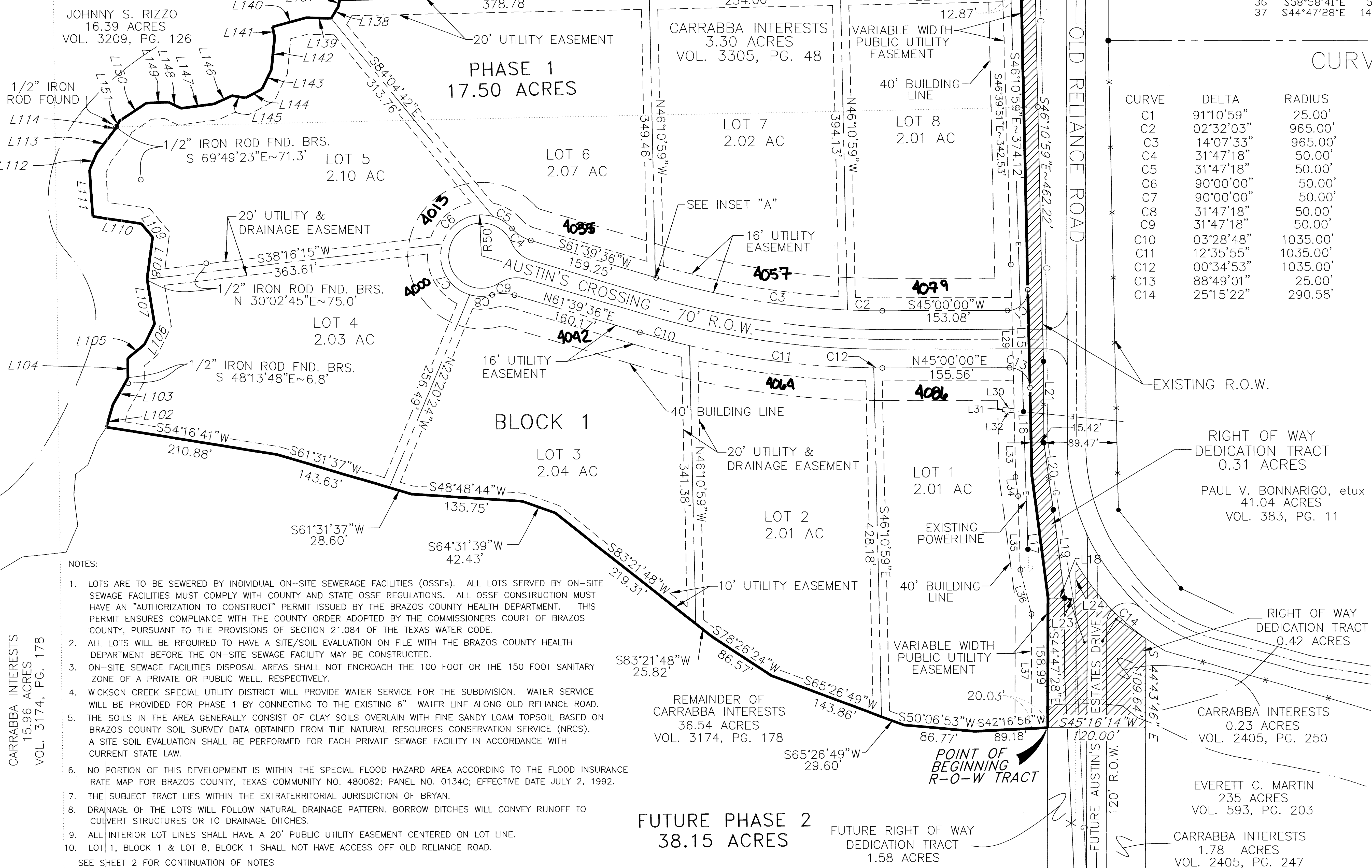
FRANK SCASTA
20 ACRES

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING
C1	91°10'59"	25.00'	39.79'	35.72'	25.52'	S00°35'30"E
C2	02°32'03"	965.00'	42.68'	42.68'	21.34'	S46°16'02"W
C3	14°07'33"	965.00'	237.91'	237.31'	119.56'	S54°35'07"W
C4	31°47'18"	50.00'	27.74'	27.39'	14.24'	S77°33'15"W
C5	31°47'18"	50.00'	27.74'	27.39'	14.24'	S77°33'15"W
C6	90°00'00"	50.00'	78.74'	70.71'	50.00'	S16°39'36"W
C7	90°00'00"	50.00'	78.74'	70.71'	50.00'	S73°20'24"E
C8	31°47'18"	50.00'	27.74'	27.39'	14.24'	N45°45'57"E
C9	31°47'18"	50.00'	27.74'	27.39'	14.24'	N45°45'57"E
C10	03°28'48"	1035.00'	62.86'	62.85'	31.44'	N59°55'12"E
C11	12°35'55"	1035.00'	227.58'	227.13'	114.25'	N51°52'51"E
C12	00°34'53"	1035.00'	10.50'	10.50'	5.25'	N45°17'27"W
C13	88°49'01"	25.00'	38.75'	34.99'	24.49'	N89°24'30"E
C14	25°15'22"	290.58'	128.09'	127.05'	65.10'	S87°19'49"E

on base 3118/2000

on base 31262



FINAL PLAT
PHASE ONE
AUSTIN'S ESTATES SUBDIVISION
17.50 ACRES
BLOCK 1, LOTS 1 THRU 8
JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS
SCALE: 1"=60' MARCH, 1999
SHEET 1 OF 2

OWNER/DEVELOPER: CARRABBA INTERESTS
MARK CARRABBA, MANAGING PARTNER
1707 Graham Road
College Station, TX 77845
(409) 778-8850

PREPARED BY:
TEXCON
General Contractors
1707 Graham Road
College Station, TX 77845
(409) 690-7711

SURVEYOR
Kling Engineering & Surveying
S. M. Kling, R.P.L.S. No. 2003
4103 Texas Av. P.O. Box 4234 Bryan, Texas

- NOTES:
- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs). ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
 - ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE THE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
 - ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. WATER SERVICE WILL BE PROVIDED FOR PHASE 1 BY CONNECTING TO THE EXISTING 6" WATER LINE ALONG OLD RELIANCE ROAD.
 - THE SOILS IN THE AREA GENERALLY CONSIST OF CLAY SOILS OVERLAIN WITH FINE SANDY LOAM TOPSOIL BASED ON BRAZOS COUNTY SOIL SURVEY DATA OBTAINED FROM THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS). A SITE SOIL EVALUATION SHALL BE PERFORMED FOR EACH PRIVATE SEWAGE FACILITY IN ACCORDANCE WITH CURRENT STATE LAW.
 - NO PORTION OF THIS DEVELOPMENT IS 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 SUBJECT TRACT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF BRYAN.
 - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERN. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO DRAINAGE DITCHES.
 - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON LOT LINE.
 - LOT 1, BLOCK 1 & LOT 8, BLOCK 1 SHALL NOT HAVE ACCESS OFF OLD RELIANCE ROAD.
- SEE SHEET 2 FOR CONTINUATION OF NOTES

FUTURE PHASE 2
38.15 ACRES

FUTURE RIGHT OF WAY
DEDICATION TRACT
1.58 ACRES

17.50 Acres - Austin's Estates
Phase One
John Austin Survey, A-2
Brazos County, Texas

Field notes of a 17.50 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 3.30 acre tract described in the deed from Theresa Ann Rizzo to Carrabba Interest recorded in Volume 3305, Page 48, of the Official Records of Brazos County, Texas, and being part of the 36.54 acre Tract 2 described in the deed from Theresa Ann Rizzo and Johnny Samuel Rizzo to Carrabba Interest, recorded in Volume 3174, Page 178, of the Official Records of Brazos County, Texas, said 17.50 acres being more particularly described as follows:

BEGINNING at the 1/2" iron rod set in the northwest line of the beforementioned 3.30 acre tract, located S 43° 49' 01" W - 17.20 feet from the 1/2" iron rod found marking the north corner of the said 3.30 acre tract;

THENCE along the proposed southwest line of Old Reliance Road and Austin's Estate Drive as follows:

S 46° 10' 59" E 602.31 feet to a 1/2" iron rod set,
S 52° 20' 53" E 151.52 feet to a 1/2" iron rod set,
S 44° 47' 28" E 158.99 feet to a 1/2" iron rod set;

THENCE across the beforementioned 36.54 acre tract as follows:

S 42° 16' 56" W 89.18 feet to a 1/2" iron rod set,
S 50° 06' 53" W 86.77 feet to a 1/2" iron rod set,
S 65° 26' 49" W 173.46 feet to a 1/2" iron rod set,
S 78° 26' 24" W 86.57 feet to a 1/2" iron rod set,
S 83° 21' 48" W 245.13 feet to a 1/2" iron rod set,
S 64° 31' 39" W 42.43 feet to a 1/2" iron rod set,
S 48° 48' 44" W 135.75 feet to a 1/2" iron rod set,
S 61° 31' 37" W 172.23 feet to a 1/2" iron rod set,
S 54° 16' 41" W 210.88 feet to a 1/2" iron rod set in the common line between the beforementioned 36.54 acre tract and the 16.39 acre tract described in the deed to Johnny Samuel Rizzo, recorded in Volume 3209, Page 126, of the Official Records of Brazos County, Texas, same being the east high bank of a creek leading to Carter's Creek;

THENCE along the common line between the beforementioned 36.54 acre tract and the 3.30 acre tract (lying to the east) and the 16.39 acre tract (lying to the west), same being the east high bank of said creek as follows:

N 28° 57' 49" W for a distance of 28.35 feet,
N 16° 01' 32" W for a distance of 38.02 feet,
N 45° 01' 05" W for a distance of 24.00 feet,
N 05° 36' 34" E for a distance of 26.11 feet,
N 18° 40' 32" W for a distance of 28.07 feet,
N 54° 09' 43" W for a distance of 55.95 feet,
N 37° 26' 17" W for a distance of 51.92 feet,
N 85° 05' 39" W for a distance of 21.64 feet,
S 53° 41' 33" W for a distance of 59.86 feet,
N 49° 01' 30" W for a distance of 57.47 feet,
N 21° 15' 34" W for a distance of 22.32 feet,
N 07° 20' 11" W for a distance of 34.62 feet,
N 15° 44' 38" W for a distance of 5.38 feet,
N 15° 44' 38" W for a distance of 8.30 feet,
N 11° 15' 29" E for a distance of 39.19 feet,
N 42° 39' 14" E for a distance of 27.31 feet,
N 70° 33' 07" E for a distance of 17.19 feet,
N 37° 33' 01" E for a distance of 40.92 feet,
N 20° 08' 08" E for a distance of 23.73 feet,
N 53° 46' 22" E for a distance of 16.68 feet,
N 17° 16' 19" E for a distance of 23.00 feet,
N 19° 09' 18" W for a distance of 26.56 feet,
N 39° 23' 11" W for a distance of 39.67 feet,
N 56° 27' 05" W for a distance of 13.05 feet,
N 29° 49' 18" E for a distance of 42.52 feet,
N 46° 12' 50" E for a distance of 30.80 feet,
N 13° 45' 14" W for a distance of 16.64 feet,
N 32° 06' 17" W for a distance of 8.87 feet to a 1/2" iron rod found marking the west corner of the said 3.30 acre tract;

THENCE N 43° 49' 01" E along the northwest line of the beforementioned 3.30 acre tract, for a distance of 833.98 feet to the PLACE OF BEGINNING, containing 17.50 acres of land, more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

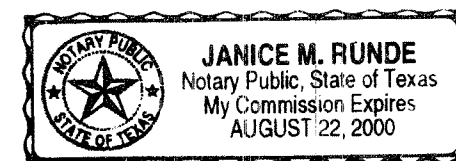
We, Carrabba Interests, Owners and Developers of 17.50 Acres, shown on this plat, as conveyed in Volume 3174, Page 178 and Volume 3305 Page 48, of the Official Records of Brazos County, Texas, and designated herein as Austin's Estates Subdivision Phase One in Brazos County, Texas, and whose name is subscribed 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
Owner - Mark Carrabba, Managing Partner
Carrabba Interests

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 19th day of March, 1999.



Janice M. Runde
Notary Public in and for the State of Texas
Printed Name: Janice M. Runde
My Commission Expires: 8-22-00

NOTES, CONTINUED:

11) All adjacent property owners have access to public roads.

12) Basis of bearings is the monumented southwest line beginning at the most westerly corner of peacan ridge, as shown on the vacating and resubdivision plat for Pecan Ridge, Phase I, Volume 467, Page 291 with a record bearing of N64°45'18" W.

13) 1/2" iron rods set at all corners unless otherwise noted. Iron rods were not set at the meanders of the creek high bank.

14) This Plat creates a variable width PUE adjacent to the proposed ROW line of Old Reliance Road and future Austin's Estates Drive.

15) This survey was conducted without benefit of a commitment for title insurance. A limited easement search was conducted with the results shown below:

a) Lone Star Gas Easement - Volume 287, Page 524, having no defined location or width. No evidence was found on the subject tract of this easement.

b) 30' Ferguson Crossing Pipeline Co. Easement - Volume 508, Page 199, having a defined location along the northwest line of the Theresa Ann Rizzo - 86.99 acre Tract 1C, recorded in Volume 3119, Page 189. This easement lies to the northwest of the subject tract approximately 1500' and is not applicable to the subject tract.

c) 30' Ferguson Crossing Pipeline Co. Easement - Volume 532, Page 606, having a defined location along the northwest line of the Theresa Ann Rizzo - 86.99 acre Tract 1C, recorded in Volume 3119, Page 189. This easement lies to the northwest of the subject tract approximately 1500' and is not applicable to the subject tract.

d) Rectifier Site Easement - Ferguson Crossing Pipeline Co. - Volume 576, Page 217, having a defined location adjacent to the access road to the Sam Rizzo well (abandoned). This easement lies to the northwest of the subject tract approximately 1200' and is not applicable to the subject tract.

e) 30' Ferguson Crossing Pipeline Co. Easement - Volume 530, Page 35, having a defined (although ambiguous) location along that portion of Old Reliance Road running on a N 45° E bearing, and serving the Rizzo Well No. 2, which is located southwest 2500' from the subject tract. This easement is not applicable to the subject tract.

f) 20' wide AT&T Easement - Volume 1041, Page 95, having no defined location. It is recommended that AT&T be contacted to determine the exact location of this easement. From on-the-ground evidence it appears this easement is located along that portion of Old Reliance Road running on a N 45° E bearing, which is northwest of the subject tract approximately 1500'. This easement is not applicable to the subject tract.

g) 30' wide Ferguson Crossing Pipeline Co. Easement - Volume 1370, Page 225, having no defined location. It is recommended that Ferguson be contacted to determine the exact location of this easement. No evidence was found on the subject tract of this easement. It appears this easement is not applicable to the subject tract.

Old Reliance Road
Right-of-way Dedication 0.31 Acre
John Austin Survey, A-2
Brazos County, Texas

Field notes of a 0.31 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 3.30 acre tract described in the deed from Theresa Ann Rizzo to Carrabba Interest recorded in Volume 3305, Page 48, of the Official Records of Brazos County, Texas, and being part of the 36.54 acre Tract 2 described in the deed from Theresa Ann Rizzo and Johnny Samuel Rizzo to Carrabba Interest, recorded in Volume 3174, Page 178, of the Official Records of Brazos County, Texas, said 0.31 acre being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the north corner of the beforementioned 3.30 acre tract in the fenced southwest line of Old Reliance Road;

THENCE along the northeast line of the beforementioned 3.30 acre tract and the 36.54 acre tract, same being the fenced southwest line of Old Reliance Road as follows:

S 46° 10' 59" E 462.22 feet to a 10" creosote post,
S 45° 09' 42" E 99.96 feet to a "T" post,
S 52° 56' 26" E 83.20 feet to a 10" creosote post,
S 52° 20' 53" E 109.32 feet to a 4" cedar post;

THENCE S 45° 16' 14" W 20.68 feet to a 1/2" iron rod set;

THENCE N 52° 20' 53" W 151.52 feet to a 1/2" iron rod set;

THENCE N 46° 10' 59" W 602.31 feet to a 1/2" iron rod set in the northwest line of the beforementioned 3.30 acre tract;

THENCE N 43° 49' 01" E along the northwest line of the beforementioned 3.30 acre tract for a distance of 17.20 feet to the PLACE OF BEGINNING, containing 0.31 acre of land, more or less.

Austin Estates Drive
Right-of-way Dedication 0.42 Acre
Thomas M. Splane Survey, A-53
Brazos County, Texas

Field notes of a 0.42 acre tract or parcel of land, lying and being situated in the Thomas M. Splane Survey, Abstract No. 53, and being all of the 0.23 acre tract described in the deed from Everett C. Martin, Jr., to Carrabba Interest, recorded in Volume 2405, Page 250, of the Official Records of Brazos County, Texas, part of the 1.78 acre tract described in the deed from Everett C. Martin, Jr., to Carrabba Interest, recorded in Volume 2405, Page 247, of the Official Records of Brazos County, Texas, and part of the 36.54 acre Tract 2 described in the deed from Theresa Ann Rizzo and Johnny Samuel Rizzo to Carrabba Interest, recorded in Volume 3174, Page 178, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set, a 1/2" iron rod found marking the common corner between the beforementioned 0.23 acre tract and the 1.78 acre tract bears N 00° 08' 50" W - 48.44 feet;

THENCE N 44° 47' 28" W 158.99 feet to a 1/2" iron rod set;

THENCE N 45° 16' 14" E at a distance of 20.68 feet pass a 4" cedar post found marking an ell corner of the beforementioned 36.54 acre tract, continue on for a total distance of 34.17 feet to a 1/2" iron rod found marking an ell corner of the said 36.54 acre tract, said corner also being in the southwest line of the beforementioned 0.23 acre tract;

THENCE N 44° 43' 46" W along the southwest line of the beforementioned 0.23 acre tract for a distance of 44.17 feet to a 1/2" iron rod found marking the west corner of the said 0.23 acre tract, same being in the south line of Old Reliance Road, and in a curve concave to the north having a radius of 290.58 feet;

THENCE Easterly along the north line of the beforementioned 0.23 acre tract, along said curve for an arc distance of 128.09 feet to a 1/2" iron rod found marking the north corner of the said 0.23 acre tract, the chord bears S 87° 19' 49" E - 127.05 feet;

THENCE S 44° 43' 46" E along the northeast line of the beforementioned 0.23 acre tract and the 1.78 acre tract, at a distance of 74.49 feet pass the common corner between the 0.23 acre tract and the 1.78 acre tract, continue on for a total distance of 109.64 feet;

THENCE S 45° 16' 14" W 120.00 feet to the PLACE OF BEGINNING, containing 0.42 acre of land, more or less.

SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS

We, Linda Huff, City Engineer and Joey Dunn, Planning Administrator of the City of Bryan, Texas hereby certify that this subdivision plat conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

Linda Huff
Linda Huff - City Engineer

Joey Dunn
Joey Dunn, Planning Administrator

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 16th day of April, 1999, in the Official Records of Brazos County, Texas, in Volume 3441, Page 251.

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

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

CERTIFICATE OF COUNTY JUDGE

I, ALVIN N. JONES, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the 12th day of April, 1999.

Alvin N. 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 12th day of April, 1999.

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

Filed For Record in:
BRAZOS COUNTY,
On: Apr 16, 1999 at 11:03A
As a
Plat
Document Number: 0682926
Amount 55.00
Receipt Number - 129180
By,
Karen McQueen

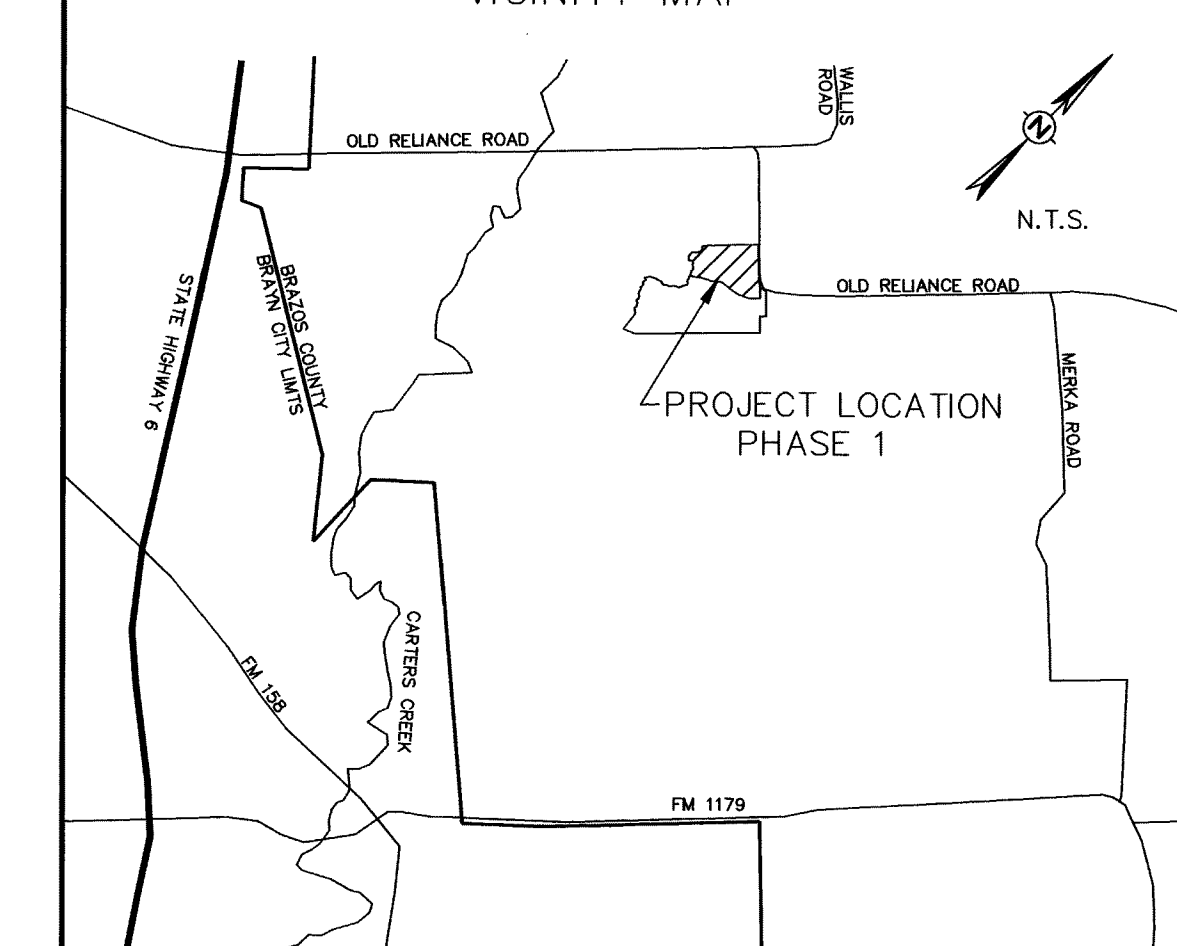
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY, as stamped herein by me.
Apr 16, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY.

0682926

034802020

VICINITY MAP



FINAL PLAT
PHASE ONE

AUSTIN'S ESTATES SUBDIVISION
17.50 ACRES
BLOCK 1, LOTS 1 THRU 8
JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS
SCALE: 1"=100' MARCH, 1999
SHEET 2 OF 2

OWNER/DEVELOPER PREPARED BY:

CARRABBA INTERESTS
MARK CARRABBA,
MANAGING PARTNER
4104 Hwy. 21 East
Bryan, Texas 77802
(409) 778-8850

TEXCON
General Contractors
1707 Graham Road
College Station, Texas 77845
(409) 690-7711



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

on balance up 3/27/99