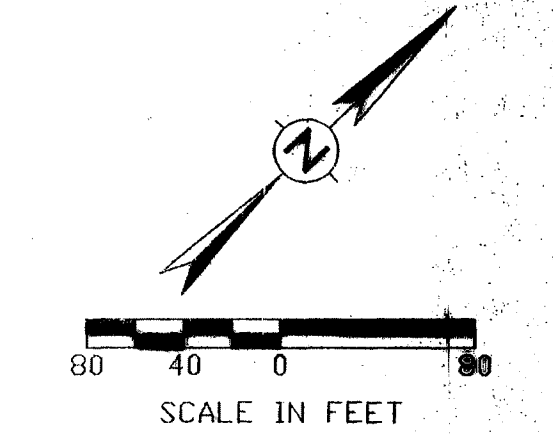


# JOHN AUSTIN SURVEY, A-2

## AUSTIN'S ESTATES PHASE 1 17.50 ACRES VOL. 3448, PG. 237



THOMAS M. SPLANE SURVEY, A-53  
PAUL V. BONNARIGO, et ux  
41.04 ACRES  
VOL. 383, PG. 11

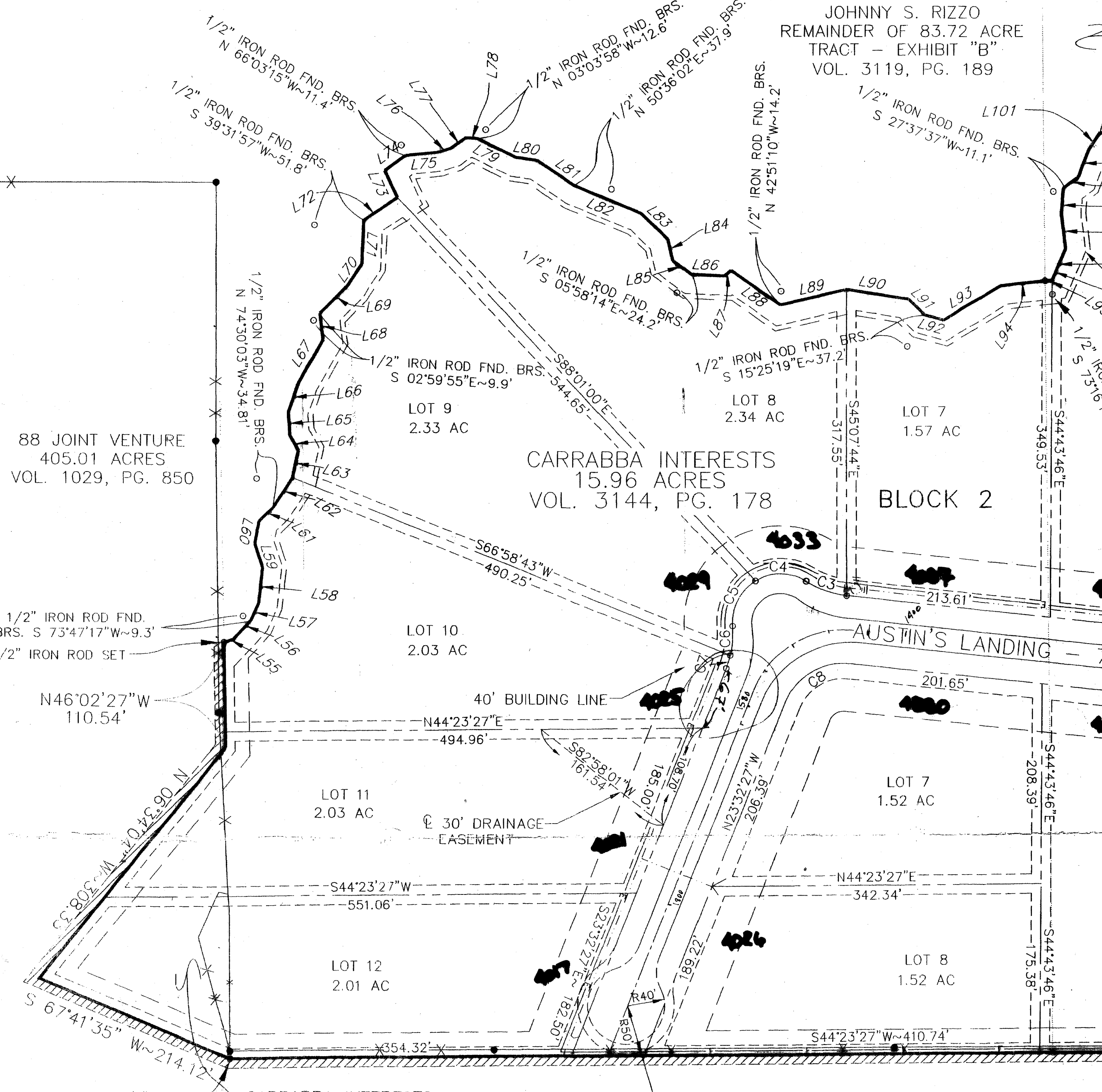
EVERETT C. MARTIN  
235 ACRES  
VOL. 593, PG. 203

RIGHT OF WAY DEDICATION TRACT  
1.56 ACRES

88 JOINT VENTURE  
0.58 ACRES  
VOL. 3551, PG. 76

JOHNNY S. RIZZO  
REMAINDER OF 83.72 ACRE TRACT - EXHIBIT "B"  
VOL. 3119, PG. 189

JOHNNY S. RIZZO  
16.39 ACRE TRACT  
VOL. 3209, PG. 126



CARRABBA INTERESTS  
36.54 ACRES  
VOL. 3144 PG. 178

PHASE 2  
38.15 ACRES

88 JOINT VENTURE  
405.01 ACRES  
VOL. 1029, PG. 850

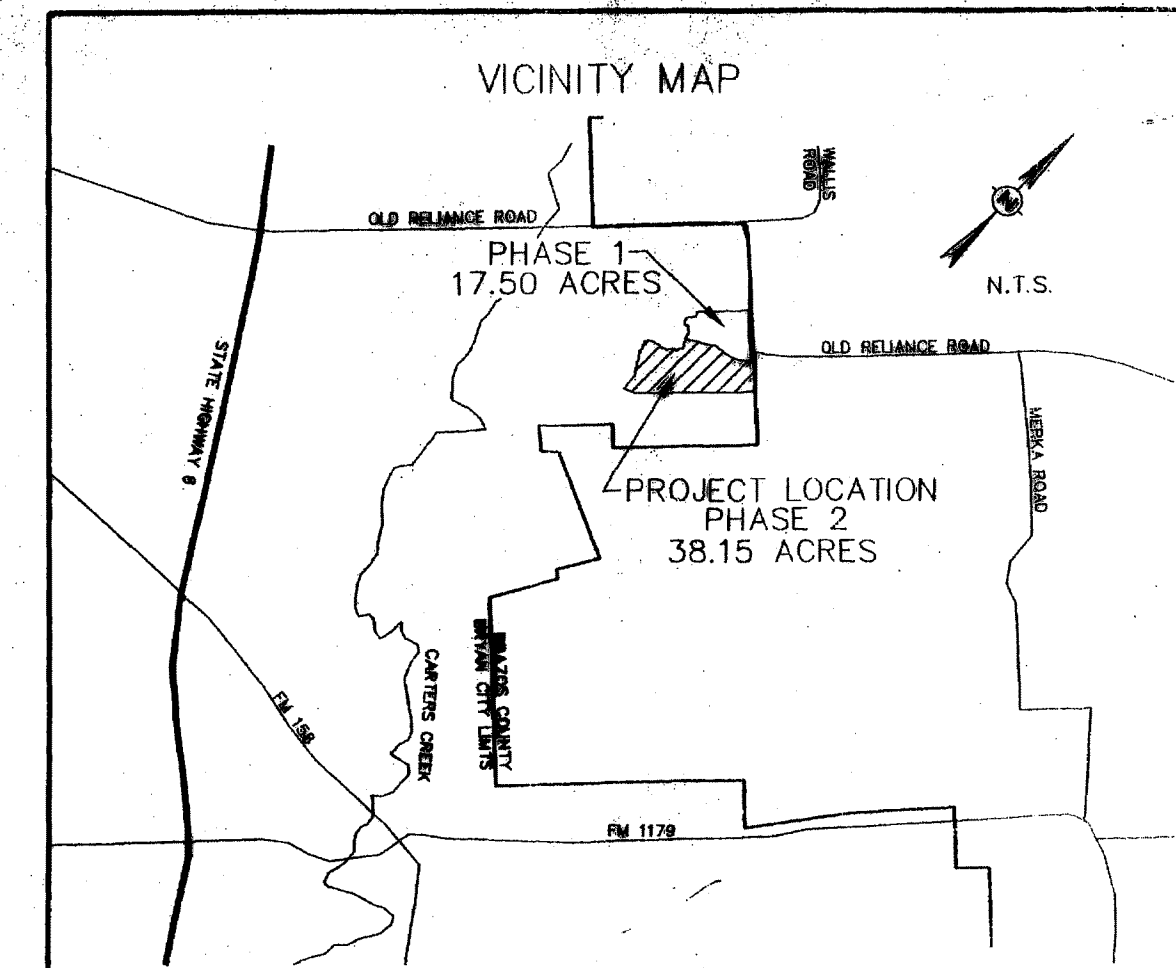
### CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING
C1	89°07'13"	25.00	38.89'	35.08'	24.62'	S00°10'10"E
C2	06°34'02"	465.00	53.30'	53.27'	26.68'	N47°40'28"E
C3	25°50'31"	100.00	45.10'	44.72'	22.94'	N63°52'45"E
C4	63°05'29"	50.00	55.06'	52.32'	30.69'	N45°15'16"E
C5	63°05'29"	50.00	55.06'	52.32'	30.69'	N17°50'13"W
C6	17°35'42"	100.00	30.71'	30.59'	15.48'	N40°35'07"W
C7	08°14'49"	100.00	14.39'	14.38'	7.21'	N27°39'51"E
C8	74°29'56"	65.00	84.52'	78.69'	49.43'	S13°42'31"W
C9	06°34'02"	535.00	61.32'	61.29'	30.69'	S47°40'28"W
C10	90°52'47"	25.00	39.65'	35.63'	25.39'	N89°49'51"E

LINE	LINE METES: BEARING	DIST.	LINE	LINE METES: BEARING	DIST.	LINE	LINE METES: BEARING	DIST.
55	N 27°39'53"E	9.85	75	N 39°27'27"E	34.50	95	N 38°49'30"E	7.36
56	N 02°24'36"W	26.91	76	N 28°10'30"E	13.57	96	N 21°34'40"W	35.58
57	N 20°28'14"W	19.37	77	N 10°42'02"E	18.90	97	N 51°53'18"W	37.86
58	N 38°54'06"W	36.90	78	N 45°40'14"E	12.14	98	N 40°02'33"W	25.36
59	N 63°04'10"W	26.66	79	N 11°07'49"E	43.71	99	N 07°23'10"E	18.93
60	N 33°57'44"W	23.81	80	N 33°21'43"E	23.16	100	N 23°48'49"W	30.66
61	N 01°00'31"E	20.33	81	N 28°41'47"E	46.36	101	N 11°42'28"W	21.19
62	N 11°56'22"W	36.98	82	N 67°37'28"E	74.84			
63	N 32°51'31"W	29.10	83	N 88°56'25"E	38.27	1	S 44°43'46"E	120.01
64	N 73°49'28"W	18.55	84	S 47°52'21"E	23.03			
65	N 48°02'10"W	24.58	85	N 81°32'51"E	24.45			
66	N 23°47'01"W	32.06	86	N 47°35'48"E	33.65			
67	N 15°30'16"W	50.93	87	N 44°27'34"E	9.02			
68	N 52°29'11"W	27.23	88	N 19°41'52"E	62.67			
69	N 00°11'29"E	41.86	89	N 31°49'25"E	70.25			
70	N 11°59'16"W	26.15	90	N 33°43'44"E	65.48			
71	N 42°28'42"W	45.89	91	N 85°08'58"E	23.69			
72	N 11°11'50"E	42.57	92	N 89°52'20"E	29.31			
73	N 70°54'43"W	30.44	93	N 14°13'55"E	69.07			
74	N 07°43'39"E	26.63	94	N 38°49'30"E	46.81			

NOTE: THE PORTION OF THIS PLAT WHICH INCLUDES AUSTIN'S ESTATES DRIVE WILL BE MAINTAINED BY THE CITY OF BRYAN EVEN THOUGH IT IS NOT ANNEXED AT THE TIME OF THE PLAT REVIEW BY THE BRAZOS COUNTY COMMISSIONERS COURT.



**RECEIVED**  
NOV 18 1999  
B.C.A.D.

**FINAL PLAT**  
S18800.2  
PHASE TWO  
AUSTIN'S ESTATES SUBDIVISION - 38.15 ACRES  
BLOCK 2, LOTS 1 THRU 12  
BLOCK 3, LOTS 1 THRU 8  
JOHN AUSTIN SURVEY, A-2  
BRAZOS COUNTY, TEXAS  
SCALE: 1"=80'  
SHEET 1 OF 2

OWNER/DEVELOPER: CARRABBA INTERESTS, MARK CARRABBA, MANAGING PARTNER  
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 SEWERAGE FACILITIES (OSSFs). ALL LOTS SERVED BY ON-SITE SEWERAGE 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 SEWERAGE FACILITY MAY BE CONSTRUCTED.
  - ON-SITE SEWERAGE 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 2 BY AN 8" WATER LINE CONNECTED TO THE EXISTING 6" WATER LINE IN PHASE 1.
  - 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 SEWERAGE 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. 0124C; EFFECTIVE DATE JULY 2, 1992.
  - THE ZONING DESIGNATION FOR THE SUBJECT TRACT IS SINGLE FAMILY RESIDENTIAL DISTRICT - 7000 SF. (SF-7).
  - 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. THE BUILDING SETBACK LINES FOR THE INTERIOR LOT LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN COMPREHENSIVE ZONING ORDINANCE NO. 756.
  - LOT 1, BLOCK 2 & LOT 1, BLOCK 3 SHALL NOT HAVE ACCESS OFF AUSTIN'S ESTATES DRIVE.
  - AUSTIN'S LANDING STREET SHALL BE EXTENDED AND CONNECTED TO THE ADJOINING FUTURE DEVELOPMENT AT THE POINT OF THE TEMPORARY TURNAROUND.
- SEE SHEET 2 FOR CONTINUATION OF NOTES

on two lots

Austin's Estates - Phase Two  
38.15 Acres  
John Austin Survey, A-2

... of a 38.15 acre tract or parcel of land, lying and being situated in  
John Austin Survey, Abstract No. 2, Brazos County, Texas, and being all of the  
Tract 1 and part of the 36.54 acre Tract 2 described in the deed from  
John Samuel Rizzo and Johnny Samuel Rizzo to Carrabba Interests, recorded in Volume  
178, of the Official Records of Brazos County, Texas, and all of the 0.73  
acre tract described in the deed from 88 Joint Venture to Carrabba Interests, recorded in  
Volume 3551, Page 73, (document # 0692177 dated July 23, 1999), of the Official  
Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of Lot 1, Block  
1, Austin's Estates Phase One according to the plat recorded in Volume 3448, Page  
237, of the Official Records of Brazos County, Texas, said 1/2" iron rod being in the  
southwest right-of-way line of Austin's Estates Drive (120' right-of-way);

THENCE S 44° 43' 46" E along the proposed southwest right-of-way line  
of Austin's Estate Drive - 120' right-of-way, for a distance of 573.13 feet to a 1/2"  
iron rod set in the common line between the beforementioned 36.54 acre tract and  
the 405.01 acre tract described in the deed to 88 Joint Venture recorded in Volume  
1029, Page 850, of the Official Records of Brazos County, Texas, a 3/4" iron rod  
found at 5" creosote post fence corner marking the east corner of the said 36.54 acre  
tract bears N 44° 23' 27" E - 34.00 feet;

THENCE S 44° 23' 27" W along the common line between the  
beforementioned 36.54 acre Tract 2, the 15.96 acre Tract 1 and the 405.01 acre  
tract, adjacent to a fence, for a distance of 2050.64 feet to a 3/4" iron pipe found  
marking the common corner between the beforementioned 15.96 acre Tract 1 and  
the 0.73 acre tract, a 6" cedar post fence corner bears N 45° 06' W - 8.0 feet;

THENCE along the south and west lines of the beforementioned 0.73 acre tract  
as follows:

S 67° 41' 35" W 214.12 feet to a 1/2" iron rod set

N 06° 34' 04" W 308.33 feet to a 1/2" iron rod set in the  
southwest line of the beforementioned 15.96  
acre Tract 1;

THENCE N 46° 02' 27" W along the common line between the  
beforementioned 15.96 acre Tract 1 and the 405.01 acre tract, adjacent to a fence,  
for a distance of 110.54 feet to a 1/2" iron rod found on the east high bank of a  
creek leading to Carter's Creek, marking a west corner of the said 15.96 acre Tract  
1;

THENCE along the northwest line of the beforementioned 15.96 acre Tract 1  
and the 36.54 acre Tract 2, same being the east high bank of a creek leading to  
Carter's Creek, as follows:

N 27° 39' 53" E 9.85 feet,  
N 02° 24' 36" W 26.91 feet to a 1/2" iron rod found bearing S  
73° 47' 17" W - 9.3 feet,  
N 20° 28' 14" W 19.37 feet,  
N 38° 34' 06" W 36.90 feet,  
N 63° 04' 10" W 26.66 feet,  
N 33° 57' 44" W 23.81 feet,  
N 01° 00' 31" E 20.33 feet to a 1/2" iron rod found bearing N  
74° 30' 03" W - 34.31 feet,

N 11° 56' 22" W 36.98 feet,  
N 32° 51' 31" W 29.10 feet,  
N 73° 49' 28" W 18.55 feet,  
N 48° 02' 10" W 24.58 feet,  
N 25° 47' 01" W 32.06 feet,  
N 15° 30' 16" W 50.93 feet,  
N 52° 29' 11" W 27.23 feet to a 1/2" iron rod found bearing S  
02° 59' 55" E - 9.9 feet,

N 00° 11' 29" E 41.86 feet,  
N 11° 59' 16" W 26.15 feet,  
N 42° 28' 42" W 45.88 feet to a 1/2" iron rod found bearing S  
39° 31' 57" W - 51.8 feet,

N 11° 11' 50" E 42.57 feet,  
N 70° 54' 43" W 30.44 feet,  
N 07° 43' 39" E 26.63 feet to a 1/2" iron rod found bearing N  
66° 03' 15" W - 11.4 feet,

N 39° 27' 27" E 34.50 feet,  
N 28° 10' 30" E 13.57 feet,  
N 10° 42' 02" E 18.90 feet,  
N 48° 40' 14" E 12.14 feet to a 1/2" iron rod found bearing N  
03° 03' 58" W - 12.6 feet,

N 71° 07' 49" E 43.71 feet,  
N 53° 21' 43" E 23.16 feet,  
N 78° 41' 47" E 16.36 feet to a 1/2" iron rod found bearing N  
50° 36' 02" E - 37.9 feet,

N 67° 37' 28" E 74.84 feet,  
N 88° 56' 25" E 38.27 feet,  
S 57° 52' 21" E 23.03 feet,  
N 81° 32' 51" E 24.45 feet to a 1/2" iron rod found bearing S  
05° 58' 14" E - 24.2 feet,

N 47° 35' 48" E 33.65 feet,  
N 04° 27' 34" E 9.02 feet,  
N 79° 41' 52" E 62.67 feet to a 1/2" iron rod found bearing N  
42° 51' 10" W - 14.2 feet,

N 31° 49' 25" E 70.25 feet,  
N 53° 43' 44" E 65.48 feet,  
N 88° 08' 58" E 23.69 feet to a 1/2" iron rod found bearing S  
15° 25' 19" E - 37.2 feet,

N 59° 52' 20" E 20.31 feet,  
N 14° 13' 55" E 69.07 feet,  
N 38° 49' 30" E at a distance of 46.81 feet pass a 1/2" iron  
rod found in the common line between the  
85.20 acre tract (Exhibit B) and the 86.99  
acre tract (Exhibit C) described in the Rizzo  
Partition Deed, recorded in Volume 3119,  
Page 189, said 1/2" iron rod found also being  
the south corner of a 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,  
continue on for a total distance of 54.17 feet,

N 21° 34' 40" W 35.58 feet,  
N 51° 53' 18" W 37.86 feet,  
N 40° 02' 33" W 25.36 feet to a 1/2" iron rod found bearing S  
27° 37' 37" W - 11.1 feet,

N 07° 23' 10" E 18.93 feet,  
N 23° 48' 49" W 30.66 feet,  
N 11° 42' 28" W 21.19 feet to a 1/2" iron rod found marking  
the south corner of Lot 4, Block 1, Austin's  
Estates, Phase One;

THENCE along the southeast line of the beforementioned Austin's Estates  
Phase One, as follows:

N 54° 16' 41" E 210.88 feet to a 1/2" iron rod found,  
N 61° 31' 37" E 172.23 feet to a 1/2" iron rod found,  
N 48° 48' 44" E 135.75 feet to a 1/2" iron rod found,  
N 64° 31' 39" E 42.43 feet to a 1/2" iron rod found,  
N 83° 21' 48" E 245.13 feet to a 1/2" iron rod found,  
N 78° 26' 24" E 86.57 feet to a 1/2" iron rod found,  
N 65° 26' 49" E 123.16 feet to a 1/2" iron rod found,  
N 50° 06' 53" E 86.77 feet to a 1/2" iron rod found,  
N 42° 16' 56" E 89.19 feet to the PLACE OF BEGINNING,  
containing 38.15 acres of land, more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Carrabba Interests, Owners and Developers of 38.15 Acres and 1.58 Acres, shown on this plat, as conveyed in Volume 3144, Page 178  
Volume 2405, Page 247 and Volume 3551, Page 73, of the Official Records of Brazos County, Texas, and designated herein as Austin's  
Estates Subdivision Phase Two 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.

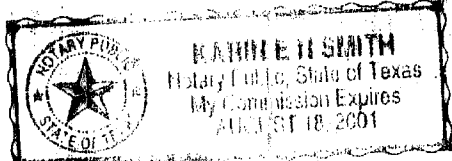
*Mark Carrabba*  
Owner  
Mark Carrabba, Managing Partner  
Carrabba Interests

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 2<sup>nd</sup> day of July, 1999.

*Karia E.N. Smith*  
Notary Public in and for the State of Texas  
Printed Name: Karia E.N. Smith  
My Commission Expires: Aug 15, 2001



NOTES, CONTINUED:

- 12) Basis of bearings is the monumented southwest line beginning at the most westerly corner of  
pecan ridge, as shown on the plat and subdivision plat for Pecan Ridge, Phase I, Volume 467,  
Page 291 with a record bearing of 104° 45' 15" 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 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 northeast 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.
- 15) There is a fence located near the north and west boundaries of Lots 6-12, Block Two (2) of  
the property shown on this plat. The fence is not on the boundary line and was erected and  
located for convenience, and not for the purpose of establishing any boundaries. No claims of  
adverse possession or limitation title, shall arise by virtue of the location of the fence.

0702089

Filed for Record in:  
BRAZOS COUNTY,  
On: Nov 17, 1999 at 04:09PM  
As a  
PLAT  
Document Number: 0702089  
Amount: 55.00  
Receipt Number - 141951  
By:  
Karen McQueen  
I hereby certify that this instrument was  
filed in the public records of this county and that  
it is a true and correct copy of the original and  
that the same is duly recorded in the volume and page  
of the record books of  
BRAZOS COUNTY,  
as stamped herein by me.  
Nov 17, 1999  
RECORDING UNIT AND COUNTY CLERK  
BRAZOS COUNTY,

0702089

Austin's Estates Drive - 120' Right-of-way  
1.58 Acres  
John Austin Survey, A-2  
Brazos County, Texas

Field notes of a 1.58 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  
1.78 acre tract described in the deed from Everett C. Martin, Jr. to Carrabba Interests  
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 88 Joint Venture and  
Johnny Samuel Rizzo to Carrabba Interests, recorded in Volume 3144, Page 178, of  
the Official Records of Brazos County, Texas, and being more particularly described  
as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of Lot 1, Block  
1, Austin's Estates Phase One according to the plat recorded in Volume 3448, Page  
237, of the Official Records of Brazos County, Texas, said 1/2" iron rod being in the  
southwest right-of-way line of Austin's Estates Drive (120' right-of-way);

THENCE N 45° 16' 14" E along the end of Austin's Estates Drive - 120'  
right-of-way as dedicated on the plat of Austin's Estates Phase One, for a distance  
of 120.00 feet to a 1/2" iron rod set in the northeast line of the beforementioned  
1.78 acre tract;

THENCE S 44° 43' 46" E along the northeast line of the beforementioned  
1.78 acre tract for a distance of 572.61 feet to a 1/2" iron rod marking the  
north corner of a 0.58 acre tract described in the deed to 88 Joint Venture recorded  
in Volume 3551, Page 76, (document # 0692178 dated July 23, 1999), of the Official  
Records of Brazos County, Texas;

THENCE S 45° 16' 24" W along the northwest line of the beforementioned  
0.58 acre tract for a distance of 86.00 feet to a 3/4" iron pipe found at 5" creosote  
post fence corner marking the west corner of said 0.58 acre tract;

THENCE S 44° 23' 27" W along the common line between the  
beforementioned 36.54 acre Tract 2 and the 405.01 acre tract described in the deed  
to 88 Joint Venture recorded in Volume 1029, Page 850, of the Official Records of  
Brazos County, Texas, for a distance of 34.00 feet to a 1/2" iron rod set in the  
southwest line of the beforementioned 405.01 acre tract;

THENCE N 44° 43' 46" W 573.13 feet to the PLACE OF BEGINNING  
containing 1.58 acres 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* City Engineer  
*Joey Dunn* Planning Administrator

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Mary Ward, County Clerk, in and for the County of Brazos County, Texas, do hereby certify that this plat together with its certificates of  
authentication was filed for record in my office this 17<sup>th</sup> day of November, 1999, in the Official  
Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

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

Mary Ward, County Clerk, Brazos County

CERTIFICATE OF COUNTY JUDGE

I, *Richard H. Jones*, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the  
Brazos County Commissioners' Court on the 17<sup>th</sup> day of November, 1999.

*Richard H. Jones*  
County Judge, Brazos County

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Richard H. Jones*, 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 17<sup>th</sup> day of  
November, 1999.

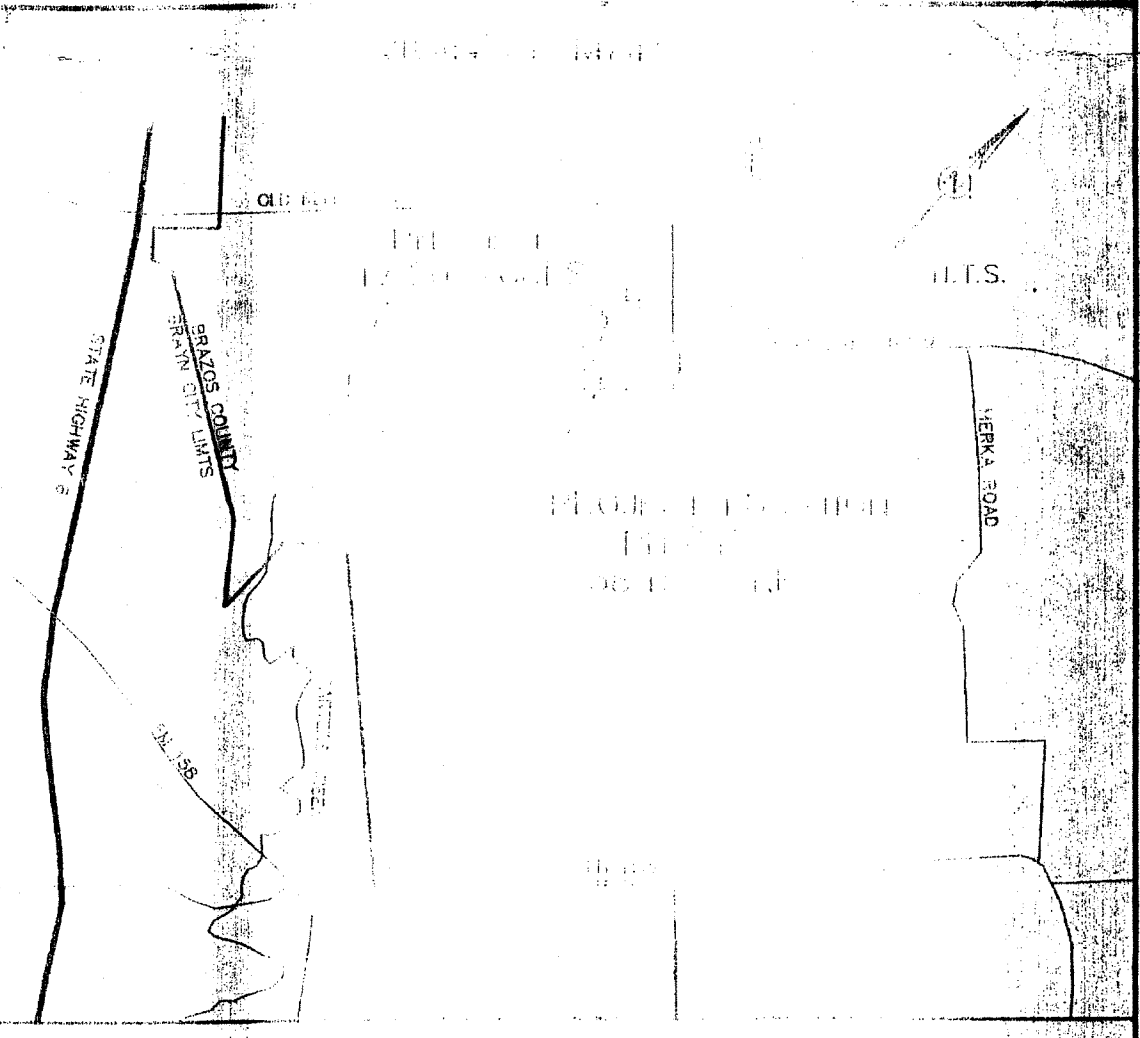
*Richard H. Jones*  
Chairman of the Planning and Zoning Commission  
City of Bryan, Texas



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 encroachments 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



INITIAL PLAT  
PHASE TWO  
AUSTIN'S ESTATES SUBDIVISION  
38.15 ACRES  
BLOCK 1 LOTS 1-12  
BLOCK 2 LOTS 1-12  
JOHN SAMUEL RIZZO, A-2  
BRAZOS COUNTY, TEXAS  
SCALE: 1" = 40' 11/16" 11/16" = 100'  
NOV 17 1999

OWNER/DEVELOPER PREPARED BY:  
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