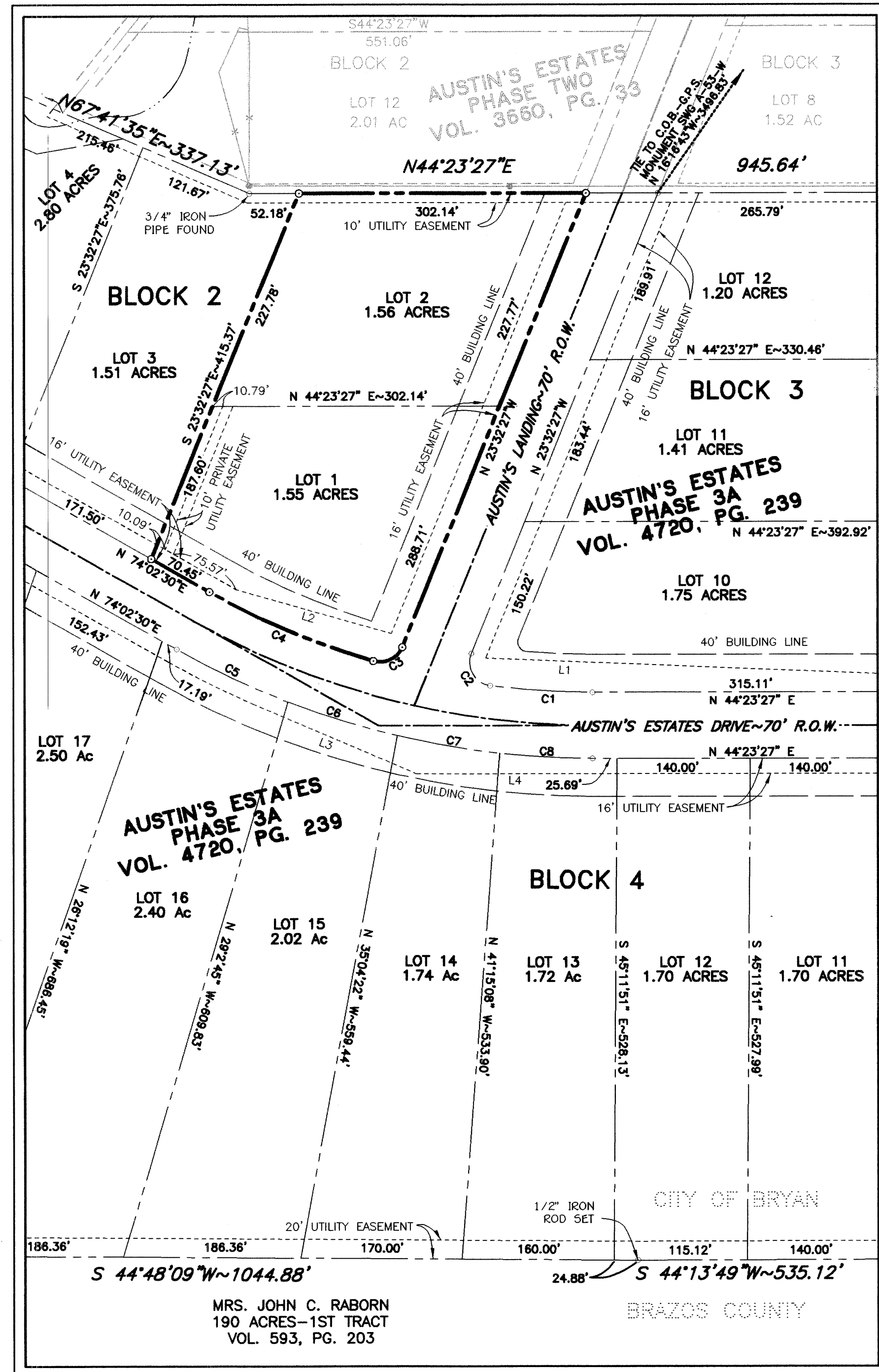


SCALE: 1"=100'



ORIGINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

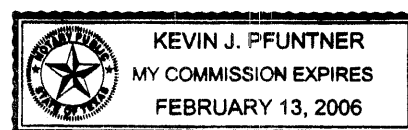
We, Carrabba Interests, a Texas General Partnership, composed of Highland Interests, Inc., a Texas Corporation, and Carrabba Brothers, Inc., a Texas Corporation, with Highland Interests, Inc., being the managing partner and Mark Carrabba vice president of Highland Interests, Inc., Owners and Developers of the 40.59 Acres shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 4432, Page 285, 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 shown hereon for the purpose identified.

Mark Carrabba
Mark Carrabba

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 13th day of August, 2002.



Kevin J. Pfuntner
Notary Public in and for the State of Texas
Printed Name: KEVIN J. PFUNTNER
My Commission Expires: Feb. 13, 2006

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 13 day of August, 2002.

Jerry
Planning Administrator, City of 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 and was approved on the 14 day of August.

[Signature]
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

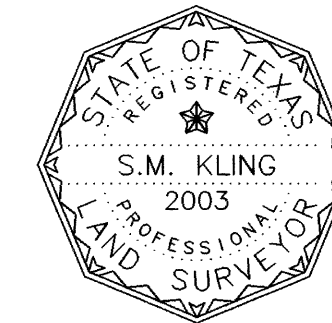
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 14 day of August, 2002, in the Official Records of Brazos County, Texas, in Volume 4785 Page 234.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas
Debra

CERTIFICATION OF THE 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 was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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



AMENDING PLAT

OF
AUSTIN'S ESTATES SUBDIVISION
PHASE 3A

LOTS 1 & 2 BLOCK 2

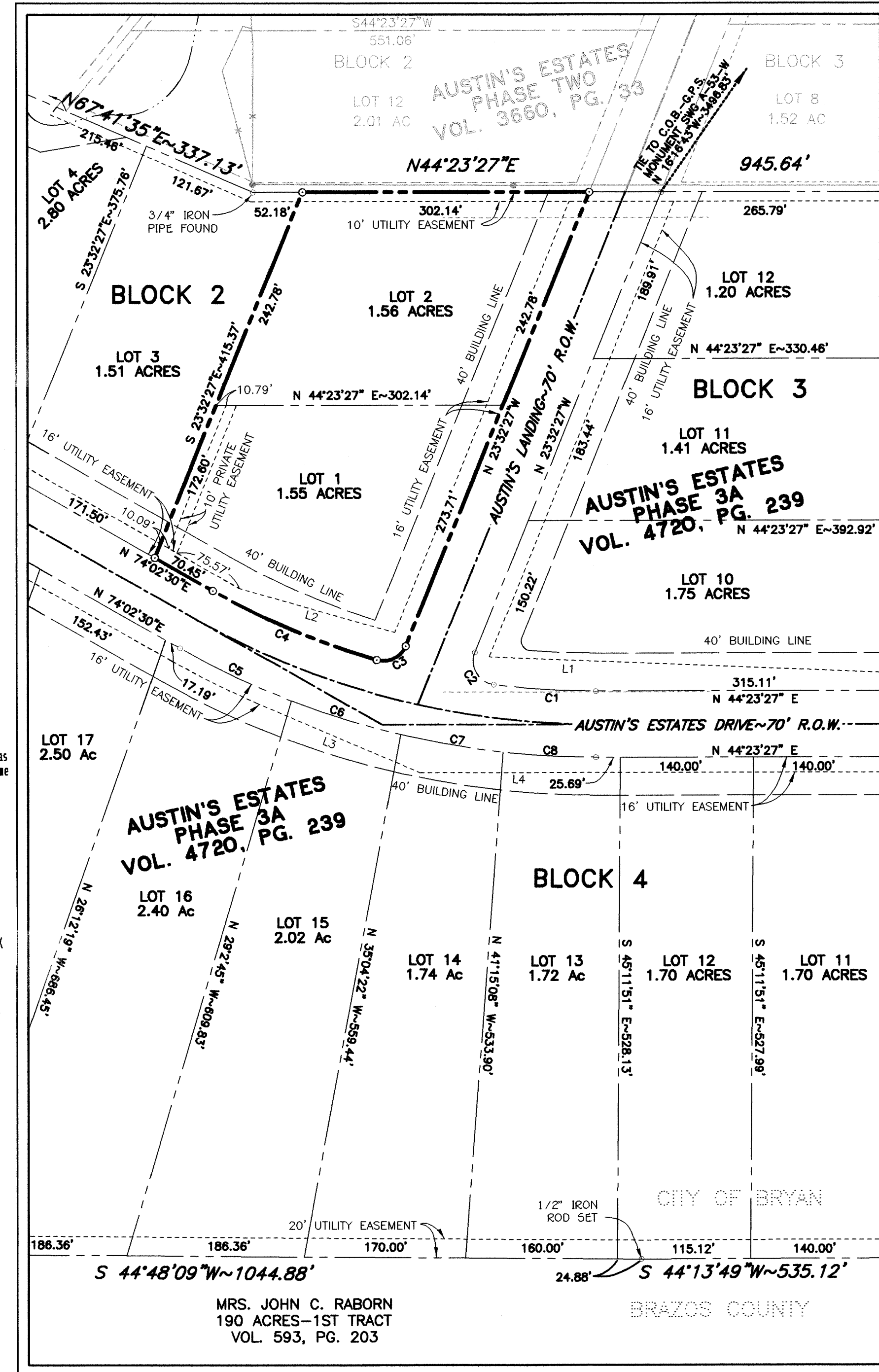
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
CARRABBA INTERESTS, A TEXAS PARTNERSHIP
HIGHLAND INTERESTS, MANAGING PARTNER
4104 HWY. 21 EAST
BRYAN, TEXAS 77802
(979) 778-8850

SCALE: 1"=100' JULY, 2002

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

LAND DEVELOPMENT PROJECT NAME		
BOOK		
LAYOUT TAB	DRAWING NUMBER	
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
	AMENDING PLAT	LOTS 1&2 PH.3 AMENDING PLAT



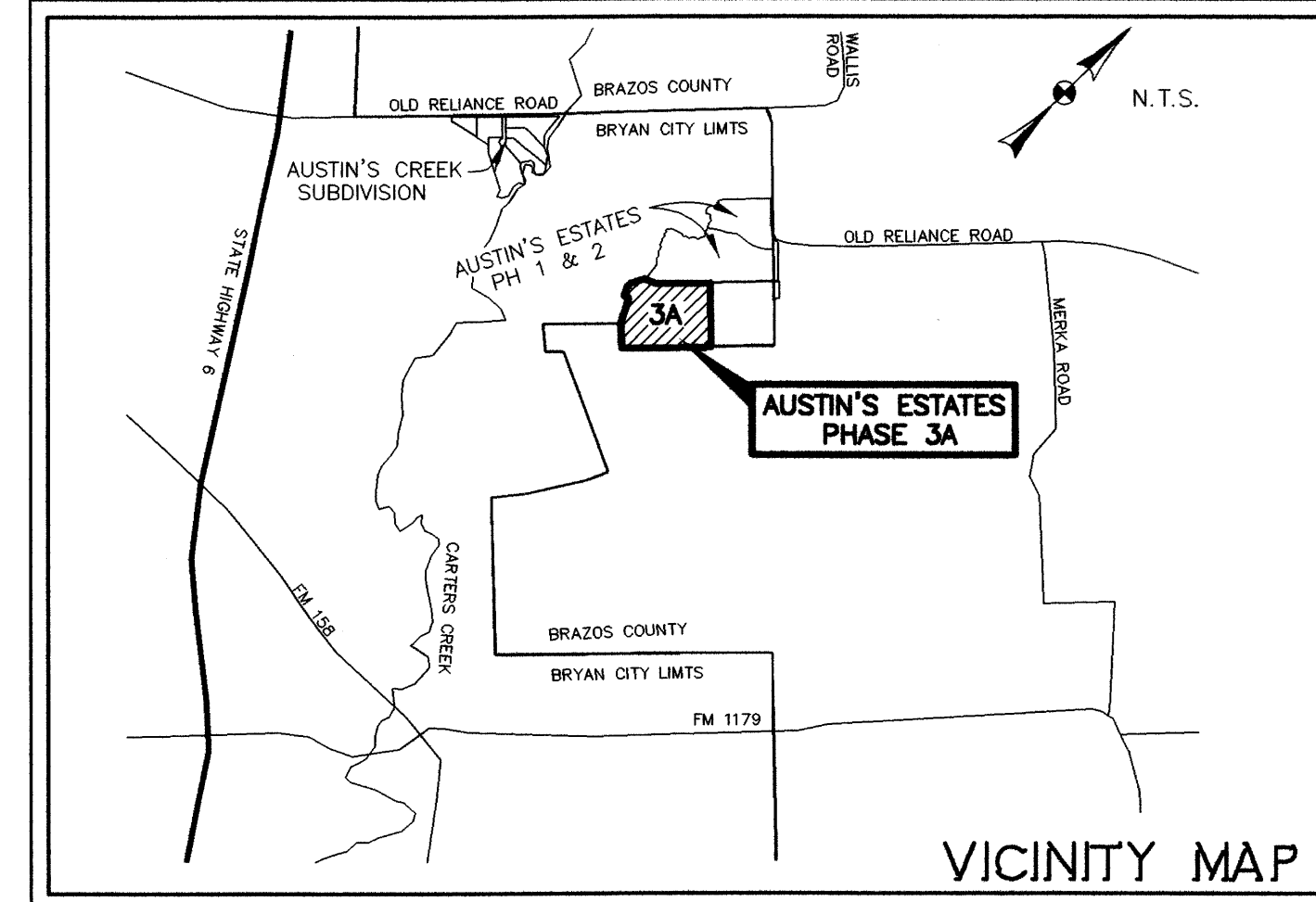
AMENDING PLAT

Doc 00785694 Bk OR Vol 4785 Pg 234

Filed for Record in:
BRAZOS COUNTY
On: Aug 14, 2002 at 02:57P
As a
Plats
Document Number: 00785694
Amount 55.00
Receipt Number - 200715
By,
Susie Cohen

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.
Aug 14, 2002

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY



LINE TABLE		
LINE	LENGTH	BEARING
L1	497.85	N44°44'05"E
L2	170.04	N60°22'43"E
L3	185.78	N67°41'35"E
L4	771.35	N44°23'27"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION
C1	107.84	815.00	7°34'53"	54.00	S48°10'54"W-107.76
C2	45.59	25.00	104°29'13"	32.28	N75°47'03"W-39.53
C3	36.81	25.00	84°21'39"	22.65	S18°38'23"W-33.57
C4	188.07	815.00	13°13'18"	94.45	S67°25'51"W-187.65
C5	129.92	885.00	8°24'40"	65.08	N69°50'10"E-129.80
C6	120.37	885.00	7°47'35"	60.28	N61°44'03"E-120.28
C7	109.96	885.00	7°07'08"	55.05	N54°16'41"E-109.89
C8	97.74	885.00	6°19'40"	48.92	N47°33'17"E-97.69

NOTES:

1. THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT THE DISTANCES SHOWN ON LOTS 1 & 2 BLOCK 2.
2. BASIS OF BEARINGS SHOWN HEREON IS THE PLAT CALL BEARINGS OF AUSTIN'S ESTATES SUBDIVISION-PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 3660, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. NO 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.
4. CURRENT ZONING IS SF-7 (SINGLE FAMILY RESIDENTIAL-7000SF). REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 819. FRONT BUILDING SETBACKS SHALL BE AS INDICATED ON PLAT. SIDE BUILDING SETBACKS SHALL BE 25'.
5. A 20' PUBLIC UTILITY EASEMENT SHALL BE CENTERED ON THE LOT LINE BETWEEN ALL INTERIOR LOTS.
6. TOTAL SUBDIVISION ACREAGE IS 40.59 ACRES WITH 20 LOTS. MINIMUM LOT SIZE IS 1.2 ACRES.
7. 1/2" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE SPECIFIED.

on lanes 29 1/2 30