

Austin's Estates Phase 3A
40.59 Acre Tract
John Austin Survey, A-2
Brazos County, Texas

Field notes of a 40.59 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 said 40.59 acre tract being more particularly described as follows:

COMMENCING at the 1/2" iron rod found marking the east corner of Lot 1, Block 3 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, same being in the southwest right-of-way line of Austin's Estates Drive;

THENCE S 44° 23' 27" W along the southeast line of the beforementioned Austin's Estates Subdivision - Phase Two, for a distance of 1105.00 feet to a 1/2" iron rod set at the PLACE OF BEGINNING;

THENCE through the interior of the beforementioned 405.01 acre tract and along the northeast line of the proposed Austin's Estates Subdivision - Phase 3A, as follows:

S 45° 36' 33" E for a distance of 526.51 feet to a 1/2" iron rod set,
S 46° 04' 39" E for a distance of 70.00 feet to a 1/2" iron rod set,
S 45° 11' 51" E for a distance of 526.81 feet to a 1/2" iron rod set
in the common line between the beforementioned 405.01 acre tract and the 190 acre - 1st Tract described in the Partition Deed to Mrs. John C. (Nelwyn) Raborn, recorded in Volume 593, Page 203, of the Deed Records of Brazos County, Texas;

THENCE along the common line between the beforementioned 405.01 acre tract, the beforementioned 190 acre - 1st Tract, and the Raborn - called 46.8 acre tract, Volume 173, Page 03, of the Deed Records of Brazos County, Texas, as follows:

S 44° 13' 49" W for a distance of 535.12 feet to a 1/2" iron rod set,
S 44° 48' 09" W for a distance of 1044.88 feet to a 1/2" iron rod set
at a south corner of the 405.01 acre tract, same being an interior ell corner of the 46.8 acre tract, from which a 3/4" iron rod found bears N 63° 45' 53" E - 0.36 feet and a 6" cedar post fence corner bears N 81° 38' 17" E - 0.8 feet;

THENCE N 47° 08' 51" W along the common line between the beforementioned 405.01 acre tract and the beforementioned 46.8 acre tract for a distance of 433.64 feet to a 1/2" iron rod set at an interior ell corner of the said 405.01 acre tract, same being the north corner of the 46.8 acre tract, from which a 6" cedar post fence corner bears N 29° 19' 44" E - 3.4 feet;

THENCE through the interior of the beforementioned 405.01 acre tract as follows:

N 25° 29' 10" W for a distance of 465.94 feet to a 1/2" iron rod set,
S 74° 02' 30" W for a distance of 77.88 feet to a 1/2" iron rod set,
N 24° 52' 54" W for a distance of 70.86 feet to a 1/2" iron rod set,
S 74° 02' 30" W for a distance of 108.45 feet to a 1/2" iron rod set,
N 24° 52' 54" W for a distance of 115.41 feet to a 1/2" iron rod set,
N 33° 39' 03" E for a distance of 189.50 feet to a 1/2" iron rod set,
N 03° 11' 36" E for a distance of 118.39 feet to a 1/2" iron rod set;

THENCE N 67° 41' 35" E continuing through the interior of the beforementioned 405.01 acre tract, at a distance of 123.01 feet, pass a 1/2" iron rod found at the south corner of Lot 12, Block 2, of the beforementioned Austin's Estates Subdivision - Phase Two, continue on along the southeast line of said Phase Two for a total distance of 337.13 feet to a 3/4" iron pipe found at an angle point in said Lot 12, Block 2, same being an interior ell corner of the beforementioned 405.01 acre tract.

THENCE N 44° 23' 27" E along the southeast line of the beforementioned Austin's Estates Subdivision - Phase Two, same being a northwest line of the beforementioned 405.01 acre tract for a distance of 945.64 feet to the PLACE OF BEGINNING, containing 40.59 acres of land, more or less.

Doc 00781870 BK DR 4720 Vol 239 Pg

Filed for Record in: BRAZOS COUNTY

On: Jul 12, 2002 at 08:28H

As a Plat

Document Number: 00781870

Amount: \$5,000

Receipt Number - 198434

By: Jaime Kelley

STATE OF TEXAS COUNTY OF BRAZOS

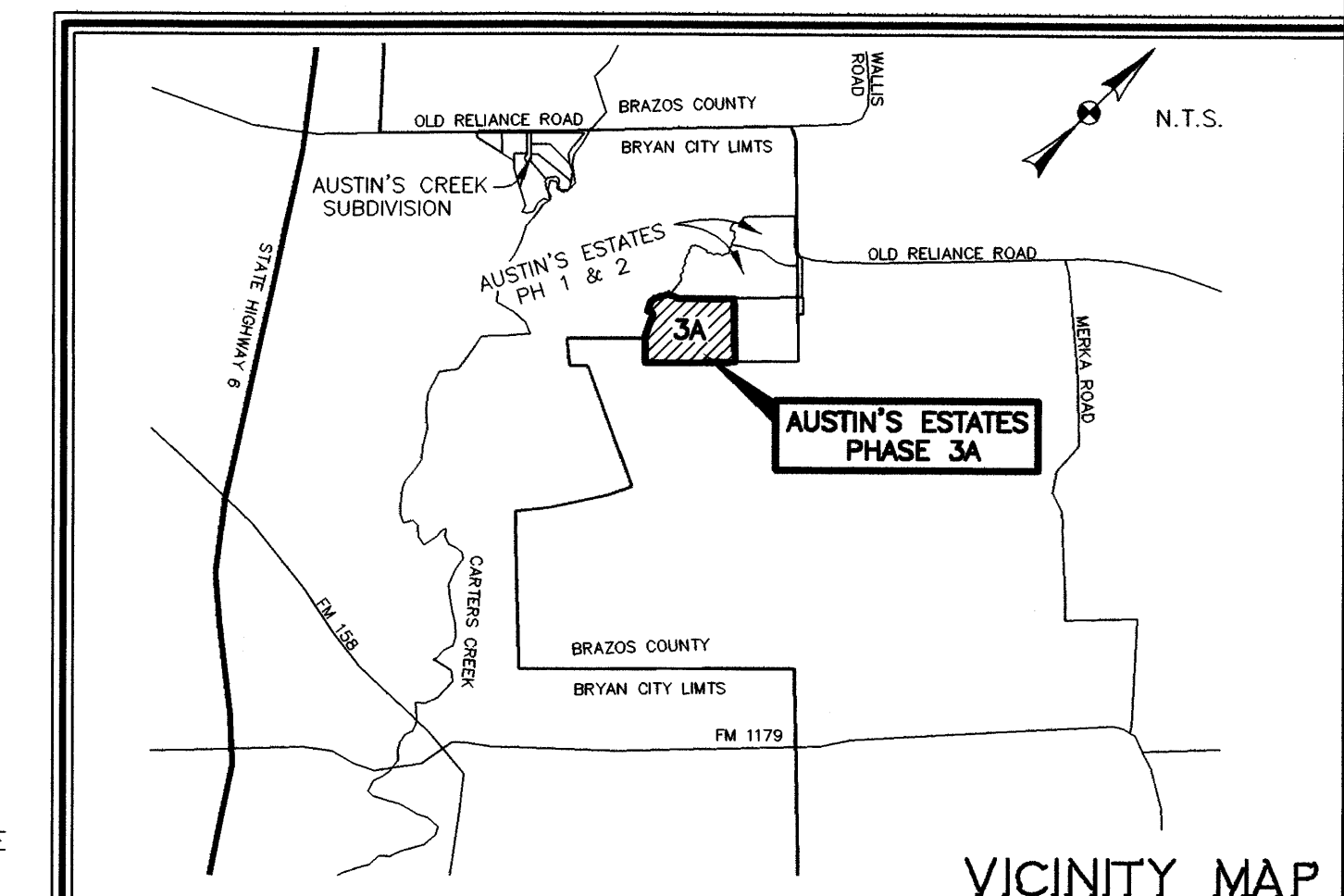
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the name recorded of: BRAZOS COUNTY as stamped herein by me.

Jul 12, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK BRAZOS COUNTY

LINE	LENGTH	BEARING
L1	497.85	N46°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	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	107.84	815.00	7°34'53"	54.00	548°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	



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 V.P.
Mark Carrabba

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 25 day of JAN, 2002.

Hank McQuaide
Notary Public in and for the State of Texas
Printed Name: HANK C. McQUAIDE
My Commission Expires: 4/23/02

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim C. Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 26 day of September, 2001 and same was duly approved on the 18 day of October, 2001 by said Commission.

Rishi Rajan
Chairman, Planning & Zoning Commission
City of Bryan, Texas

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 11 day of JULY, 2002.

Jim
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 11 day of July, 2002.

Bill
City Engineer, Bryan, Texas

- NOTES:
1. 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.
 2. 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.
 3. 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'.
 4. A 20' PUBLIC UTILITY EASEMENT SHALL BE CENTERED ON THE LOT LINE BETWEEN ALL INTERIOR LOTS.
 5. TOTAL SUBDIVISION ACREAGE IS 40.59 ACRES WITH 20 LOTS. MINIMUM LOT SIZE IS 1.2 ACRES.
 6. 1/2" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE SPECIFIED.

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 12 day of July, 2002, in the Official Records of Brazos County, Texas, in Volume 4720, Page 239.

Karen McQueen By Jaime Kelley
Karen McQueen, County Clerk, Brazos County, Texas

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



FINAL PLAT

AUSTIN'S ESTATES SUBDIVISION
PHASE 3A
40.59 ACRES

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' SEPTEMBER, 2001
PREPARED BY:
KLING ENGINEERING & SURVEYING

4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212
SHEET 1 OF 1