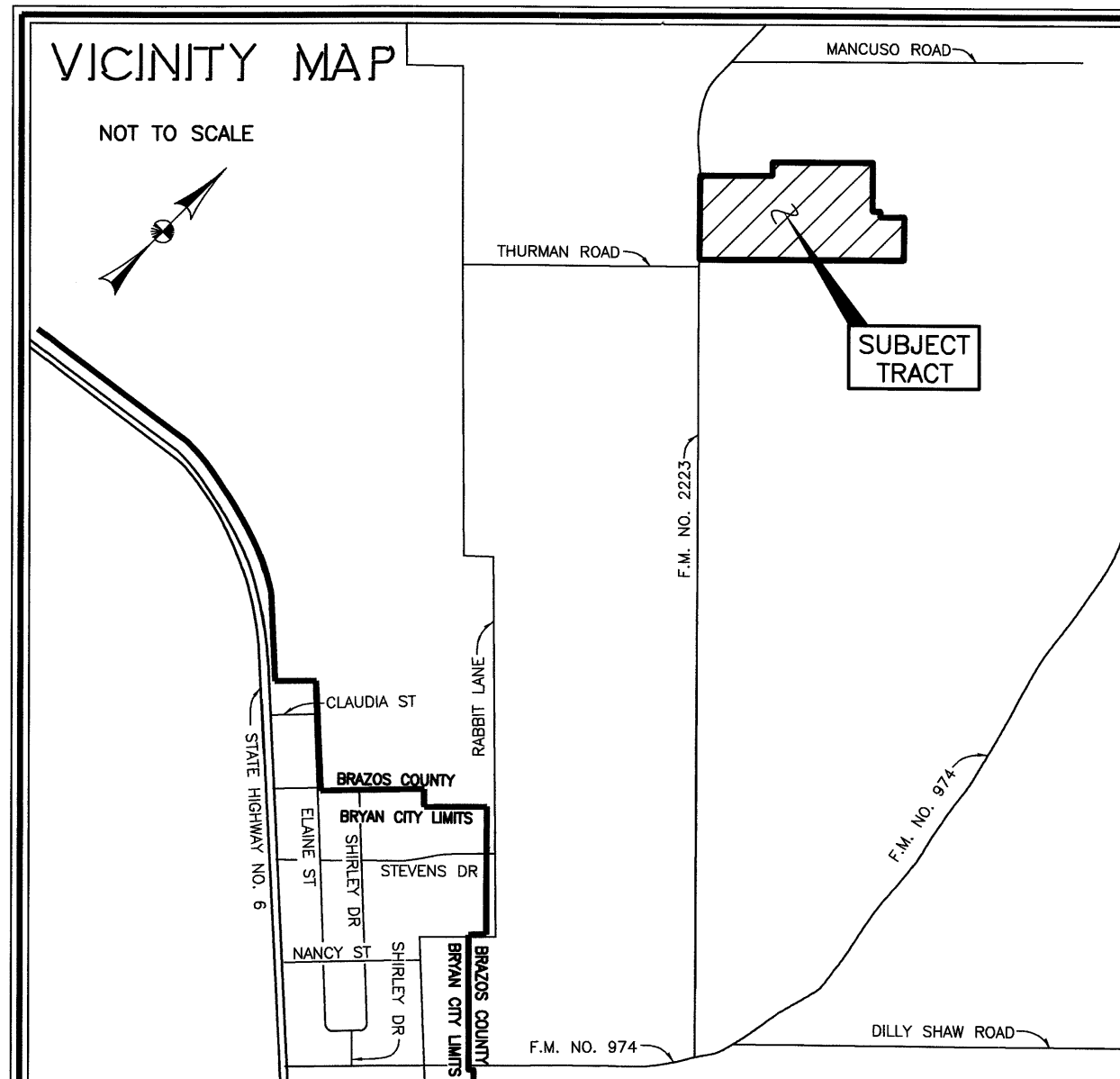


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 BRAZOS COUNTY CLERK  
 BRYAN, TEXAS  
 BY *Joanna Taylor*  
 DEPUTY



**FINAL PLAT**

**HIGH COUNTRY SUBDIVISION  
 PHASE ONE**

**53.24 ACRE TRACT**

G.H. COLEMAN SURVEY, A-10  
 BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
 HIGH COUNTRY L.L.C.  
 MARK J. CARRABBA, VICE-PRESIDENT  
 HIGHLAND INTERESTS  
 MANAGING PARTNER  
 P.O. BOX 663  
 BRYAN, TEXAS 77805  
 (409) 778-8850

SCALE: 1"=100' MAY, 1997

PAGE 1 OF 2  
 PREPARED BY:

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

- NOTES:
- BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF THE 97.89 ACRE TRACT AS DESCRIBED IN VOL. 1112, PG. 736 WITH A RECORD BEARING OF N 45°00'00"E.
  - 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - LOTS ARE TO BE SEWERED BY INDIVIDUAL ON SITE SEWERAGE FACILITIES WHICH ARE TO COMPLY WITH ALL COUNTY & T.A.M.R.C.C. RULES AND REGULATIONS. NO PRIVATE SEWERAGE FACILITY MAY BE INSTALLED ON ANY LOT WITHOUT THE PRIOR ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH DISTRICT UNDER THE PROVISIONS OF THE PRIVATE SEWERAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO SEPTIC TANK DRAIN FIELD IS TO BE LOCATED WITHIN 100 FEET OF A PRIVATE WATER WELL.
  - 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. 481195; PANEL NO. 0070C; EFFECTIVE DATE JULY 2, 1992.
  - THE SUBJECT TRACT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF BRYAN.
  - THERE SHALL BE A 20' PUBLIC UTILITY EASEMENT CENTERED ON EACH INTERIOR LOT LINE.
  - LOT 1, BLOCK 1 & LOT 1, BLOCK 2 SHALL NOT HAVE ACCESS OFF F.M. 2223.
  - SEE SHEET 2 OF 2 FOR SIGNATURE BLOCKS.
  - VARIANCES HAVE BEEN GRANTED FOR THE FOLLOWING ITEMS:
    - BLOCK LENGTH
    - CURB AND GUTTER
    - PAVEMENT WIDTH
    - PARKLAND DEDICATION
    - PUBLIC SIDEWALKS
 PER THE BRYAN PLANNING & ZONING COMMISSION REGULAR MEETING ON THURSDAY, APRIL 17, 1997.

CLARENCE NETHERLAND  
 40.0 ACRES  
 TRACT ONE  
 VOL. 1374, PG. 252

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	91°41'42"	25.00	40.01	35.87	25.75	N 89°41'49"E
2	88°18'18"	25.00	38.53	34.83	24.27	N 00°18'11"W
3	91°41'42"	25.00	40.01	35.87	25.75	N 89°41'49"E
4	88°18'18"	25.00	38.53	34.83	24.27	N 00°18'11"W

copy plat

24.5605

High Country Subdivision Phase I  
53.24 Acres  
G. H. Coleman Survey, A-10  
Brazos County, Texas

Field notes of a 53.24 acre tract or parcel of land, lying and being situated in the G. H. Coleman Survey, Abstract No. 10, Brazos County, Texas, and being part of the 97.89 acre tract described in the deed from John Ben Carrabba to Mark Carrabba and David Carrabba, as Co-Trustees of the John B. Carrabba Management Trust, recorded in Volume 1112, Page 736, 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 northeast right-of-way line of Farm to Market Road No. 2223 (100' right-of-way) at the common corner between the beforementioned 97.89 acre tract and the 40.00 acre tract described in the deed to Clarence Netherland, recorded in Volume 1374, Page 252, of the Official Records of Brazos County, Texas, (see Page 254 of description);

THENCE N 44° 27' 20" W along the northeast right-of-way line of the beforementioned Farm to Market Road No. 2223 for a distance of 971.36 feet to a 1/2" iron rod set at the common corner between the beforementioned 97.89 acre tract and the 0.50 acre tract described in the deed to Laura Scott, recorded in Volume 848, Page 771, of the Official Records of Brazos County, Texas, a 4" cedar post fence corner bears S 88° 34' 38" E - 2.1 feet;

THENCE N 45° 00' 00" E along the common line between the beforementioned 97.89 acre tract and the 0.50 acre tract, at a distance of 134 feet pass the east corner of the said 0.50 acre tract, continue along the common line between the said 97.89 acre tract and the remainder of the William Scott - 3 acre tract as described in Volume 76, Page 316, of the Deed of Trust Records of Brazos County, Texas, for a total distance of 837.34 feet to a 3/8" iron rod found marking the common corner between the said 97.89 acre tract and the 3 acre remainder;

THENCE N 45° 08' 29" W continue along the common line between the beforementioned 97.89 acre tract and the 3 acre remainder, for a distance of 161.61 feet to a 3/8" iron rod found at cross tie fence corner, same being the south corner of the 5.00 acre Tract One described in the deed to Frank B. Jones, III, recorded in Volume 1856, Page 128, of the Official Records of Brazos County, Texas;

THENCE N 45° 00' 00" E along the common line between the beforementioned 97.89 acre tract and the 50.00 acre tract described in the deed to Rudolph E. Frieda, recorded in Volume 360, Page 537, of the Deed Records of Brazos County, Texas, (said 50.00 acres currently subdivided into various tracts), at a distance of 757.4 feet pass the common corner between the 2.5 acre tract described in the deed to Donald Ramsey et ux, recorded in Volume 483, Page 453, of the Deed Records of Brazos County, Texas, and the 2.5 acre tract described in the deed to Michael J. Fontenot, recorded in Volume 1716, Page 35, of the Official Records of Brazos County, Texas, continue on for a total distance of 1163.81 feet to a 1/2" iron rod set;

THENCE across the beforementioned 97.89 acre tract as follows:

S 44° 27' 20" E 569.77 feet to a 1/2" iron rod set,  
N 43° 50' 58" E 94.30 feet to a 1/2" iron rod set,  
S 44° 27' 20" E 70.03 feet to a 1/2" iron rod set,  
N 43° 50' 58" E 275.73 feet to a 1/2" iron rod set,  
S 44° 27' 20" E 499.80 feet to a 1/2" iron rod set  
in the common line between the beforementioned 97.89 acre tract and the 40.00 acre tract;

THENCE S 44° 58' 51" W along the common line between the beforementioned 97.89 acre tract and the 40.00 acre tract for a distance of 2369.11 feet to the PLACE OF BEGINNING, containing 53.24 acres of land, more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS  
COUNTY OF BRAZOS

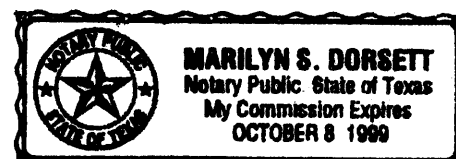
We, High Country L.L.C., Owners and Developers of 53.24 Acres, shown on this plat, as conveyed in Volume 1112, Page 736, of the Official Records of Brazos County, Texas, and designated herein as High Country Subdivision Phase One in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate 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  
Owner - Mark Carrabba, Vice-President,  
Highland Interests, 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 27th day of May, 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 11 day of August, 1997, in the Official Records of Brazos County, Texas, in Volume 2004, Page 277.

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

Mary Ann Ward by Barbara Johnson, Deputy Clerk  
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 1st day of July, 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 19th day of June, 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 CITY PLANNER

I, Joey Dunn, City Planner 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.

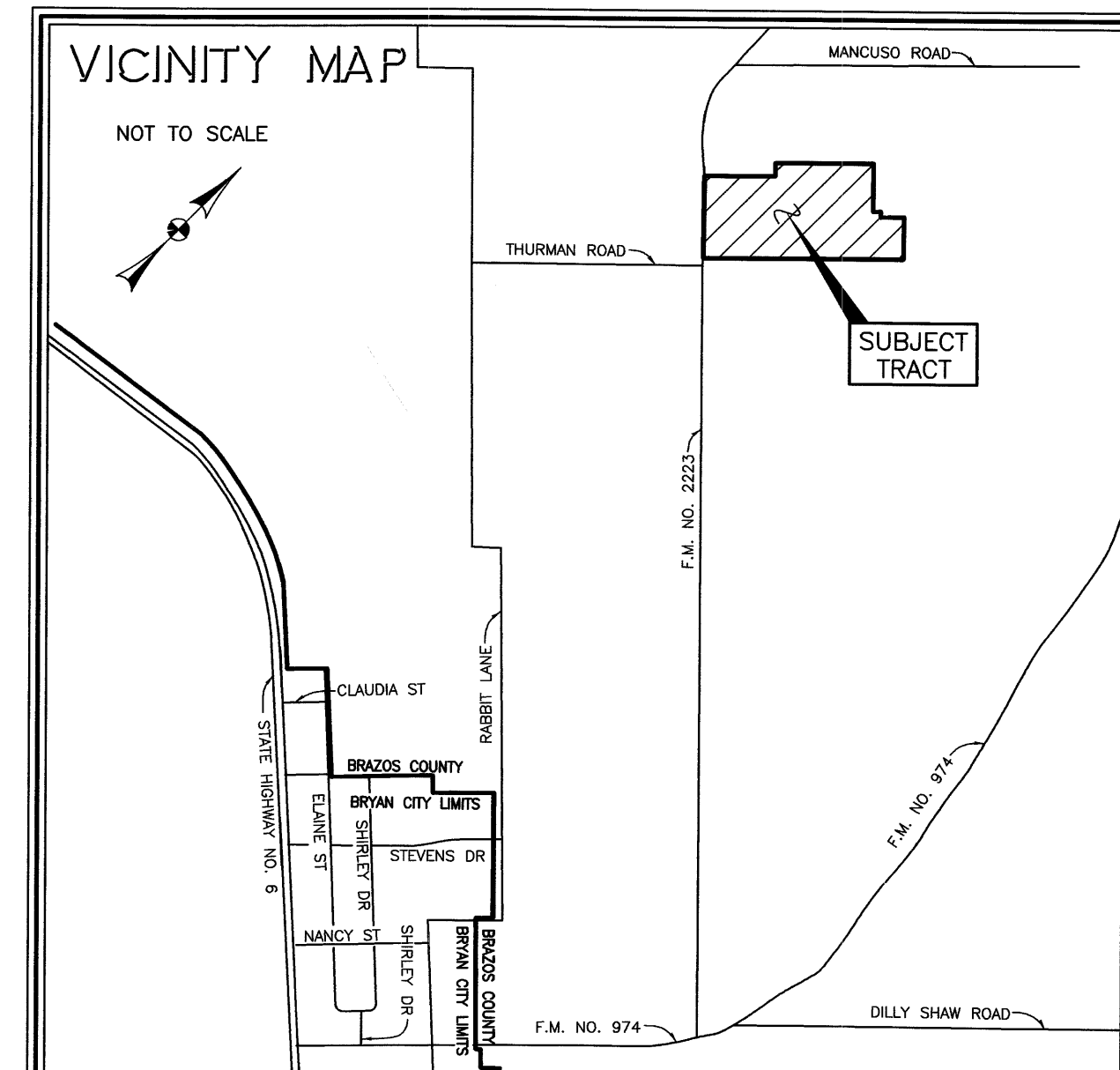
Joey Dunn  
City Planner, City of Bryan, Texas



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 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



FINAL PLAT

HIGH COUNTRY SUBDIVISION  
PHASE ONE

53.24 ACRE TRACT

G.H. COLEMAN SURVEY, A-10  
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
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MARK J. CARRABBA, VICE-PRESIDENT  
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MANAGING PARTNER  
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SCALE: 1"=100' MAY, 1997

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