

REMAINDER OF 97.89  
ACRE TRACT  
VOL. 1112, PG. 736

JOHN E. MARINO  
CALLED 172 AC.  
126/503

0682927

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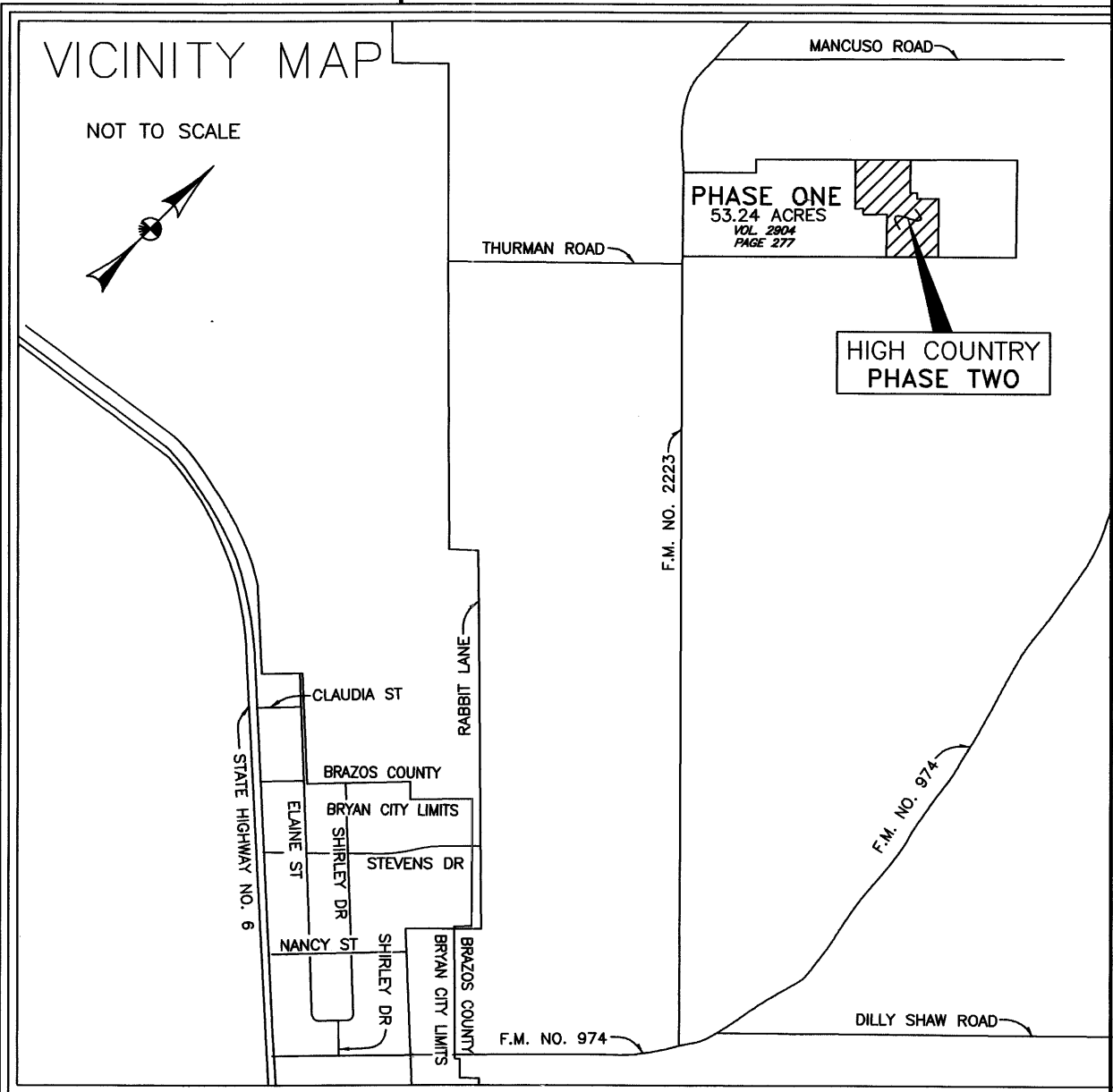
LINE TABLE

LINE	BEARING	DISTANCE
1	S43°50'58"W	2.98'
2	S09°03'33"W	6.88'
3	S45°00'00"W	41.17'
4	S45°00'00"W	2.93'
5	S09°03'33"W	6.88'
6	N43°50'58"E	5.05'
7	N45°00'00"E	10.00'
8	N45°00'00"E	10.00'
9	N45°00'00"E	10.00'
10	S44°58'51"W	10.00'
11	S44°27'20"E	669.44'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	04°52'29"	415.00	35.31	35.30	17.67	S 41°24'44"W
2	19°07'24"	415.00	138.51	137.87	69.91	S 29°24'47"W
3	10°47'33"	415.00	78.17	78.06	39.20	S 14°27'19"W
4	08°24'04"	485.00	71.11	71.05	35.62	N 13°15'35"W
5	16°40'56"	485.00	141.21	140.71	71.11	N 25°48'05"W
6	10°51'27"	485.00	91.91	91.77	46.09	S 39°34'16"W
7	89°27'20"	25.00	39.03	35.19	24.76	S 00°16'20"W
8	90°32'40"	25.00	39.51	35.52	25.24	N 89°43'40"W
9	35°56'27"	415.00	260.32	256.08	134.61	N 27°01'46"E
10	34°47'25"	485.00	294.49	289.99	151.94	N 26°27'15"E
11	31°47'18"	50.00	27.74	27.39	14.24	S 28°33'41"E
12	32°18'15"	50.00	28.20	27.83	14.49	N 28°49'30"W
13	89°28'21"	50.00	78.08	70.38	49.54	S 89°43'09"E
14	90°31'39"	50.00	79.00	71.04	50.46	N 00°16'51"E
15	31°15'39"	50.00	27.28	26.94	13.99	N 60°36'48"W
16	31°47'18"	50.00	27.74	27.39	14.24	N 60°20'59"W

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



FINAL PLAT

HIGH COUNTRY SUBDIVISION  
PHASE TWO  
18.17 ACRE TRACT

G.H. COLEMAN SURVEY, A-10  
BRAZOS COUNTY, TEXAS  
SCALE: 1"=100' FEBRUARY, 1999  
PAGE 1 OF 2

OWNER/DEVELOPER  
HIGH COUNTRY L.L.C.  
MARK J. CARRABBA,  
VICE-PRESIDENT  
HIGHLAND INTERESTS  
MANAGING PARTNER  
P.O. Box 663  
Bryan, Texas 77805  
(409) 778-8850

PREPARED BY:  
**TEXCON**  
General Contractors  
1707 Graham Road  
College Station, Texas 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 77803

- NOTES:
1. 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".
  2. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  3. 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.
  4. 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.
  5. 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.
  6. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
  7. 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.
  8. THE SUBJECT TRACT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF BRYAN.
  9. THERE SHALL BE A 20' PUBLIC UTILITY EASEMENT CENTERED ON EACH INTERIOR LOT LINE.
  10. SEE SHEET 2 OF 2 FOR SIGNATURE BLOCKS.
  11. AN EXCEPTION TO THE MINIMUM BLOCK WIDTH REQUIREMENT WAS AUTHORIZED BY THE CITY OF BRYAN PLANNING & ZONING COMMISSION ON NOVEMBER 5, 1998.
  12. 1/2" IRON RODS ARE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

NOW OR  
FORMERLY  
PAT FISHER

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

Field notes of an 18.17 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 found marking the north corner of Lot 12, Block 1, High Country Subdivision according to the plat recorded in Volume 2904, Page 277, 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 following seven tracts: Webb 2.5 acres, Merchant 2.5 acres, Volume 1525, Page 72; Karli 2.5 acres, Volume 1220, Page 599; Zwernemann 2.5 acres, Volume 2226, Page 244; Harrison 2.5 acres, Volume 246, Page 783; Travelstead 2.5 acres, Volume 794, Page 465; Luman 2.50 acres, Volume 615, Page 58, adjacent to a fence, for a distance of 662.24 feet to a 1/2" iron rod set;

THENCE S 44° 27' 20" E 392.52 feet to a 1/2" iron rod set in the proposed northwest right-of-way line of High Country Drive (70' right-of-way);

THENCE N 45° 00' 00" E along the proposed northwest right-of-way line of High Country Drive for a distance of 82.42 feet to a 1/2" iron rod set;

THENCE S 44° 27' 20" E 70.00 feet to a 1/2" iron rod set;

THENCE N 45° 00' 00" E 255.25 feet to a 1/2" iron rod set;

THENCE S 44° 27' 20" E 669.44 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 described in the deed to Clarence Netherland, recorded in Volume 1374, Page 252, of the Official Records of Brazos County, Texas;

THENCE S 45° 58' 51" W along the common line between the beforementioned 97.89 acre tract and the 40.00 acre tract for a distance of 630.03 feet to a 1/2" iron rod found marking the east corner of Lot 1, Block 3, High Country Phase One;

THENCE along the northeast line of the beforementioned High Country Phase One, as follows:

- N 44° 27' 20" W 499.80 feet to a 1/2" iron rod found marking the north corner of Lot 3, Block 3, High Country Phase One,
- S 43° 50' 58" W 275.73 feet to a 1/2" iron rod found,
- N 44° 27' 20" W 70.03 feet to a 1/2" iron rod found,
- S 43° 50' 58" W 94.30 feet to a 1/2" iron rod found marking the east corner of Lot 12, Block 1,
- N 44° 27' 20" W 569.77 feet to the PLACE OF BEGINNING, containing 18.17 acres of land, more or less.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS  
COUNTY OF BRAZOS

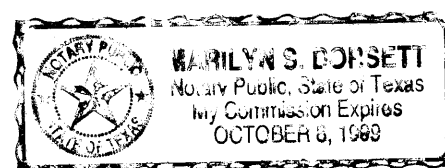
We, High Country L.L.C., Owners and Developers of 18.17 Acres, shown on this plat, as conveyed in Volume 1112, Page 736, of the Official Records of Brazos County, Texas, and designated herein as High Country Subdivision Phase Two in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate 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 V.P.  
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 24<sup>th</sup> day of February, 1999.



Marilyn S. Donsett  
Notary Public in and for the State of Texas  
Printed Name: Marilyn S. Donsett  
My Commission Expires: 10-6-99

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 16th day of April, 1999, in the Official Records of Brazos County, Texas, in Volume 3448, Page 240.

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

0682927

Filed for Record in:  
BRAZOS COUNTY,

On: Apr 16, 1999 at 11:05A

As a  
Plat

Document Number: 0682927

Amount 55.00

Receipt Number - 129181

By,  
Karen McQueen

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

Apr 16, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

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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 12<sup>th</sup> day of April, 1999.

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 16<sup>th</sup> day of Apr, 1999.

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

APPROVAL OF THE DEVELOPMENT ENGINEER

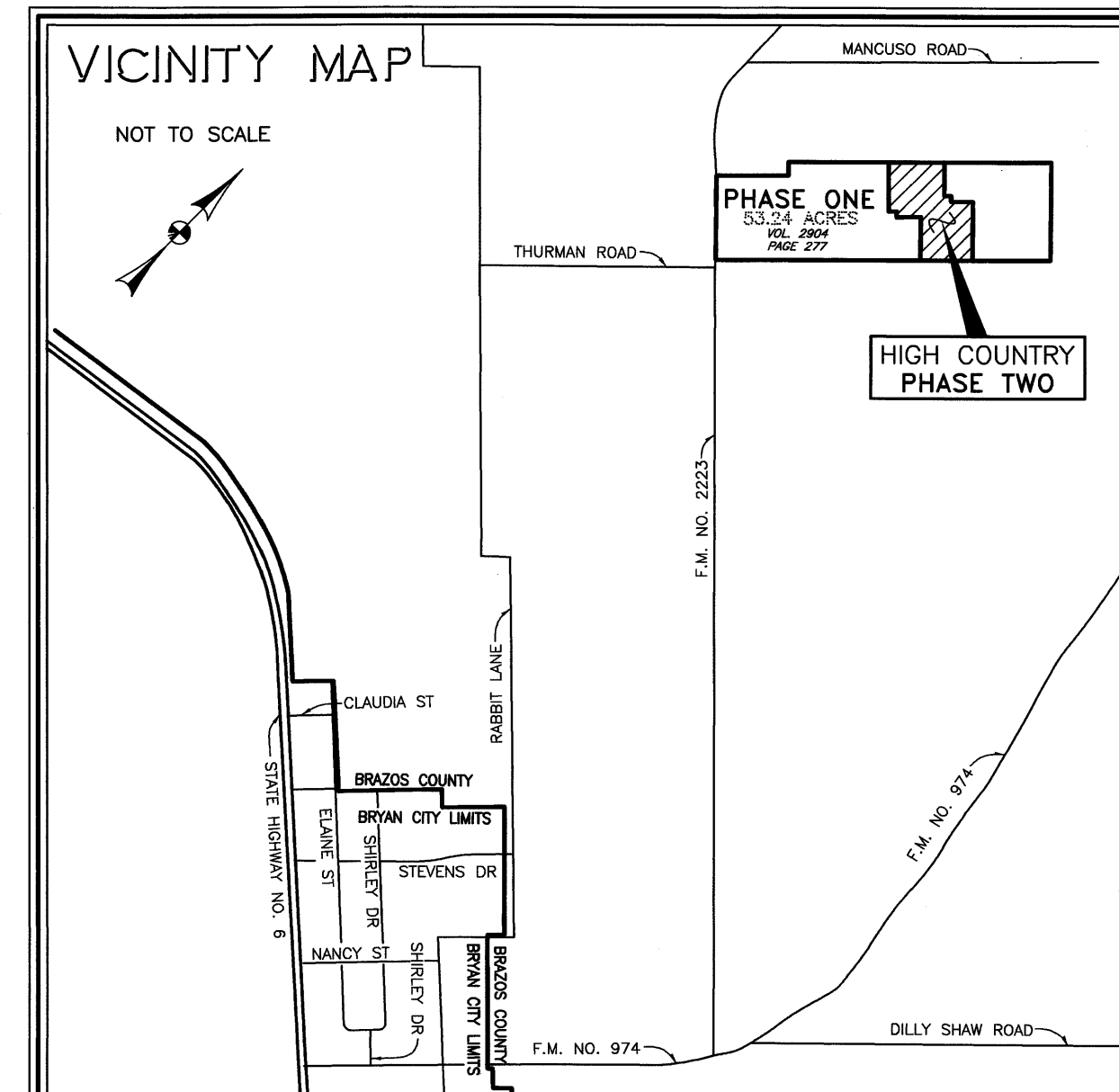
I, Linda Huff, Development Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

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



FINAL PLAT

HIGH COUNTRY SUBDIVISION  
PHASE TWO

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

SCALE: 1"=100' FEBRUARY, 1999  
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SURVEYOR

Kling Engineering & Surveying, S. M. Kling, R.P.L.S. No. 2003  
4103 Texas Av. P.O. Box 4234 Bryan, Texas 041V0101502A



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