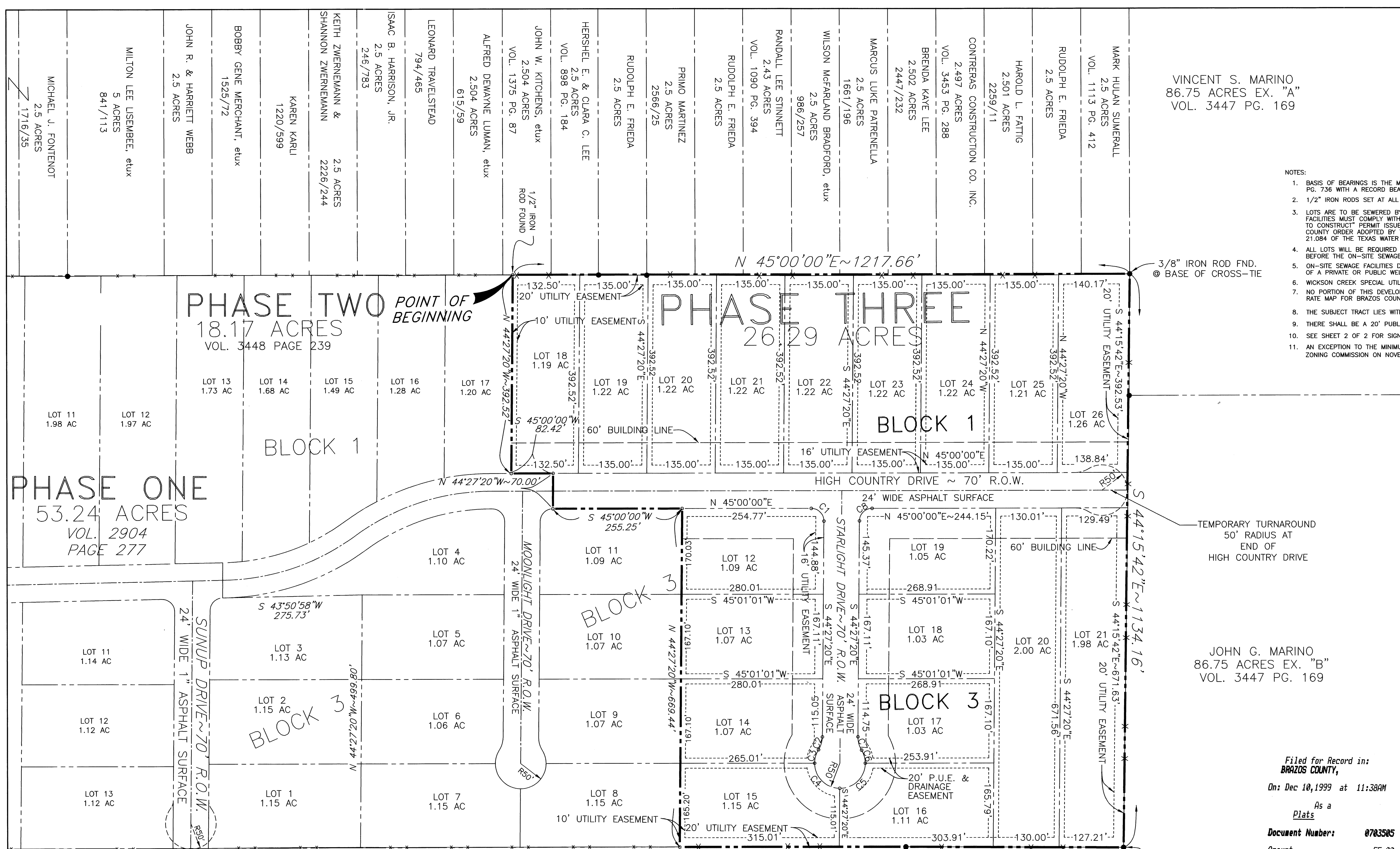


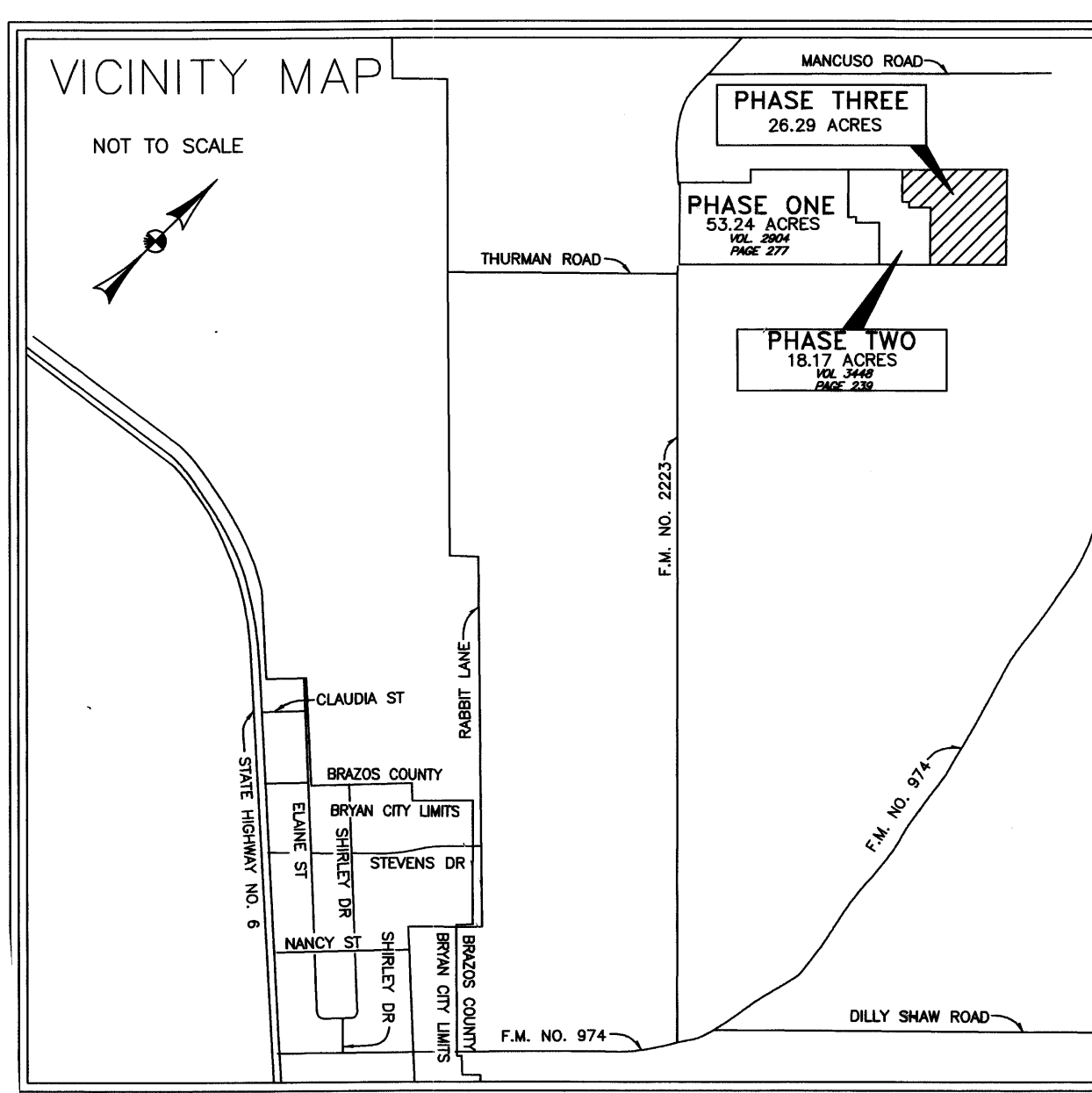
VINCENT S. MARINO
86.75 ACRES EX. "A"
VOL. 3447 PG. 169

- 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"E.
 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.



TEMPORARY TURNAROUND
50' RADIUS AT
END OF
HIGH COUNTRY DRIVE

JOHN G. MARINO
86.75 ACRES EX. "B"
VOL. 3447 PG. 169



Filed for Record in:
BRAZOS COUNTY,
On: Dec 10, 1999 at 11:38AM
As a
Plats
Document Number: **0703505**
Amount 55.00

STATE OF TEXAS COUNTY OF
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.
Dec 10, 1999
HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

2999.14' TO FM 2223 R.O.W. S 44°58'51"W~446.39' S 45°18'28"W~429.75' 4" CEDAR POST

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	90°32'40"	25.00	39.51	35.52	25.24	N 89°43'40"W
2	31°47'18"	50.00	27.74	27.39	14.24	S 28°33'41"E
3	32°18'15"	50.00	28.20	27.83	14.49	N 28°49'30"W
4	89°28'21"	50.00	78.08	70.38	49.54	S 89°43'09"E
5	90°31'39"	50.00	79.00	71.04	50.46	N 00°16'51"E
6	31°15'39"	50.00	27.28	26.94	13.99	N 60°36'48"W
7	31°47'18"	50.00	27.74	27.39	14.24	N 60°20'59"W
8	89°27'20"	25.00	39.03	35.19	24.76	S 00°16'20"W

PAT FISHER
40.0 ACRES - EX. "B"
VOL. 3400 PG. 280

PAT FISHER
22.00 ACRE TRACT - EX. "A"
VOL. 3400 PG. 280

0703505

0703505

FINAL PLAT

HIGH COUNTRY SUBDIVISION
PHASE THREE
26.29 ACRE TRACT

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

SCALE: 1"=100' OCTOBER, 1999

OWNER/DEVELOPER: HIGH COUNTRY PARTNERSHIP
MARK J. CARRABBA, VICE-PRESIDENT
HIGHLAND INTERESTS, INC. GENERAL 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
PAGE 1 OF 2

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

Field notes of an 26.29 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 17, Block 1, High Country Subdivision - Phase Two, according to the plat recorded in Volume 3448, Page 239, 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 thirteen tracts: John W. Kitchens, et ux, 2.5 acres, Volume 1375, Page 87; Hershel E. Lee, et ux, 2.5 acres, Volume 898, Page 184; Rudolph E. Frieda, 2.5 acres (remainder of 50 acres, Vol. 360, Pg. 537); Primo Martinez, 2.5 acres, Volume 2566, Page 25; Rudolph E. Frieda, 2.5 acres (remainder of 50 acres, Vol. 360, Pg. 537); Randall Lee Stinnett, 2.43 acres, Volume 1090, Page 394; Wilson McFarland Bradford, et ux, 2.5 acres, Volume 986, Page 257; Marcus Luke Patranello, 2.5 acres, Volume 1661, Page 196; Brenda Kaye Lee, 2.5 acres, Volume 2447, Page 232; Contreras Construction Co., Inc., 2.5 acres, Volume 3453, Page 288; Harold L. Fattig, 2.5 acres, Volume 2259, Page 11; Rudolph E. Frieda, 2.5 acres (remainder of 50 acres, Vol. 360, Pg. 537); Mark Hulan Sumerall, 2.5 acres, Volume 1113, Page 412, adjacent to a fence, for a distance of 1217.66 feet to a 3/8" iron rod found at base of a cross tie fence corner found marking the common corner between the beforementioned 97.89 acre tract and the Sumerall 2.5 acre tract, and in the southwest line of the 86.75 acre tract, Exhibit "B", described in the Partition Deed between Vincent S. Marino and John G. Marino, recorded in Volume 3447, Page 169, of the Official Records of Brazos County, Texas;

THENCE S 44° 15' 42" E along the common line between the beforementioned 97.89 acre tract and the following two tracts: Vincent S. Marino - 86.75 acre tract, Exhibit "A", Volume 3447, Page 169, and John G. Marino - 86.75 acre tract, Exhibit "B", Volume 3447, Page 169, adjacent to a fence, for a distance of 1134.16 feet to a 1/2" iron rod set at the base of a 4" cedar post fence corner marking the common corner between the said 97.89 acre tract (east corner) and the 22.00 acre Tract One described in the deed to Pat Fisher, recorded in Volume 3400, Page 280, of the Official Records of Brazos County, Texas;

THENCE S 45° 18' 28" W along the common line between the beforementioned 97.89 acre tract and the 22.00 acre Tract One, adjacent to a fence, for a distance of 429.75 feet to a 6" cedar post fence corner found marking the common corner between the said 22.00 acre Tract One and the 40.00 acre Tract Two described in the deed to Pat Fisher, recorded in Volume 3400, Page 280, of the Official Records of Brazos County, Texas;

THENCE S 44° 58' 51" W along the common line between the beforementioned 97.89 acre tract and the 40.00 acre Tract Two, adjacent to a fence, for a distance of 446.39 feet to a 1/2" iron rod found marking the east corner of Lot 8 (1.15 acres), Block 3, High Country Subdivision, Phase Two;

THENCE along the northeast line of the beforementioned High Country Subdivision - Phase Two, as follows:

- N 44° 27' 20" W 669.44 feet to a 1/2" iron rod found marking the north corner of Lot 11, Block 3,
- S 45° 00' 00" W along the southeast right-of-way line of High Country Drive 255.25 feet to a 1/2" iron rod found,
- N 44° 27' 20" W 70.00 feet,
- S 45° 00' 00" W along the northwest right-of-way line of High Country Drive 82.42 feet to a 1/2" iron rod found marking the east corner of Lot 17, Block 1,
- N 44° 27' 20" W along the northeast line of Lot 17, Block 1, 392.52 feet to the PLACE OF BEGINNING, containing 26.29 acres of land, more or less.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

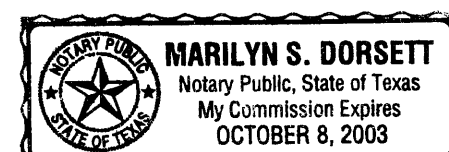
We, High Country Partnership, a partnership formed under the Texas Revised Partnership Act, comprised of Highland Interests, Inc., a Texas Corporation, and B/CS Leasing, L.L.C., a Limited Liability Company, Owners and Developers of 26.29 Acres, shown on this plat, as conveyed in Volume 1112, Page 736, of the Official Records of Brazos County, Texas, and designated herein as High Country Subdivision Phase Three 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, General 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 6th day of October, 1999.



Marilyn S. Dorsett
Notary Public in and for the State of Texas
Printed Name: Marilyn S. Dorsett
My Commission Expires: 10-8-2003

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 10 day of November, 1999, in the Official Records of Brazos County, Texas, in Volume 3448, Page 239.

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

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 7th day of DECEMBER, 1999.

Alvin W. Jones
County Judge, Brazos County

APPROVAL OF THE PLANNING AND ZONING COMMISSION

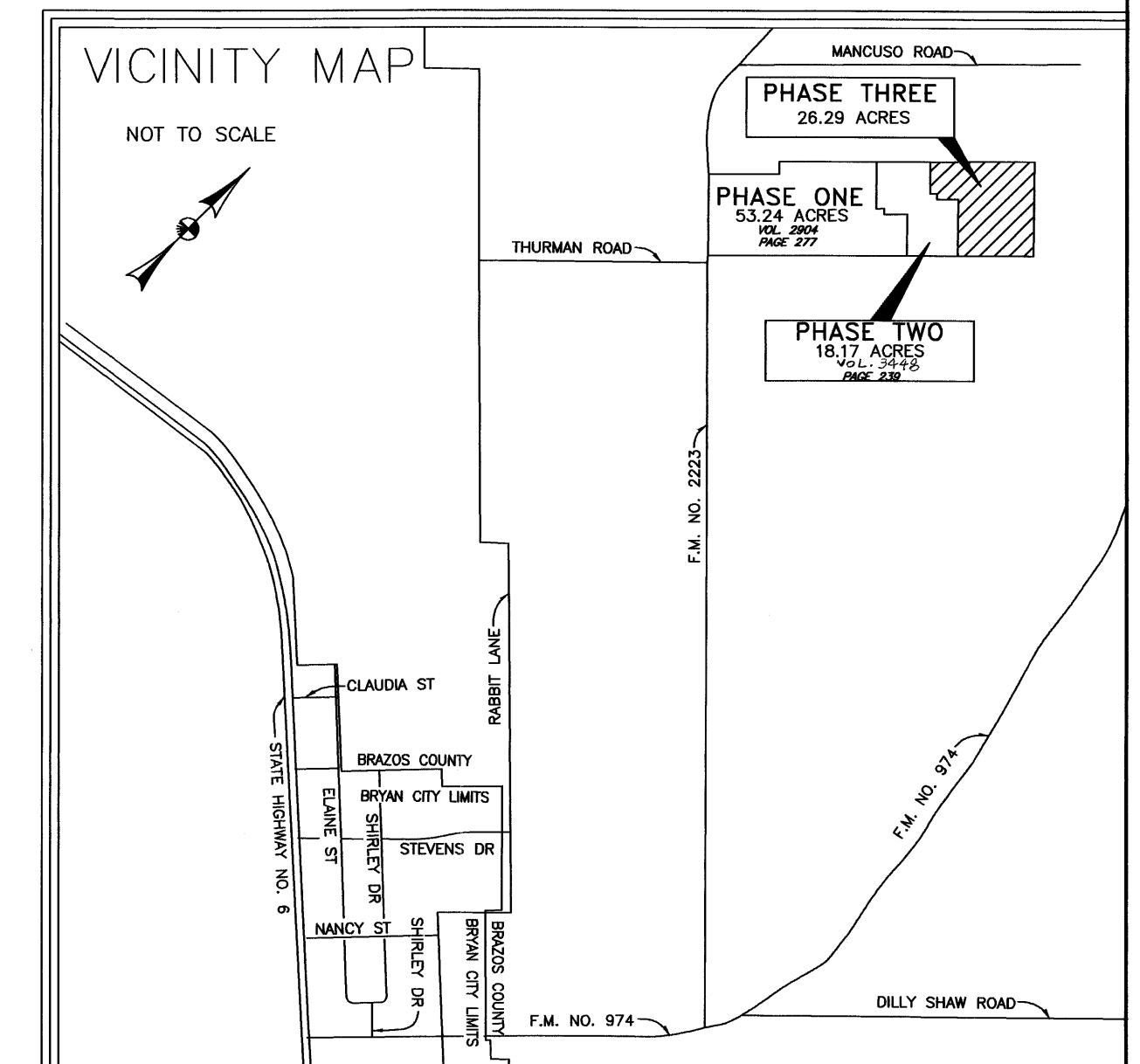
I, Richard C. Perkins, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 4th day of November, 1999.

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

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



FINAL PLAT

HIGH COUNTRY SUBDIVISION
PHASE THREE
26.29 ACRE TRACT
G.H. COLEMAN SURVEY, A-10
BRAZOS COUNTY, TEXAS
SCALE: 1"=100' OCTOBER, 1999

OWNER/DEVELOPER
HIGH COUNTRY PARTNERSHIP
MARK J. CARRABBA,
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HIGHLAND INTERESTS, INC.
GENERAL 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
PAGE 2 OF 2

703505



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

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0345A