

METES AND BOUNDS DESCRIPTION
 OF A
 13.57 ACRE TRACT
 JOHN AUSTIN LEAGUE, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 48.07 ACRE TRACT AS DESCRIBED BY A DEED TO CARRABBA BROTHERS, INC., RECORDED IN VOLUME 2930, PAGE 328 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 48.07 ACRE TRACT BEARS: N 38°24'14" W FOR A DISTANCE OF 340.50 FEET;

THENCE: N 60°52'25" E THROUGH SAID 48.07 ACRE TRACT FOR A DISTANCE OF 904.39 FEET TO A 5/8 INCH IRON ROD SET MARKING AN INTERIOR NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 27°43'40" W CONTINUING THROUGH SAID 48.07 ACRE TRACT FOR A DISTANCE OF 284.96 FEET TO A 5/8 INCH IRON ROD SET MARKING AN EXTERIOR NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 60°53'19" E CONTINUING THROUGH SAID 48.07 ACRE TRACT FOR A DISTANCE OF 164.50 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 10.89 ACRE GREENBELT AS DEPICTED ON THE PLAT OF AUSTIN'S COLONY, PHASE ONE, RECORDED IN VOLUME 2070, PAGE 111 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE MOST NORTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 27°43'40" E ALONG THE COMMON LINE OF SAID 48.07 ACRE TRACT AND SAID 10.89 ACRE TRACT FOR A DISTANCE OF 284.92 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: S 29°14'24" E CONTINUING ALONG THE COMMON LINE OF SAID 48.07 ACRE TRACT AND SAID 10.89 ACRE TRACT FOR A DISTANCE OF 51.70 FEET TO A 1/2 INCH IRON ROD FOUND MARKING ANOTHER ANGLE POINT IN SAID LINE;

THENCE: S 58°55'50" E CONTINUING ALONG THE COMMON LINE OF SAID 48.07 ACRE TRACT AND SAID 10.89 ACRE TRACT FOR A DISTANCE OF 20.02 FEET TO A 1/2 INCH IRON ROD FOUND MARKING ANOTHER ANGLE POINT IN SAID LINE;

THENCE: S 29°09'52" E CONTINUING ALONG THE COMMON LINE OF SAID 48.07 ACRE TRACT AND SAID 10.89 ACRE TRACT FOR A DISTANCE OF 463.84 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE: S 60°52'06" W THROUGH SAID 48.07 ACRE TRACT FOR A DISTANCE OF 60.34 FEET TO A POINT;

THENCE: S 29°07'54" E CONTINUING THROUGH SAID 48.07 ACRE TRACT FOR A DISTANCE OF 15.00 FEET TO A POINT;

THENCE: S 60°52'06" W CONTINUING THROUGH SAID 48.07 ACRE TRACT FOR A DISTANCE OF 247.00 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE: N 29°07'54" E CONTINUING THROUGH SAID 48.07 ACRE TRACT FOR A DISTANCE OF 15.00 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE: S 60°52'06" W CONTINUING THROUGH SAID 48.07 ACRE TRACT FOR A DISTANCE OF 15.00 FEET TO A POINT;

THENCE: S 49°43'16" W CONTINUING THROUGH SAID 48.07 ACRE TRACT FOR A DISTANCE OF 43.51 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 41°13'26" W ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 553.71 FEET TO THE POINT OF BEGINNING CONTAINING 13.57 ACRES OF LAND AS SURVEYED ON THE GROUND SEPTEMBER, 2004. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MONICA NARRIEZ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he,/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 19 day of May, 2005.

Monica Narriez
 Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with the certificates of authentication was filed for record in my office on the 27 day of September, 2005, in the Official Public Records of Brazos County, Texas, in Volume 6946, Page 126.

Karen McQueen
 County Clerk
 Brazos County, Texas

Susie L. Cohen
 Deputy Clerk

N/F
 CARRABBA BROTHERS, INC.
 REM. 48.07 ACRE TRACT
 2930/328
 (14.27 ACRES)

LOT 1
 BLOCK 1
 12.50 ACRES

LOT 2
 BLOCK 1
 1.07 ACRES

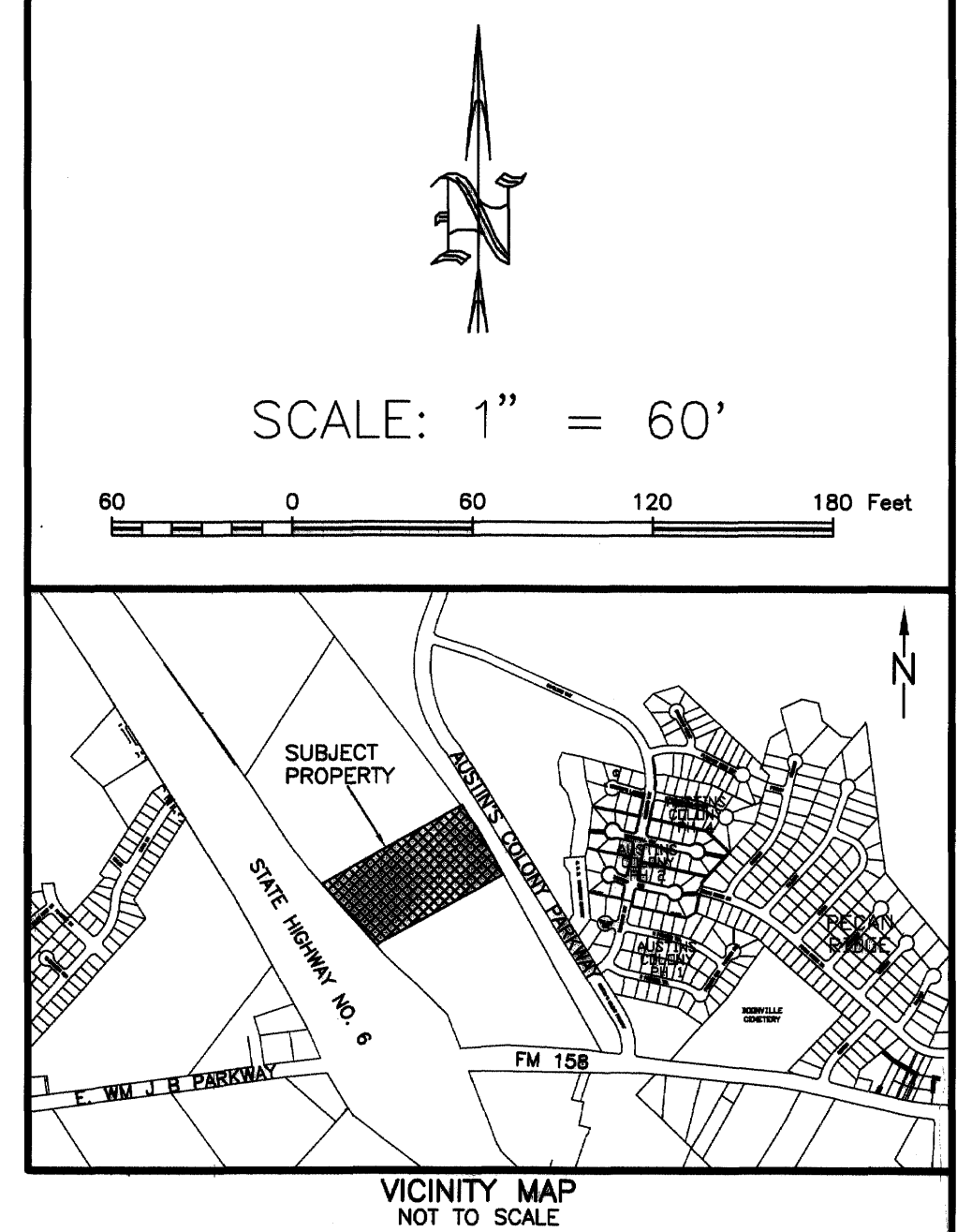
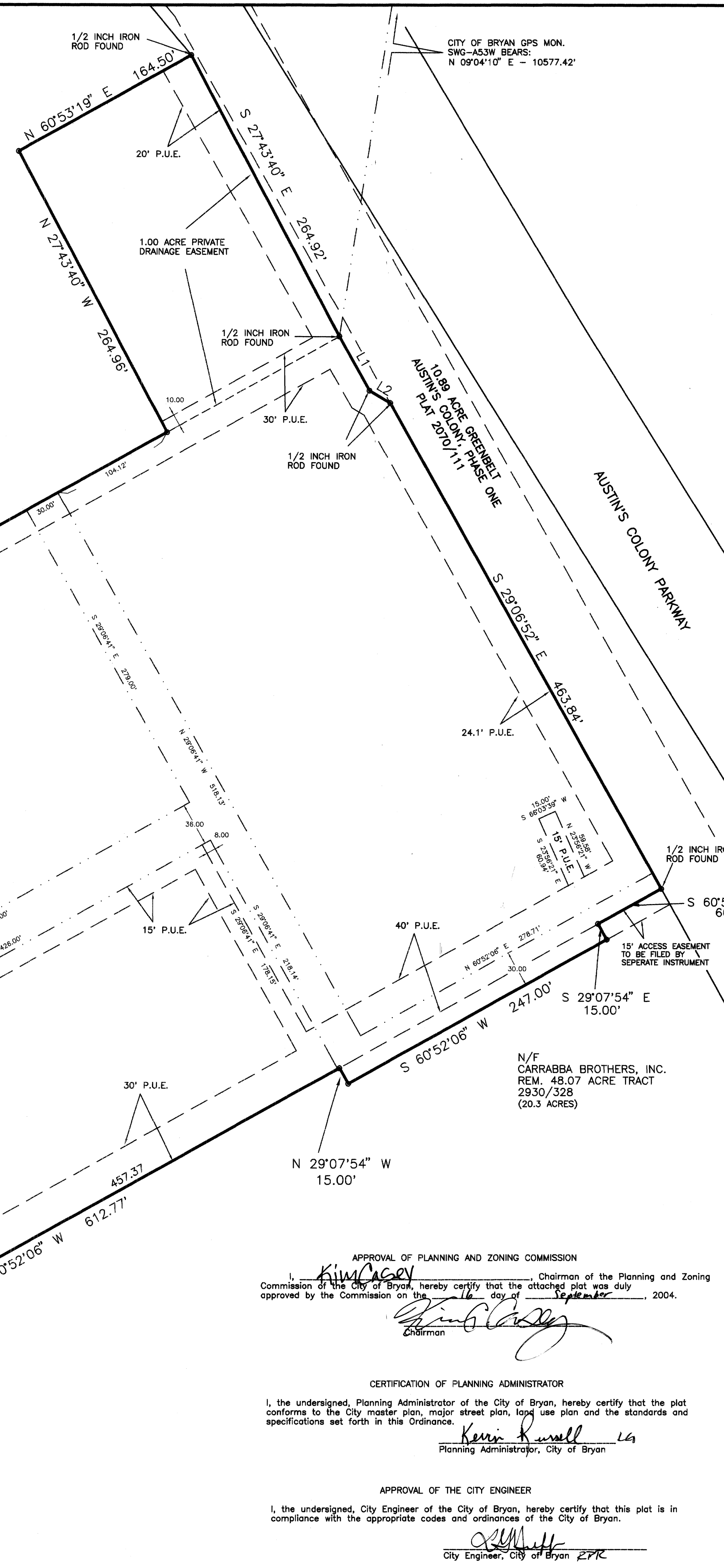
GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C, DATED JULY 2, 1992.
3. SETBACK LINES TO BE ESTABLISHED PER CITY OF BRYAN S.D.R.O.
4. ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.
5. PROPERTY IS CURRENTLY ZONED "R".

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

Brad Kerr, R.P.L.S. No. 4502



PROPERTY LINE DATA

LINE	DISTANCE	BEARING
L1	51.70'	S 29°14'24" E
L2	20.02'	S 58°55'50" E
L3	43.51'	S 49°43'16" W

Filed for Record in:
 BRAZOS COUNTY

On: Sep 27, 2005 at 02:24p

As a
 Plat

Document Number: 06946201

Amount: 50.00

Receipt Number - 275835

By:
 Susie Cohen

STATE OF TEXAS
 COUNTY OF BRAZOS

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.

Sep 27, 2005

HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Agey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 16 day of September, 2004.

Kim Agey
 Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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.

Karen Russell
 Planning Administrator, City of Bryan

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.

Jim Smith
 City Engineer, City of Bryan

FINAL PLAT
 OF
PREMIERE SUBDIVISION
 13.57 ACRES
 JOHN AUSTIN LEAGUE, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
 SURVEY DATE: 09-03-04
 PLAT DATE: 09-09-04
 REVISED: 05-10-05
 JOB NUMBER: 04-0330
 CAD NAME: 04-0330F
 CRS FILE: AUSTIN1

PREPARED BY: KERR SURVEYING, LLC
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE: (979) 288-3195

PREPARED FOR: PREMIERE DEVELOPMENT CORP.
 610 AVONDALE DRIVE
 BIG SPRING, TEXAS 77420
 PHONE: (432) 267-8450