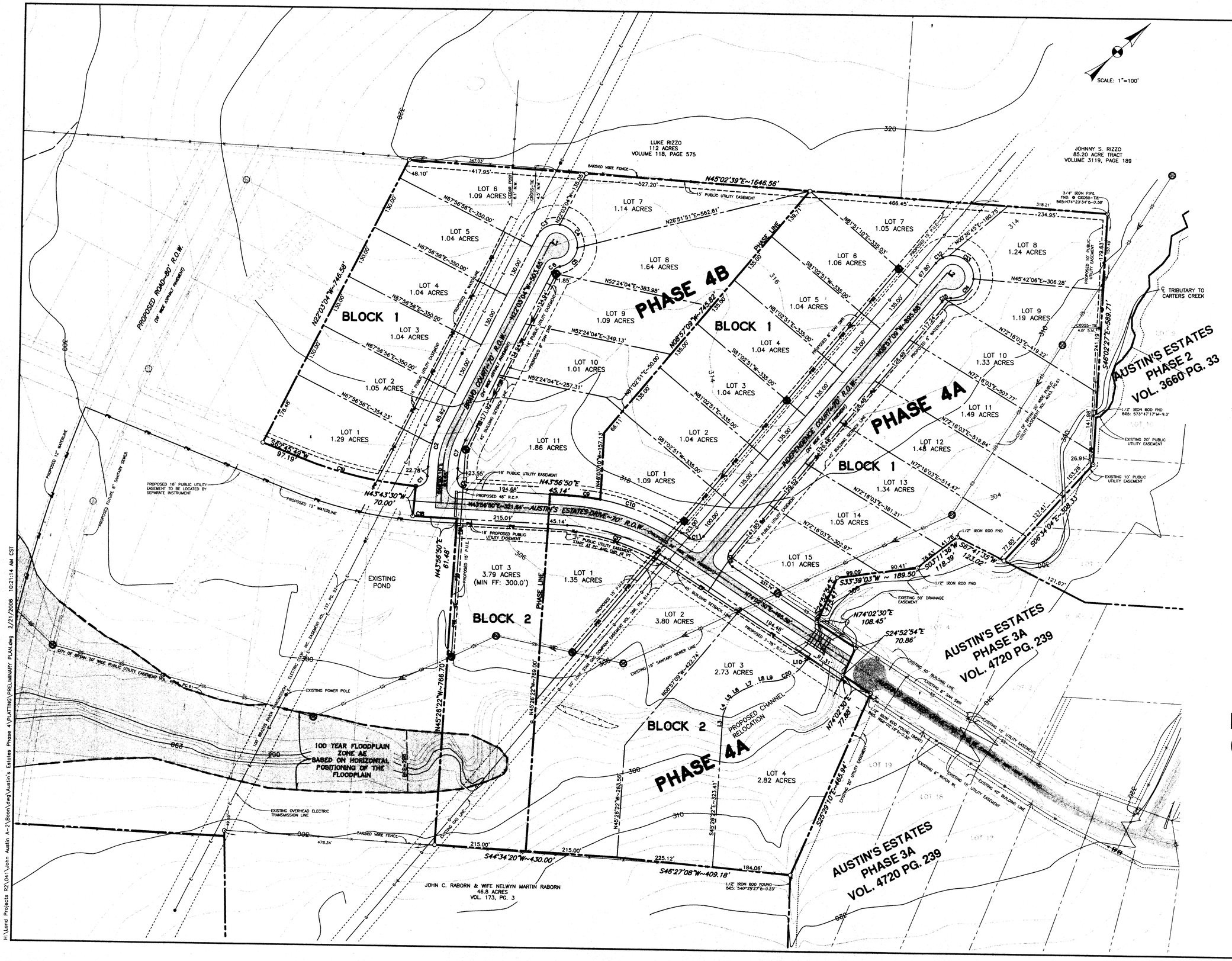

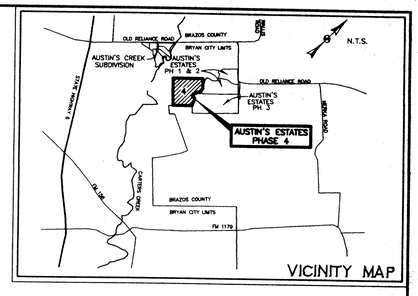

NOTES:

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. THIS 49.74 ACRE TRACT IS PART OF THE 88 JOINT VENTURE 405.01 AC. TRACT AS RECORDED IN VOL. 1029, PG. 850 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.

3. A 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.

4. THE FOLLOWING BUILDING SETBACKS APPLY:

FRONT	SIDE	REAR	SIDE STREET
45'	25'	15'	45'

5. A 5' WIDE GUY WIRE AND ANCHOR EASEMENT EXTENDING 20' BEYOND ANY UTILITY EASEMENT WILL BE GRANTED FOR GUY WIRES AND ANCHORS NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES.

6. PHASE ACREAGES:
   - PHASE 4A: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1–15 = 17.49 ACRES.
   - 4A: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1–3 = 10.7 ACRES
   - 4B: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1–11 = 13.29 ACRES.
   - 4B: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1 = 3.79 ACRES

8. 1/2" IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

9. WATER SERVICE FOR AUSTIN'S ESTATES PHASE 4 WILL BE PROVIDED BY WIXON SPECIAL UTILITY DISTRICT.

10. THE PROPOSED 12" WATERLINE WILL BE EXTENDED THROUGH AUSTIN'S COLONY SUBDIVISION BY OTHERS.

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	40.29'	25.00'	92°19'40"	N00°06'40"E~36.07'
C2	98.44'	235.00'	24°00'06"	S34°03'07"E~97.73'
C3	63.31'	50.00'	72°32'33"	S14°13'12"W~59.16'
C4	75.15'	50.00'	86°06'55"	N86°27'04"W~68.27'
C5	64.99'	50.00'	74°28'21"	N06°09'26"W~60.51'
C6	23.18'	25.00'	53°07'48"	S04°30'50"W~22.36'
C7	69.12'	165.00'	24°00'06"	S34°03'07"E~68.62'
C8	39.27'	25.00'	90°00'00"	N88°56'50"E~35.36'
C9	74.13'	535.00'	7°56'20"	S47°55'00"W~74.07'
C10	206.88'	535.00'	22°09'20"	S62°57'50"W~205.59'
C11	36.21'	25.00'	82°59'39"	N32°32'40"E~33.13'
C12	35.86'	50.00'	41°05'40"	S11°35'41"W~35.10'
C13	90.61'	50.00'	103°49'43"	S84°03'22"W~78.71'
C14	76.98'	50.00'	88°12'26"	N00°04'26"E~69.60'
C15	23.18'	25.00'	53°07'48"	S17°36'45"W~22.36'
C16	42.33'	25.00'	97°00'21"	S57°27'20"E~37.45'
C17	244.24'	465.00'	30°05'40"	S58°59'40"W~241.44'
C18	42.05'	1035.00'	2°19'40"	N45°06'40"E~42.05'
C19	277.71'	965.00'	16°29'19"	N54°31'10"E~276.75'
C20	91.87'	100.00'	52°38'16"	N10°21'38"E~88.67'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N67°56'56"E	15.00'
L2	N81°02'51"E	15.00'
L3	N44°16'27"W	34.78'
L4	N29°02'09"W	30.94'
L5	N11°08'26"W	18.19'
L6	N08°27'53"E	26.65'
L7	N16°26'36"E	45.15'
L8	N30°35'36"E	11.39'
L9	N36°40'46"E	19.06'
L10	N15°57'30"W	23.06'

PRELIMINARY PLAN (NOT FOR RECORD) OF AUSTIN'S ESTATES PHASE 4A & 4B

49.74 ACRES

JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
88 JOINT VENTURE – MARK CARRABBA
4104 HWY 21 EAST
BRYAN, TEXAS 77802
(936) 778-8850

SHEET 1 OF 1
SCALE: 1"=100' JANUARY, 2006

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

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Development & Engineering Services

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