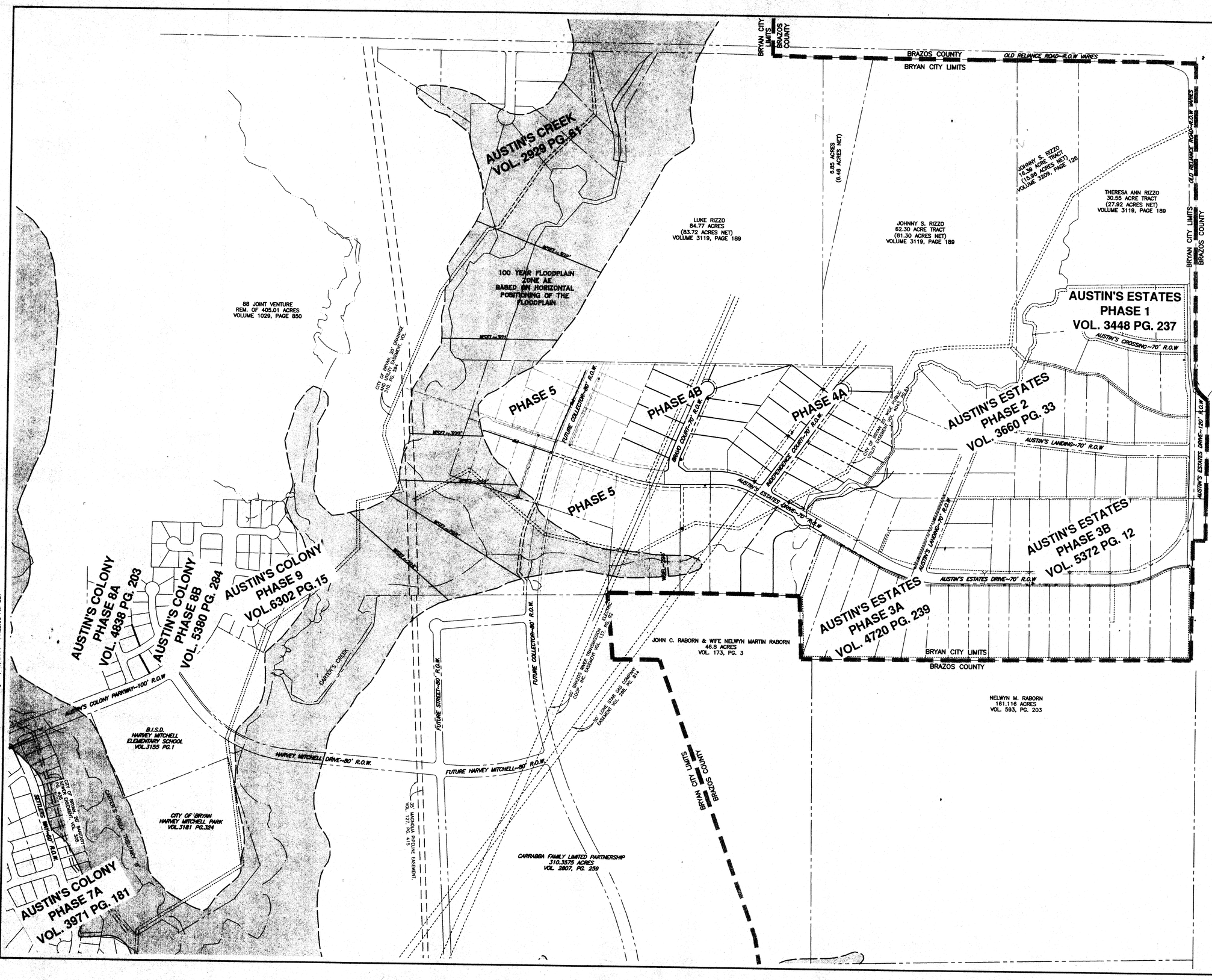

NOTES:

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. 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.

3. WATER SERVICE FOR AUSTIN'S ESTATES WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.

Received
APR 1 9 2006
Development & Engineering Services

MASTER PLAN (NOT FOR RECORD) OF AUSTIN'S ESTATES PHASES 1 - 5

282.9 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"=300' APRIL, 2006

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

MP06-05

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