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 49.60 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.

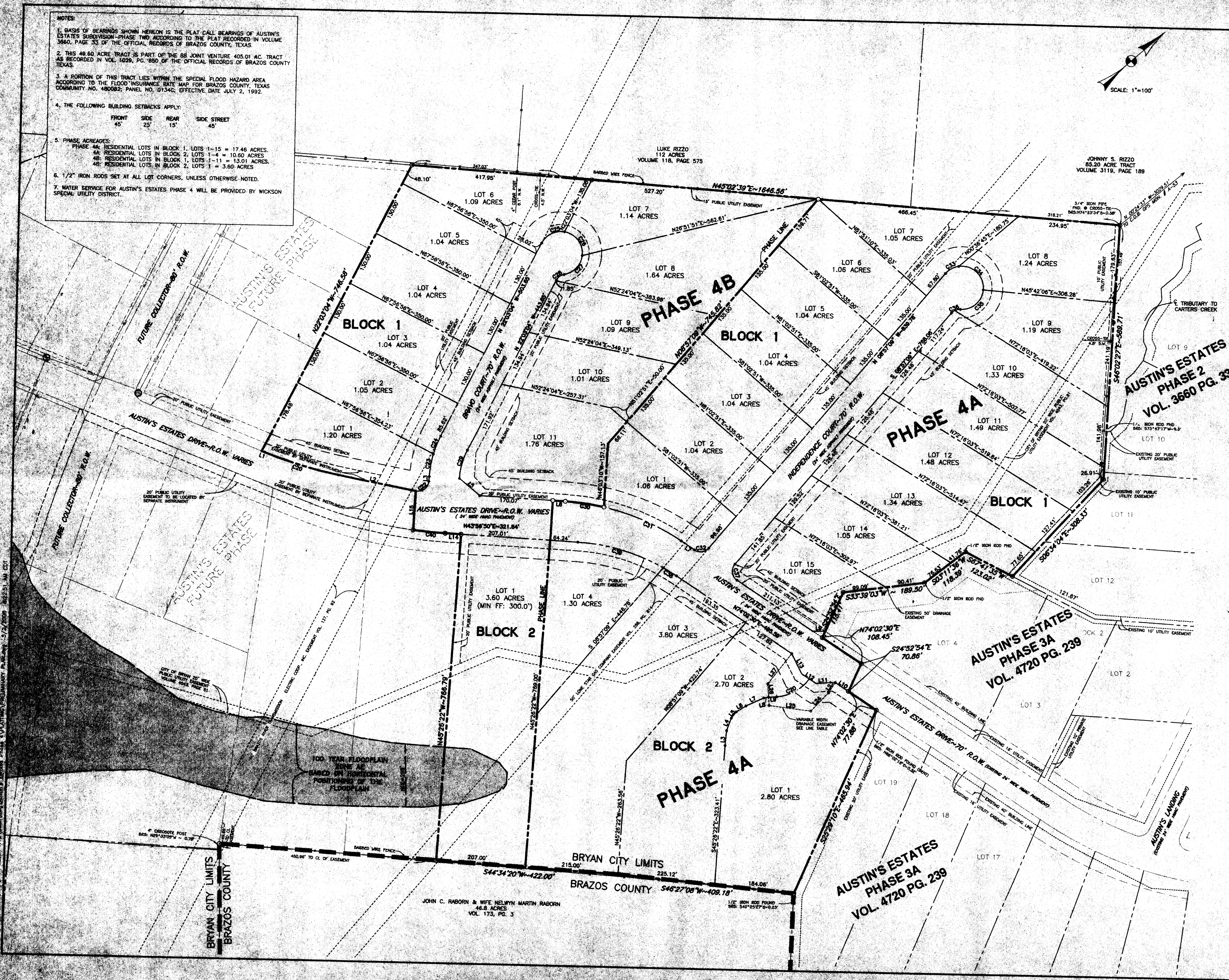
4. THE FOLLOWING BUILDING SETBACKS APPLY:

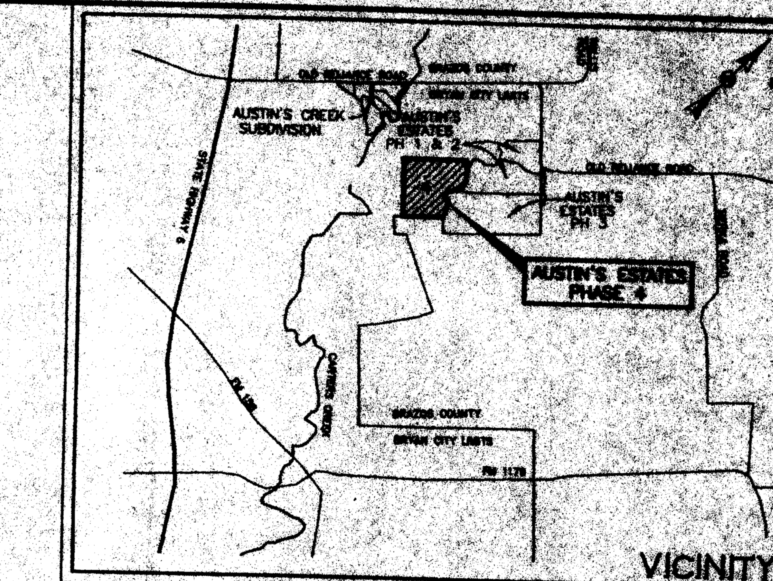
FRONT	SIDE	REAR	SIDE STREET
45'	25'	15'	45'

5. PHASE ACREAGES:
PHASE 4A: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1–15 = 17.46 ACRES.
4A: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1–4 = 10.60 ACRES
4B: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1–11 = 13.01 ACRES.
4B: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1 = 3.60 ACRES

6. 1/2" IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

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





LOT LINE TABLE:

LOT LINE	BEARING	DISTANCE
L1	N62°45'49"E	8.29'
L2	N52°14'12"E	183.41'
L3	N46°03'10"W	11.50'
L4	N67°56'56"E	15.00'
L5	N81°04'34"E	62.21'
L6	N43°56'50"E	29.19'
L7	N74°02'30"E	37.17'
L8	N81°02'51"E	15.00'
L9	N40°18'32"E	28.97'
L10	S74°02'30"W	37.93'
L11	S36°21'48"W	43.16'
L12	S74°02'30"W	40.41'
L13	N75°49'50"W	52.56'
L14	S43°56'50"W	37.08'
L15	N44°06'33"W	90.45'
L16	N44°16'27"W	34.78'
L17	N29°02'09"W	30.94'
L18	N11°08'26"W	18.19'
L19	N08°27'53"E	26.65'
L20	N16°26'36"E	45.15'
L21	N30°35'36"E	11.39'
L22	N36°40'46"E	19.06'

DRAINAGE EASEMENT METES:

LINE	BEARING	DISTANCE
L23	S15°57'30"E	28.12'
L24	S05°27'50"E	58.96'
L25	S47°45'43"W	97.29'
L26	N53°19'14"W	59.00'
L27	N11°22'03"W	89.71'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C20	177.30'	965.00'	10°31'37"	N57°30'01"E~177.05'
C22	42.89'	25.00'	98°17'23"	N03°05'31"E~37.82'
C23	53.80'	235.00'	13°07'00"	S39°29'40"E~53.68'
C24	44.65'	235.00'	10°53'06"	S27°29'37"E~44.58'
C25	63.31'	50.00'	72°32'33"	S14°13'12"W~59.16'
C26	75.15'	50.00'	86°06'55"	N86°27'04"W~68.27'
C27	64.99'	50.00'	74°28'21"	N06°09'26"W~60.51'
C28	23.18'	25.00'	53°07'48"	S04°30'30"W~22.36'
C29	69.12'	165.00'	24°00'06"	S34°03'07"E~68.62'
C30	90.26'	546.00'	9°28'17"	S48°40'58"W~90.16'
C31	196.53'	546.00'	20°37'23"	S63°43'49"W~195.47'
C32	36.21'	25.00'	82°59'39"	N32°32'40"E~33.13'
C33	35.86'	50.00'	41°05'40"	S11°35'41"W~35.10'
C34	90.61'	50.00'	103°49'43"	S84°03'22"W~78.71'
C35	76.98'	50.00'	88°12'26"	N00°04'26"E~69.60'
C36	23.18'	25.00'	53°07'48"	S17°36'45"W~22.36'
C37	42.33'	25.00'	97°00'21"	S57°27'20"E~37.45'
C38	36.01'	465.00'	4°26'11"	S71°49'25"W~36.00'
C39	208.24'	465.00'	25°39'29"	S56°46'34"W~206.50'
C40	74.23'	1035.00'	4°06'33"	N46°00'06"E~74.21'
C41	88.55'	100.00'	50°44'10"	N11°18'41"E~85.69'

Received
MAY 0 8 2006
Development & Engineering Services

FINAL PLAT OF AUSTIN'S ESTATES PHASE 4A & 4B

49.55 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 2
SCALE: 1"=100' APRIL, 2006

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

FP06-08 #2