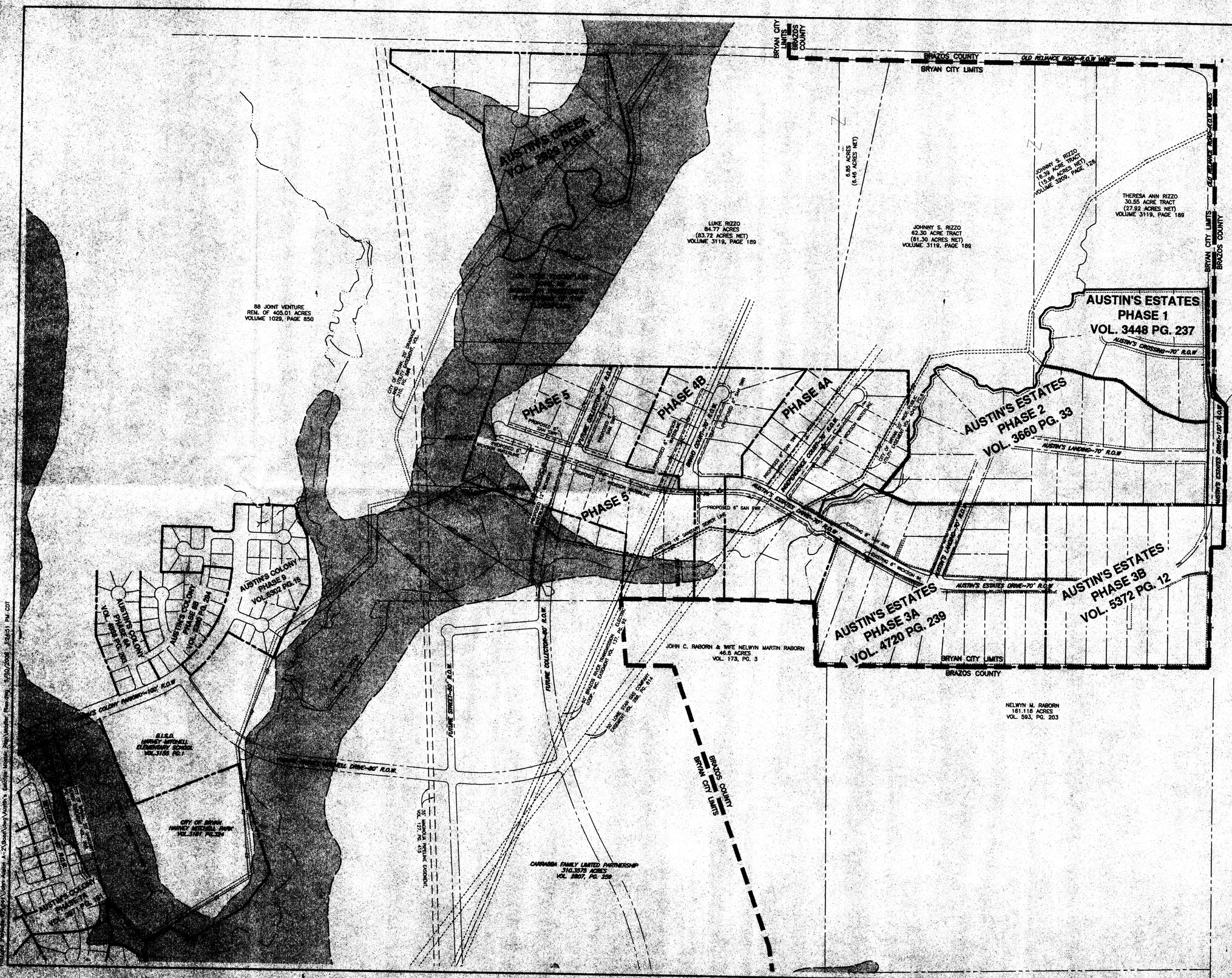

NOTES:

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.

4. SANITARY SEWER SERVICE WILL BE PROVIDE BY CITY OF BRYAN.

5. EXISTING AND PROPOSED PHASE ACREAGES:
   PHASE 1: 8 RESIDENTIAL LOTS IN 17.50 ACRES
   PHASE 2: 20 RESIDENTIAL LOTS IN 38.15 ACRES
   PHASE 3A: 19 RESIDENTIAL LOTS IN 40.59 ACRES
   PHASE 3B: 15 RESIDENTIAL LOTS IN 29.70 ACRES
   PHASE 4A: 19 RESIDENTIAL LOTS IN 31.02 ACRES
   PHASE 4B: 12 RESIDENTIAL LOTS IN 18.52 ACRES
   PHASE 5: 21 RESIDENTIAL LOTS IN 34.60 ACRES

Received
MAY 1 0 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 77805/979-823-9019

W# 05-0090