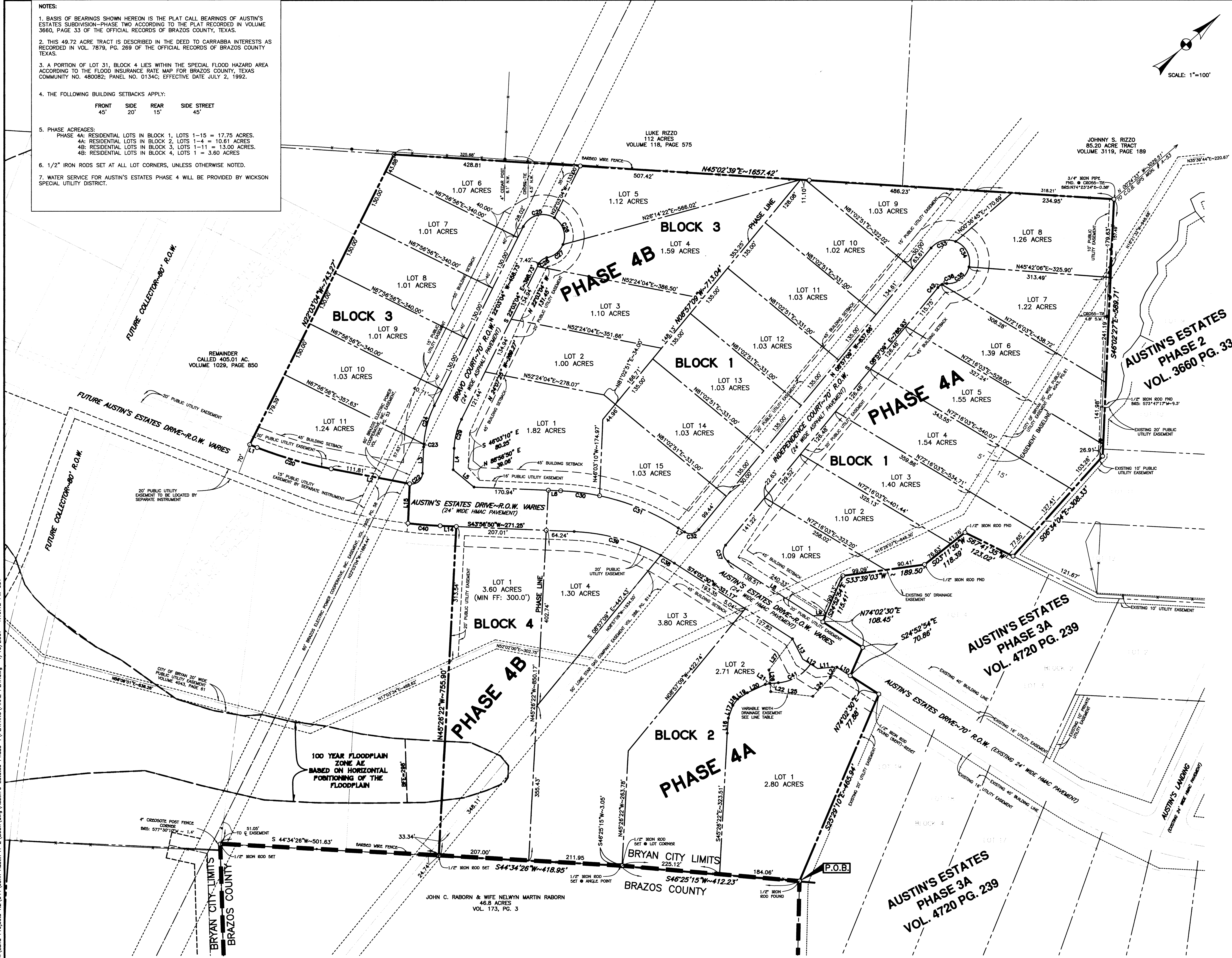
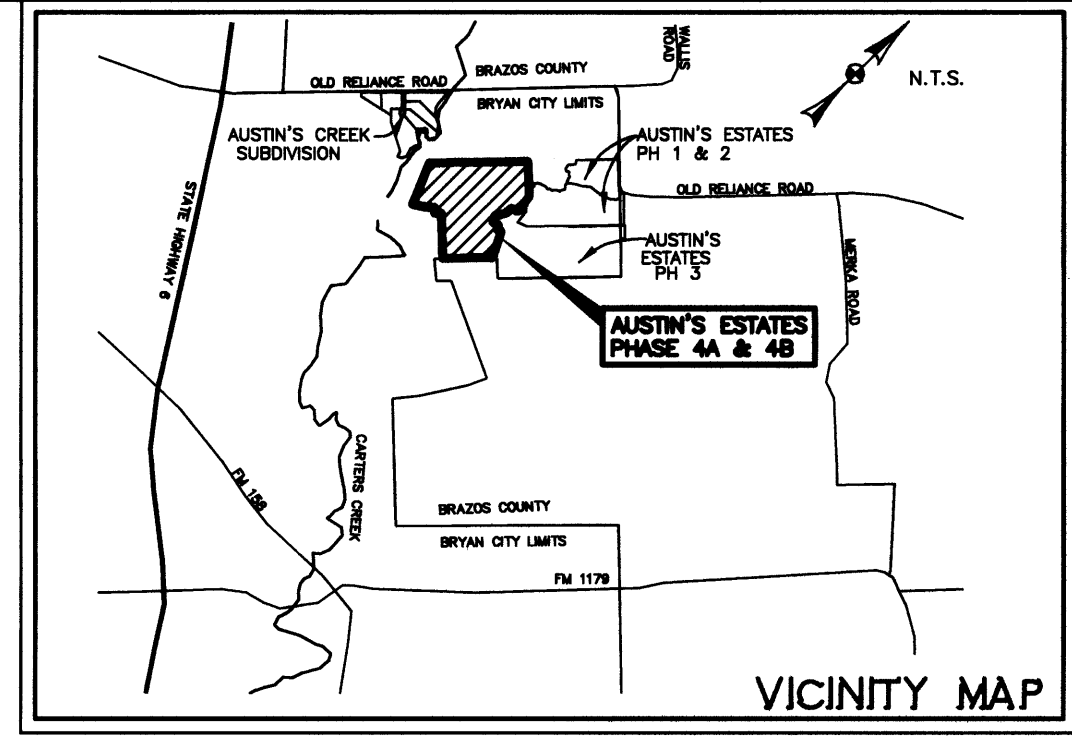
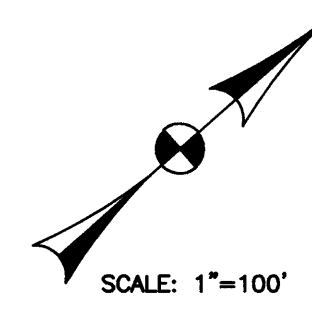


NOTES:

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 49.72 ACRE TRACT IS DESCRIBED IN THE DEED TO CARRABBA INTERESTS AS RECORDED IN VOL. 7879, PG. 269 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.
3. A PORTION OF LOT 31, BLOCK 4 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'	20'	15'	45'
5. PHASE ACREAGES:
 - PHASE 4A: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1-15 = 17.75 ACRES.
 - 4A: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1-4 = 10.61 ACRES.
 - 4B: RESIDENTIAL LOTS IN BLOCK 3, LOTS 1-11 = 13.00 ACRES.
 - 4B: RESIDENTIAL LOTS IN BLOCK 4, LOTS 1 = 3.60 ACRES.
6. 1/2" IRON ROD 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:	DRAINAGE EASEMENT METES:
			LINE BEARING DISTANCE
L1	S62°45'49"W	18.33'	L23 S15°57'30"E 28.12'
L2	S52°14'12"W	183.41'	L24 S05°27'50"E 58.96'
L3	N46°03'10"W	60.67'	L25 S4°45'43"W 97.29'
L4	S46°03'10"E	49.17'	L26 N5°31'14"W 50.00'
L5	N81°04'34"E	62.21'	L27 N11°22'03"W 89.71'
L6	N43°56'50"E	28.32'	
L7	N74°02'30"E	17.02'	
L8	N74°02'30"E	231.28'	
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	N45°59'30"W	90.65'	
L16	S44°16'27"E	34.78'	
L17	S29°02'09"E	30.94'	
L18	S11°08'26"E	18.19'	
L19	S08°27'53"W	26.65'	
L20	S16°26'36"W	45.15'	
L21	S30°35'36"W	11.39'	
L22	S36°40'46"W	19.06'	

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C20	177.30'	965.00'	10°31'37"	S57°30'01"W~177.05'
C22	42.89'	25.00'	98°17'23"	N03°05'31"E~37.82'
C23	6.85'	235.00'	1°40'11"	S45°13'05"E~6.85'
C24	91.60'	235.00'	22°19'56"	N33°13'02"W~91.02'
C25	83.55'	50.00'	95°44'21"	N25°49'07"E~74.16'
C26	69.89'	50.00'	80°05'36"	S66°15'55"E~64.34'
C27	50.00'	50.00'	57°17'51"	S02°25'49"W~47.94'
C28	23.18'	25.00'	53°07'48"	S04°30'50"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"	N48°40'58"E~90.16'
C31	196.53'	546.00'	20°37'23"	N63°43'49"E~195.47'
C32	36.21'	25.00'	82°59'39"	N32°32'40"E~33.13'
C33	62.24'	50.00'	71°19'31"	N26°42'36"E~58.30'
C34	72.09'	50.00'	82°36'48"	S76°19'14"E~66.01'
C35	69.11'	50.00'	79°11'30"	S04°34'54"W~63.74'
C36	11.63'	25.00'	26°39'54"	S30°50'42"W~11.53'
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"E~36.00'
C39	208.24'	465.00'	25°39'29"	S56°46'34"W~206.50'
C40	74.23'	1035.00'	4°06'33"	S46°00'06"W~74.21'
C41	88.55'	100.00'	50°44'10"	S11°18'41"W~85.69'
C42	11.55'	25.00'	26°27'55"	S04°16'48"W~11.45'

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

49.72 ACRES

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
CARRABBA INTERESTS
P.O. BOX 663
BRYAN, TEXAS 77806
(979) 778-8850
SHEET 1 OF 2
SCALE: 1"=100' APRIL, 2007

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

H:\Land Projects R2\041\John Austin A-2\Boon\dwg\Austin's Estates Phase 4\PLATTING\FINAL PLAT.dwg 4/10/2007 1:19:12 PM CDT

Austin's Estates - Phases 4A & 4B
49.72 Acre Tract
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 49.72 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being the 49.72 acre tract described in the deed from 88 Joint Venture, to Carrabba Interests, a Texas General Partnership as recorded in Volume 7879, Page 269, of the Official Records of Brazos County, Texas, and said 49.72 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of the 49.72 acre tract, same being an angle point corner of Lot 19, Block 4, Austin's Estates - Phase 3A, according to the plat recorded in Volume 4720, Page 239, of the Official Records of Brazos County, Texas, same being the north corner of the Raborn - called 46.8 acre tract described in the deed recorded in Volume 173, Page 03, of the Deed Records of Brazos County, Texas, from which a cross-tie fence corner bears N 44° 09' 33" W - 2.2 feet;

THENCE along a southeast line of the beforementioned 49.72 acre tract, same being the northwest line of the beforementioned 46.8 acre tract, adjacent to a fence, as follows:

S 46° 25' 15" W for a distance of 412.23 feet to a 1/2" iron rod set for angle point.
S 44° 34' 26" W for a distance of 418.95 feet to a 1/2" iron rod set at the South corner of the said 49.72 acre tract, from which a 1/2" iron rod set at an interior ell corner of the 405.010 acre tract described in teh deed to 88 Joint Venture recorded in Vol. 1029, Pg. 850 of the Deed Records of Brazos County, Texas, bears S 44° 34' 26" W - 501.63 feet;

THENCE along the Southwest line of the beforementioned 49.72 acre tract, as follows:

N 45° 26' 22" W for a distance of 755.90 feet to a 1/2" iron rod set in the southeast right-of-way line of proposed Austin's Estates Drive.
S 43° 56' 50" W for a distance of 37.08 feet to a 1/2" iron rod set at the beginning of a curve, concave to the northwest, having a radius of 1035.00 feet.
Southwesterly along said curve, for an arc length of 74.23 feet and corner, the chord bears S 46° 00' 06" W - 74.21 feet.
N 45° 59' 30" W for a distance of 90.65 feet to a 1/2" iron rod set in the northwest right-of-way of proposed Austin's Estates Drive.
S 52° 14' 12" W for a distance of 183.41 feet to a 1/2" iron rod set at the beginning of a curve, concave to the northwest, having a radius of 965.00 feet.
Southwesterly along said curve, for an arc length of 177.30 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 57° 30' 01" W - 177.05 feet.
S 62° 45' 49" W for a distance of 18.33 feet to a 1/2" iron rod set.
N 22° 03' 04" W for a distance of 743.27 feet to a 1/2" iron rod set in a northwest line of the 405.010 acre tract, same being in the southeast line of the Rizzo - called 112 acre (remainder) tract described in Volume 118, Page 575, of the Deed Records of Brazos County, Texas, and the west corner of the said 49.72 acre tract, said iron rod lying approximately 6 feet southeast of fence line;

THENCE N 45° 02' 39" E along the northwest line of the beforementioned 49.72 acre tract, same being the southeast line of the beforementioned 112 acre tract and the Rizzo - called 85.20 acre tract, Volume 3119, Page 189, of the Official Records of Brazos County, Texas, adjacent to a fence, at a distance of 1159.84 feet, pass a 1/2" iron rod found marking the south corner of the 85.20 acre tract, continue on for a total distance of 1657.42 feet to a north corner of the 49.72 acre tract, same being the interior ell corner of the 85.20 acre tract, from which a 1/2" iron pipe found at a cross-tie fence corner bears N 74° 23' 34" E - 0.38 feet;

THENCE S 46° 02' 27" E along a northeast line of the beforementioned 49.72 acre tract, same being the southerly southwest line of the beforementioned 85.20 acre tract, adjacent to a fence, at a distance of 479.17 feet, pass the west corner of Lot 10, Block 2 of Austin's Estates - Phase 2 according to the plat recorded in Volume 3660, Page 33, of the Official Records of Brazos County, Texas, continue on along the southwest line of Austin's Estates - Phase 2, for a total distance of 589.71 feet to a 1/2" iron rod found marking an angle point corner of Lot 11, Block 2, Austin's Estates - Phase 2;

THENCE S 06° 34' 04" E along the common line between the beforementioned 49.72 acre tract and the beforementioned Austin's Estates - Phase 2 for a distance of 308.33 feet to a 1/2" iron rod found marking the south corner of Lot 11, Block 2, Austin's Estates - Phase 2, same being in the northwest line of the beforementioned Austin's Estates - Phase 3A;

THENCE along the common line between the beforementioned 49.72 acre tract and the beforementioned Austin's Estates - Phase 3A, as follows:

S 67° 41' 35" W for a distance of 123.02 feet to a 1/2" iron rod found,
S 03° 11' 36" W for a distance of 118.39 feet to a 1/2" iron rod found,
S 33° 39' 03" W for a distance of 189.50 feet to a 1/2" iron rod found,
S 24° 52' 54" E for a distance of 115.41 feet to a 1/2" iron rod found marking the south corner of Lot 4, Block 2, Austin's Estates - Phase 3A in the proposed north right-of-way line of Austin's Estates Drive (70' right-of-way),
N 74° 02' 30" E along the proposed north right-of-way line of Austin's Estates Drive for a distance of 108.45 feet,
S 24° 52' 54" E for a distance of 70.86 feet to the south right-of-way line of Austin's Estates Drive,
N 74° 02' 30" E along the south right-of-way line of Austin's Estates Drive for a distance of 77.88 feet to a 1/2" iron rod found marking the west or northwest corner of Lot 19, Block 4, Austin's Estates - Phase 3A,
S 25° 29' 10" E along the southwest line of Lot 19, Block 4, Austin's Estates - Phase 3A, for a distance of 465.94 feet to the **PLACE OF BEGINNING**, containing 49.72 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, CARRABBA INTERESTS, Owners and Developers of the 49.72 Acres shown on this plat & designated Austin's Estates Phase Four A & Four B, being (Part of the 405.01) acre tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 7879, Page 269, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purpose identified.

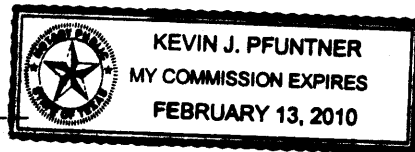
Mark Carrabba v.p.
Mark Carrabba, V.P.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mark Carrabba, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 11th day of APRIL, 2007.

Kevin J. Pfuntner
Notary Public, Brazos County, Texas



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 and was approved on the 12 day of April, 2007.

Bill Hull
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Art Hughes*, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 19th day of April, 2007, and same was duly approved on the 15th day of June, 2007 by said Commission.

Art Hughes
Chairman, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 12th day of April, 2007.

Kevin Russell
Planning Administrator, City of Bryan, Texas.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

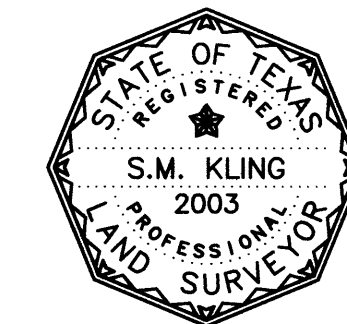
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 13 day of April, 2007, in the Official Records of Brazos County, Texas, in Volume 7912, Page 22-23.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas
By: Susie L. Cohen
Deputy Clerk

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003, April, 2007



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Filed for Record in:
BRAZOS COUNTY
On: Apr 13, 2007 at 02:11:00
As a
Plats
Document Number: 00959536
Amount 58.00
Receipt Number - 313587
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 Official Public records of:

BRAZOS COUNTY
as stamped hereon by me.
Apr 13, 2007

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

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

49.72 ACRES

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
CARRABBA INTERESTS
P.O. BOX 663
BRYAN, TEXAS 77806
(979) 778-8850

SHEET 2 OF 2
SCALE: 1"=100' APRIL, 2007

PREPARED BY:

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