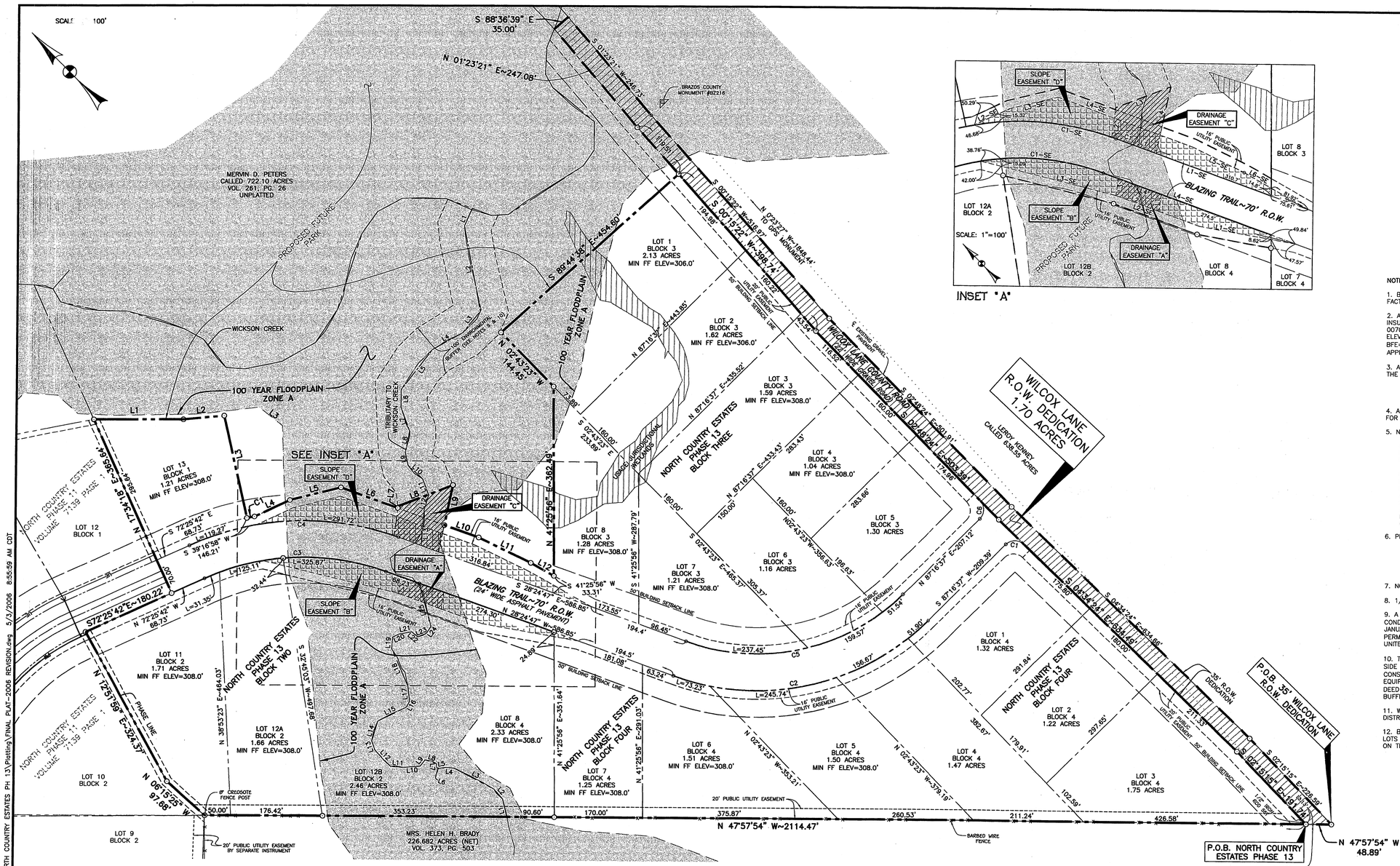
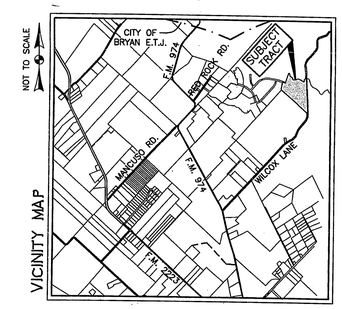


INSET "A"



VICINITY MAP

NOTES:

1. BEARINGS BASED ON GRID NORTH, NAD-83, TX. STATE PLANE-CENTRAL ZONE. DISTANCES ARE SURFACE. GRID FACTOR=0.999885445.

2. A PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0070C, MAP NO. 48041C0070C. EFFECTIVE DATE: JULY 2, 1992. FLOOD ZONE A – NO FEMA BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION DETERMINED BY BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR: BFE=300'. OBSERVED HIGH WATER MARK AT WILCOX LANE BRIDGE DUE TO MAY 13, 2006 RAINFALL WAS APPROXIMATELY 302.5'.

3. ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. THE FOLLOWING BUILDING SETBACKS APPLY:

FRONT	SIDE	REAR	SIDE STREET
50'	30'	30'	50'

4. 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.

5. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:

a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.

b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCROACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.

6. PHASE ACREAGES:
PHASE 13: RESIDENTIAL LOTS IN BLOCK 1, LOT 13 = 1.21 ACRES.
RESIDENTIAL LOTS IN BLOCK 2, LOTS 11, 12A–12B = 5.83 ACRES.
RESIDENTIAL LOTS IN BLOCK 3, LOTS 1–8 = 11.33 ACRES.
RESIDENTIAL LOTS IN BLOCK 4, LOTS 1–8 = 12.35 ACRES.
BLAZING TRAIL (70' R.O.W.) = 3.60 ACRES.

7. NORTH COUNTRY ESTATES PHASE 13 IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.

8. 1/2" IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.

9. A PRELIMINARY JURISDICTIONAL DETERMINATION OF WATERS OF THE UNITED STATES & ADJACENT WETLANDS WAS CONDUCTED AND SUBMITTED TO THE UNITED STATES ARMY CORPS OF ENGINEERS (U.S.A.C.E.) FOR ACCEPTANCE JANUARY 2003. A SUBSEQUENT MITIGATION PLAN WAS SUBMITTED AND APPROVED WITH A U.S.A.C.E. LETTER OF PERMISSION (PROJECT No. 200300012) FOR THE DISCHARGE OF DREDGED AND FILL MATERIAL INTO WATERS OF THE UNITED STATES JULY 2003.

10. THE 100' ENVIRONMENTAL BUFFER IS MEASURED FROM THE CENTERLINE OF THE CREEK CHANNEL TO 50' EITHER SIDE OF THE CHANNEL. IT IS DEFINED AS AN AREA LEFT IN IT'S NATURAL STATE TO BUFFER ANY IMPACT CONSTRUCTION/DEVELOPMENT MAY HAVE ON THE U.S.A.C.E. JURISDICTIONAL WATERS OF TF THE U.S. NO CONSTRUCTION EQUIPMENT OR ACTIVITIES ARE ALLOWED IN THIS AREA EXCEPT AS ALLOWED BY THE U.S.A.C.E. THIS AREA WILL BE DEED RESTRICTED TO PREVENT DISTURBANCE OF IT'S NATURAL STATE. SHOULD SEDIMENT TRANSPORT INTO THE BUFFER AREA BE NOTICED, SILT FENCING IS TO BE INSTALLED ALONG THE LIMITS OF ANY CONSTRUCTION.

11. WATER SERVICE FOR NORTH COUNTRY ESTATES PHASE 13 WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.

12. BASED ON THE DETERMINATION OF JURISDICTIONAL WATERS OF THE U.S. & ADJACENT WETLANDS, LOTS 1–3 BLOCK 3 AND LOTS 7–8 BLOCK 3 HAVE BEEN DETERMINED TO HAVE U.S.A.C.E. JURISDICTIONAL WETLANDS ON THEM. PROPERTY OWNERS MUST COMPLY WITH U.S.A.C.E. REQUIREMENTS APPLICABLE TO THESE AREAS.

INDICATES BLAZING TRAIL VARIABLE WIDTH SLOPE EASEMENT

INDICATES BLAZING TRAIL VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

INDICATES WILCOX LANE 35' WIDE RIGHT OF WAY DEDICATION.

PH. 13 BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	14.84'	551.00'	1°32'37"	S58°55'15"E~14.84'

PH. 13 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S48°08'05"E	171.49'
L2	S53°21'05"E	78.12'
L3	S29°01'30"W	201.11'
L4	S73°05'41"E	74.57'
L5	S61°58'24"E	100.98'
L6	S28°24'47"E	115.87'
L7	N49°23'25"E	3.49'
L8	S69°21'43"E	112.77'
L9	S53°51'34"W	78.02'
L10	S28°24'47"E	70.11'
L11	S22°20'15"E	110.72'
L12	S18°37'17"E	51.24'

PH. 13 R.O.W. CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.46'	25.00'	88°09'00"	S48°38'54"E~34.78'
C2	527.54'	470.00'	64°18'37"	N60°34'05"W~500.28'
C3	357.22'	465.00'	44°00'55"	N50°25'14"W~348.50'
C4	410.99'	535.00'	44°00'55"	S50°25'14"E~400.96'
C5	448.97'	400.00'	64°18'37"	S60°34'05"E~425.77'
C6	39.31'	25.00'	90°05'00"	N42°14'06"E~35.38'

LOT 1 BLOCK 1, & LOTS 3 & 4 BLOCK 4 LINE TABLE

LINE	BEARING	DISTANCE
L1	S65°59'43"W	36.98'
L2	S31°02'37"W	165.34'
L3	S81°32'55"W	52.78'
L4	N77°04'36"W	65.34'
L5	S79°43'37"W	97.67'
L6	S42°23'43"W	33.45'
L7	S21°30'51"W	49.03'
L8	S53°04'32"W	41.49'
L9	S29°45'41"W	25.40'
L10	S05°15'11"E	38.06'
L11	S20°16'53"W	32.80'
L12	S58°25'20"W	30.51'
L13	S46°15'27"W	67.63'

DRAINAGE EASEMENT "A" LINE TABLE (0.064 ACRE)

LINE	BEARING	DISTANCE
L1	S49°12'29"W	32.70'
L2	N28°24'47"W	87.55'
L3	N49°12'29"E	32.70'
L4	S28°24'47"E	87.55'

SLOPE EASEMENT "B" LINE TABLE (0.372 ACRE)

LINE	BEARING	DISTANCE
L1-SE	N38°12'36"W	187.71'
L2-SE	N28°24'47"W	170.05'
L3-SE	N34°29'49"W	267.94'
L4-SE	S28°24'47"E	392.37'

SLOPE EASEMENT "B" CURVE TABLE (0.372 ACRE)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1-SE	239.52'	465.00'	29°30'47"	N43°10'10"W~236.88'

DRAINAGE EASEMENT "C" LINE TABLE (0.198 ACRE)

LINE	BEARING	DISTANCE
L1	N28°24'47"W	81.67'
L2	N49°12'29"E	56.50'
L3	S69°21'43"E	112.77'
L4	S53°51'34"W	130.20'

DRAINAGE EASEMENT "C" CURVE TABLE (0.198 ACRE)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	8.89'	535.00'	0°57'08"	N28°53'21"W~8.89'

SLOPE EASEMENT "D" LINE TABLE (0.440 ACRE)

LINE	BEARING	DISTANCE
L1-SE	N28°24'47"W	392.45'
L2-SE	S73°05'41"E	75.12'
L3-SE	S61°58'24"E	94.60'
L4-SE	S28°24'47"E	275.22'
L5-SE	S22°20'15"E	109.35'
L6-SE	S18°37'17"E	141.86'

SLOPE EASEMENT "D" CURVE TABLE (0.440 ACRE)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1-SE	275.58'	535.00'	29°30'47"	N43°10'10"W~272.54'

LOT LINE TABLE FOR LOT 12B BLOCK 2 & LOT 8 BLOCK 4

LINE	BEARING	DISTANCE
L1	N28°01'28"E	35.32'
L2	N00°05'13"E	25.11'
L3	N20°51'40"W	86.68'
L4	N42°34'22"W	15.87'
L5	N58°02'12"W	12.63'
L6	N29°15'37"W	4.91'
L7	N36°16'52"E	8.02'
L8	N30°40'30"W	22.35'
L9	S80°08'36"W	15.13'
L10	N52°55'48"W	32.16'
L11	N43°39'07"W	25.21'
L12	N02°14'20"W	42.95'
L13	N22°21'11"E	18.27'
L14	N58°44'02"E	39.21'
L15	S74°18'24"E	60.50'
L16	N71°21'03"E	12.96'
L17	N34°53'20"E	29.46'
L18	N17°43'35"E	76.32'
L19	N46°12'46"E	22.52'
L20	S74°05'47"E	13.42'
L21	S58°37'11"E	24.91'
L22	S08°43'12"E	15.11'
L23	S70°18'21"E	17.23'
L24	N76°46'07"E	15.98'
L25	N26°27'29"E	85.91'

FINAL PLAT
OF
NORTH COUNTRY ESTATES PHASE THIRTEEN

34.32 ACRES

G. H. COLEMAN SURVEY, A–10
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
MERVIN D. PETERS & NORTH COUNTRY DEVELOPMENT, L.L.C.
1004 WOODHAVEN CIR.
COLLEGE STATION, TEXAS 77840
(979) 846–0575

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

FP05-22

H:\Land Projects R2\041\Coleman GH A-10\North Country-Estates-NAD-83\dwg\NORTH COUNTRY ESTATES PH 13\Plotting\FINAL PLAT-2006 REVISION.dwg 5/3/2006 8:55:59 AM CDT