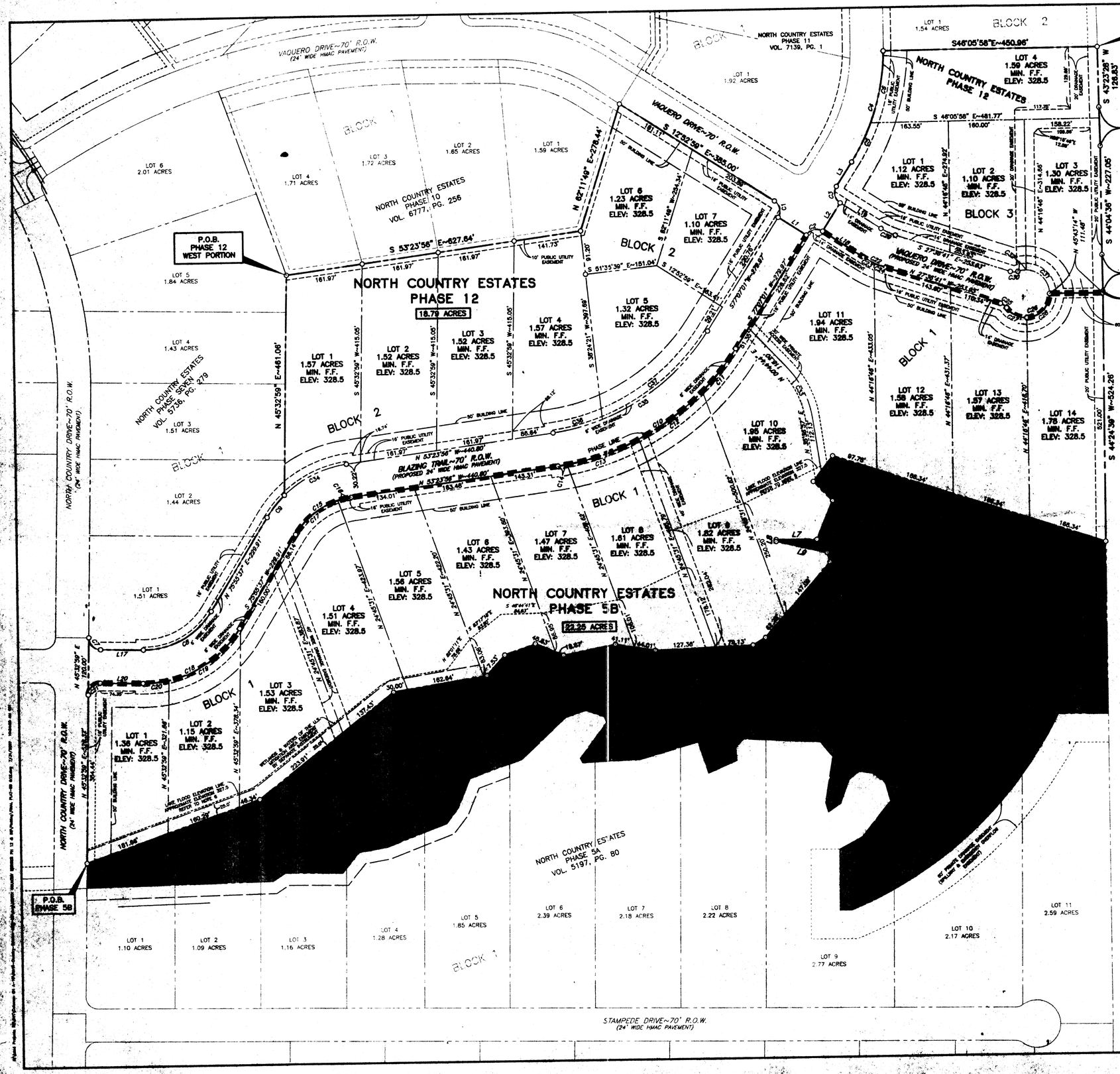
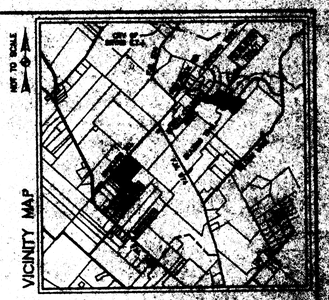




BOUNDRY METES:

LINE	BEARING	DISTANCE
L1	S12°52'59"E	70.00'
L2	N77°07'01"E	70.00'
L3	N77°07'01"E	60.59'
L4	S82°43'04"W	67.33'
L5	S00°49'33"E	57.35'
L6	S67°32'36"W	88.10'
L7	N45°15'10"W	85.82'
L8	S45°59'14"W	4.08'
L9	S32°46'33"E	110.62'
L10	S28°02'21"W	20.81'
L11	N75°40'54"W	30.47'
L12	N35°41'43"W	85.12'
L13	N56°47'59"W	111.61'
L14	N23°04'09"W	64.50'
L15	N64°58'20"W	68.63'
L16	S85°56'39"W	57.06'
L17	S44°27'01"E	90.35'
L18	S12°52'59"E	101.54'
L19	N12°52'59"W	101.54'
L20	N44°27'01"W	90.35'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	S32°07'01"W~35.36'
C2	39.27'	25.00'	90°00'00"	S57°52'59"E~35.36'
C3	39.27'	25.00'	90°00'00"	N32°07'01"E~35.36'
C4	245.07'	435.00'	32°16'44"	N60°58'39"E~241.84'
C5	91.43'	435.00'	12°02'36"	N71°05'43"E~91.27'
C6	153.63'	435.00'	20°14'09"	N54°57'21"E~152.84'
C7	39.27'	25.00'	90°00'00"	S00°32'59"W~35.36'
C8	171.70'	165.00'	59°37'22"	S74°15'42"E~164.06'
C9	59.22'	238.00'	14°26'20"	N83°08'47"E~59.06'
C10	462.06'	535.00'	49°29'03"	N78°08'27"W~447.83'
C11	113.79'	535.00'	12°11'11"	S83°12'36"W~113.58'
C12	167.54'	535.00'	17°56'34"	N81°43'31"W~166.86'
C13	160.63'	535.00'	17°12'10"	N64°09'09"W~160.03'
C14	20.10'	535.00'	2°09'08"	N54°28'30"W~20.09'
C15	145.93'	165.00'	50°40'27"	N78°44'09"W~141.22'
C16	29.08'	165.00'	10°05'56"	N58°28'54"W~29.04'
C17	116.85'	165.00'	40°34'31"	N83°47'07"W~114.42'
C18	244.54'	235.00'	59°37'22"	N74°15'42"W~233.66'
C19	189.39'	235.00'	46°10'33"	N80°59'06"W~184.31'
C20	55.15'	235.00'	13°26'49"	N51°10'25"W~55.03'
C21	39.27'	25.00'	90°00'00"	N89°27'01"W~35.36'
C22	51.41'	200.00'	14°43'42"	S20°14'50"E~51.27'
C23	28.08'	200.00'	7°28'14"	S16°37'06"E~28.06'
C24	25.33'	200.00'	7°15'28"	S23°58'57"E~25.32'
C25	16.09'	25.00'	36°52'12"	S09°10'35"E~15.81'
C26	126.52'	50.00'	144°58'44"	S63°13'52"E~95.37'
C27	49.46'	50.00'	56°40'27"	S19°04'43"E~47.47'
C28	77.06'	50.00'	88°18'17"	N88°25'55"E~69.66'
C29	33.42'	130.00'	14°43'42"	S20°14'50"E~33.33'
C30	16.09'	25.00'	36°52'12"	S46°02'47"E~15.81'
C31	94.91'	50.00'	108°45'39"	S10°06'03"E~81.29'
C32	17.85'	50.00'	20°27'22"	S54°15'12"E~17.76'
C33	121.72'	200.00'	34°52'13"	N18°10'50"E~119.85'
C34	148.62'	235.00'	36°14'07"	S71°30'59"E~146.16'
C35	401.60'	465.00'	49°29'03"	S78°08'27"E~389.24'
C36	108.10'	465.00'	13°19'09"	S60°03'30"E~107.85'
C37	293.51'	465.00'	36°09'54"	S84°48'02"E~288.66'

NOTES:

1. BEARINGS BASED ON PLAT CALL BEARINGS OF NORTH COUNTRY ESTATES PHASE 5A ACCORDING TO THE PLAT RECORDED IN VOL. 5197, PAGE 80 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. NO 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.

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 SUBCHAPTER 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD SHALL 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.

c.) ALL OSSF SEPTIC TANKS MUST BE INSTALLED AT LEAST 50' FROM THE WATER'S EDGE OF THE PRIVATE LAKE. ALL DISPOSAL FIELDS MUST BE AT LEAST 75' FROM THE WATER'S EDGE. THE EDGE OF ANY SPRAY FIELD MUST BE AT LEAST 50' FROM THE WATER'S EDGE.

6. PHASE ACREAGES:
PHASE 5B: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-14 = 22.25 ACRES.

PHASE 12: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1-7 = 9.83 ACRES.
RESIDENTIAL LOTS IN BLOCK 3, LOTS 18-18 = 5.11 ACRES.

BLAZING TRAIL = 3.03 ACRES
VAQUERO DRIVE = 0.82 ACRES

7. NORTH COUNTRY ESTATES PHASES 5B & 12 ARE LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.

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

9. WATER SERVICE FOR NORTH COUNTRY ESTATES PHASES 5B & 12 WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.

10. ALL DRAINAGE EASEMENTS ARE TO REMAIN FREE FROM OBSTRUCTIONS, INCLUDING FENCING, TO ALLOW FOR PROPER CONVEYANCE OF STORM WATER.

11. THE LAKE FLOOD ELEVATION LINE SHOWN AT ELEVATION 327.5 IS TO DELINEATE AN AREA OF POSSIBLE WATER INUNDATION DURING A FLOOD EVENT. STRUCTURES BUILT WITHIN THE LIMITS OF THIS AREA SHOULD HAVE A MINIMUM FINISHED FLOOR OF 2.5 FEET ABOVE THE CONCRETE EMERGENCY SPILLWAY WHICH HAS A PLAN ELEVATION=326.0' AND IS LOCATED AT THE WEST END OF THE DAM ON LOT 9, BLOCK 1, PHASE 5A.

FINAL PLAT
OF
NORTH COUNTRY ESTATES
PHASES 5B AND 12

41.04 ACRES

G. H. COLEMAN SURVEY, A-10
BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
NORTH COUNTRY DEVELOPMENT, L.L.C.
FRANK DUCHMASCLO
1004 WOODHAVEN CIRCLE
COLLEGE STATION, TEXAS 77840
(979) 846-0575

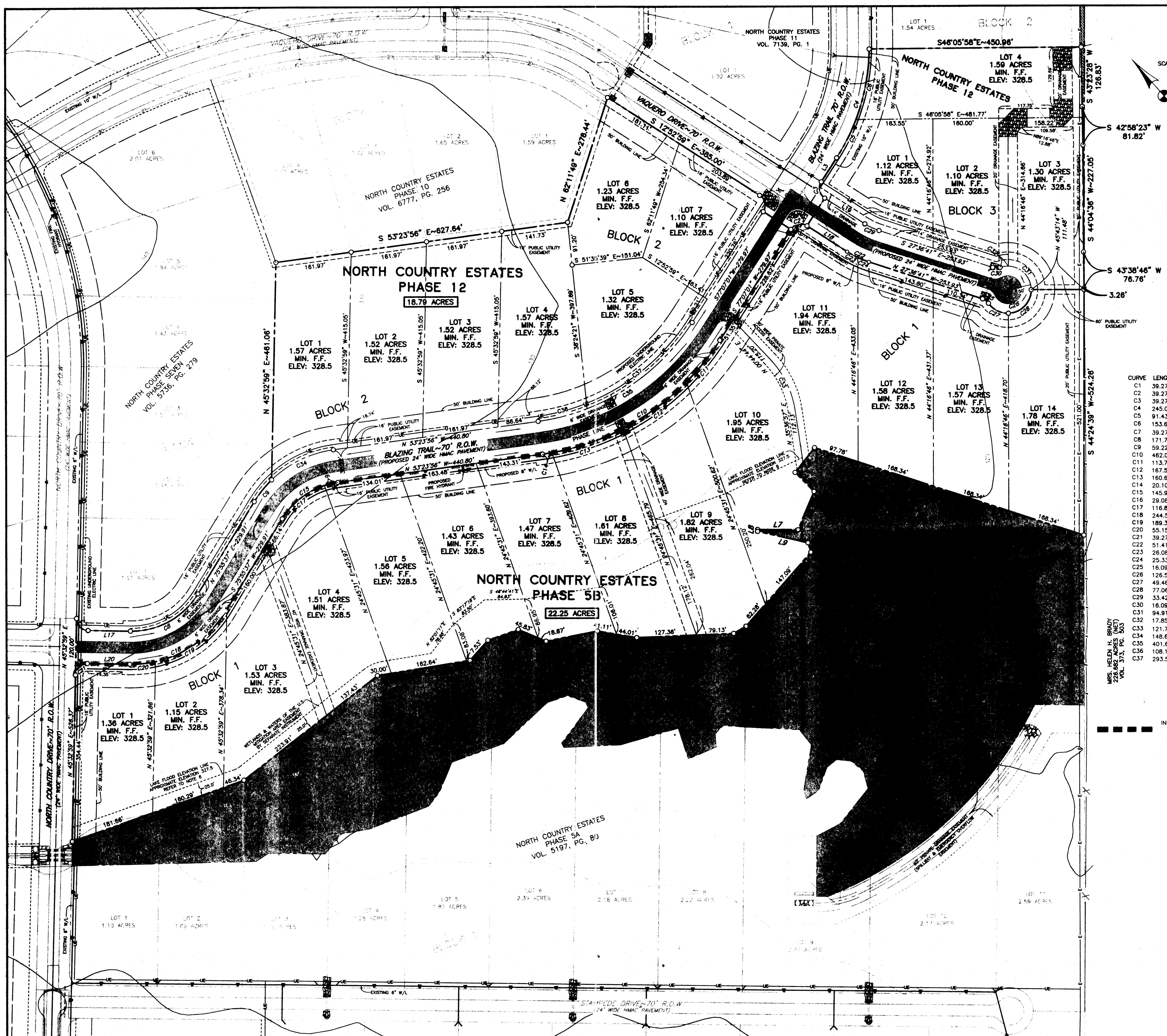
SHEET 1 OF 2

SCALE: 1"=100' JULY, 2007

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-0212

Received
AUG 01 2007
Development & Engineering Services



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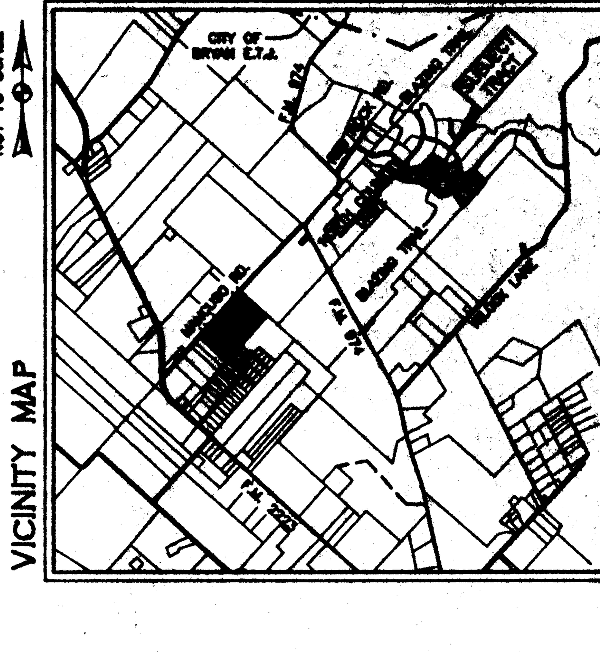

CURVE TABLE:

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C33	121.72'	200.00'	34°52'13"	N18°10'50"E~119.85'
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NOTES:

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■ ■ ■ ■ INDICATES COMMON LINE BETWEEN PHASE 5B & PHASE 12 (PHASE LINE)

PRELIMINARY PLAN
OF
NORTH COUNTRY ESTATES
PHASES 5B AND 12

41.04 ACRES

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

OWNED AND DEVELOPED BY:
NORTH COUNTRY DEVELOPMENT, L.L.C.
FRANK DUCHMASCLO
1004 WOODHAVEN CIRCLE
COLLEGE STATION, TEXAS 77840
(979) 846-0575

SHEET 1 OF 1
SCALE: 1"=100' JULY, 2007

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

Received
AUG 01 2007
Development & Engineering Services

H:\Land Projects R2\041\Coleman GH A-10\North-Country-Estates-NAD-83\dwg\NORTH COUNTRY ESTATES PH 12 & 5B\Plotting\PRELIMINARY PLAT-5B &12.dwg 8/1/2007 11:04:52 AM CDT