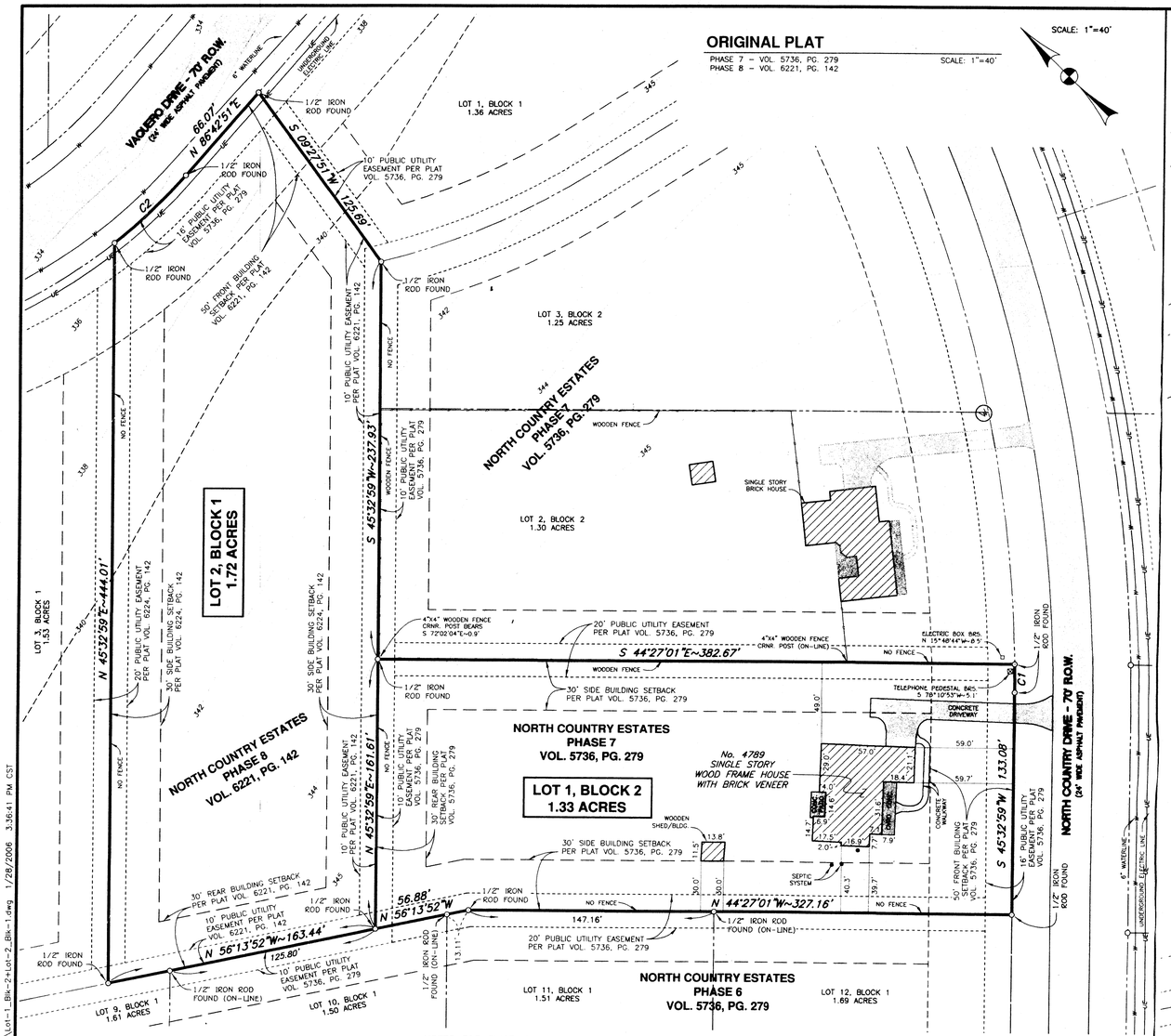
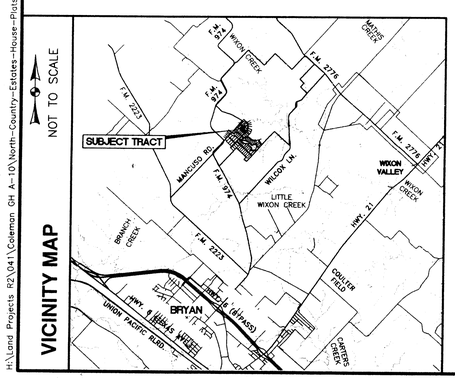


CURVE TABLE					
C #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	111°23'	815.00'	16.92'	N44°57'18"E	16.92'
C2	10°04'43"	335.00'	58.93'	S88°14'48"E	58.85'



NOTES FOR EXISTING CONDITIONS:

1. BEARINGS ARE BASED ON THE PLAT BEARINGS FOR NORTH COUNTRY PHASE 3 AS RECORDED IN VOL. 4610, PG. 33 OF THE OFFICIAL 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. (LOT 1, BLOCK 2, PHASE 7) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, GF No. 141489, EFFECTIVE DATE: NOVEMBER 18, 2006, TO WIT THE FOLLOWING COMMENTS:

c.) EASEMENTS AND BUILDING LINES AS SHOWN OF RECORD ON PLAT OF NORTH COUNTRY ESTATES, PHASE SEVEN, RECORDED IN VOL. 5736, PG. 279, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

d.) RIGHT OF WAY – CITY OF BRYAN ELECTRICAL EASEMENT – VOLUME 98, PAGE 339 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS EASEMENT HAS NO DEFINED WIDTH OR LOCATION (BLANKET). NO EVIDENCE WAS FOUND OF AN ELECTRIC LINE HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS INSTRUMENT (1938). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

e.) 80' RIGHT OF WAY EASEMENT – STATE OF TEXAS – VOL. 139, PG. 507 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS EASEMENT ESTABLISHES THE RIGHT OF WAY OF F.M. 974 WHICH LIES APPROXIMATELY 900' AT ITS CLOSEST POINT FROM PHASES 6 & 7 OF NORTH COUNTRY ESTATES. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

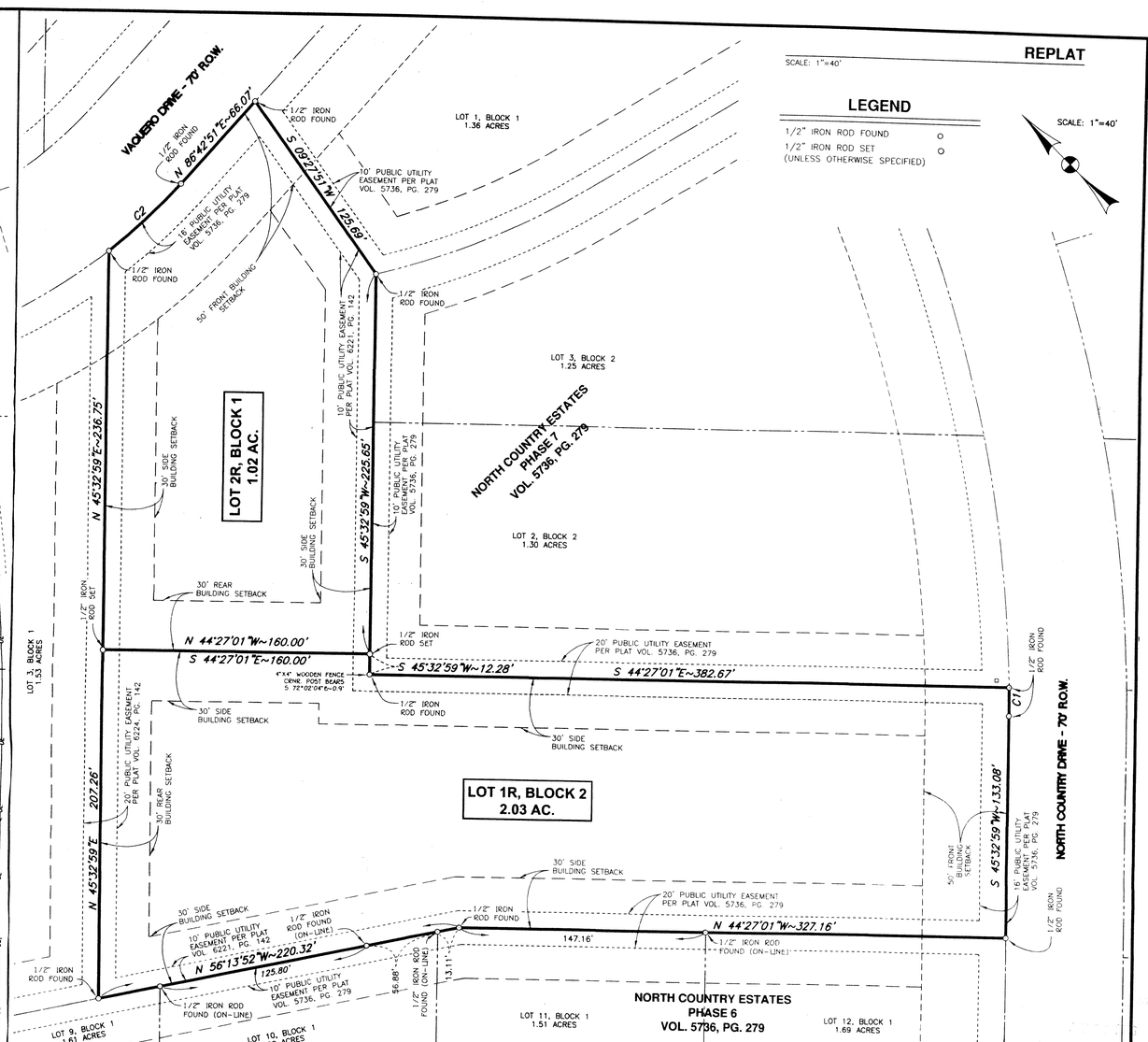
NOTES FOR EXISTING CONDITIONS (Continued):

f.) RIGHT OF WAY EASEMENT – DIAMOND SHAMROCK CORPORATION – VOLUME 285, PAGE 545 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS EASEMENT HAS NO DEFINED WIDTH OR LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

g.) 20' WIDE RIGHT OF WAY EASEMENT – WIXON WATER SUPPLY CORPORATION – VOLUME 310, PAGE 12 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THE LOCATION OF THIS EASEMENT IS THE "CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED." NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

H.) 15' WIDE RIGHT OF WAY EASEMENT – WIXON WATER SUPPLY CORPORATION – VOLUME 511, PAGE 760 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THE LOCATION OF THIS EASEMENT IS THE "CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED." NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

4. (LOT 2, BLOCK 1, PHASE 8) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE. NO ADDITIONAL RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.



NOTES FOR REPLAT:

1. BEARINGS ARE BASED ON THE PLAT BEARINGS FOR NORTH COUNTRY PHASE 3 AS RECORDED IN VOL. 4610, PG. 33 OF THE OFFICIAL 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. 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.

4. 1/2" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

5. MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:

50' FRONT
30' SIDE
30' REAR

REPLAT

OF

LOT 1, BLOCK 2, PHASE 7
& LOT 2, BLOCK 1, PHASE 8
OF NORTH COUNTRY ESTATES
VOL. 5736, PG. 279 (PH. 7)
& VOL. 6221, PG. 142 (PH. 8)

3.05 ACRES

GREEN H. COLEMAN SURVEY, A-10

BRAZOS COUNTY, TEXAS

SCALE: 1"=40' JANUARY, 2006

OWNED AND DEVELOPED BY:

PAUL & NANNETTE POPE
4789 NORTH COUNTRY DRIVE
BRYAN, TEXAS 77808
(979) 778-2959

&

RAMON & JO ANN GOFORTH
640 THE MEADOWS PARKWAY
DESOTO, TEXAS 75115
(972) 274-5433

PAGE 1 OF 2

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

H:\Land Projects R2\041\Coleman GH A-10\North-Country-Estates-House-Plats\Replat-Lot-Ph_7-8\Lot-1_Blk-2+Lot-2_Blk-1.dwg 1/28/2006 3:36:41 PM CST

RP 06-01