

- NOTES:
- BEARINGS BASED ON GRID NORTH, NAD-83, TX. STATE PLANE-CENTRAL ZONE. DISTANCES ARE SURFACE GRID FACTOR=0.999885445.
  - 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'.
  - 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'
  - 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.
  - NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
    - 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.
    - 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 ENCRUGH 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.
  - PHASE ACRES:
 

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.
  - NORTH COUNTRY ESTATES PHASE 13 IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.
  - 1/2" IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.
  - 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.
  - 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 ITS NATURAL STATE TO BUFFER ANY IMPACT CONSTRUCTION/DEVELOPMENT MAY HAVE ON THE U.S.A.C.E. JURISDICTIONAL WATERS OF 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 ITS NATURAL STATE. SHOULD SEDIMENT TRANSPORT INTO THE BUFFER AREA BE NOTICED, SILT FENCING IS TO BE INSTALLED ALONG THE LIMITS OF ANY CONSTRUCTION.
  - WATER SERVICE FOR NORTH COUNTRY ESTATES PHASE 13 WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.
  - 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.

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	115.88'
L7	N49°12'29"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'	89°00'00"	N48°38'54"W~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'

TRIBUTARY TO WICKSON CREEK, 100' ENVIRONMENTAL BUFFER

LINE	BEARING	DISTANCE
L1	S20°16'53"W	0.74'
L2	S58°25'20"W	30.51'
L3	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"	S43°10'10"E~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	316.84'
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	23.11'
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	N00°08'16"W	13.96'
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	N07°21'03"W	13.96'
L17	N04°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

H:\Land Projects R2\041\Coleman GH A-10\North-Country-Estates-NAD-83.dwg (NORTH COUNTRY ESTATES PH 13) Picting\FINAL PLAT-2006 REVISION.dwg 7/3/2006 1:09:35 PM CDT

North Country Estates - Phase 13  
34.32 Acre Tract  
G. H. Coleman Survey, A-10  
Brazos County, Texas

Field notes of a 34.32 acre tract or parcel of land, lying and being situated in the G. H. Coleman Survey, Abstract No. 10, Brazos County, Texas, and being part of the called 722.10 acre composite tract described in the deed from E. E. Peters to Mervin Dansby Peters as recorded in Volume 261, Page 26, of the Deed Records of Brazos County, Texas, and said 34.32 acre tract being more particularly described as follows:

COMMENCING at the south corner of the beforementioned 722.10 acre tract in the center of the existing pavement of Wilcox Lane (County Road);

THENCE N 47° 57' 54" W along the southwest line of the beforementioned 722.10 acre tract, same being the northeast line of the Brady - called 226.682 acre (net) tract, Volume 373, Page 503, of the Deed Records of Brazos County, Texas, at a distance of 35.8 feet, pass an 8" creosote post fence corner in the existing fenced west line of Wilcox Lane, continue on for a total distance of 48.89 feet to a 1/2" iron rod set in the proposed west right-of-way line of Wilcox Lane, for the PLACE OF BEGINNING;

THENCE N 47° 57' 54" W continuing along the common line between the beforementioned 722.10 acre and 226.682 acre tracts, adjacent to a fence, for a distance of 2114.47 feet to an 8" creosote post fence corner marking the east corner of the Mervin D. Peters - called 734.43 acre tract, Volume 261, Page 18, of the Deed Records of Brazos County, Texas, same being the north corner of the 226.682 acre tract;

THENCE through the interior of the beforementioned 722.10 acre tract, as follows:

- N 06° 15' 25" W for a distance of 97.68 feet to a 1/2" iron rod set,
- N 12° 51' 59" E for a distance of 324.37 feet to a 1/2" iron rod set in the south right-of-way line of proposed Blazing Trail (70' wide right-of-way),
- S 72° 25' 42" E along the proposed south right-of-way line of Blazing Trail for a distance of 180.22 feet and corner,
- N 17° 34' 18" E across said proposed Blazing Trail, at a distance of 70.00 feet, pass a 1/2" iron rod set in the north right-of-way line, continue on for a total distance of 365.64 feet to 1/2" iron rod set,
- S 48° 08' 05" E for a distance of 171.49 feet to a 1/2" iron rod set,
- S 53° 21' 05" E for a distance of 78.12 feet to a 1/2" iron rod set,
- S 29° 01' 30" W for a distance of 201.11 feet to a 1/2" iron rod set in a curve, concave to the southwest, having a radius of 551.00 feet, curve for an arc length of 14.84 feet to a 1/2" iron rod set, the chord bears S 58° 55' 15" E - 14.84 feet,
- S 73° 05' 41" E for a distance of 74.57 feet to a 1/2" iron rod set,
- S 61° 58' 24" E for a distance of 100.98 feet to a 1/2" iron rod set,
- S 28° 24' 47" E for a distance of 115.87 feet to a 1/2" iron rod set,
- N 49° 23' 25" E for a distance of 3.49 feet to a 1/2" iron rod set,
- S 69° 21' 43" E for a distance of 112.77 feet to a 1/2" iron rod set,
- S 53° 51' 34" W for a distance of 78.02 feet to a 1/2" iron rod set,
- S 28° 24' 47" E for a distance of 70.11 feet to a 1/2" iron rod set,
- S 22° 20' 15" E for a distance of 110.72 feet to a 1/2" iron rod set,
- S 18° 37' 17" E for a distance of 51.24 feet to a 1/2" iron rod set,
- N 41° 25' 56" E for a distance of 362.49 feet to a 1/2" iron rod set,
- N 02° 43' 23" W for a distance of 144.45 feet to a 1/2" iron rod set,
- S 89° 44' 38" E for a distance of 454.60 feet to a 1/2" iron rod set in the proposed west right-of-way line of Wilcox Lane;

THENCE along the proposed west right-of-way line of Wilcox Lane (70' wide right-of-way), parallel with and 35' west of the existing centerline of the gravel pavement of Wilcox Lane, as follows:

- S 00° 15' 22" W for a distance of 398.74 feet to a 1/2" iron rod set,
- S 02° 48' 24" E for a distance of 503.39 feet to a 1/2" iron rod set,
- S 04° 34' 24" E for a distance of 634.49 feet to a 1/2" iron rod set,
- S 02° 15' 15" E for a distance of 191.74 feet to the PLACE OF BEGINNING, containing 34.32 acres of land, more or less.

Wilcox Lane - 35' Wide Right-of-way Dedication  
1.70 Acres

G. H. Coleman Survey, A-10  
Brazos County, Texas  
Field notes of a 1.70 acre tract or parcel of land, lying and being situated in the G. H. Coleman Survey, Abstract No. 10, Brazos County, Texas, and being part of the called 722.10 acre composite tract described in the deed from E. E. Peters to Mervin Dansby Peters, as recorded in Volume 261, Page 26, of the Deed Records of Brazos County, Texas, and said 1.70 acre tract being more particularly described as follows: BEGINNING at the south corner of the beforementioned 722.10 acre tract in the center of the existing pavement of Wilcox Lane (County Road);

THENCE N 47° 57' 54" W along the southwest line of the beforementioned 722.10 acre tract, same being the northeast line of the Brady - called 226.682 acre (net) tract - Volume 373, Page 503, of the Deed Records of Brazos County, Texas, at a distance of 35.8 feet, pass an 8" creosote post fence corner in the existing fenced west line of Wilcox Lane, from which an 8" creosote post fence corner in the southwest line of the 722.10 acre tract, marking the occupied east corner of the Mervin Dansby Peters - called 734.43 acre tract, Volume 261, Page 18, of the Deed Records of Brazos County, Texas, bears N 47° 57' 54" W - 2127.60 feet;

THENCE N 47° 57' 54" W along the southwest line of the beforementioned 722.10 acre tract, same being the northeast line of the beforementioned 266.682 acre tract, adjacent to a fence, for a distance of 13.13 feet to a 1/2" iron rod set;

THENCE along the proposed west right-of-way line of Wilcox Lane (70' wide right-of-way) parallel with and 35' west of the existing centerline of the gravel pavement of Wilcox Lane, generally adjacent to an existing fence, as follows:

- N 02° 15' 15" W for a distance of 191.74 feet to a 1/2" iron rod set,
- N 04° 34' 24" W at a distance of 567.13 feet, pass a 1/2" iron rod set at the beginning of a transition curve (from Wilcox Lane to Blazing Trail), continue on for a total distance of 634.49 feet to an angle point corner,
- N 02° 48' 24" W for a distance of 503.39 feet to a 1/2" iron rod set for angle point corner,
- N 00° 15' 22" E for a distance of 518.25 feet to a 1/2" iron rod set for angle point corner,
- N 01° 23' 21" E or a distance of 247.08 feet to the center of Wickson Creek;

THENCE S 88° 36' 39" E across Wilcox Lane for a distance of 35.00 feet to the center of Wilcox Lane;

THENCE along the existing centerline of the gravel pavement of Wilcox Lane (County Road), same being the easterly line of the beforementioned 722.10 acre tract, as follows:

- S 01° 23' 21" W for a distance of 246.73 feet to angle point,
- S 00° 15' 22" W for a distance of 516.97 feet to angle point,
- S 02° 48' 24" E for a distance of 501.91 feet to angle point,
- S 04° 34' 24" E for a distance of 634.66 feet to angle point,
- S 02° 15' 15" E for a distance of 226.59 feet to the PLACE OF BEGINNING, containing 1.70 acres, more or less.

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 26th day of September, 2006.

Karin 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 22 day of September, 2006, in the Official Records of Brazos County, Texas, in Volume 7600, Page 122-123.

Karen McQueen, County Clerk, Brazos County, Texas

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, R.P.L.S. No. 2003, JULY, 2006

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

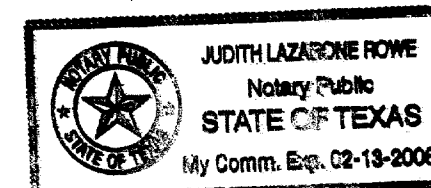
I, Mervin D. Peters, Owner and Developer of the 4.29 Acres shown on this plat & designated North Country Estates Phase Thirteen, Lots 1-3 Block 4 & The 1.70 Acres of Wilcox Lane R.O.W. dedication being part of the tract of land as conveyed to me in the Deed Records of Brazos County, Texas in Volume 261, Page 26, 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.

Mervin D. Peters  
Mervin D. Peters, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mervin D. Peters, 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 21st day of September, 2006.



Judith Lazasone Rowe  
Notary Public, Brazos County, Texas

Doc 00941548  
Blk DR  
Vol 7600  
Pg 123

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

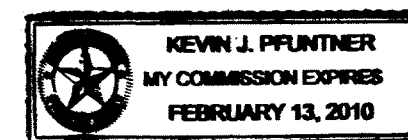
We, NORTH COUNTRY DEVELOPMENT, L.L.C., Owners and Developers of the 30.03 Acres shown on this plat & designated North Country Estates Phase Thirteen, All of Blocks 1, 2 & 3, & Lots 4-8 of Block 4, & Blazing Trail R.O.W. & Easement Dedication being part of the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 1291, Page 232, 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.

Frank Duchmasco  
Frank Duchmasco, Manager

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Frank Duchmasco, 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 September, 2006.



Kevin J. Plunier  
Notary Public, Brazos County, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the 29 day of August, 2006.

Randy Sims  
County Judge, 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 21 day of September, 2006.

Jeff Hughes  
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Jeff 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 3rd day of May, 2006 and same was duly approved on the 1st day of June, 2006 by said Commission.

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

Filed for Record in:  
BRAZOS COUNTY

On: Sep 22, 2006 at 11:23a

As a  
Plats

Document Number: 00941548

Amount: 58.00

Receipt Number - 300108

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.

Sep 22, 2006

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

# 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 2 OF 2  
APRIL, 2006

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212