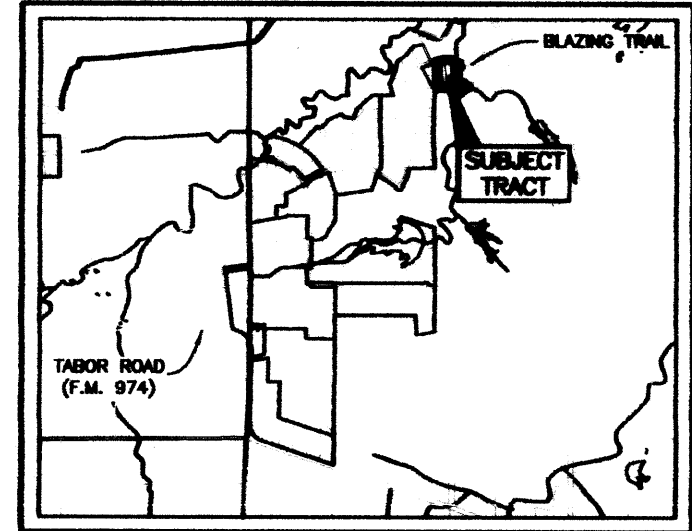


North Country Estates Ph. 13  
Lots 12A & 12B, Block 2  
G. H. Coleman Survey, A-10  
Brazos County, Texas



VICINITY MAP  
NOT TO SCALE

Field notes of a 4.12 acre tract or parcel of land, lying and being situated in the G. H. Coleman Survey, Abstract No. 10, Brazos County, Texas, and being all of Lot 12A and 12B, Block 2, North Country Estates Phase 13, according to the plat recorded in Volume 7800, Page 122, of the Official Records of Brazos County, Texas, and said 4.12 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the common corner between the before-mentioned Lot 12A and Lot 11, Block 2, said iron rod being in the northeast line of the Helen J. Brady Estate - 233.42 acres described in the deed Volume 373, Page 503, of the Deed Records of Brazos County, Texas;

THENCE N 38° 53' 23" E along the common line between the before-mentioned Lot 12A and Lot 11, Block 2, for a distance of 464.03 feet to a 1/2" iron rod found marking the common northerly corner between said Lot 12A and Lot 11, Block 2, same being in a curve, concave to the southwest, having a radius of 465.00 feet, said 1/2" iron rod found also lying in the southwest right-of-way line of Blazing Trail - 70' wide right-of-way;

THENCE along the southwest right-of-way line of the before-mentioned Blazing Trail, as follows:  
Southeasterly along said curve, for an arc distance of 325.87 feet to a 1/2" iron rod found marking the end of this curve, the chord bears S 48° 29' 21" E - 319.24 feet,  
S 28° 24' 47" E for a distance of 88.23 feet and corner in the centerline of a tributary to Wickson Creek, same being the common corner between Lot 12B, Block 2 and Lot 8, Block 4, North Country Estates, Phase 13;

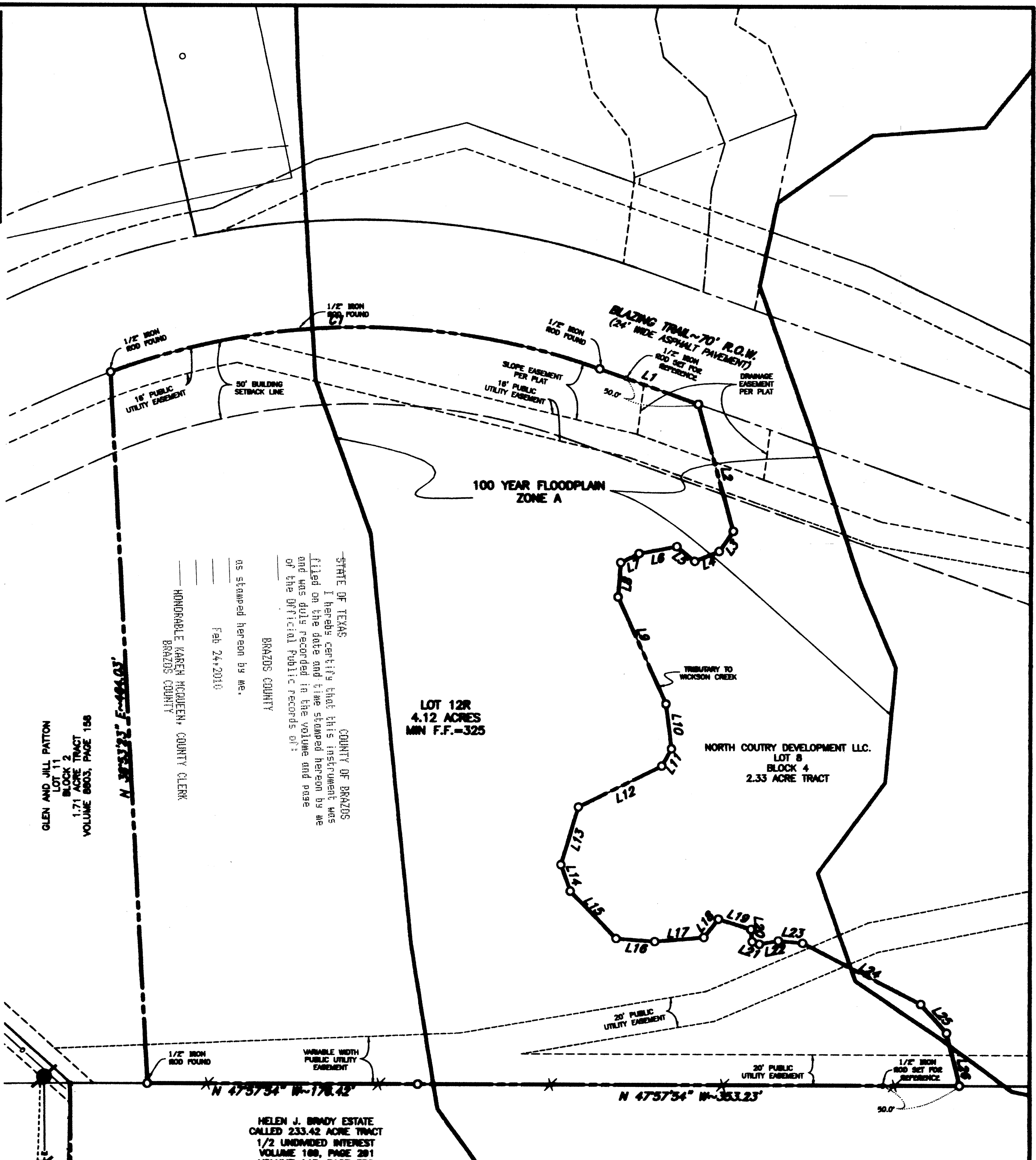
THENCE along the centerline of the before-mentioned tributary to Wickson Creek, same being the common line between the before-mentioned Lot 12B, Block 2 and Lot 8, Block 4, as follows:

- S 28° 27' 29" W for a distance of 85.91 feet,
- S 70° 46' 07" W for a distance of 15.98 feet,
- N 70° 18' 21" W for a distance of 17.23 feet,
- N 08° 43' 12" W for a distance of 15.11 feet,
- N 58° 37' 11" W for a distance of 24.91 feet,
- N 74° 05' 47" W for a distance of 13.42 feet,
- S 48° 12' 46" W for a distance of 22.82 feet,
- S 17° 43' 36" W for a distance of 78.32 feet,
- S 34° 53' 20" W for a distance of 29.46 feet,
- S 71° 21' 03" W for a distance of 12.96 feet,
- N 74° 18' 24" W for a distance of 80.50 feet,
- S 58° 44' 02" W for a distance of 39.21 feet,
- S 22° 21' 11" W for a distance of 18.27 feet,
- S 02° 14' 20" E for a distance of 42.95 feet,
- S 43° 39' 07" E for a distance of 25.21 feet,
- S 52° 55' 48" E for a distance of 32.16 feet,
- N 80° 08' 38" E for a distance of 15.13 feet,
- S 30° 40' 30" E for a distance of 22.35 feet,
- S 38° 16' 52" W for a distance of 8.02 feet,
- S 29° 15' 37" E for a distance of 4.91 feet,
- S 58° 02' 12" E for a distance of 12.63 feet,
- S 42° 34' 22" E for a distance of 15.87 feet,
- S 20° 51' 40" E for a distance of 86.66 feet,
- S 00° 05' 13" W for a distance of 25.11 feet,
- S 28° 01' 28" W for a distance of 35.32 feet to the common southerly corner between the before-mentioned Lot 12B, Block 2 and Lot 8, Block 4, same being in the northeast line of the before-mentioned Brady Estate - 233.42 acre tract;

THENCE N 47° 57' 54" W along the common line between the before-mentioned Lot 12A and 12B, Block 2 and the Brady Estate - 233.42 acre tract, adjacent to a fence, for a distance of 529.65 feet to the PLACE OF BEGINNING, containing 4.12 acres of land, more or less.

- 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. 00700, MAP NO. 4804100700. EFFECTIVE DATE: JULY 2, 1982. 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, 2004 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 50' SIDE 30' REAR 30' SIDE STREET 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 ENCRUCH 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 WATER WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
- 6. THE SUBJECT TRACT IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.

Doc Bk Vol Pg  
01053610 BR 9512 79  
Filed for Record in:  
BRAZOS COUNTY  
On: Feb 24/2010 at 12:58P  
As a  
Plats  
Document Number: 01053610  
Amount: 63.00  
Receipt Number - 384605  
By:  
Kia Green



REPLAT  
SCALE: 1"=50'

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 16th day of February, 2009.

W.P. Pullman  
City Engineer, Bryan, 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 and R.O.W. dedications will describe closed geometric forms.



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

ORIGINAL PLAT  
VOL. 7800, PG. 122

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 17th day of February, 2009.

CERTIFICATE OF OWNERSHIP AND DEDICATION

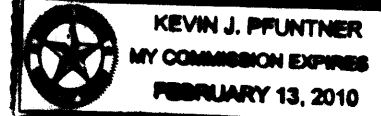
STATE OF TEXAS  
COUNTY OF BRAZOS

We, Jeffrey L. & Sharon J. Greensage, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in the following Volume and Pages: Volume 8553, Page 102, and Volume 8844, Page 143, 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 purposes identified.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day Jeffrey L. & Sharon J. Greensage personally appeared, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 2nd day of DECEMBER, 2009.



Kevin J. Plunier  
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 24th day of February, 2009, in the Official Records of Brazos County, Texas, in Volume 9512, Page 79.

APPROVAL OF THE COUNTY ENGINEER

I, the undersigned, County Engineer of Brazos County, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of Brazos County and was approved on the 17th day of November, 2009.

JUDICE  
Karen McQueen, County Clerk,  
Brazos County, Texas

County Engineer, Brazos County, Texas

RE-PLAT  
OF  
LOT 12A AND 12B  
BLOCK 12  
NORTH COUNTRY  
ESTATES - PHASE 13

G. H. COLEMAN SURVEY, A-10  
OWNED AND DEVELOPED BY:  
JEFFREY L. & SHARON  
J. GREENSAGE  
19631 F.M. 974  
BRYAN, TX 77808  
(979) 874-1701

BRAZOS COUNTY, TEXAS  
SCALE: 1"=50' SEPTEMBER, 2009

PREPARED BY:

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