

North Country Estates - Phase Ten
 35.00 Acres
 G. H. Coleman Survey, A-10
 Brazos County, Texas

Field notes of a 35.00 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 734.43 acre composite tract described in the deed from Marshall Bookman Peters to Mervin Dansby Peters as recorded in Volume 261, Page 18, of the Deed Records of Brazos County, Texas, and said 35.00 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of Lot 6, Block 1 of North Country Estates - Phase Seven according to the plat recorded in Volume 5736, Page 279, of the Official Records of Brazos County, Texas, some being in the southwest line of proposed Vaquero Drive, and same being in a curve, concave to the southwest, having a radius of 1365.00 feet;

THENCE along the northeast line of the beforementioned Lot 6, Block 1, same being along the proposed southwest right-of-way line of Vaquero Drive (70' right-of-way), as follows:

Westerly along said curve for an arc length of 332.42 feet to a 1/2" iron rod found at the end of this curve, the chord bears N 72° 30' 25" W - 331.60 feet,
 N 79° 29' 01" W for a distance of 70.92 feet to a 1/2" iron rod found at the beginning of a transition curve from Vaquero Drive to North Country Drive;

THENCE N 10° 30' 59" E across Vaquero Drive for a distance of 70.00 feet to a 1/2" iron rod found marking the beginning of a transition curve from Vaquero Drive to North Country Drive, same being in the southeast line of Lot 1, Block 1, North Country Estates, Phase 9 according to the plat recorded in Volume 6230, Page 262, of the Official Records of Brazos County, Texas;

THENCE along the southwest line of said Lot 1, Block 1, North Country Estates, Phase 9, same being the proposed northeast right-of-way line of Vaquero Drive, as follows:

S 79° 29' 01" E for a distance of 70.92 feet to a 1/2" iron rod found at the beginning of a curve, concave to the southwest, having a radius of 1435.00 feet,
 Easterly along said curve for an arc length of 277.77 feet, to a 1/2" iron rod found marking the south corner of Lot 1, Block 1, North Country Estates, Phase 9, the chord bears S 73° 56' 18" E - 277.33 feet.

THENCE along the east line of North Country Estates, Phase 9, as follows:

N 04° 22' 12" E for a distance of 252.43 feet to a 1/2" iron rod found,
 N 06° 15' 28" W for a distance of 212.46 feet to a 1/2" iron rod found,
 N 15° 58' 08" W for a distance of 133.05 feet to a 1/2" iron rod set;

THENCE through the interior of the beforementioned 734.43 acre tract, as follows:

N 85° 50' 56" E for a distance of 481.50 feet to a 1/2" iron rod set,
 S 04° 09' 04" E for a distance of 45.71 feet to a 1/2" iron rod set in the northern end of the cul-de-sac of proposed Wickson Cove, said cul-de-sac having a radius of 50.00 feet;

THENCE easterly along said proposed Wickson Cove cul-de-sac for an arc length of 38.77 feet to a 1/2" iron rod set, the chord bears S 71° 56' 14" E - 37.81 feet;

THENCE continuing through the beforementioned 734.43 acre tract, as follows:

N 85° 50' 56" E for a distance of 196.61 feet to a 1/2" iron rod set,
 S 73° 15' 54" E for a distance of 217.69 feet to a 1/2" iron rod set,
 S 04° 09' 04" E for a distance of 92.39 feet to a 1/2" iron rod set,
 S 44° 13' 50" E for a distance of 159.35 feet to a 1/2" iron rod set in the northwest right-of-way line of the proposed Wickson Court, same being in a curve, concave to the south, having a radius of 535.00 feet;

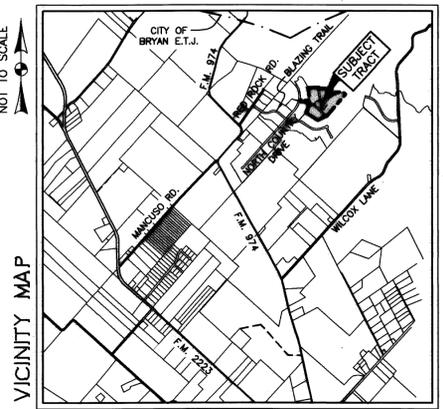
THENCE along the proposed northwesterly right-of-way line of said Wickson Court, as follows:

Northeasterly along said curve for an arc length of 122.27 feet to a 1/2" iron rod set at the beginning of a transition curve to cul-de-sac, having a radius of 25.00 feet, the chord bears N 63° 02' 32" E - 122.00 feet,
 Northeasterly along said transition curve for an arc length of 16.09 feet to a 1/2" iron rod set at the end of this curve, same being the beginning of a cul-de-sac curve, having a radius of 50.00 feet, the chord bears N 51° 09' 16" E - 15.81 feet,
 Northeasterly along said cul-de-sac curve for an arc length of 49.38 feet to a 1/2" iron rod set, the chord bears N 61° 00' 37" E - 47.39 feet;

THENCE continuing through the interior of the beforementioned 734.43 acre tract, as follows:

N 89° 18' 05" E for a distance of 328.42 feet to a 1/2" iron rod set,
 S 49° 03' 30" E for a distance of 150.00 feet to a 1/2" iron rod set,
 S 40° 56' 30" W for a distance of 1256.62 feet to a 1/2" iron rod set, crossing the beforementioned proposed Vaquero Drive for a distance of 142.17 feet to a 1/2" iron rod set in the west line of Vaquero Drive,
 S 59° 14' 16" W for a distance of 278.44 feet to a 1/2" iron rod set,
 N 56° 21' 29" W for a distance of 627.64 feet to a 1/2" iron rod found at an angle point corner of Lot 5, Block 1, North Country Estates, Phase Seven;

THENCE N 21° 47' 59" E along the east line of Lots 5 and 6, Block 1, North Country Estates, Phase Seven for a distance of 413.03 feet to the PLACE OF BEGINNING, containing 35.00 acres of land, more or less.



PHASE 10 BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	332.42'	1365.00'	13°57'12"	N72°30'25"W~331.60'
C2	277.77'	1435.00'	11°05'26"	S73°56'18"E~277.33'
C3	38.77'	50.00'	44°25'38"	S71°56'14"E~37.81'
C4	122.27'	535.00'	13°05'40"	N63°02'32"E~122.00'
C5	16.09'	25.00'	36°52'12"	N51°09'16"E~15.81'
C6	49.38'	50.00'	56°34'54"	N61°00'37"E~47.39'

PHASE 10 R.O.W. CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	792.72'	1435.00'	31°39'05"	S63°39'29"E~782.68'
C2	39.80'	25.00'	91°13'34"	N63°33'17"E~35.73'
C3	39.27'	25.00'	90°00'00"	N04°03'30"W~35.36'
C4	340.95'	435.00'	44°54'27"	N26°36'17"W~332.29'
C5	16.09'	25.00'	36°52'12"	N22°35'09"W~15.81'
C6	221.43'	50.00'	253°44'23"	N85°50'56"E~80.00'
C7	16.09'	25.00'	36°52'12"	S14°17'02"W~15.81'
C8	286.08'	365.00'	44°54'27"	S26°36'17"E~278.81'
C9	39.27'	25.00'	90°00'00"	N04°03'30"E~35.36'
C10	267.50'	535.00'	28°38'52"	N55°15'56"E~264.72'
C11	16.09'	25.00'	36°52'12"	N51°09'16"E~15.81'
C12	221.43'	50.00'	253°44'23"	S20°24'38"E~80.00'
C13	16.09'	25.00'	36°52'12"	S88°01'28"W~15.81'
C14	232.50'	465.00'	55°15'56"E~230.09'	
C15	38.89'	25.00'	89°08'14"	S03°37'37"E~35.09'
C16	245.83'	435.00'	32°21'12"	S32°01'08"E~242.38'
C17	206.11'	365.00'	32°21'12"	S20°10'08"W~203.38'
C18	766.48'	1365.00'	32°10'22"	N63°23'50"W~756.45'

- NOTES:
- BEARINGS BASED ON GRID NORTH, NAD-83, TX. STATE PLANE-CENTRAL ZONE. DISTANCES ARE SURFACE. GRID FACTOR=0.99888545.
 - 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. COMMISSION NO. 481195, PANEL NO. 0070C, MAP NO. 48041C0070C. EFFECTIVE DATE: JULY 2, 1992.
 - 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
5'	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 ENCRONCH 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 ACRESAGE:

PHASE 10:	RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-4 =	6.67 ACRES.
	RESIDENTIAL LOTS IN BLOCK 2, LOTS 1-8 =	12.69 ACRES.
	RESIDENTIAL LOTS IN BLOCK 3, LOTS 1-7 =	10.69 ACRES.
 - NORTH COUNTRY ESTATES PHASE 10 IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.
 - 1/2" IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.

STATE OF TEXAS
 COUNTY OF BRAZOS

We, NORTH COUNTRY DEVELOPMENT, L.L.C., Owners and Developers of the 35.00 Acres shown on this plat & designated North Country Estates Phase Ten, Blocks 1, 2 & 3, being all of the 35.00 acre tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 6593, Page 273, 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.

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 6 day of July, 2005.

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Frank Duchmasclo, 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 28th day of JUNE, 2005.

APPROVAL OF THE CITY ENGINEER

[Signature]
 City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim Casey, 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 and Zoning Commission of the City of Bryan on the 21st day of April, 2005 and same was duly approved on the 9th day of April, 2005 by said Commission.

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 26th day of April, 2005.

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 8th day of July, 2005.

Notary Public, Brazos County, Texas

[Signature]
 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 26th day of April, 2005.

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 8th day of July, 2005.

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 8 day of JULY, 2005, in the Official Records of Brazos County, Texas, in Volume 6777, Page 256.

CERTIFICATION BY THE COUNTY CLERK

[Signature]
 Karen McQueen, County Clerk, Brazos County, Texas
 By: *[Signature]* Deputy Clerk

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.



FINAL PLAT OF NORTH COUNTRY ESTATES PHASE TEN

35.00 ACRES

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

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

SCALE: 1"=100' MARCH, 2005

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