



North Country Estates - Phase 11  
40.86 Acre Tract  
G. H. Coleman Survey, A-10  
Brazos County, Texas

Field notes of a 40.86 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 Danby Peters as recorded in Volume 261, Page 26, of the Deed Records of Brazos County, Texas, and being part of the called 734.43 acre composite tract described in the deed from Marshall Bookman Peters to Mervin Danby Peters as recorded in Volume 261, Page 18, of the Deed Records of Brazos County, Texas, and said 40.86 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of North Country Estates - Phase 10, according to the plat recorded in Volume 6777, Page 256, of the Official Records of Brazos County, Texas;

THENCE through the interior of the beforementioned 734.43 acre and 722.10 acre tracts, as follows:

S 49° 03' 30" E for a distance of 220.06 feet to a 1/2" iron rod set,  
 N 23° 19' 07" E for a distance of 199.32 feet to a 1/2" iron rod set,  
 N 66° 12' 05" E for a distance of 232.64 feet to a 1/2" iron rod set,  
 N 52° 29' 43" E for a distance of 183.19 feet to a 1/2" iron rod set,  
 S 86° 35' 50" E for a distance of 218.91 feet to a 1/2" iron rod set,  
 N 81° 15' 49" E for a distance of 178.49 feet to a 1/2" iron rod set,  
 S 59° 12' 21" E for a distance of 164.36 feet to a 1/2" iron rod set at the north corner proposed North Country Estates - Phase 13;

THENCE continuing through the interior of the beforementioned 722.10 acre tract, along the lines of the beforementioned proposed North Country Estates - Phase 13, as follows:

S 17° 34' 18" W for a distance of 365.64 feet to a 1/2" iron rod set in the proposed south right-of-way line of Blazing Trail,  
 N 72° 25' 42" W along the proposed south right-of-way line of Blazing Trail for a distance of 180.22 feet to a 1/2" iron rod set,  
 S 12° 51' 59" W for a distance of 324.37 feet to a 1/2" iron rod set,  
 S 06° 08' 30" E for a distance of 97.21 feet to an 8" creosote post fence corner marking the east corner of the beforementioned 734.43 acre tract in the southwest line of the 722.10 acre tract, same being the north corner of the Brady - called 226.682 acre tract, Volume 373, Page 503, of the Deed Records of Brazos County, Texas;

THENCE along a fence (not the deed line) as follows:

S 43° 25' 26" W for a distance of 240.51 feet to a 3" Cedar Post  
 S 43° 08' 36" W for a distance of 241.95 feet to a 10" Hackberry Tree  
 S 41° 02' 39" W for a distance of 48.12 feet to a 3" Cedar Post  
 S 42° 27' 16" W for a distance of 178.81 feet to a 3" Cedar Post  
 S 41° 23' 23" W for a distance of 21.77 feet to a 4" Creosote Post Fence Corner  
 S 42° 50' 37" W for a distance of 82.19 feet to a 14" Post Oak Tree  
 S 41° 09' 35" W for a distance of 155.64 feet to a 3" Cedar Post  
 S 39° 40' 56" W for a distance of 390.98 feet to a 3" Cedar Post  
 S 40° 25' 55" W for a distance of 36.54 feet to a 1/2" Iron Rod Set

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

N 49° 03' 30" W for a distance of 450.96 feet to a 1/2" iron rod set at the proposed southeast line of Blazing Trail, same being in a curve, concave to the northwest, having a radius of 435.00 feet.  
 S 74° 09' 28" W for a distance of 60.59 feet to a 1/2" iron rod set at the beginning of a transition curve, concave to the southeast, having a radius of 25.00 feet.  
 Southwesterly along said transition curve from Blazing Trail to Vaquero Drive for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 58° 01' 06" W - 241.84 feet.  
 S 74° 09' 28" W across the proposed Blazing Trail for a distance of 70.00 feet to a 1/2" iron rod set at the beginning of a transition curve, concave to the southwest, having a radius of 25.00 feet.  
 Northwesterly along said transition curve from Vaquero to Blazing Trail for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 60° 50' 32" W - 35.36 feet.  
 N 15° 50' 32" W across proposed Blazing Trail for a distance of 70.00 feet to a 1/2" iron rod set at the beginning of a transition curve, concave to the northwest, having a radius of 25.00 feet.  
 Northeasterly along said transition curve from Blazing Trail to Vaquero Drive for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 29° 09' 28" E - 35.36 feet.  
 N 15° 50' 32" W along the proposed west right-of-way line of Vaquero Drive for a distance of 385.00 feet to a 1/2" iron rod set at the south corner of Lot 1, Block 1, North Country Estates - Phase 10;

THENCE continuing through the beforementioned 734.43 acre tract, same being along the south and southeast lines of the beforementioned North Country Estates - Phase 10, as follows:

N 74° 09' 28" E across Vaquero Drive, at a distance of 70.00 feet, pass a 1/2" iron rod found marking the south corner of Lot 1, Block 3, North Country Estates - Phase 10, continue on, for a total distance of 142.17 feet to a 1/2" iron rod found for angle point corner,  
 N 40° 56' 30" E for a distance of 1256.62 feet to the PLACE OF BEGINNING, containing 40.86 acres of land, more or less.

**PHASE 11 R.O.W. CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	453.54'	390.00'	66°37'48"	S74°15'24"W-428.41'
C2	252.18'	435.00'	33°12'59"	N57°32'59"E-248.67'
C3	39.27'	25.00'	90°00'00"	S29°09'28"W-35.36'
C4	39.27'	25.00'	90°00'00"	N60°50'32"W-35.36'
C5	39.27'	25.00'	90°00'00"	N29°09'28"E-35.36'
C6	39.27'	25.00'	90°00'00"	S60°50'32"E-35.36'
C7	211.60'	365.00'	33°12'59"	N57°32'59"E-208.65'
C8	534.94'	460.00'	66°37'48"	S74°15'24"W-505.30'

**PHASE 11 BOUNDARY CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	245.07'	435.00'	32°16'44"	S58°01'06"W-241.84'
C2	39.27'	25.00'	90°00'00"	S29°09'28"W-35.36'
C3	39.27'	25.00'	90°00'00"	N60°50'32"W-35.36'
C4	39.27'	25.00'	90°00'00"	N29°09'28"E-35.36'

**DRAINAGE EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S41°20'36"W	5.27'
L2	N49°03'30"W	54.83'
L3	N86°36'54"E	8.04'
L4	S48°39'24"E	49.11'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, NORTH COUNTRY DEVELOPMENT, L.L.C., Owners and Developers of the 40.86 Acres shown on this plat & designated North Country Estates Phase Eleven, Blocks 1 & 2, being all of the 40.86 acre tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 7016, Page 57, 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.

Doc Bk Vol Ps  
 00916178 DR 7139 1

Filed for Record in:  
 BRAZOS COUNTY

On: Feb 03, 2006 at 10:01A

As a  
 Plat

Document Number: 00916178

Amount: 58.00

Receipt Number - 283765

By:  
 Cathy Barcelona

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, Art 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 and Zoning Commission of the City of Bryan on the 11 day of February, 2006 and same was duly approved on the 15 day of September, 2006 by said Commission.

*Art Hughes*  
 Chairman, Planning & Zoning Commission  
 City of Bryan, Texas

**NOTES:**

- BEARINGS BASED ON GRID NORTH, NAD-83, TX. STATE PLANE-CENTRAL ZONE. DISTANCES ARE SURFACE. GRID FACTOR=0.999885445.
- 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. 480410070C, 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
	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 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 LOT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
- PHASE ACREAGES:  
 PHASE 11: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-12 = 19.51 ACRES.  
 RESIDENTIAL LOTS IN BLOCK 2, LOTS 1-10 = 16.66 ACRES.
- NORTH COUNTRY ESTATES PHASE 11 IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.
- 1/2" IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.
- WATER SERVICE FOR NORTH COUNTRY ESTATES PHASE 11 WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.
- THE REAR LOT LINES FOR LOTS 1-9, BLOCK 2 IS THE EXISTING FENCE LINE AS LOCATED JANUARY, 2006.

**FINAL PLAT OF NORTH COUNTRY ESTATES PHASE ELEVEN**  
**40.86 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' SEPTEMBER, 2005  
 REVISED: JANUARY, 2006  
 PREPARED BY:  
 KLING ENGINEERING & SURVEYING  
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

*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 19 day of JANUARY, 2006.

*Kevin J. Pfuntner*  
 Notary Public, Brazos County, Texas

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:

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 11 day of October, 2005.

as stamped hereon by me.  
 Feb 03, 2006

HONORABLE KAREN MCGUIRE, COUNTY CLERK  
 BRAZOS COUNTY

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 3 day of January, 2006.

*S.M. Kling*  
 City Engineer, Bryan, Texas

**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 3 day of January, 2006.

*Kevin 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 11 day of February, 2006 in the Official Records of Brazos County, Texas, in Volume 7139, Page 1.

*Karen McQueen*  
 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*  
 S. M. Kling, R.P.L.S., No. 2003, January, 2006

