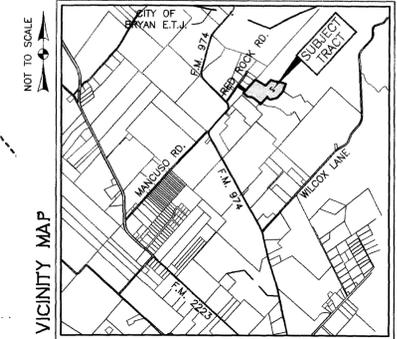


SCALE: 1"=100'



PHASE 6 & 7 BOUNDARY METES:

LINE	BEARING	DISTANCE
L1	N37°12'06"E	70.00'
L2	N43°55'21"E	45.25'
L3	S72°10'07"E	70.00'
L4	S76°31'28"E	70.92'
L5	N44°27'01"W	90.35'
L6	N46°48'52"W	70.06'
L7	N45°32'59"E	23.99'

PHASE 6 & 7 BOUNDARY CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	137.22'	435.00'	18°04'27"	S67°29'15"E~136.85'
C2	41.17'	25.00'	94°21'21"	S59°20'48"E~36.67'
C3	8.89'	885.00'	0°34'31"	N17°32'37"E~8.89'
C4	37.62'	25.00'	86°13'10"	N60°21'57"E~34.17'
C5	332.42'	1365.00'	1°57'12"	S69°32'52"E~331.60'
C6	59.22'	235.00'	14°26'20"	S83°08'47"W~59.06'
C7	171.70'	165.00'	59°37'22"	N74°15'42"W~164.06'
C8	39.27'	25.00'	90°00'00"	N00°32'59"E~35.36'
C9	172.29'	300.00'	32°54'20"	N62°58'35"W~169.93'

PHASE 6 R.O.W. CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	N00°32'59"E~35.36'
C2	314.37'	265.00'	67°58'11"	N78°26'06"W~296.26'
C3	348.60'	335.00'	59°37'17"	S82°36'33"E~333.08'
C4	275.76'	265.00'	59°37'17"	S82°36'33"E~263.48'
C5	397.41'	335.00'	67°58'11"	N78°26'06"W~374.51'
C6	39.27'	25.00'	90°00'00"	S89°27'01"E~35.36'

PHASE 7 R.O.W. CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	428.15'	885.00'	27°43'07"	N31°41'26"E~423.98'
C2	394.28'	815.00'	27°43'07"	N31°41'26"E~390.45'

- NOTES:**
- BASIS OF BEARINGS ARE THE PLAT BEARINGS FOR NORTH COUNTRY PHASE 3 AS RECORDED IN VOL. 4610, PG. 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - THE SUBJECT TRACT DOES NOT LIE 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 PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
 - ALL OSSF SEPTIC TANKS MUST BE INSTALLED AT LEAST 50' FROM THE WATER'S EDGE OF THE PRIVATE LAKE. ALL DISPOSAL FIELDS MUST BE AT LEAST 75' FROM THE WATER'S EDGE. THE EDGE OF ANY SPRAY FIELD MUST BE AT LEAST 50' FROM THE WATER'S EDGE.
 - PHASE ACRESAGES:

PHASE 6:	12 RESIDENTIAL LOTS IN 22.78 ACRES CONSISTING OF LOTS 1-12, BLOCK 1
PHASE 7:	9 RESIDENTIAL LOTS IN 15.10 ACRES CONSISTING OF LOTS 1-6, BLOCK 1 & LOTS 1-3 BLOCK 2

Doc 08837806 Bk BR Vol 5736 Pg 279

FINAL PLAT

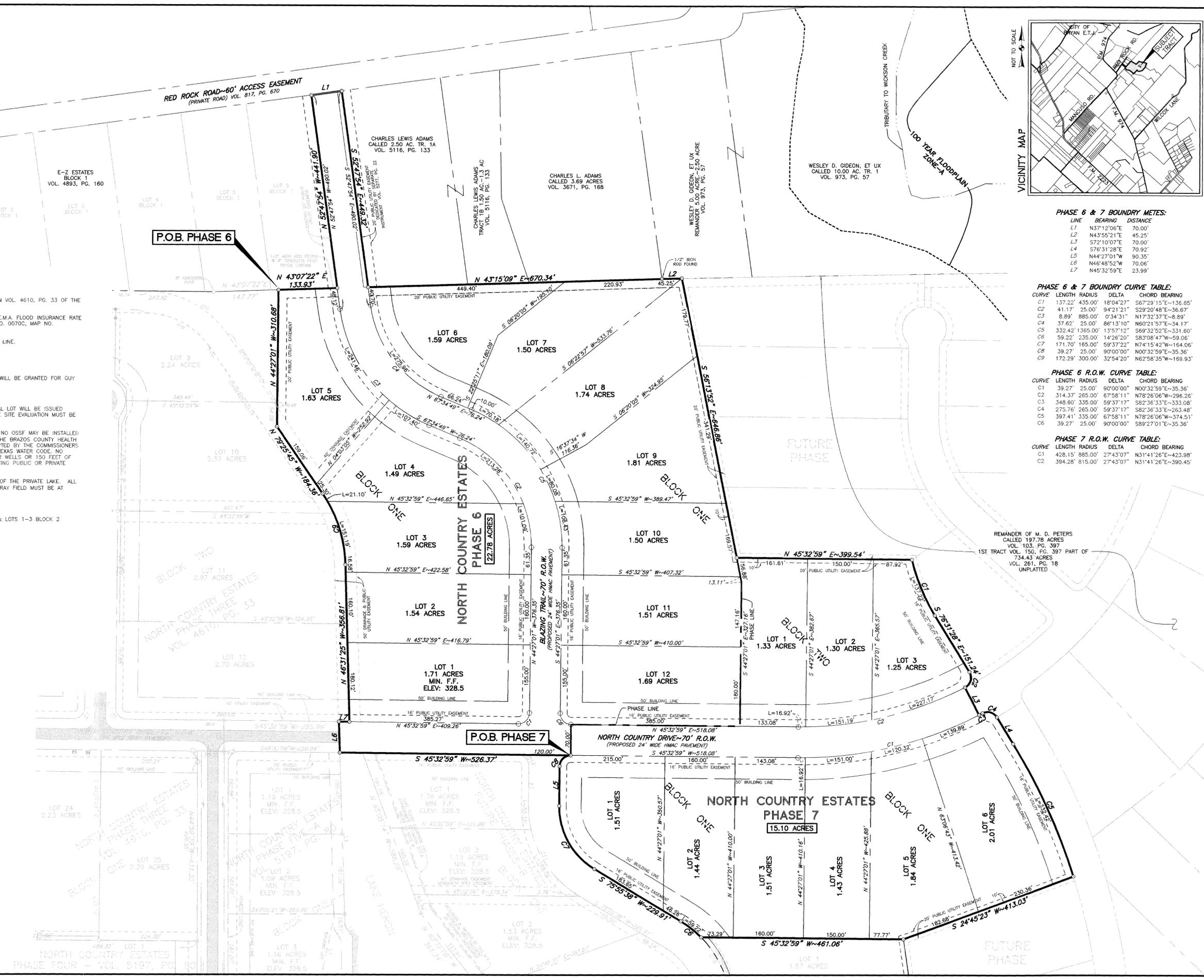
OF
NORTH COUNTRY ESTATES
PHASES SIX AND SEVEN

37.88 ACRES

G. H. COLEMAN SURVEY, A-10
BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
NORTH COUNTRY DEVELOPMENT, L.L.C.
FRANK DJURMASLLO
1004 WOODHAVEN CIRCLE
COLLEGE STATION, TEXAS 77840
(979) 846-0575

SHEET 1 OF 2
SCALE: 1"=100' APRIL, 2003

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



NORTH COUNTRY ESTATES
PHASE FOUR - VOL. 5197, PG. 30

FUTURE PHASE

North Country Estates, Phase 6
22.78 Acre Tract
G. H. Coleman Survey, A-10
Brazos County, Texas

Field notes of a 22.78 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 37.78 acre tract described in the deed from

to North Country Development, LLC

and being all of the 0.10 acre tract (10' wide strip) described in the deed from

and said 22.78 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the north corner of Lot 9, Block 2, North Country Estates - Phase Three, according to the plat recorded in Volume 4610, Page 33, of the Official Records of Brazos County, Texas, same being the west corner of the beforementioned 37.78 acre tract;

THENCE N 43° 07' 22" E along the northwest line of the beforementioned 37.78 acre tract, same being the southeast line of the Zemanek & Scott - called 9.39 acre tract, Volume 4487, Page 229, of the Official Records of Brazos County, Texas, adjacent to a fence, for a distance of 133.93 feet to a 1/2" iron rod found at an 8" creosote post fence corner marking an interior ell corner of the 37.78 acre tract, same being the east corner of the 9.39 acre tract;

THENCE N 52° 47' 54" W along the westerly southwest line of the beforementioned 37.78 acre tract, same being the northeast line of the beforementioned 9.39 acre tract, adjacent to a fence for a distance of 441.90 feet to the west corner of the 37.78 acre tract in the southeast line of the 60' wide access easement described in Volume 5116, Page 133, of the Official Records of Brazos County, Texas, known as Red Rock Road, from which a 1/2" iron rod found at an 8" creosote post fence corner bears N 88° 30' 56" W - 0.16 feet;

THENCE N 37° 12' 06" E along the northwest line of the beforementioned 37.78 acre tract and the beforementioned 0.10 acre tract, same being along the southeast line of the beforementioned Red Rock Road - 60' access easement, for a distance of 70.00 feet to a 1/2" iron rod set at the north corner of the 0.10 acre tract;

THENCE S 52° 47' 54" E along the northeast line of the beforementioned 0.10 acre tract for a distance of 449.32 feet to a 1/2" iron rod set at the east corner of the 0.10 acre tract in the northwest line of the beforementioned 37.78 acre tract;

THENCE along the northwest line of the beforementioned 37.78 acre tract, same being the southeast line of the called 2.50 acre - Tract 1A and the called 1.50 acre - Tract 1B, Volume 5116, Page 133, of the Official Records of Brazos County, Texas, and the Adams - called 3.69 acre tract, Volume 3671, Page 168, of the Official Records of Brazos County, Texas, and the Wesley Gideon - called 5.00 acre (2.50 acre remainder) tract, Volume 973, Page 57, of the Official Records of Brazos County, Texas, adjacent to a fence, as follows:

N 43° 15' 09" E for a distance of 680.39 feet to a 1/2" iron rod found marking the east corner of the 3.69 acre tract,

N 43° 55' 21" E for a distance of 45.25 feet to a 1/2" iron rod set;

THENCE S 56° 13' 52" E along the northeast line of the beforementioned 37.78 acre tract, at a distance of 646.86 feet, pass a 1/2" iron rod set at the west corner of the proposed North Country Estates - Phase 7, continue on for a total distance of 703.74 feet to a 1/2" iron rod set;

THENCE through the interior of the beforementioned 37.78 acre tract and along the lines of the proposed North Country Estates - Phase 7, as follows:

S 44° 27' 01" E for a distance of 327.16 feet to a 1/2" iron rod set in the northwest right-of-way line of the proposed extension of North Country Drive,

S 45° 32' 59" W along the proposed northwest right-of-way line of North Country Drive for a distance of 385.00 feet to a 1/2" iron rod set,

S 44° 27' 01" E across said proposed North Country Drive for a distance of 70.00 feet to a 1/2" iron rod set,

S 45° 32' 59" W along the southeast right-of-way line of the said proposed North Country Drive, at a distance of 474.44 feet, pass a 1/2" iron rod set at the north corner of Lake Heron - North Country Estates - Phase 5A, according to the plat recorded in Volume 5197, Page 80, of the Official Records of Brazos County, Texas, continue on for a total distance of 526.37 feet to a 1/2" iron rod set at the north corner of Lot 1, Block 1, North Country Estates - Phase 5A;

THENCE N 46° 48' 52" W across North Country Drive and along the northeast line of said North Country Estates - Phase 5A for a distance of 70.06 feet to a 1/2" iron rod found at the north corner of same in the northwest right-of-way line of North Country Drive in the southeast line of Lot 12, Block 2, of the beforementioned North Country Estates - Phase Three;

THENCE N 45° 32' 59" E along the proposed northwest right-of-way line of North Country Drive, same being the southeast line of the beforementioned Lot 12, Block 2, North Country Estates - Phase Three for a distance of 23.99 feet to a 1/2" iron rod found marking the east corner of Lot 12, Block 2;

THENCE along the northeasterly line of North Country Estates - Phase Three, same being the southwesterly lines of the beforementioned 37.78 acre tract, as follows:

N 46° 31' 25" W for a distance of 356.81 feet to a 1/2" iron rod found at the beginning of a curve, concave to the south, having a radius of 300.00 feet,

Northwesterly along said curve for an arc length of 172.29 feet to a 1/2" iron rod found at the end of this curve, the chord bears N 62° 58' 35" W - 169.93 feet,

N 79° 25' 45" W for a distance of 184.36 feet to a 1/2" iron rod found,

N 44° 27' 01" W for a distance of 310.68 feet to the PLACE OF BEGINNING, containing 27.78 acres of land, more or less.

North Country Estates, Phase 7
15.10 Acre Tract
G. H. Coleman Survey, A-10
Brazos County, Texas

Field notes of a 15.10 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 37.78 acre tract described in the deed from

to

and said 15.10 acre tract being more particularly described as follows:

COMMENCING at the 1/2" iron rod set at the north corner of Lot 1, Block 1, North Country Estates - Phase 5A, according to the plat recorded in Volume 5197, Page 80, of the Official Records of Brazos County, Texas, same being in the southeast right-of-way line of North Country Drive;

THENCE N 45° 32' 59" E along the northwest line of Lake Heron - North Country Estates - Phase 5A and along the proposed southeast right-of-way line of North Country Drive, at a distance of 51.93 feet, pass a 1/2" iron rod set at the north corner said North Country Estates - Phase 5A, continue on for a total distance of 526.37 feet to a 1/2" iron rod set at the PLACE OF BEGINNING of this description;

THENCE through the interior of the beforementioned 37.78 acre tract and along the proposed lines of North Country Estates - Phase 6, as follows:

N 44° 27' 01" W for a distance of 70.00 feet to a 1/2" iron rod set in the proposed northwest right-of-way line of North Country Drive,

N 45° 32' 59" E along the proposed northwest right-of-way line of North Country Drive for a distance of 385.00 feet to a 1/2" iron rod set,

N 44° 27' 01" W for a distance of 327.16 feet to a 1/2" iron rod set,

N 56° 13' 52" W for a distance of 56.88 feet to a 1/2" iron rod set at an interior ell corner of the 37.78 acre tract;

THENCE along the lines of the beforementioned 37.78 acre tract, as follows:

N 45° 32' 59" E for a distance of 399.54 feet to a 1/2" iron rod set in the southwest right-of-way line of a proposed street, same being in a curve, concave to the north, having a radius of 435.00 feet,

Easterly along said curve for an arc length of 137.22 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 67° 29' 15" E - 136.65 feet,

S 76° 31' 28" E for a distance of 151.24 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,

Southeasterly along said transition curve for an arc length of 41.17 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 29° 20' 48" E - 36.67 feet,

S 72° 10' 07" E across the proposed extension of existing North Country Drive, for a distance of 70.00 feet to a 1/2" iron rod set in a curve, concave to the northwest, having a radius of 885.00 feet,

Northerly along said curve for an arc length of 8.89 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 17° 32' 37" E - 8.89 feet, to a 1/2" iron rod set at the end of this curve and the beginning of a transition curve, concave to the southeast, having a radius of 25.00 feet,

Northeasterly along said curve for an arc length of 37.62 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 60° 21' 57" E - 34.17 feet,

S 76° 31' 28" E for a distance of 70.92 feet to a 1/2" iron rod set at the beginning of a curve, concave to the south, having a radius of 1365.00 feet,

Southeasterly along said curve for an arc length of 332.42 feet to a 1/2" iron rod set at the east corner of this description, the chord bears S 69° 32' 52" E - 331.60 feet,

S 24° 45' 31" W for a distance of 413.03 feet to a 1/2" iron rod set,

S 45° 32' 59" W for a distance of 461.06 feet to a 1/2" iron rod set, in the proposed northerly right-of-way line of a street, same being in a curve, concave to the south, having a radius of 235.00 feet,

Westerly along said curve for an arc length of 59.22 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 83° 08' 47" W - 59.06 feet,

S 75° 55' 38" W for a distance of 229.91 feet to a 1/2" iron rod set at the beginning of a curve, concave to the north, having a radius of 165.00 feet,

Westerly along said curve for an arc length of 171.70 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 74° 15' 42" W - 164.06 feet,

N 44° 27' 01" W for a distance of 90.35 feet to a 1/2" iron rod set at the beginning of a transition curve, concave to the east, having a radius of 25.00 feet,

Northerly along said curve for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve, at the PLACE OF BEGINNING, (the chord bears N 00° 32' 59" E - 35.36 feet), containing 15.10 acres of land, 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 18th day of NOVEMBER, 2003.

[Signature]
Planning Administrator, City of Bryan, Texas. *MP*

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 18th day of NOVEMBER, 2003.

[Signature]
City Engineer, Bryan, Texas. *APC*

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Ron Flores, 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 14th day of April, 2003 and same was duly approved on the 15th day of May, 2003 by said Commission.

[Signature]
Chairman, Planning & Zoning Commission
City of Bryan, 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 10th day of July, 2003.

[Signature]
County Judge, Brazos County, 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 21st day of November, 2003, in the Official Records of Brazos County, Texas, in Volume 5136 Page 279.

[Signature]
Karen McQueen, County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

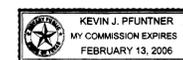
We, NORTH COUNTRY DEVELOPMENT, L.L.C., Owners and Developers of the 25.15 Acres shown on this plat & designated North Country Estates Phase Four and the 37.64 Acres shown on this plat & designated North Country Estates Phase Five-A, being part of the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 4940, Page 280, 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.

[Signature]
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 15th day of July, 2003.



[Signature]
Notary Public, 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.



[Signature]
S. M. Kling, R.P.L.S. No. 2003, MARCH 2003

Doc 00837806 Bk OR 5736 Upl 280 Pg

Filed for Record in:
BRAZOS COUNTY
On: Nov 21, 2003 at 12:49p
As a
Plats
Document Number: 00837806
Amount: 58.00
Receipt Number - 238973
By:
Sylvia Polansky

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 named records of:
BRAZOS COUNTY
as stamped hereon by me.
Nov 21, 2003

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

FINAL PLAT

OF
NORTH COUNTRY ESTATES
PHASES SIX AND SEVEN

37.88 ACRES

G. H. COLEMAN SURVEY, A-10

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

SHEET 2 OF 2
SCALE: 1"=100' APRIL, 2003
PREPARED BY:

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

H:\Land Projects RE:\North Country Estates\ang\NORTH COUNTRY ESTATES PH 5B-8\PHASE 6-7\PHASE 6-7 FINAL PLAT.dwg 04/16/2003 04:48:59 PM CDT