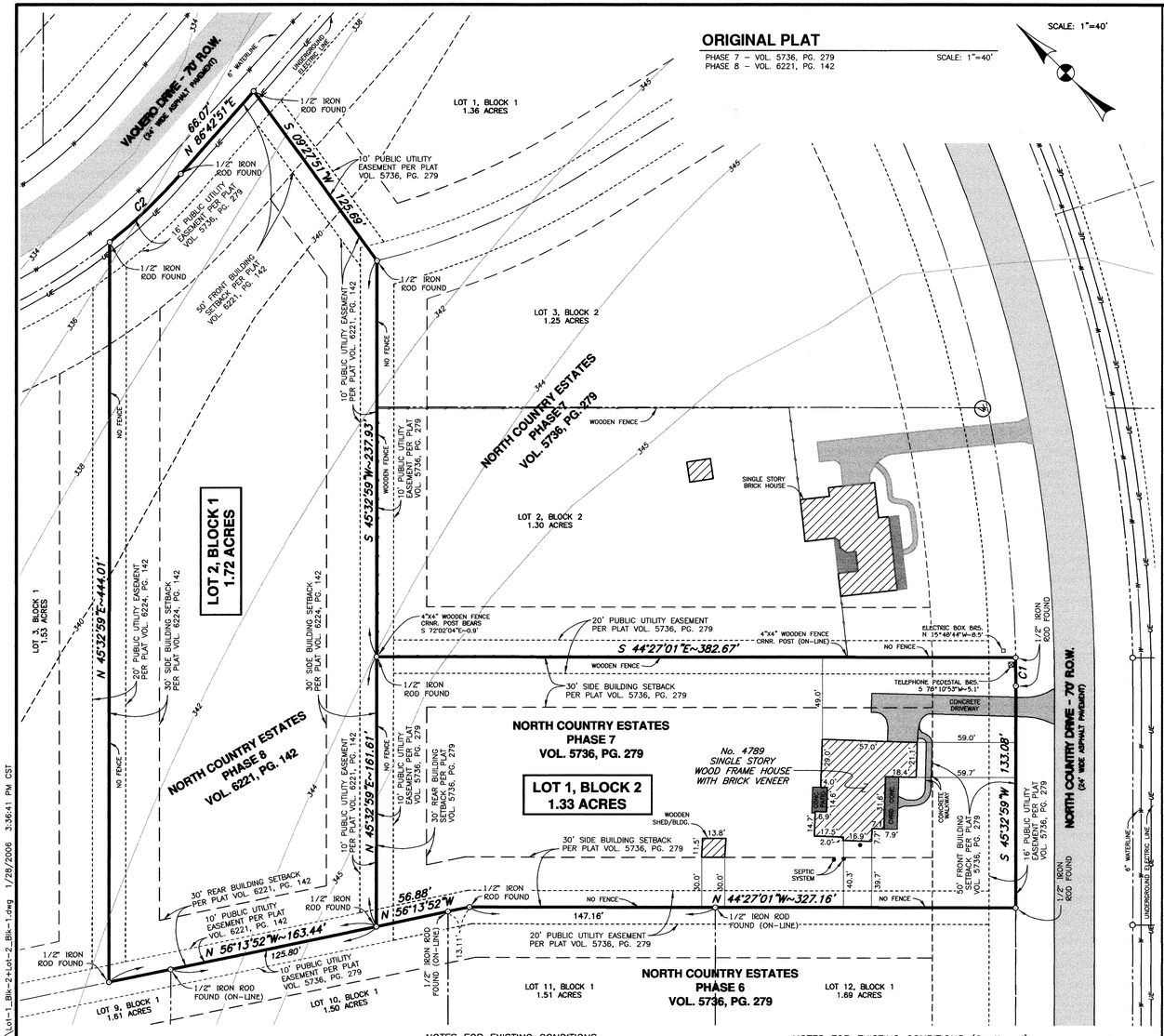
## ORIGINAL PLAT

PHASE 7 – VOL. 5736, PG. 279
PHASE 8 – VOL. 6221, PG. 142

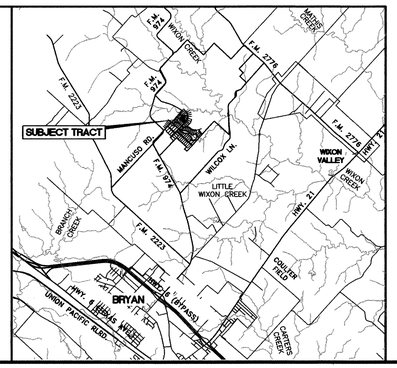
SCALE: 1"=40'




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| C # | DELTA | RADIUS | LENGTH | BEARING | CHORD |
| C1 | 1°11'23" | 815.00' | 16.92' | N44°57'18"E | 16.92' |
| C2 | 10°04'43" | 335.00' | 58.93' | S88°14'48"E | 58.85' |

## VICINITY MAP

NOT TO SCALE




NOTES FOR EXISTING CONDITIONS:

1. BEARINGS ARE BASED ON THE PLAT BEARINGS FOR NORTH COUNTRY PHASE 3 AS RECORDED IN VOL. 4610, PG. 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. 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. 48041C0070C. EFFECTIVE DATE: JULY 2, 1992.

3. (LOT 1, BLOCK 2, PHASE 7) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, GF No. 141489, EFFECTIVE DATE: NOVEMBER 18, 2006, TO WIT THE FOLLOWING COMMENTS:

c.) EASEMENTS AND BUILDING LINES AS SHOWN OF RECORD ON PLAT OF NORTH COUNTRY ESTATES, PHASE SEVEN, RECORDED IN VOL. 5736, PG. 279, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

d.) RIGHT OF WAY – CITY OF BRYAN ELECTRICAL EASEMENT – VOLUME 98, PAGE 339 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS EASEMENT HAS NO DEFINED WIDTH OR LOCATION (BLANKET). NO EVIDENCE WAS FOUND OF AN ELECTRIC LINE HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS INSTRUMENT (1938). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

e.) 80' RIGHT OF WAY EASEMENT – STATE OF TEXAS – VOL. 139, PG. 507 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS EASEMENT ESTABLISHES THE RIGHT OF WAY OF F.M. 974 WHICH LIES APPROXIMATELY 900' AT ITS CLOSEST POINT FROM PHASES 6 & 7 OF NORTH COUNTRY ESTATES. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

NOTES FOR EXISTING CONDITIONS (Continued):

f.) RIGHT OF WAY EASEMENT – DIAMOND SHAMROCK CORPORATION – VOLUME 285, PAGE 545 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS EASEMENT HAS NO DEFINED WIDTH OR LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

g.) 20' WIDE RIGHT OF WAY EASEMENT – WIXON WATER SUPPLY CORPORATION – VOLUME 310, PAGE 12 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THE LOCATION OF THIS EASEMENT IS THE "CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED." NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

H.) 15' WIDE RIGHT OF WAY EASEMENT – WIXON WATER SUPPLY CORPORATION – VOLUME 511, PAGE 760 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THE LOCATION OF THIS EASEMENT IS THE "CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED." NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

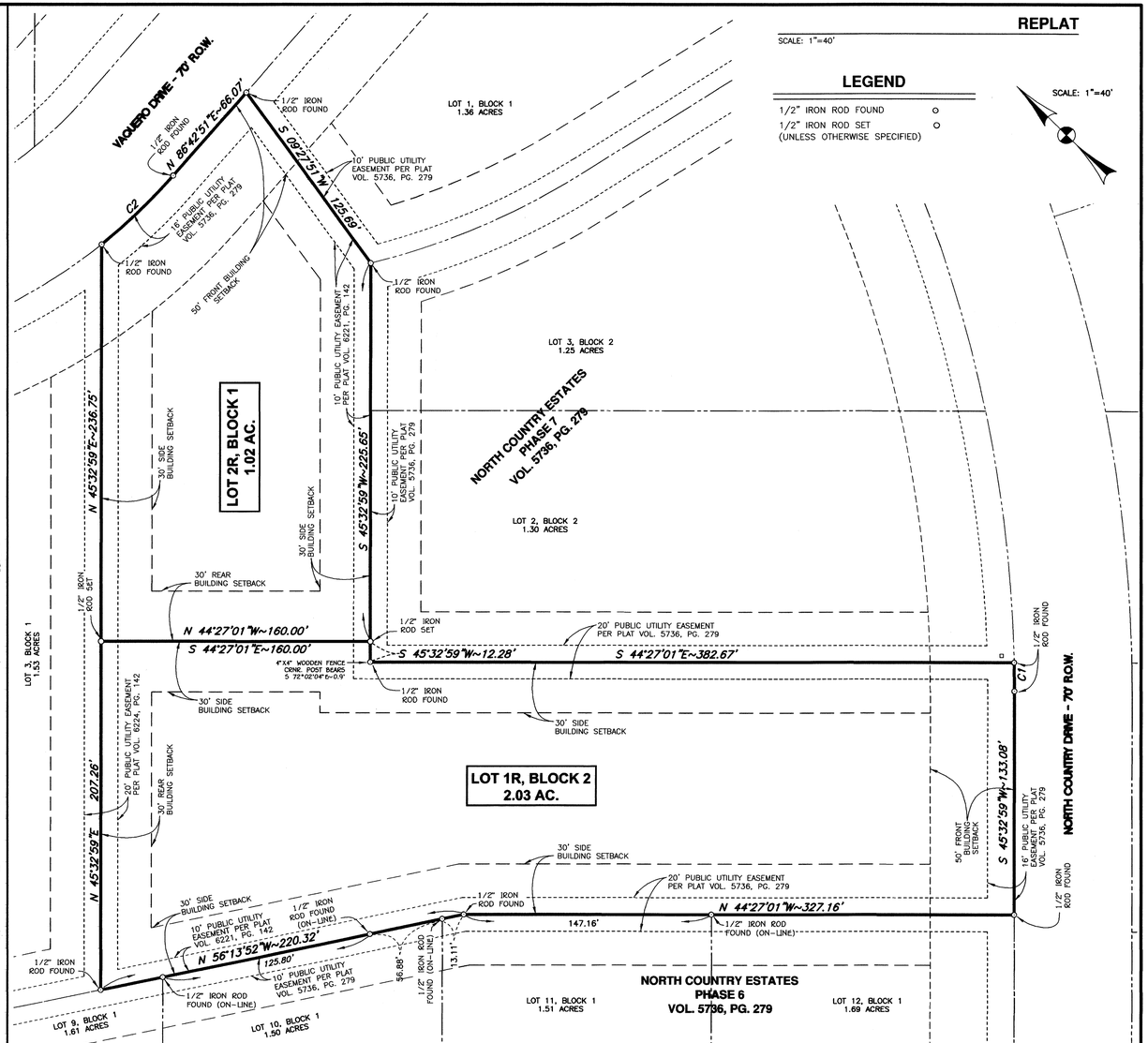
4. (LOT 2, BLOCK 1, PHASE 8) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE. NO ADDITIONAL RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.

## REPLAT

SCALE: 1"=40'

### LEGEND

1/2" IRON ROD FOUND ○
1/2" IRON ROD SET ○
(UNLESS OTHERWISE SPECIFIED)




NOTES FOR REPLAT:

1. BEARINGS ARE BASED ON THE PLAT BEARINGS FOR NORTH COUNTRY PHASE 3 AS RECORDED IN VOL. 4610, PG. 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. 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. 48041C0070C. EFFECTIVE DATE: JULY 2, 1992.

3. 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 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.

4. 1/2" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

5. MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:

50' FRONT
30' SIDE
30' REAR

Doc 00924469 Bk OR Vol 7284 Pg 271

# REPLAT

OF

**LOT 1, BLOCK 2, PHASE 7**
**& LOT 2, BLOCK 1, PHASE 8**
**OF NORTH COUNTRY ESTATES**
**VOL. 5736, PG. 279 (PH. 7)**
**& VOL. 6221, PG. 142 (PH. 8)**

3.05 ACRES

GREEN H. COLEMAN SURVEY, A–10

BRAZOS COUNTY, TEXAS

SCALE: 1"=40' JANUARY, 2006

*OWNED AND DEVELOPED BY:*


PAUL & NANNETTE POPE
4789 NORTH COUNTRY DRIVE
BRYAN, TEXAS 77808
(979) 778–2959

&

RAMON & JO ANN GOFORTH
640 THE MEADOWS PARKWAY
DESOTO, TEXAS 75115
(972) 274–5433





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-House-Plats\Replat-Lot-Ph_7-8\Lot-1_Blk-2-Lot-2_Blk-1.dwg 1/28/2006 3:36:41 PM CST
REORDER BY PART NUMBER 63502

## OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

We, PAUL & NANNETTE POPE, Owners of 1.33 Acres shown on this plat, as conveyed in Volume 6407, Page 172 of the Official Records of Brazos County, Texas, and designated herein as LOT 1, BLOCK 2, PHASE 7 OF NORTH COUNTRY ESTATES and Owners of 1.72 Acres shown on this plat, as conveyed in Volume 6484, Page 263 of the Official Records of Brazos County, Texas and designated herein as LOT 2, BLOCK 1, PHASE 8 OF NORTH COUNTRY ESTATES, in Brazos County, Texas, 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 thereon shown for the purpose and consideration therein expressed.

PAUL POPE

NANNETTE POPE

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared PAUL POPE, 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 7th day of MARCH, 2006.

KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2010

Notary Public in and for the State of Texas

Printed Name: KEVIN J. PFUNTNER
My Commission Expires: Feb 13, 2010

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared NANNETTE POPE, 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 8th day of MARCH, 2006.

KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2010

Notary Public in and for the State of Texas

Printed Name: KEVIN J. PFUNTNER
My Commission Expires: Feb. 13, 2010

## CERTIFICATE OF 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 accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and the there are no encroachments, conflicts or protrusions, except as shown hereon.

STATE OF TEXAS
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

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

## CERTIFICATE OF 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 authentication was filed for record in my office the 1 day of MAY, 2006, in the Official Records of Brazos County, Texas, in Volume 7284, Page 271-272.

Karen McQueen, County Clerk, Brazos County, Texas
By: Susie L Cohen
Deputy Clerk

## CERTIFICATE OF COUNTY JUDGE

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 28 day of Feb., 2006.

County Judge, Brazos County

## OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

We, RAMON & JO ANN GOFORTH, Owners of 1.72 Acres shown on this plat, as conveyed in Volume 6484, Page 263 of the Official Records of Brazos County, Texas, and designated herein as LOT 2, BLOCK 1, PHASE 8 OF NORTH COUNTRY ESTATES, in Brazos County, Texas, 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 thereon shown for the purpose and consideration therein expressed.

RAMON GOFORTH

JO ANN GOFORTH

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared RAMON GOFORTH, 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 14th day of March, 2006.

KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2010

Notary Public in and for the State of Texas

Printed Name: Kevin J. Pfuntner
My Commission Expires: Feb 13, 2010

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared JO ANN GOFORTH, 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 14th day of March, 2006.

KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2010

Notary Public in and for the State of Texas

Printed Name: Kevin J. Pfuntner
My Commission Expires: Feb 13, 2010

## APPROVAL OF THE PLANNING AND ZONING COMMISSION

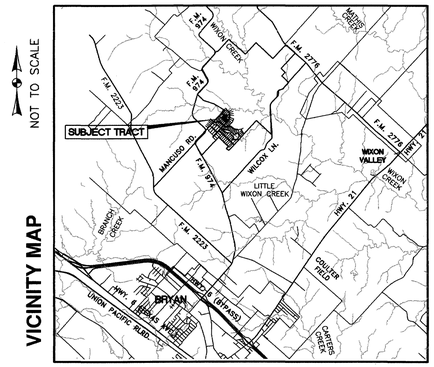
I, Art Hughes, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 11 day of January, 2006, and same was duly approved on the 16 day of February, 2006 by said commission.

Chairman, Planning & Zoning Commission
Bryan, Texas

## APPROVAL OF THE CITY PLANNER

I, Kevin Russell, City Planner and/or designated Secretary of the Planning & 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 25th day of April, 2006.

Kevin Russell
City Planner, Bryan, Texas




VICINITY MAP

Doc 00924469 Bk OR Vol 7284 Pg 272

Filed for Record in:
BRAZOS COUNTY

On: May 01,2006 at 10:30a

As a
Plats

Document Number: 00924469

Amount 58.00

Receipt Number - 289632
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.

May 01,2006

HONORABLE KAREN McQUEEN, 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 26 day of April, 2006.

City Engineer, Bryan, Texas

# REPLAT

OF

**LOT 1, BLOCK 2, PHASE 7**
**& LOT 2, BLOCK 1, PHASE 8**
**OF NORTH COUNTRY ESTATES**
**VOL. 5736, PG. 279 (PH. 7)**
**& VOL. 6221, PG. 142 (PH. 8)**

3.05 ACRES

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&

RAMON & JO ANN GOFORTH
640 THE MEADOWS PARKWAY
DESOTO, TEXAS 75115
(972) 274-5433



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

REORDER BY PART NUMBER 65052 1" MIN TWO LINE
H:\Land Projects R2\041\Coleman GH A-10\North-Country-Estates-House-Plats\Replat-Lot-Ph_7-8\Lot-1_Blk-2+Lot-2_Blk-1.dwg 1/28/2006 3:36:41 PM CST