



- NOTES:
- BASIS OF BEARINGS ARE THE PLAT BEARINGS FOR NORTH COUNTRY PHASE 6 & 7 AS RECORDED IN VOL. 5736, PG. 279 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - 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. 0070C, MAP NO. 480410070C. EFFECTIVE DATE: JULY 2, 1992. FLOOD ZONE X - NO FEMA BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION DETERMINED BY BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR: BFE=310'.
 - 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.
 - PHASE ACREAGES:

PHASE	RESIDENTIAL LOTS IN BLOCK	LOTS 1-9 =	10-12 =
B	RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-9 =	15.28 ACRES	STREETS = 2.00 ACRES
 - NORTH COUNTRY ESTATES PHASE 8 IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.
 - 1/2" IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.

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 2nd day of June, 2004.

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

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 4 day of August, 2004.

[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 & Zoning Commission of the City of Bryan on the 04th day of June, 2004 and same was duly approved on the 14th day of June, 2004, by said Commission.

[Signature]
Chairman, Planning & Zoning Commission, City of Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, NORTH COUNTRY DEVELOPMENT, L.L.C., Owners and Developers of the 17.29 Acres shown on this plat & designated North Country Estates Phase Eight, being part of the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 5913, Page 24, 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 Duchmascolo, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Frank Duchmascolo, 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 4th day of May, 2004.

[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 24th day of May, 2004.

[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 5th day of August, 2004, in the Official Records of Brazos County, Texas, in Volume 6221, Page 172.

[Signature]
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.

[Signature]
S. M. Kling, R.P.L.S. No. 2003, FEBRUARY, 2004

FILED FOR RECORD IN:
BRAZOS COUNTY
On: Aug 05, 2004 at 08:59A
As a
PLAT
Amount: \$6,000.00
Receipt Number: 246328
Susie Cohen

STATE OF TEXAS
COUNTY OF BRAZOS
I, Kim Casey, 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 5th day of August, 2004, in the Official Records of Brazos County, Texas, in Volume 6221, Page 172.

[Signature]
County Clerk, Brazos County, Texas

FINAL PLAT

OF

NORTH COUNTRY ESTATES

PHASE EIGHT

17.28 ACRES

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

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

SHEET 1 OF 1
SCALE: 1"=100' MARCH, 2004
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

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