

LOCATION MAP
N.T.S.

RIGHT-OF-WAY DEDICATION TRACT
0.117 ACRE
G. W. SINGLETON SURVEY, A-51
BRAZOS COUNTY, TEXAS

FIELD Notes of a 0.117 acre tract or parcel of land lying and being situated in the G. W. Singleton Survey, A-51, Brazos County, Texas, and being the same tract of land called 9.39 acres and described in the Deed recorded in Volume 4487, Page 229, of the Official Records of Brazos County, Texas, said 0.117 acre tract being more particularly described as follows:
BEGINNING at a 1/2-inch iron rod found marking the north corner of the called 9.39 acres tract, said iron rod marking the west corner of the Mervin D. Peters 0.61 acre tract (499/710), said iron rod being located in the southeast right-of-way line of a 60-foot wide Access Easement known as Red Rock Road;
THENCE S 50° 25' 00" E along the northeast line of the called 9.39 acres tract, same being the southwest line of the Peters 0.61 acre tract, for a distance of 5.00 feet to a 1/2-inch iron rod set for corner;
THENCE S 39° 35' 00" W for a distance of 990.87 feet to a 1/2-inch iron rod set for angle point;
THENCE along a curve to the left having a radius of 25.00 feet for an arc distance of 39.27 feet to a 1/2-inch iron rod set for corner in the southwest line of the called 9.39 acres tract, same being the northeast right-of-way line of F. M. 974;
THENCE along the southwest line of the called 9.39 acres tract, same being the northeast right-of-way line of F. M. 974, same being a curve to the left having a radius of 319.63 feet for an arc distance of 30.77 feet, the chord bears N 37° 39' 47" W a distance of 30.77 feet, to a 1/2-inch iron rod found for corner marking the west corner of the called 9.39 acres tract and located at the point of intersection of the northeast right-of-way line of F. M. 974 and the southeast right-of-way line of the 60-foot wide Access Easement known as Red Rock Road;
THENCE N 39° 35' 00" E along the northwest line of the called 9.39 acres tract, same being the southeast right-of-way line of the 60-foot wide Access Easement known as Red Rock Road, for a distance of 1,009.07 feet to the PLACE OF BEGINNING containing 0.117 acre of land, more or less.

NOTE: THIS TRACT IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON THE PHBM COMMUNITY PANEL NO. 48041C0070 C dated 7/2/92.

9.393 ACRES TRACT
G. W. SINGLETON SURVEY, A-51
BRAZOS COUNTY, TEXAS

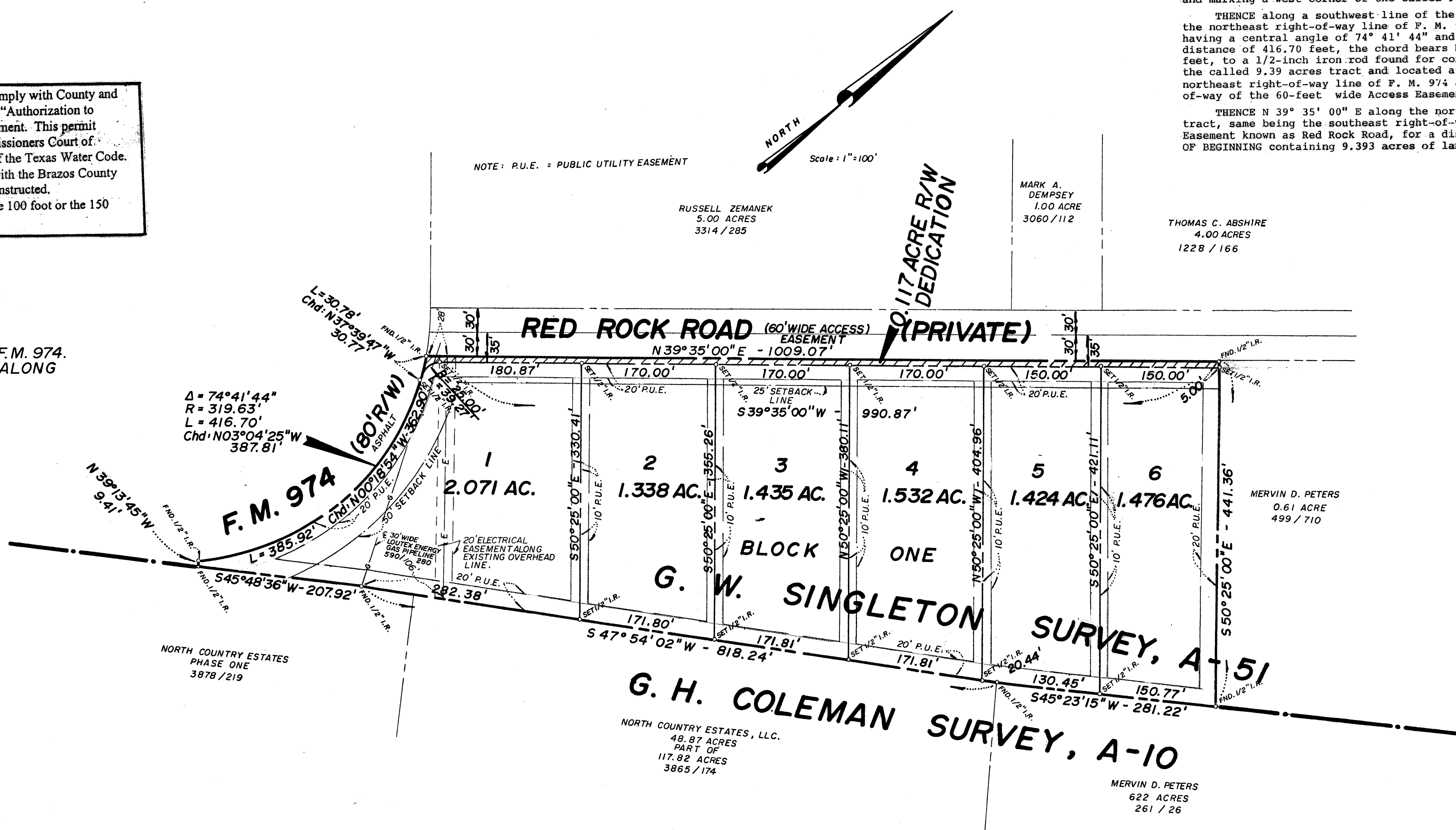
CERTIFICATE OF PLANNING AND ZONING COMMISSION
I, Kim C. Casey, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION ON THE 24th DAY OF September, 2002.

FIELD Notes of a 9.393 acres tract or parcel of land lying and being situated in the G. W. Singleton Survey, A-51, Brazos County, Texas, and being the same tract of land called 9.39 acres and described in the Deed recorded in Volume 4487, Page 229, of the Official Records of Brazos County, Texas, said 9.393 acres tract being more particularly described as follows:
BEGINNING at a 1/2-inch iron rod found marking the north corner of the called 9.39 acres tract, said iron rod marking the west corner of the Mervin D. Peters 0.61 acre tract (499/710), said iron rod being located in the southeast right-of-way line of a 60-foot wide Access Easement known as Red Rock Road;
THENCE S 50° 25' 00" E along the northeast line of the called 9.39 acres tract, same being the southwest line of the Peters 0.61 acre tract, for a distance of 441.36 feet to a 1/2-inch iron rod found for corner marking the east corner of the called 9.39 acres tract, the south corner of the Peters 0.61 acre tract and located in the northwest line of the Mervin D. Peters 622 acres tract (261/26);
THENCE S 45° 23' 15" W along the southeast line of the called 9.39 acres tract, same being the northwest line of the Peters 622 acres tract, for a distance of 281.22 feet to a 1/2-inch iron rod found for angle point, said iron rod marking the west corner of the Peters 622 acres tract and the north corner of the North Country Estates, LLC. 48.87 acres tract (Part of 117.82 acres tract -3865/174);
THENCE along the southeast line of the called 9.39 acres tract, same being the northwest line of the North Country Estates, LLC. 48.87 acres tract and the North Country Estates, Phase One Subdivision (Plat in 3878/219), for the following calls:
S 47° 54' 02" W for a distance of 818.24 feet to a 1/2-inch iron rod found for corner;
S 45° 48' 36" W for a distance of 207.92 feet to a 1/2-inch iron rod found for corner marking the south corner of the called 9.39 acres tract;
THENCE W 39° 13' 45" W along a southwest line of the called 9.39 acres tract for a distance of 9.41 feet to a 1/2-inch iron rod found for corner, said iron rod being located in the northeast right-of-way line of F. M. 974 and marking a west corner of the called 9.39 acres tract;
THENCE along a southwest line of the called 9.39 acres tract, same being the northeast right-of-way line of F. M. 974, same being a curve to the left having a central angle of 74° 41' 44" and a radius of 319.63 feet, for an arc distance of 416.70 feet, the chord bears N 03° 04' 25" W a distance of 387.81 feet, to a 1/2-inch iron rod found for corner marking the upper west corner of the called 9.39 acres tract and located at the point of intersection of the northeast right-of-way line of F. M. 974 and the southeast line of the right-of-way of the 60-foot wide Access Easement known as Red Rock Road;
THENCE N 39° 35' 00" E along the northwest line of the called 9.39 acres tract, same being the southeast right-of-way line of the 60-foot wide Access Easement known as Red Rock Road, for a distance of 1,009.07 feet to the PLACE OF BEGINNING containing 9.393 acres of land, more or less.

CHAIRMAN, PLANNING AND ZONING COMMISSION

- All lots served by On-Site Sewage Facilities (OSSFs) must comply with County and State OSSF regulations. All OSSF construction must have an "Authorization to Construct" permit issued by the Brazos County Health Department. This permit ensures compliance with County Order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code.
- All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before On-Site Sewage Facility may be constructed.
- On-Site Sewage Facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.

NOTE: There will not be any access from any lot to F.M. 974. ACCESS TO LOT 1, BLOCK ONE WILL BE ALONG RED ROCK ROAD.



Doc 00791583 Bk OR Vol 4893 Pg 160

Filed for Record in: BRAZOS COUNTY
On: Oct 09, 2002 at 11:21A
As a Plats
Document Number: 00791583
Amount \$5.00
Receipt Number - 204008
By: Betty King

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.
Oct 09, 2002

HONORABLE WARREN MCKEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATE OF THE COUNTY JUDGE

I, ALVIN W. JONES, County Judge of Brazos County, Texas, hereby certify that this plat was duly approved by the Commissioners Court of Brazos County, Texas, on the 24th day of SEPTEMBER, 2002.

Alvin W. Jones
County Judge, Brazos County, Texas

CERTIFICATE OF THE CITY ENGINEER

I, LINDA G. HUFF, City Engineer of the City of Bryan, Texas, hereby certify that this plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

Linda G. Huff
City Engineer, City of Bryan, Texas

FINAL PLAT
E-Z ESTATES
9.393 ACRES
G.W. SINGLETON SURVEY, A-51
BRAZOS COUNTY, TEXAS

ONE BLOCK 6 LOTS
JULY, 2002

OWNED & DEVELOPED BY:
SCOTT ELLIOTT/RUSSELL ZEMANEK
P.O. BOX 510
WELLBORN, TX. 77881
979-690-7071

PREPARED BY:
RILEY ENGINEERING CO.
7182 RILEY ROAD
BRYAN, TEXAS 77808
979-589-2457

CERTIFICATION OF THE COUNTY CLERK

I, Karen McQueen, County Clerk of Brazos County, Texas, hereby certify that this plat with its Certificates of Authentication was duly filed for Record in my Office on the 9th day of October, 2002, and duly recorded in the Official Records of Brazos County, Texas, in Volume 4893, and Page 160.

Karen McQueen
County Clerk, Brazos County, Texas

CERTIFICATE OF THE ENGINEER/SURVEYOR

I, Martin L. Riley, Jr., R.P.E. No. 50316 and R.P.L.S. No. 4089, hereby certify that proper engineering consideration has been given this plat and that it was prepared from a survey made under my supervision in July, 2002, and that all monumentation was either set or found as shown.

Martin L. Riley, Jr.
R.P.E. No. 50316
R.P.L.S. No. 4089

CERTIFICATE OF PLANNING ADMINISTRATOR

I, JOEY DUNN, Planning Administrator of the City of Bryan, Texas, hereby certify that this plat conforms to the City Master Plan, the Major Street Plan, the Land Use Plan and the Standards and Specifications set forth in the Subdivision Specifications of the City of Bryan.

Joey Dunn
Planning Administrator, City of Bryan