



North Country Estates
Phase Two - 40.83 Acres
G. H. Coleman Survey, A-10
Brazos County, Texas

Field notes of a 40.83 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 117.82 acre - Tract 1 described in the deed from A. W. Davis, Trustee to North Country Estates, L.L.C., recorded in Volume 3865, Page 174, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of Lot 1, Block 1, North Country Estates - Phase One according to the plat recorded in Volume 3878, Page 219, of the Official Records of Brazos County, Texas, and in the northwest line of the 122.02 acre tract described in the deed to H. Dale and Linda S. Carpenter recorded in Volume 2392, Page 268, of the Official Records of Brazos County, Texas;

THENCE along the northeast line of North Country Estates - Phase One as follows:

- N 26° 35' 06" W for a distance of 998.02 feet to a 1/2" iron rod found marking the north corner of Lot 4, Block 1,
- N 45° 32' 59" E for a distance of 617.35 feet to a 1/2" iron rod found marking the south corner of Lot 8, Block 1,
- N 44° 27' 01" W for a distance of 208.91 feet to a 1/2" iron rod found marking the south corner of Lot 9, Block 1,
- N 45° 32' 59" E for a distance of 414.08 feet to a 1/2" iron rod found marking the east corner of Lot 9, Block 1, and in the southwest right-of-way line of North Country Drive (70' right-of-way),
- N 53° 10' 30" W along the southwest right-of-way line of North Country Drive for a distance of 282.06 feet to a 1/2" iron rod found marking the beginning of a transition curve to FM 974, concave to the south, having a radius of 25.00 feet,
- Westerly along said curve for an arc length of 35.46 feet to a 1/2" iron rod found marking the north corner of Lot 9, Block 1, in the southeast right-of-way line of Farm to Market Road No. 974 - 80' right-of-way, the chord bears S 86° 11' 15" W - 32.56 feet;

THENCE N 45° 32' 59" E along the southeast right-of-way line of FM No. 974 for a distance of 121.40 feet to a 1/2" iron rod found marking west corner of Lot 1, Block Two, same being the beginning of a transition curve, concave to the east, having a radius of 25.00 feet;

THENCE along the southwest and southeast line of Lot 1, Block Two, North Country Estates - Phase One, as follows:

- Southerly along said curve for an arc length of 43.08 feet to a 1/2" iron rod found, the chord bears S 03° 48' 45" E - 37.94 feet,
- S 53° 10' 30" E along the northeast-right-of-way line of North Country Drive, for a distance of 198.40 feet to a 1/2" iron rod found marking the south corner of Lot 1, Block Two,
- N 45° 32' 59" E along the southeast line of Lot 1, Block Two, for a distance of 460.93 feet to a 1/2" iron rod found marking the east corner of Lot 1, Block Two;

THENCE S 44° 27' 01" E 722.85 feet to a 1/2" iron rod set in the northwest right-of-way line of North Country Drive;

THENCE S 45° 32' 59" W along the northwest right-of-way line of North Country Drive for a distance of 169.07 feet to a 1/2" iron rod set;

THENCE S 44° 27' 01" E 504.69 feet to a 1/2" iron rod set in the common line between the beforementioned 117.82 acre Tract 1 and the Carpenter - 122.02 acre tract;

THENCE S 45° 20' 01" W along the common line between the beforementioned 117.82 acre - Tract 1 and the Carpenter - 122.02 acre tract, for a distance of 1688.77 feet to the **PLACE OF BEGINNING**, containing 40.83 acres of land, more or less.

PERIMETER CURVE DATA:

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	25.00'	21.46'	35.46'	81°16'30"	32.56'	S 86°11'15" W
C2	25.00'	29.13'	43.08'	98°43'30"	37.94'	S 03°48'45" E
C3	Rad: 25.00'	Arc: 43.08'	Tan: 29.13'	CA: 98°43'30"	37.94'	
C4	Rad: 25.00'	Arc: 16.09'	Tan: 8.33'	CA: 36°52'12"	15.81'	
C5	Rad: 50.00'	Arc: 32.18'	Tan: 16.67'	CA: 36°52'12"	31.62'	
C6	Rad: 50.00'	Arc: 78.54'	Tan: 50.00'	CA: 90°00'00"	70.71'	
C7	Rad: 50.00'	Arc: 78.54'	Tan: 50.00'	CA: 90°00'00"	70.71'	
C8	Rad: 50.00'	Arc: 32.18'	Tan: 16.67'	CA: 36°52'12"	31.62'	
C9	Rad: 25.00'	Arc: 16.09'	Tan: 8.33'	CA: 36°52'12"	15.81'	
C10	Rad: 25.00'	Arc: 78.54'	Tan: 21.46'	CA: 81°16'30"	32.56'	

NOTES:

- BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF THE CALLED 119.84 ACRE TRACT DESCRIBED IN VOL. 2798, PG. 19 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 44°59'39" W.
- CURRENT TITLE APPEARS VESTED IN GEORGE MARSHALL & MARGARET ANNETTE PETERS BY VIRTUE OF DEED RECORDED IN VOL. 2798, PG. 015 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 LOTS SHALL HAVE A 10' PUBLIC UTILITY EASEMENT ALONG EACH SIDE AND REAR LINES, AS WELL AS THE FOLLOWING SETBACKS:
ALONG F.M. 924 FRONT SIDE REAR SIDE STREET
75' 30' 30' 50'
- 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- NOTES FOR EASEMENTS NOT SHOWN ON PLAT:
a.) VOL. 139, PG. 507 IS AN 80' RIGHT OF WAY EASEMENT TO STATE OF TEXAS TO ESTABLISH THE RIGHT OF WAY OF F.M. 974. THIS EASEMENT ESTABLISHES THE WEST AND NORTHWEST LINES OF BLOCK 1. THIS EASEMENT DOES NOT ENCUMBER PHASE ONE.
b.) VOL. 3088, PG. 89 IS AN ASSIGNMENT FROM DeSOTO PIPELINE COMPANY, INC. TO AQUILA GAS PIPELINE CORP. THAT IS, VOL. 2887, PG. 129 AND VOL. 2887, PG. 133 IS ASSIGNED TO AQUILA GAS PIPELINE CORP.
c.) VOL. 2798, PG. 14 IS A LETTER AGREEMENT BETWEEN MERVIN PETERS AND THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION CONCERNING A CONFLICT BETWEEN A FENCE SET IN 1939 AND THE RIGHT OF WAY LINE AS CREATED IN VOL. 139, PG. 507. THIS FENCE HAS SINCE BEEN REMOVED, THEREBY MAKING THIS AGREEMENT OF NO CONSEQUENCE.
d.) A 30' WIDE LOUTEX ENERGY, INC. PIPELINE EASEMENT RECORDED IN VOL. 590, PGS. 284, 340, 308 CROSSES LOTS 2, 3, & 4, BLOCK 2 & LOT 21, BLOCK 1 OF NORTH COUNTRY ESTATES, PHASE TWO. AN AFFIDAVIT HAS BEEN FILED IN VOL. 4202, PG. 72 WHICH INDICATES THAT THE PIPELINE HAS NOT BEEN IN USE SINCE 1994 AND THAT THE PIPELINE HAS BEEN SEVERED AND CAPPED AT THE NORTH AND SOUTH BOUNDARY LINES OF THE PARENT 117.82 ACRE TRACT. THIS EASEMENT IS NOT SHOWN HEREON.

APPROVAL OF THE DEVELOPMENT ENGINEER
I, Alan P. Gibbs, Development Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 22nd day of August, 2001.

Alan P. Gibbs FOR W. KASPAR
Development Engineer, City of Bryan, Texas

CERTIFICATE OF THE PLANNING ADMINISTRATOR
I, Joey Dunn, 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 22nd day of August, 2001.

Joey Dunn
Planning Administrator, City of 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 16th day of August, 2001.

Kim Casey
Chairman, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATE OF COUNTY JUDGE
I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the 22nd day of MAY, 2001.

Alvin W. Jones
County Judge, Brazos County

CERTIFICATE OF THE COUNTY CLERK
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 23rd day of August, 2001, in the Official Records of Brazos County, Texas, in Volume 2392, Page 268.

Karen McQueen by Barbara Johnson
County Clerk, Brazos County, Texas

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 there are no encroachments, conflicts or protrusions, except as shown hereon.

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

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

We, NORTH COUNTRY ESTATES, L.L.C., Owners and Developers of 40.83 Acres shown on this plat, as conveyed in Volume 3865, Page 174, of the Official Records of Brazos County, Texas, and designated herein as NORTH COUNTRY ESTATES, PHASE TWO, 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.

Mervin D. Peters
MERVIN D. PETERS, MANAGER

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared FRANK DUCHMASCLO, 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 22nd day of August, 2001.

JUDITH L. ROWE
Notary Public, State of Texas
My Commission Expires
FEBRUARY 13, 2004

Notary Public in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

FINAL PLAT
OF
NORTH COUNTRY ESTATES
PHASE TWO
40.83 ACRES
0753230

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

OWNED AND DEVELOPED BY:
NORTH COUNTRY ESTATES, L.L.C.
MERVIN D. PETERS
1810 LEE HOLLOW DRIVE
BRYAN, TEXAS 77802
(979) 846-0575

REVISD: AUGUST, 2001
CLARIFIED EXISTING EASEMENTS

REVISD: JULY 26, 2001
CORRECTED ACREAGE OF LOT 20.

REVISD: JULY 20, 2001
ADDED PLANNING AND ZONING COMMISSION SIGNATURE BLOCK

SCALE: 1"=100' JULY, 2001

PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

FILED FOR RECORD IN: BRAZOS COUNTY, TEXAS
ON: AUG 23, 2001 AT 08:55AM

As a
Document Number: 0753230
Sheet: 25 of 28

Receipt Number - 17857
By: [Signature]

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Duchmasclo, do hereby certify that this instrument was filed in the public records of the State of Texas in accordance with the provisions of the Public Utility Act, Chapter 151, Article 1, Section 10, of the Constitution of the State of Texas, and that the same is a true and correct copy of the original as it appears in the public records of the State of Texas.

FILED: [Signature]

RECORDS CLERK

Aug 23, 2001

RECORDS CLERK, BRAZOS COUNTY, TEXAS

LAND DEVELOPMENT PROJECT NAME		
North Country Estates		
XREF DRAWING NUMBER	LAYOUT TAG	DRAWING NUMBER
0100901A.DWG	Final Plat	0100901E.DWG