

CURVE DATA

C1	Rad: 50.00'	Arc: 78.54'
	Tan: 50.00'	CA: 90°00'00"
	Chd: S 00°32'59"W	70.71'
C2	Rad: 50.00'	Arc: 78.54'
	Tan: 50.00'	CA: 90°00'00"
	Chd: S 89°27'01"E	70.71'

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.
- 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. 48041C0070C. 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:
FRONT SIDE REAR SIDE STREET
50' 30' 30' 50'
- 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:

Doc 00777906 Bk DR Vol 4656 Pg 1099

Filed for Record in:
BRAZOS COUNTY
On: Jun 04, 2002 at 01:21P
As a
Plats
Document Number: 00777906
Amount: 55.00
Receipt Number - 195336
By,
Jaime Kelley

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.
Jun 04, 2002

EXISTING CONDITIONS
VOL. 4291, PG. 62 SCALE: 1"=100'

REPLAT
SCALE: 1"=100'

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 4th day of June, 2002.

John A. Huff
City Engineer, Bryan, Texas

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 4th day of JUNE, 2002.

Greg Jones
Planning Administrator, City of Bryan, Texas.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim C. 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 3 day of April, 2002 and same was duly approved on the 16 day of May, 2002 by said Commission.

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

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, Arvin 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 4th day of JUNE, 2002.

Arvin W. Jones
County Judge, Brazos County

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 4 day of June, 2002, in the Official Records of Brazos County, Texas, in Volume 4656, Page 1099.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

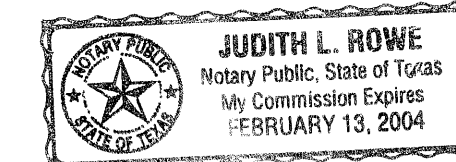
We, NORTH COUNTRY ESTATES, L.L.C., Owners and Developers of 4.83 Acres shown on this plat, as conveyed in Volume 3865, Page 174, of the Official Records of Brazos County, Texas, and designated herein as LOT 16, BLOCK ONE, NORTH COUNTRY ESTATES, PHASE TWO, in Brazos County, Texas, and whose name is subscribed hereto hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Mervin D. Peters
MERVIN D. PETERS, MANAGER

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MERVIN D. PETERS, 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 purpose stated.

Given under my hand and seal this 10 day of June, 2002.



Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, GREGORY A. & ANNA K. ZWERNEMANN, Owners and Developers of 3.15 Acres shown on this plat, as conveyed to us in Volume 4296, Page 216, of the Official Records of Brazos County, Texas, and designated herein as LOT 15, BLOCK ONE, 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 shown hereon for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared GREGORY A. & ANNA K. ZWERNEMANN, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal this 16th day of June, 2002.

GREGORY A. & ANNA K. ZWERNEMANN

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.

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

REPLAT
OF
LOTS 15 & 16
BLOCK ONE
NORTH COUNTRY ESTATES
PHASE TWO
7.98 ACRES
VOL. 4291, PG. 62
G. H. COLEMAN SURVEY, A-10
BRAZOS COUNTY, TEXAS
SCALE: 1"=100' APRIL, 2002

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

LAND DEVELOPMENT PROJECT NAME		
North Country Estates		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
0100901A.DWG	Final Plat	REPLAT PH.2 LOT LOT 15&16.DWG