

Filed for Record in:
BRAZOS COUNTY
On: May 09, 2002 at 02:59P
As a
Plats
Document Number: 00775178
Amount 55.00
Receipt Number - 194253
By,
Jaime Kelley

Field notes of a 32.20 acre tract or parcel of land, lying and being situated in the G. H. Coleman Survey, Abstract No. 10, Brazos County, Texas, and consisting of the following tracts:

Part of the called 117.82 acre - Tract 1 described in the deed from A. W. Davis, Trustee to North Country Estates, L.L.C. as recorded in Volume 3865, Page 174, of the Official Records of Brazos County, Texas;
And part of the 734.43 acre tract described in the deed from E. E. Peters, Trustee to Mervin Danby Peters, as recorded in Volume 261, page 18, of the Deed Records of Brazos County, Texas, and said 32.20 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of Lot 21, Block 1 of North Country Estates, Phase Two according to the plat recorded in Volume 4291, Page 62, of the Official Records of Brazos County, Texas, same being in the southeast line of the beforementioned 117.82 acre tract;

THENCE along the northeast lines of the beforementioned North Country Estates, Phase Two, as follows:

- N 44° 27' 01" W for a distance of 504.69 feet to a 1/2" iron rod found at the north corner of the northeast end of existing North Country Drive (70' wide right-of-way) in the southeast line of Lot 4, Block 2, North Country Estates, Phase Two;
- N 45° 32' 59" E along the southeast line of said Lot 4 for a distance of 169.07 feet to a 1/2" iron rod found at the east corner of Lot 4;
- N 44° 27' 01" W along the northeast line of said Lot 4, Lot 3 and Lot 2, Block 2, for a distance of 722.85 feet to a 1/2" iron rod found at the north corner of Lot 2, same being the east corner of Lot 1, Block 2, of North Country Estates, Phase One, according to the plat recorded in Volume 3878, Page 219, of the Official Records of Brazos County, Texas;

THENCE through the interior of the beforementioned 117.82 acre tract, as follows:

- N 45° 32' 59" E for a distance of 70.00 feet to a 1/2" iron rod set;
- N 44° 27' 01" W for a distance of 250.00 feet to a 1/2" iron rod set in the northwest line of the 117.82 acre tract;

THENCE N 45° 31' 20" E along the northwest line of the beforementioned 117.82 acre tract for a distance of 681.23 feet to an 8" crossrope post marking the north corner of the 117.82 acre tract, same being the west corner of the beforementioned 734.43 acre tract;

THENCE along the northwest line of the beforementioned 734.43 acre tract, as follows:

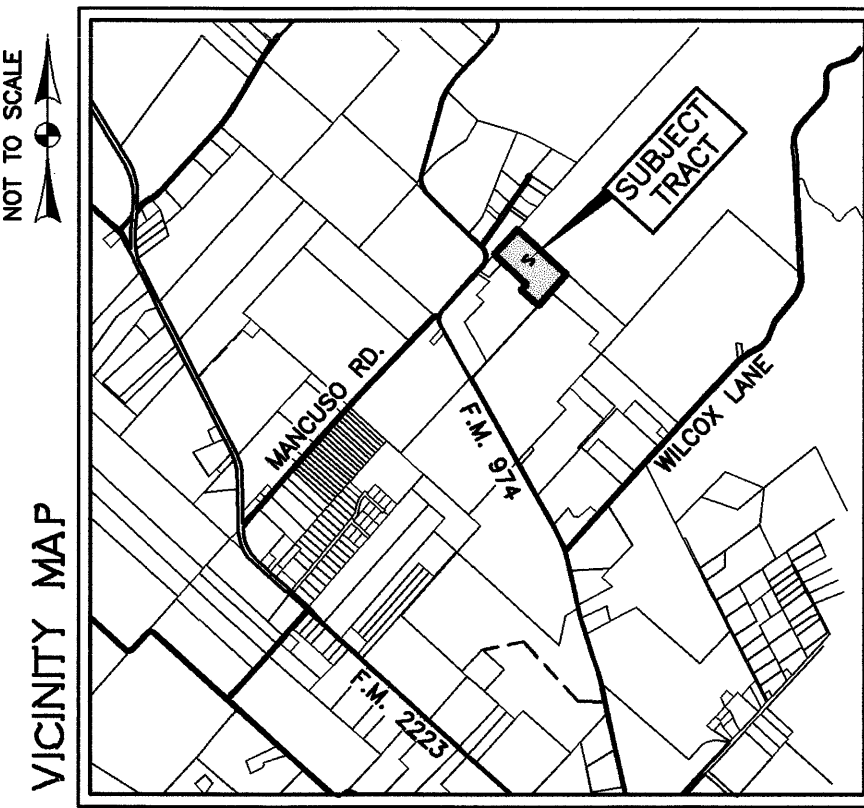
- N 43° 07' 22" E for a distance of 147.77 feet to a 1/2" iron rod set;

THENCE through the interior of the beforementioned 734.43 acre tract and the beforementioned 117.82 acre tract, as follows:

- S 44° 27' 01" E for a distance of 307.49 feet to a 1/2" iron rod set;
- S 79° 25' 45" E for a distance of 184.36 feet to a 1/2" iron rod set at the beginning of a curve, concave to the south, having a radius of 300.00 feet;

Easterly along said curve for an arch length of 172.29 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 62° 58' 35" E - 169.93 feet;

- S 46° 31' 25" E for a distance of 356.80 feet to a 1/2" iron rod set;
- S 45° 32' 59" W for a distance of 285.99 feet and corner;
- S 44° 59' 39" E for a distance of 70.00 feet and corner;
- S 45° 32' 59" W for a distance of 60.00 feet and corner;
- S 44° 59' 39" E for a distance of 431.32 feet and corner to a 1/2" iron rod set;
- S 45° 20' 01" W at a distance of 489.32 feet, pass a 10" crossrope post fence corner marking the northerly interior corner of the 117.82 acre tract, continue on along the northerly and westerly southeast line of the 117.82 acre tract for a total distance of 899.31 feet to the **PLACE OF BEGINNING**, containing 32.20 acres of land, more or less.



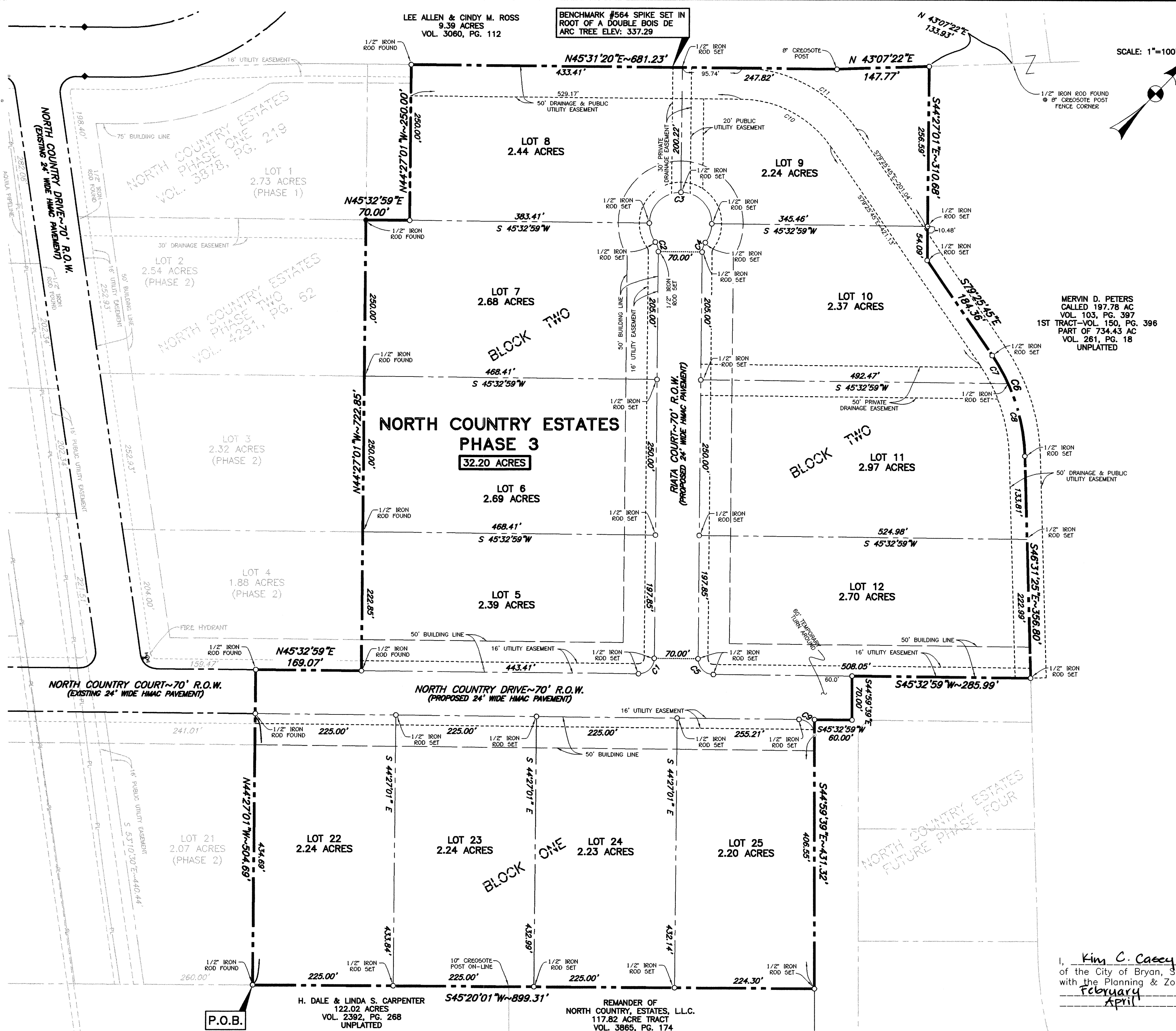
- NOTES:
- BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF THE CALLED 117.82 ACRE TRACT DESCRIBED IN VOL. 3865, PG. 174 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 44° 59' 39" W.
 - CURRENT TITLE APPEARS VESTED IN NORTH COUNTRY ESTATES, L.L.C. BY VIRTUE OF DEED RECORDED IN VOL. 3865, PG. 174 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND IN MERVIN D. PETERS BY VIRTUE OF DEED RECORDED IN VOL. 261, PG. 18 OF THE DEED 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. 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 5' SIDE 30' REAR 30' SIDE STREET 50'
 - ALL DRAINAGE EASEMENTS ARE TO REMAIN FREE FROM OBSTRUCTIONS, INCLUDING FENCING, TO ALLOW FOR PROPER CONVEYANCE OF STORM WATER.
 - 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.

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 18 day of February, 2002 and same was duly approved on the 18 day of April, 2002 by said Commission.

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.
May 09, 2002

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 its certificates of authentication was filed for record in my office the 9 day of May, 2002, in the Official Records of Brazos County, Texas, in Volume 4610, Page 33.

CERTIFICATION 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 8 day of May, 2002.



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, NORTH COUNTRY DEVELOPMENT, L.L.C., Owners and Developers of the 32.20 Acres shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 4601, Page 54, and being part of the tract of land as conveyed to us in the Official Records of Brazos County, Texas Volume 4601, Page 59, 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.

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 30 day of MAY, 2002.
Kevin J. Plautner
Notary Public, Brazos County, Texas

CERTIFICATE OF COUNTY JUDGE
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 19 day of March, 2002.

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 8 day of May, 2002.

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, MARCH 2002

CURVE DATA

C1	Rad: 25.00' Tan: 25.00' Chd: S 00°32'59"W	Arc: 39.27' CA: 90°00'00" 35.36'	C6	Rad: 300.00' Tan: 88.59' Chd: S 62°58'35"E	Arc: 172.29' CA: 32°54'20" 169.93'
C2	Rad: 25.00' Tan: 8.33' Chd: S 62°53'06"E	Arc: 16.09' CA: 36°52'12" 15.81'	C7	Rad: 300.00' Tan: 28.00' Chd: S 74°28'34"E	Arc: 51.87' CA: 09°54'23" 51.80'
C3	Rad: 50.00' Tan: n/a Chd: N 45°32'59"E	Arc: 221.43' CA: 253°44'23" 80.00'	C8	Rad: 300.00' Tan: 61.03' Chd: S 58°01'24"E	Arc: 120.42' CA: 22°59'57" 119.62'
C4	Rad: 25.00' Tan: 8.33' Chd: S 26°00'55"E	Arc: 16.09' CA: 36°52'12" 15.81'	C9	Rad: 25.00' Tan: 24.76' Chd: N 89°43'20"W	Arc: 39.03' CA: 89°27'22" 35.19'
C5	Rad: 25.00' Tan: 25.00' Chd: N 64°38'48"W	Arc: 39.27' CA: 90°00'00" 186.63'	C10	Rad: 175.00' Tan: 91.19' Chd: N 73°02'47"E	Arc: 168.14' CA: 55°02'55" 161.74'
			C11	Rad: 225.00' Tan: 117.25' Chd: N 73°02'47"E	Arc: 216.18' CA: 55°02'55" 207.96'

FINAL PLAT OF NORTH COUNTRY ESTATES PHASE THREE

32.20 ACRES

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

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

SCALE: 1"=100' APRIL 5, 2002
PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 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	FINAL PLAT.DWG