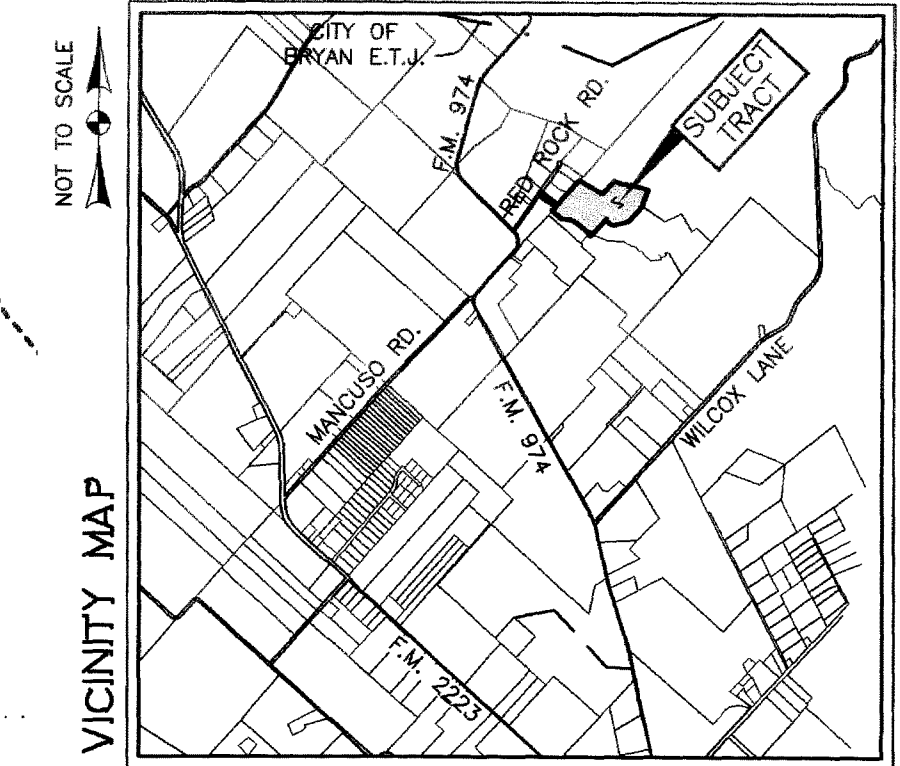
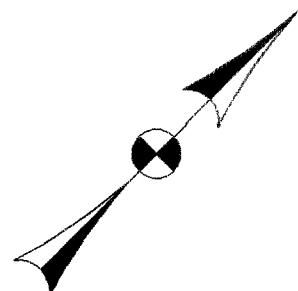


SCALE: 1"=100'



**PHASE 6 & 7 BOUNDARY METES:**

LINE	BEARING	DISTANCE
L1	N37°12'06"E	70.00'
L2	N43°55'21"E	45.25'
L3	S72°10'07"E	70.00'
L4	S76°31'28"E	70.92'
L5	N44°27'01"W	90.35'
L6	N46°48'52"W	70.06'
L7	N45°32'59"E	23.99'

**PHASE 6 & 7 BOUNDARY CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	137.22'	435.00'	18°04'27"	S67°28'15"E~136.85'
C2	41.17'	25.00'	94°21'21"	S29°20'48"E~36.67'
C3	8.89'	885.00'	0°34'31"	N17°32'37"E~8.89'
C4	37.62'	25.00'	86°13'10"	N60°21'57"E~34.17'
C5	332.42'	1365.00'	1°57'12"	S69°32'52"E~331.60'
C6	59.22'	235.00'	14°26'20"	S83°08'47"W~59.06'
C7	171.70'	165.00'	59°37'22"	N74°15'42"W~164.06'
C8	39.27'	25.00'	90°00'00"	N00°32'59"E~35.36'
C9	172.29'	300.00'	32°54'20"	N62°58'35"W~169.93'

**PHASE 6 R.O.W. CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	N00°32'59"E~35.36'
C2	314.37'	265.00'	67°58'11"	N78°26'06"W~296.26'
C3	348.60'	335.00'	59°37'17"	S82°36'33"E~333.08'
C4	275.76'	265.00'	59°37'17"	S82°36'33"E~263.48'
C5	397.41'	335.00'	67°58'11"	N78°26'06"W~374.51'
C6	39.27'	25.00'	90°00'00"	S89°27'01"E~35.36'

**PHASE 7 R.O.W. CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	428.15'	885.00'	27°43'07"	N31°41'26"E~423.98'
C2	394.28'	815.00'	27°43'07"	N31°41'26"E~390.45'

- NOTES:**
- BASIS OF BEARINGS ARE THE PLAT BEARINGS FOR NORTH COUNTRY PHASE 3 AS RECORDED IN VOL. 4610, PG. 33 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. 4804100070C. EFFECTIVE DATE: JULY 2, 1992.
  - 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 ENCRUSH 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.
    - ALL OSSF SEPTIC TANKS MUST BE INSTALLED AT LEAST 50' FROM THE WATER'S EDGE OF THE PRIVATE LAKE. ALL DISPOSAL FIELDS MUST BE AT LEAST 75' FROM THE WATER'S EDGE. THE EDGE OF ANY SPRAY FIELD MUST BE AT LEAST 50' FROM THE WATER'S EDGE.
  - PHASE ACRESAGES:
 

PHASE 6:	12 RESIDENTIAL LOTS IN 22.78 ACRES CONSISTING OF LOTS 1-12, BLOCK 1
PHASE 7:	9 RESIDENTIAL LOTS IN 15.10 ACRES CONSISTING OF LOTS 1-6, BLOCK 1 & LOTS 1-3 BLOCK 2

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# FINAL PLAT

OF  
NORTH COUNTRY ESTATES  
PHASES SIX AND SEVEN

**37.88 ACRES**

G. H. COLEMAN SURVEY, A-10  
BRAZOS COUNTY, TEXAS  
OWNED AND DEVELOPED BY:  
NORTH COUNTRY DEVELOPMENT, L.L.C.  
FRANK DJURMASLO  
1004 WOODHAVEN CIRCLE  
COLLEGE STATION, TEXAS 77840  
(979) 846-0575

SHEET 1 OF 2  
SCALE: 1"=100' APRIL, 2003

PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

