



- NOTES:
1. BASIS OF BEARINGS ARE THE PLAT CALL BEARINGS FOR NORTH COUNTRY PHASE 6 & 7 AS RECORDED IN VOL. 5736, PG. 279 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  2. 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.
  3. 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'
  4. 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.
  5. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
    - a.) 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.
    - b.) 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.
  6. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

EXISTING CONDITIONS CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	137.22'	435.00'	18°04'27"	S67°29'15"E-136.65'
C2	41.17'	25.00'	94°21'21"	S29°20'48"E-36.67'
C3	226.17'	815.00'	15°54'00"	S25°46'53"W-225.44'

REPLAT CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	137.22'	435.00'	18°04'27"	S67°29'15"E-136.65'
C2	253.11'	815.00'	17°47'40"	S24°50'03"W-252.10'

Filed for Record in:  
BRAZOS COUNTY  
On: Feb 26, 2008 at 01:20P  
As a  
Plat  
Document Number: 00990004  
Amount: \$8.00  
Receipt Number - 335779  
By:  
Cathy Barcelona  
I hereby certify that this instrument was  
dated on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the Official Public Records of:  
BRAZOS COUNTY  
as stamped herein by me.  
Feb 26, 2008

APPROVAL OF THE CITY PLANNER  
I, the undersigned, City Planner 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 February, 2004.

Kevin Russell  
City Planner, Bryan, Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, NORTH COUNTRY DEVELOPMENT, L.L.C., Owners of the 153,78 Sf. 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 5913, Page 24, 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.

Frank Duchmasco  
Frank Duchmasco, Manager

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Glen W. & Linda S. Ferguson, Owners of the 1.25 Acres shown on this plat & designated North Country Estates-Phase Seven, Lot 3, Block 2, being the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 5935, Page 287, and whose names are 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.

Glenn W. Ferguson  
Glenn W. Ferguson  
Linda S. Ferguson  
Linda S. Ferguson

Doc Blk Vol Ps  
00990004 BR 8461 280

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Glenn & Linda Ferguson known to me to be the people whose names are 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 24th day of JUNE, 2004.

KEVIN J. PFUNTER  
MY COMMISSION EXPIRES  
FEBRUARY 13, 2008

Kevin J. Pfunter  
Notary Public, Brazos County, Texas

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 22nd day of February, 2004.

W. Paul Kasper  
City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Frank Duchmasco, 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 18th day of JUNE, 2004.

KEVIN J. PFUNTER  
MY COMMISSION EXPIRES  
FEBRUARY 13, 2008

Kevin J. Pfunter  
Notary Public, Brazos County, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT  
I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the 20th day of June, 2004.

Randy Sims  
County Judge, Brazos County, Texas

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 duly filed for record in my office the 20th day of June, 2004, in the Official Records of Brazos County, Texas, in Volume 5935, Page 280.

Karen McQueen  
Karen McQueen, County Clerk, 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  
S. M. Kling, R.P.L.S. No. 2003, MAY, 2004

# AMENDING PLAT

OF  
LOT THREE, BLOCK TWO  
NORTH COUNTRY ESTATES  
PHASE SEVEN  
VOL. 5736, PG. 279  
**1.25 ACRES**

G. H. COLEMAN SURVEY, A-10  
BRAZOS COUNTY, TEXAS  
SCALE: 1"=50' MAY, 2004

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