



North Country Estates
Phase Eight - 17.28 Acres
G. H. Coleman Survey, A-10
Brazos County, Texas

Field notes of a 17.28 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 called 197.78 acre tract described in Volume 103, Page 397, of the Deed Records of Brazos County, Texas, and said 197.78 acre tract being part of the called 734.43 acre tract described in the deed to Mervin Danby Peters as recorded in Volume 261, Page 18, of the Deed Records of Brazos County, Texas, and said 17.28 acre tract being more particularly described as follows:

Beginning at the 1/2" iron rod found marking the north corner of North Country Estates - Phase 6 & Phase 7 according to the plat recorded in Volume 5736, Page 279 of the Official Records of Brazos County, Texas.

THENCE N 43° 55' 21" E along the southeast line of the Gideon-Called 2.50 acre tract described in Volume 973, Page 57, and the Gideon - called 10.00 acre tract, adjacent to a fence, for a distance of 338.69 feet to a cross-tie fence corner marking the east corner of the 10.00 acre tract;

THENCE N 45° 32' 59" E along or near the northwest line of the beforementioned 197.78 acre tract, same being the southeast line of the called 125 acre tract, Volume 46, Page 75, of the Deed Records of Brazos County, Texas, same being the 9th Tract, Volume 150, Page 396, of the Deed Records of Brazos County, Texas, and same being part of the Mervin Peters - called 734.43 acre tract described in Volume 261, Page 18, of the Deed Records of Brazos County, Texas, for a distance of 300.69 feet to a 1/2" iron rod set in the southwest right-of-way line of the proposed North Country Drive;

THENCE along the proposed southwest right-of-way line of North Country Drive (70' right-of-way), as follows:

S 35° 12' 52" E for a distance of 360.38 feet to a 1/2" iron rod set at the beginning of a curve, concave to the southwest, having a radius of 815.00 feet.

Southerly along said curve for an arc length of 392.21 feet to a 1/2" iron rod set, the chord bears S 21° 25' 41" E - 388.43 feet;

THENCE N 82° 21' 30" E across the proposed North Country Drive for a distance of 70.00 feet to a 1/2" iron rod set in the east right-of-way line of North Country Drive, same being in a curve, concave to the southwest, having a radius of 885.00 feet;

THENCE continuing through the interior of the beforementioned 197.78 acre tract, as follows:

Southerly along said curve for an arc length of 267.78 feet to a 1/2" iron rod set at the beginning of a transition curve, the chord bears S 01° 01' 36" W - 266.76 feet and said transition curve being concave to the northeast, having a radius of 25.00 feet.

Southeasterly along said transition curve for an arc length of 37.62 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 33° 24' 53" E - 34.17 feet.

S 13° 28' 32" W for a distance of 70.00 feet to a 1/2" iron rod set at the beginning of a transition curve, concave to the south, having a radius of 25.00 feet.

Southwesterly along said transition curve for an arc length of 37.62 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 60° 21' 57" W - 34.17 feet, same being in a curve, concave to the west, having a radius of 885.00 feet.

Southerly along said curve for an arc length of 8.89 feet to a 1/2" iron rod set, the chord bears S 17° 32' 37" W - 8.89 feet.

N 72° 10' 07" W across the beforementioned proposed North Country Drive for a distance of 70.00 feet to a 1/2" iron rod set in the west right-of-way line of North Country Drive, same being in a curve, concave to the southwest, having a radius of 815.00 feet.

Northwesterly along said curve and along the proposed west-right-of-way line of North Country Drive for an arc length of 26.95 feet to a 1/2" iron rod set, the chord bears N 16° 53' 03" E - 26.95 feet.

N 76° 31' 28" W for a distance of 177.77 feet to a 1/2" iron rod set at the beginning of a curve, concave to the north, having a radius of 435.00 feet.

Northwesterly along said curve for an arc length of 137.22 feet to a 1/2" iron rod set, the chord bears N 67° 29' 15" W - 136.67 feet;

THENCE continuing through the interior of the beforementioned 197.78 acre tract and along the lines of the beforementioned North Country Estates - Phases 6 and 7, as follows:

S 45° 32' 59" W for a distance of 399.54 feet to a 1/2" iron rod set, the chord bears N 56° 13' 52" W - 646.86 feet, containing 17.28 acres of land, more or less.

- NOTES:**
- BASIS OF BEARINGS ARE THE PLAT BEARINGS FOR NORTH COUNTRY PHASE 6 & 7 AS RECORDED IN VOL. 5736, PG. 279 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - A PORTION OF THE SUBJECT TRACT LIES 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. FLOOD ZONE X - NO FEMA-BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION DETERMINED BY BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR: BFE=310'.
 - 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 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.
 - PHASE ACREAGES:
PHASE 8: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-9 = 15.28 ACRES.
STREETS = 2.00 ACRES
 - NORTH COUNTRY ESTATES PHASE 8 IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.
 - 1/2" IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.

PHASE 8 BOUNDARY METES:

LINE	BEARING	DISTANCE
L1	N82°21'30"E	70.00'
L2	S13°28'32"W	70.00'
L3	N72°10'07"W	70.00'

PHASE 8 BOUNDARY CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	392.21	815.00	27°34'22"	S21°25'41"E-388.43'
C2	267.78	885.00	17°20'12"	S01°01'36"W-266.76'
C3	37.62	25.00	86°13'10"	S33°24'53"E-34.17'
C4	37.62	25.00	86°13'10"	S60°21'57"W-34.17'
C5	8.89	885.00	0°34'31"	S17°32'37"W-8.89'
C6	26.95	815.00	1°53'40"	N16°53'03"E-26.95'
C7	137.22	435.00	18°04'27"	N67°29'15"W-136.67'

PHASE 8 R.O.W. CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	211.47	815.00	14°52'01"	N08°30'12"E-210.88'
C2	41.17	25.00	94°21'21"	N48°06'28"W-36.67'
C3	211.36	335.00	36°08'56"	N75°12'41"W-207.87'
C4	16.09	25.00	36°52'12"	N75°34'18"W-15.81'
C5	221.43	50.00	25°34'23"	N32°51'47"E-80.00'
C6	16.09	25.00	36°52'12"	S38°42'07"E-15.81'
C7	167.19	265.00	36°08'56"	N75°12'41"W-164.43'
C8	41.17	25.00	94°21'21"	S39°32'11"W-36.67'

STATE OF TEXAS
COUNTY OF BRAZOS
I, Kim Casey, 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 4th day of June, 2004, in the Official Records of Brazos County, Texas, in Volume 6221, Page 142.

Doc 00865020 BK 6221 Pg 142
Filed for Record in: BRAZOS COUNTY
On: Aug 05, 2004 at 08:59A
As a Plat
Account Number: 00865020
Amount: 50.00
Receipt Number: 246228
Susie Cohen

STATE OF TEXAS
COUNTY OF BRAZOS
I, Kim Casey, 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 4th day of June, 2004, in the Official Records of Brazos County, Texas, in Volume 6221, Page 142.

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 2nd day of June, 2004.

Kim Casey
Planning Administrator, City of Bryan, 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 4 day of August, 2004.

Kim Casey
City Engineer, 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 4th day of June, 2004 and same was duly approved on the 14th day of June, 2004, by said Commission.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, NORTH COUNTRY DEVELOPMENT, L.L.C., Owners and Developers of the 17.28 Acres shown on this plat & designated North Country Estates Phase Eight, 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

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 5th day of August, 2004, in the Official Records of Brazos County, Texas, in Volume 6221, Page 142.

Karen McQueen
County Judge, 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, FEBRUARY, 2004

APPROVAL OF THE PLANNING ADMINISTRATOR

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 4th day of May, 2004.

Kevin J. Punt
Notary Public, Brazos County, Texas



FINAL PLAT

OF

NORTH COUNTRY ESTATES

PHASE EIGHT

17.28 ACRES

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

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

SHEET 1 OF 1
SCALE: 1"=100' MARCH, 2004
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

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