

SCALE: 1"=60'

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. 48041C0070C, EFFECTIVE DATE: JULY 2, 1992. FLOOD ZONE A - 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 ACRESAGES:

PHASE 9: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-5 = 8.23 ACRES
STREETS = 0.59 ACRES
- NORTH COUNTRY ESTATES PHASE 9 IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.
- 1/2" IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.

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

Field notes of an 8.82 acre tract or parcel of land, lying and being situated in the G. H. Coleman Survey, Abstract No. 10, Brazos County, Texas, and being all of the called 8.82 acre tract described in the deed to North Country Development, L.L.C., as recorded in Volume 6158, Page 199, of the Official Records of Brazos County, Texas, and said 8.82 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the easterly and southerly northcorner of the 17.29 acre tract described in the deed to North Country Development, L.L.C., as recorded in Volume 5913, Page 24, of the Official Records of Brazos County, Texas, (said 17.29 acre tract being the proposed North Country Estates, Phase 8), same being at the beginning of a transition curve from Vaquero Drive (future road) to North Country Drive (70' wide right-of-way), said curve being concave to the northeast, having a radius of 25.00 feet;

THENCE along the northeast right-of-way line of proposed North Country Drive, as follows:

Northwesterly along said transition curve for an arc length of 37.62 feet to a 1/2" iron rod found at the end of this curve in the northeast right-of-way line of North Country Drive, the chord bears N 33° 24' 53" W - 34.17 feet, said 1/2" iron rod found being in a curve, concave to the west, having a radius of 885.00 feet, Northerly along said curve for an arc length of 267.78 feet, the chord bears N 01° 01' 36" E - 266.76 feet;

THENCE S 82° 21' 30" W across the aforementioned North Country Drive for a distance of 70.00 feet to a 1/2" iron rod found in the west right-of-way line of North Country Drive, same being at the end of the transition curve from Vaquero Drive to North Country Drive and being in a curve, concave to the west, having a radius of 815.00 feet;

THENCE Northerly along the west right-of-way line of North Country Drive, same being along the east line of Lots 9 and 8, Block One of the aforementioned proposed North Country Estates, Phase 8, and along said curve for an arc length of 351.32 feet and corner, the chord bears N 19° 59' 26" W - 348.60 feet;

THENCE N 57° 39' 37" E across the proposed North Country Drive, for a distance of 70.00 feet and corner in the east right-of-way line of North Country Drive, same being in a curve, concave to the west, having a radius of 885.00 feet;

THENCE along the proposed easterly or northeasterly right-of-way line of North Country Drive, as follows:

Northwesterly along said curve for an arc length of 44.40 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 33° 46' 37" W - 44.40 feet, N 35° 12' 52" W at a distance of 120.00 feet, pass a 1/2" iron rod set for reference, continue on for a total distance of 137.38 feet to the center of a creek (tributary to Wickson Creek);

THENCE along the center meanders of a creek (tributary to Wickson Creek), as follows:

N 60° 51' 27" E	for a distance of 4.76 feet,
S 73° 10' 44" E	for a distance of 70.26 feet,
S 77° 11' 28" E	for a distance of 47.90 feet,
N 74° 07' 46" E	for a distance of 13.36 feet,
N 38° 52' 43" E	for a distance of 34.04 feet,
N 45° 43' 44" E	for a distance of 31.76 feet,
N 35° 13' 13" E	for a distance of 18.19 feet,
N 08° 39' 40" E	for a distance of 28.69 feet,
N 47° 28' 55" W	for a distance of 28.68 feet,
N 33° 01' 00" W	for a distance of 27.68 feet,
N 24° 28' 14" E	for a distance of 11.34 feet,
N 51° 25' 40" E	for a distance of 47.62 feet,
N 50° 40' 16" E	for a distance of 66.85 feet,
S 65° 21' 31" E	for a distance of 32.56 feet,
S 51° 00' 56" E	for a distance of 36.76 feet,
S 51° 00' 56" E	for a distance of 36.76 feet,
S 66° 44' 46" E	for a distance of 18.46 feet,
N 67° 44' 56" E	for a distance of 15.18 feet to a 1/2" ironrod set;

THENCE along the proposed easterly line of North Country Estates - Phase 9, as follows:

S 31° 23' 43" E	at a distance of 20.00 feet, pass a 1/2" iron rod set for reference, continue on for a total distance of 199.29 feet to a 1/2" iron rodset,
S 22° 43' 15" E	for a distance of 212.46 feet to a 1/2" ironrod set,
S 13° 00' 35" E	for a distance of 212.46 feet to a 1/2" ironrod set,
S 03° 17' 55" E	for a distance of 212.46 feet to a 1/2" iron rod set,
S 07° 19' 45" W	for a distance of 252.43 feet to a 1/2" iron rod set in the proposed north right-of-way line of the aforementioned Vaquero Drive, same being in a curve, concave to the south, having a radius of 1441.46 feet;

THENCE along the northerly right-of-way line of the proposed Vaquero Drive, as follows:

Westerly along said curve for an arc distance of 278.08 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 70° 58' 08" W - 277.64 feet, N 76° 31' 28" W for a distance of 70.61 feet to the PLACE OF BEGINNING, containing 8.82 acres of land, more or less.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

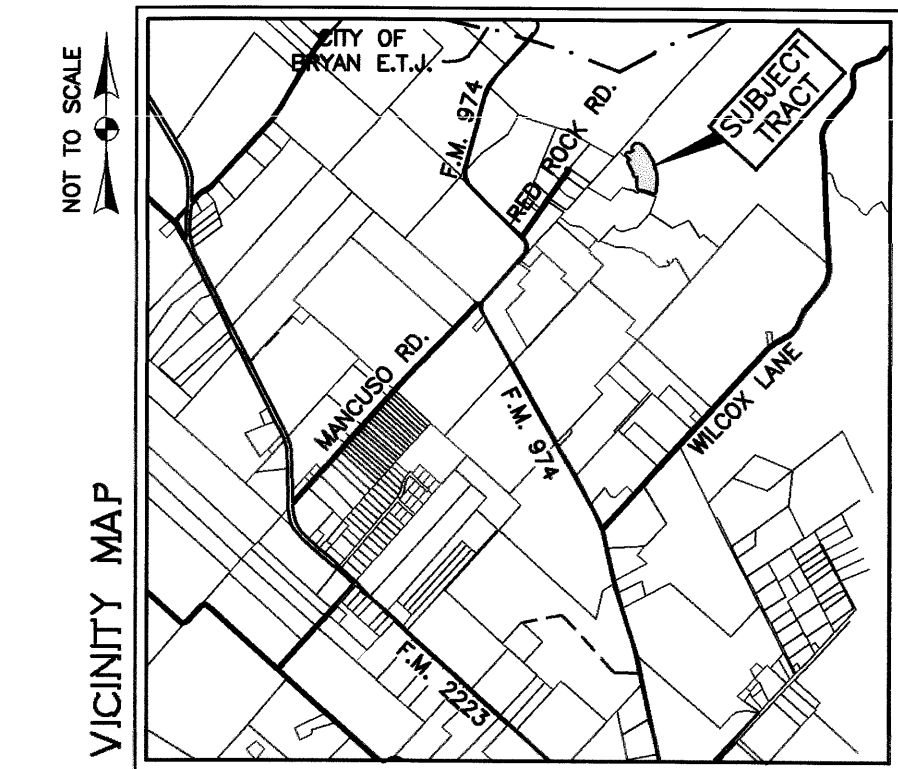
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 10th day of August, 2004, in the Official Records of Brazos County, Texas, in Volume 6230, Page 262.

Karen McQueen by Mary Garcia
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, R.P.L.S. No. 2003, MAY, 2004



PHASE 9 BOUNDARY CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	37.62'	25.00'	86°13'10"	N33°24'53"W-34.17'
C2	267.78'	885.00'	17°20'12"	N01°01'36"E-266.76'
C3	351.32'	815.00'	24°41'53"	N19°59'26"W-348.60'
C4	44.40'	885.00'	2°52'28"	N33°46'37"W-44.40'
C5	278.08'	1441.46'	11°03'11"	N70°58'08"W-277.64'

PHASE 9 R.O.W. CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	381.49'	885.00'	24°41'53"	N19°59'26"W-378.55'

PHASE 9 BOUNDARY METES:

LINE	BEARING	DISTANCE
L1	N60°51'27"E	4.76'
L2	S73°10'44"E	70.26'
L3	S77°11'28"E	47.90'
L4	N74°07'46"E	13.36'
L5	N38°52'43"E	34.04'
L6	N45°43'44"E	31.76'
L7	N35°13'13"E	18.19'
L8	N08°39'40"E	28.69'
L9	N47°28'55"W	28.68'
L10	N33°01'00"W	27.68'
L11	N24°28'14"E	11.34'
L12	N51°25'40"E	47.62'
L13	N50°40'16"E	66.85'
L14	S65°21'31"E	32.56'
L15	S51°00'56"E	36.76'
L16	S51°00'56"E	36.76'
L17	S66°44'46"E	18.46'
L18	N67°44'56"E	15.18'

FINAL PLAT OF NORTH COUNTRY ESTATES PHASE NINE

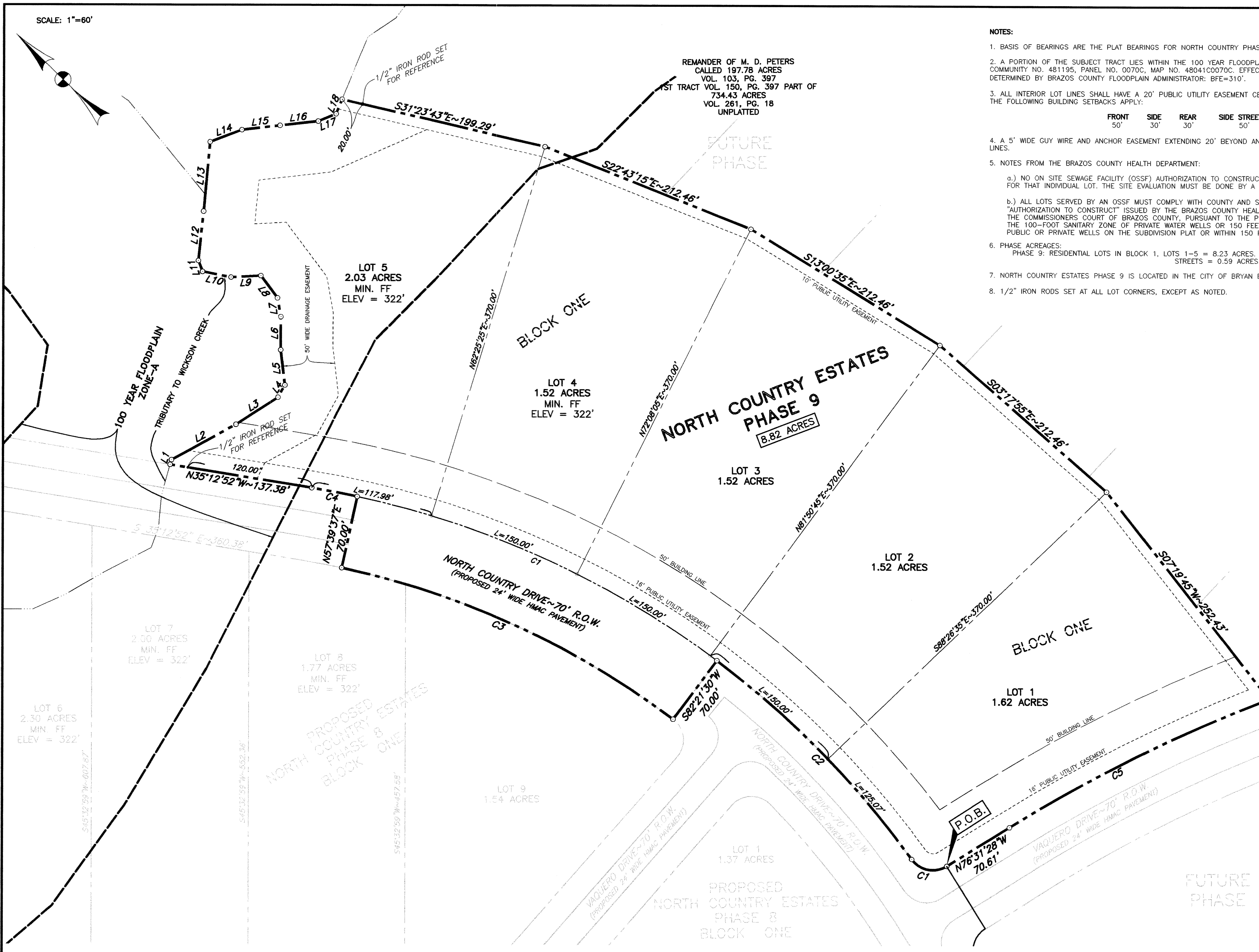
8.82 ACRES

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

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

SHEET 1 OF 1
SCALE: 1"=60' MAY, 2004

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



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 23rd day of JUNE, 2004.

[Signature]
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 4th day of August, 2004.

[Signature]
City Engineer, 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 3rd day of MAY, 2004 and same was duly approved on the 3rd day of JUNE, 2004 by said Commission.

[Signature]
Chairman, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

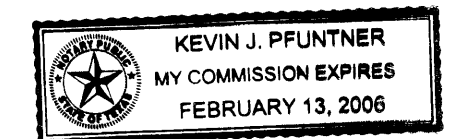
STATE OF TEXAS
COUNTY OF BRAZOS

We, NORTH COUNTRY DEVELOPMENT, L.L.C., Owners and Developers of the 8.82 Acres shown on this plat & designated North Country Estates Phase Nine, being part of the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 6158, Page 199, 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 Duchmasclo, 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 23rd day of JUNE, 2004.



[Signature]
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 3rd day of JUNE, 2004.

[Signature]
County Judge, Brazos County, Texas

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