

North Country Estates - Phase 5B 22.25 Acres G. H. Coleman Survey. A-10 Brazos County, Texas

Field notes of a 22.25 acre tract or percel of land, lying and being situated in the G. H. Coleman Survey, Abstract No. 10, Brazos County, Texas, and consisting of the

Part of the called 43.75 acre tract described in Volume 106, Page 169, of the Deed Records of Brazos County, Texas, same being the 2nd Tract described in Volume 150. Page 396, of the Deed Records of Brazos County, Texas;

Part of the called 197.78 acre tract described in Volume 103, Page 397, of the Deed Records of Brazos County, Texas, same being the 1st Tract described in Volume 150, Page 365, of the Deed Records of Brazos County, Texas, and said 43.75 acre and 197.78 acre tracts being part of the called 734.43 acre tract described in the deed to Mervin Denety Peters as recorded in Volume 261, Page 18, of the Deed Records of Brazos County, Texas, and said 22.25 acre tract being more particularly described as

BEGINNING at the '%" iron rod found marking the north corner of North Country Estates. Phase 5A, according to the plat recorded in Volume 5197. Page 80, of the Official Records of Brazos County, Texas, same being the north corner of the 16.42 acre private receive tract known as Lake Heron and being in the southeast right-of-way line of North Country Drive:

THENCE N 45° 32' 50" E along the southeast right-of-way line of North Country Drive (70' right-of-way), for a distance of 354.44 feet to a 1/2" iron rod set at the beginning of a transition curve from North Country Drive to Blazing Trail, concave to the south, having a radius of 25.00 feet:

THENCE along the southwesterly right-of-way line of the proposed Blazing Trail, as

Easterly along said curve for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve, the chord beers S 89° 27' 01" E - 35.36 feet. S 44° 27' 01" E for a distance of 90.35 feet to a ½" iron rod set at

the beginning of a curve, concave to the north, having a radius of 235.00 feet. Easterly along said curve for an arc length of 244.54 feet to a 1/2" iron

74° 15' 42" E - 233.86 feet. N 75° 55' 37" E for a dietance of 229.91 feet to a ½" iron rod set at the beginning of a curve, concave to the south,

having a radius of 165.00 feet,

rod set at the end of this curve, the chord bears S

Easterly along said curve for an arc length of 145.93 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 78° 44' 00" E - 141.22 feet,

S 53° 23' 56" E for a dietance of 440.80 feet to a 1/2" iron rod set at the beginning of a curve, concave to the north, having a radius of 535.00 feet. Easterly along said curve for an arc length of 462.06 feet to a 1/2" iron

rod set at the end of this curve, the chord bears S 78° 06' 27" E - 447.83 feet. N 77° 07' 01" E for a distance of 279.97 feet to the beginning of a transition curve from Blazing Trail to Vaquero

Drive, concave to the southwest, having a radius of 25.00 feet. Southeasterly along said transition curve for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve.

the chord bears S 57° 52' 59" E - 35.36 feet:

THENCE along the southwesterly right-of-way line of proposed Vaquero Drive

S 12° 52' 59" E for a distance of 101.54 feet to a ½" iron rod set at the beginning of a curve, concave to the east, having a radius of 200.00 feet. Southerly along said curve for an arc length of 51.41 feet to a 1/2" iron

rod set at the end of this curve, the chord beers S 20° 14' 50" E - 51.27 feet. \$ 27° 36' 41" E for a distance of 253.93 feet to a 1/2" iron rod set at

the beginning of a transition curve, concave to the west, having a radius of 25.00 feet, Southerly along said transition curve for an arc length of 16.09 feet to a 1/2" iron rod set at the end of this curve, (the

chord bears S 09° 10' 35" E - 15.81 feet), same being the beginning of a cul-de-eac curve, concave to the northeast, having a radius of 50.00 feet, Southerly and Easterly along said cul-de-eac curve for an arc length of 126.52 feet to a 1/2" iron rod set at the northeast corner of proposed Lot 14, Block 1 - 1.78 acres,

the chord beers \$ 63° 13' 52" E - 95.37 feet:

THENCE S 45° 43' 14" E continuing through the interior of the beforementioned 43.75 acre tract for a distance of 112.67 feet to a ½" iron rod set in the fenced and occupied southeast line of the 43.75 acre tract, same being the northwest line of the Brady - called 277.82 acre (226.682 acre net) tract described in Volume 373, Page 503 of the Deed Records of Brazos County, Texas;

THENCE S 44° 24' 39" W along the occupied southeast line of the beforementioned 43.75 acre tract, same being the northwest line of the beforementioned 226.662 acre tract, adjacent to a fence, for a distance of 521.00 feet to a 1/2" iron rod set at the east corner of the beforementioned North Country Estates Phase 5A;

THENCE along the northeasterly lines of the beforementioned Phase 5A, same being the proposed water's edge of the beforementioned Lake Heron, as follows:

> N 27° 36' 41" W for a distance of 602.80 feet to a 1/2" iron rod found. S 82° 43' 04" W for a distance of 67.33 feet to a 1/2" iron rod found. S 00° 40' 33" E for a dietance of 57.35 feet to a ½" iron red found. S 67° 32' 36" W for a distance of 88.10 feet to a 1/2" iron rod found N 46° 15' 10" W for a distance of 85.82 feet to a 1/2" iron red found S 45° 50' 14" W for a distance of 4.08 feet to a 1/2" iron rod found. 8 32° 46' 33" E for a distance of 110.62 feet to a ½" iron rod found. \$ 28° 02' 21" W for a distance of 20.61 feet to a 1/2" iron rod found, 8 86° 30' 03" W for a distance of 209.38 feet to a 1/2" iron red found. N 75° 40' 54" W for a distance of 30.47 feet to a 1/2" iron red found, N 48° 06' 52" W for a dietance of 208.49 feet to a 1/2" iron rod found, N 36° 41' 43" W for a distance of 85.12 feet to a 1/2" iron rod found, N 56° 47' 58" W for a distance of 111.61 feet to a 1/2" iron rod found. N 23° 04' 08" W for a distance of 64.50 feet to a 1/2" iron rod found, N 64° 58' 20" W for a distance of 68.63 feet to a 1/2" iron rod found S 85° 56' 39" W for a distance of 57.06 feet to a 1/2" iron rod found N 54° 54' 30" W for a distance of 200.17 feet to a 1/2" iron rod found. N 83° 32' 08" W for a distance of 361.34 feet to a ½" iron rod found. N 65° 05' 14" W for a distance of 388.28 feet to the PLACE OF BEGINNING, containing 22,25 acros of

> > land, more or less.

North Country Estates - Phase 12 12.86 Acre - West Portion G. H. Coleman Survey, A-10 Brazos County, Texas

Field notes of a 12.86 acre tract or percel 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, same being the 1st Tract described in Volume 150, Page 396, 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 Dansby Peters as recorded in Volume 261, Page 18, of the Deed Records of Brazos County, Texas, and said 12.86 acre tract being more particularly described as follows:

BECOMMS at the ½" iron rod found marking the west corner of Lot 4, Block 1, of North Country Estates, Phase 10, according to the plat recorded in Volume 6777, Page 286, of the Official Records of Brazos County, Texas;

THENCE along the southwest and southeast lines of the beforementioned North Country Estates, Phase 10, as follows:

> \$ 53° 23' 56" E for a dietance of 627.64 feet to a 1/2" iron rod found merking the south comer of Lot 1, Block 1, 1.50 acres, for a distance of 278.44 feet to a 1/2" iron rod found marking the east corner of Lot 1, Block 1, North Country Estates, Phase 10, in the west right-of-way line of Vaguero Drive:

THENCE S 12° 52' 59" E along the west right-of-way line of Vaquero Drive for a distance of 385.00 feet to a 1/2" iron rod set at the beginning of a transition curve from Vaguero Drive to Blazing Trail, concave to the northwest, having a radius of 25.00 feet;

THENCE Southwesterly along said transition curve for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 32" 07" 01" W - 35.36 feet;

THENCE S 12º 52' 59" E across said proposed Blazing Trail for a distance of 70.00 fact to a 1/2" iron rod set:

THENCE along the proposed southwesterly right-of-way line (70' wide right-of-way) of Blazing Trail, same being the northeasterly line of North Country Estates, Phase 58, as follows:

> for a distance of 279.97 feet to a 1/2" iron rod set at the beginning of a curve, concave to the north. having a radius of 535.00 feet Westerly along said curve for an arc length of 462.06 feet, to a 1/2" iron rod

set at the end of this curve, the chord bears N 78° 08' 27" W - 447.83 feet. N 53° 23' 56" W for a dietance of 440.80 feet to a ½" iron rod set at the beginning of a curve, concave to the south. having a

radius of 165.00 feet. Westerly along said curve for an arc length of 145.93 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 78° 44' 09" W - 141.22 feet.

beginning of a curve, concave to the north, having a radius of 235.00 feet. Westerly along said curve, for an arc length of 244.54 feet to a 1/2" iron rod

set at the end of this curve, the chord bears N 74° 15' 42" W - 233.66 feet. N 44° 27' 01" W for a distance of 90.35 feet to a ½" iron rod set at the beginning of a transition curve, concave to the south,

for a distance of 229.91 feet to a 1/2" iron rod set at the

having a radius of 25.00 feet, Westerly along said transition curve for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve in the southeast right-of-way line of North Country Drive, the chord bears

N 89° 27' 01" W - 35.36 feet:

THENCE N 45° 32' 59" E along the southeast right-of-way line of North Country Drive (70' wide right-of-way), for a distance of 120.00 feet to a ½" iron rod set at the beginning of a transition curve (to Blazing Trail), concave to the east, having a radius of

THENCE along the northeasterly and northerly right-of-way line of the proposed Blazing Trail, as follows:

> Southerly along said transition curve, for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve, the chord beers S

00° 32' 59" W - 35.36 fact for a distance of 90.35 feet to the beginning of a curve, conceive to the north, having a radius of 165.00 feet, Easterly along said curve for an arc length of 171.70 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 74° 15' 42" E

- 164.06 feet. for a distance of 229.91 feet to a 1/2" iron rod set at the beginning of a curve, concave to the south, having a

radius of 235.00 feet. Easterly along said curve for an arc length of 59.22 feet to a 1/2" iron rod found merking the south corner of Lot 2, Black 1, of North Country Estates, Phase 7, according to the plat recorded in Volume 5736, Page 279, of the Official Records of Brazos County, Texas, the chord bears N 83° 08' 47" E

THENCE N 45° 32' 59" E along the southeast line of Lots 2, 3, 4 and 5, Block 1, of North Country Estates, Phase 7, for a distance of 461.06 feet to the PLACE OF **BEGINGING**, containing 12.86 acres of land, more or less.

North Country Estates - Phase 12 5.93 Acre - East Portion G. H. Coleman Survey, A-10 Brazos County, Texas

Field notes of a 5.93 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 43.75 acre tract described in Volume 106, Page 169, of the Deed Records of Brazos County, Texas, same being the 2nd Tract described in Volume 150, Page 396, of the Deed Records of Brazos County, Texas:

Part of the called 197.78 acre tract described in Volume 103, Page 307, of the Deed Records of Brazos County, Texas, same being the 1st Tract described in Volume 150, Page 395, of the Deed Records of Brazos County, Texas, and said 43.75 acre and 197.78 acre tracts being part of the called 734.43 acre tract described in the dead to Mervin Daneby Peters as recorded in Volume 261, Page 18, of the Deed Records of Brezos County, Texas, and said 5.93 acre tract being more particularly described as

BEGINNING at the 1/2" iron rod found marking the south corner of Lot 1, (1.54) acre), Block 2, of North Country Estates, Phase 11, according to the plat recorded in Volume 7139, Page 01, of the Official Records of Brazos County, Texas, same being in the northwest line of the Brady - called 227.82 acre (226.662 acre not) tract described in Volume 373, Page 503 of the Deed Records of Brazos County, Texas, and being in the southeast line of the beforementioned 43.75 acre tract and the 734.43 acre tract;

THENCE along the occupied southeast line of the beforementioned 43.75 acre and 734.43 acre tracts, same being the northwest line of the beforementioned 226.682 acre tract, adjacent to a fence, as follows:

> S 43° 23' 28" W for a distance of 126.83 feet to a 3" creceste poet fence for a distance of 81.82 feet to a 6" crecepte post fence for a distance of 227.05 feet to a metal "T" post fence angle point, for a distance of 76.76 feet to fence angle point,

THENCE N 45° 43' 14" W through the interior of the beforementioned 734.43 acre tract and along the northeast line of proposed North Country Estates, Phase 58, for a distance of 112.67 feet to a 1/2" iron rod set in the cul-de-eac curve of proposed Vaquero Drive, concave to the northwest, having a radius of 50.00 feet;

S 44° 24' 39" W for a distance of 3.26 feet to a ½" iron rod set:

THENCE along the southwesterly right-of-way line of proposed Vaquero Drive, same being the northeasterly line of North Country Estates, Phase 58, as follows:

> Westerly and Northerly along said cul-de-eac curve for an arc length of 126.52 feet to a 1/2" iron rod set at the end of this curve, same being the beginning of a transition curve, concave to the west, having a radius of 25.00 feet, the chord bears N

63° 13' 52" W - 95.37 feet. Northerly along said transition curve for an arc length of 16.09 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 09° 10' 35" W - 15.81 feet. N 27° 36' 41" W for a distance of 253.93 feet to a ½" iron rod set at the

beginning of a curve, concave to the northeast, having a radius of 200.00 feet Northerly along said curve for an arc length of 51.41 feet to a ½" iron rod set at the end of this curve, the chord beers N 20° 14' 50 "W

- 51.27 feet. N 12º 52' 59" W for a distance of 101.54 feet to a 1/2" iron rod set:

THENCE N 77° 07' 01" E across the proposed Vaguero Drive, for a distance of 70.00 feet to a 1/2" iron rod set at the beginning of a transition curve, concave to the southeast, having a radius of 25.00 feet;

THENCE along the southeast right-of-way line of Blazing Trail, as follows:

Northeasterly along said transition curve for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve, the chord bears N

32° 07' 01" E - 35.36 fast. for a distance of 60.59 feet to a 1/2" iron rod set at the beginning of a curve, concave to the northwest, having a radius of 435.00 feet.

Northeasterly along said curve for an arc length of 245.07 feet to a 1/2" iron rod found marking the west corner of the beforementioned Lot 1. Block 2. North Country Estates. Phase 11. the chord beers N 60° 58' 39" E - 241.84 feet:

THENCE'S 46° 05' 58" E along the southwest line of the beforementioned Lot 1, Block 2, North Country Estates, Phase 11, for a distance of 450.95 feet to the PLACE OF BEGINNING, containing 5.93 acres of land, more or less.

Prepared 09/05/07

kee07-dvd\ncountryph12 - 5,93ac-east portion.wa

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 24th day of

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 $\frac{26H_b}{}$ day of <u>mARCH</u>, 2008.

City Engineer, Bryan, Texas (MT)

00c 8k Vol Ps 01023880 0R 9017 62

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John R Elank, Chair 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 15 day of hashet ______, 20087 and same was duly approved on the 64 day of

Chair Planning & Zoning Commission
City of Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

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 filed for record in my office the 26th day of ______, 200%, in the Official Records of Brazos County, Texas, in Volume 9017 , Page 61 ...

> Karen McQueen, County Clerk, Brazos County, Texas
>
> Ly: Deven Roming

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

S.M. KLING

We, TDG Management, L.P., a Texas Limited Partnership, the Owners and Developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 8498, Page 81, 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 purposes identified.

Alton Ofczarzak

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day Alton Ofczarzak personally appeared, 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 purpose stated.



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 authors geometric form.

Filed for Record in: BRAZDS COUNTY On: Mar 26,2009 at 02:53P As a <u>Plats</u>

Document Number:

Receipt Number - 362316 Teresa Ramirez

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 Official Public records of:

BRAZOS COUNTY

as stamped hereon by me. Mar 26,2009

HONDRABLE KAREN MCQUEEN, COUNTY CLERK

FINAL PLAT

NORTH COUNTRY ESTATES PHASES 5B AND 12

41.04 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 2 OF 2

SCALE: 1"=100' JULY. 2007 PREPARED BY:

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