

METES AND BOUNDS DESCRIPTION  
OF A  
0.191 ACRE TRACT  
HORSE HAVEN LANE ROW (BULB)

EXHIBIT  
A.1

(R-1)  
MORGAN RECTOR LEAGUE, ABSTRACT NO. 46  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 0.191 acre tract or parcel of land, lying and being situated in the Morgan Rector League, Abstract No. 46, College Station, Brazos County, Texas and being a portion out of right-of-way of Horse Haven Lane as depicted on plat of Lot 1 Horse Haven Estates recorded in VOLUME 4285 PAGE 35 of the Official Records of Brazos County, Texas, said 0.191 acre tract being more particularly described as follows:

BEGINNING at a chiseled "X" in concrete found for point of reverse curvature to the left (Radius = 25.00 feet) in the northwestern right-of-way of Horse Haven Lane (50.00 feet), from which a capped 1/2" iron rod found in the southeastern said right-of-way and bears S 33° 38' 35" E - 51.45 feet, for the north corner of the 0.682 acre remainder of a 2.05 acre Burton R. Hermann tract as described in deed recorded in VOLUME 5011 PAGE 93 of the Official Records of Brazos County, Texas;

THENCE the following calls along said right-of-way:

Along said curve for a distance of 18.48 feet to a capped 1/2" iron rod found, whose chord bears N 32° 48' 01" E - 18.06 feet (Delta = 42° 20' 52" ,Tangent = 9.68 feet) for the end of said curve and the beginning of a curve to the right (Radius = 50.00 feet);

Along said curve for a distance of 240.54 feet to a capped 1/2" iron rod found, whose chord bears S 30° 33' 16" E - 67.15 feet (Delta = 275° 38' 11") for the end of said curve and the beginning of a reverse curve to the left (Radius = 25.00 feet);

Along said curve for a distance of 24.62 feet to a capped 1/2" iron rod found, whose chord bears S 79° 02' 43" W - 23.64 feet (Delta = 56° 25' 57" ,Tangent = 13.41 feet) for the end of said curve and corner;

9:57

SUSAN

THENCE N 23° 43' 07" W – 51.49 feet to the PLACE OF BEGINNING, and containing 0.191 acres of land.

Refer to drawing issued simultaneously this date.

BASIS OF BEARING: Plat of Lot 1 of Horse Haven Estates, as recorded in VOLUME 4285 PAGE 35 of the Official Records of Brazos County, Texas.

December, 2004  
Municipal Development Group  
College Station, Texas

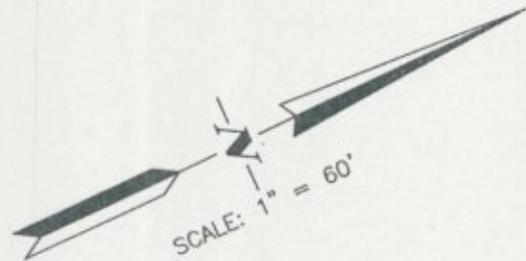
Surveyed by:

*Gregory K. Taggart*  
Gregory K. Taggart  
R.P.L.S. No. 5676

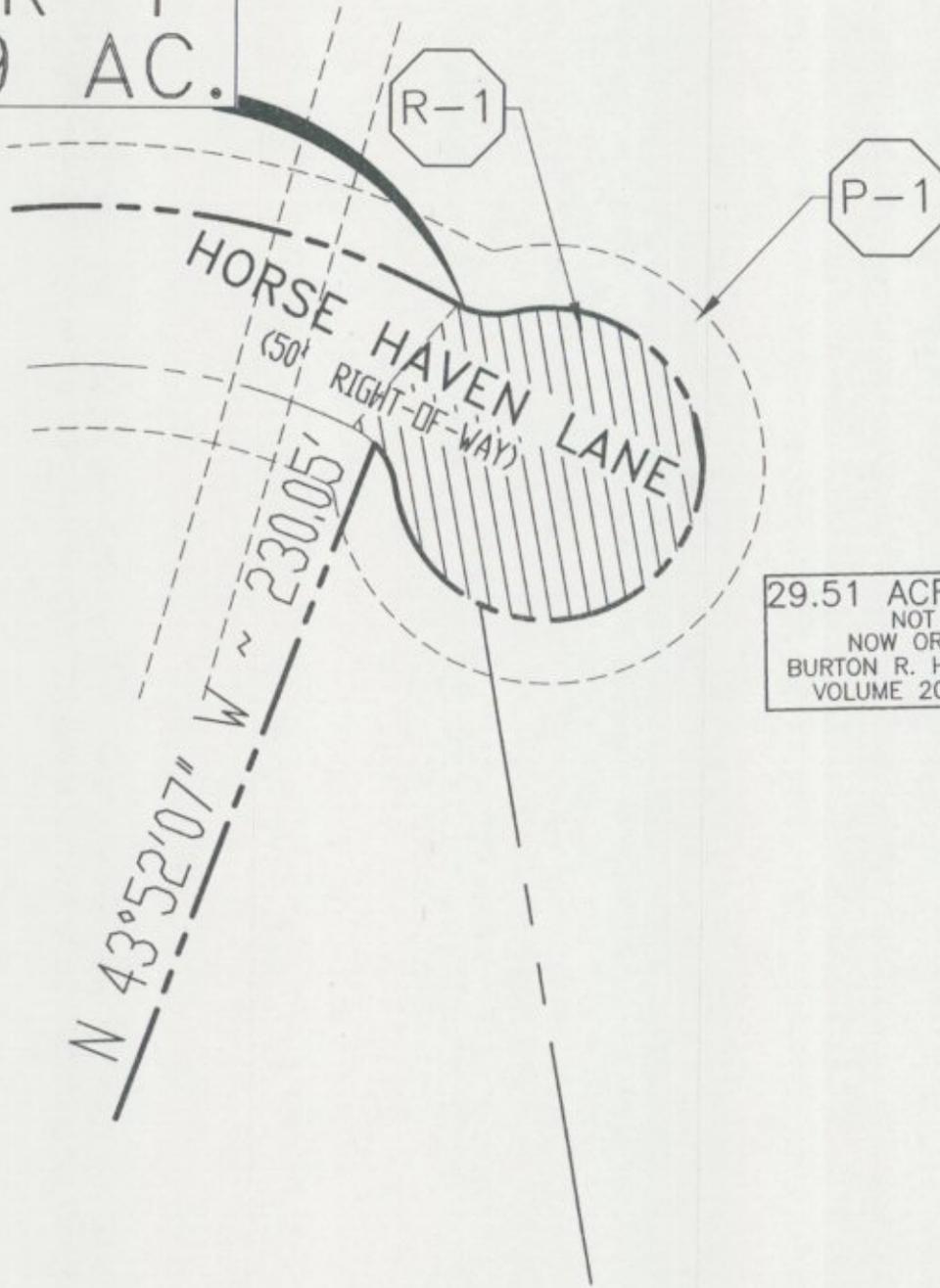


*9 December 2004 A.M.*

NOTE: SEE ACCOMPANYING METES AND BOUNDS DESCRIPTION FOR MORE INFORMATION.  
 NOTE: DRAWING DEPICTS AN EASEMENT TO BE ABANDONED.



P.O.B.  
 "R-1"  
 0.19 AC.



29.51 ACRE REMAINDER  
 NOT PLATTED  
 NOW OR FORMERLY  
 BURTON R. HERMANN, ET UX  
 VOLUME 2085, PAGE 289

*Handwritten:* 14 January 2005 A.D. &

FILENAME: 3775EX01C

	2551 TEXAS AVENUE SOUTH, SUITE A COLLEGE STATION, TX 77840
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	ENGINEERS, SURVEYORS, PLANNERS CONSULTANTS, MANAGERS

AN  
**EASEMENT RELEASE EXHIBIT DRAWING**  
 FOR R - 1  
 HORSE HAVEN ESTATES

MORGAN RECTOR LEAGUE, A - 46  
 COLLEGE STATION BRAZOS, COUNTY, TEXAS

Prepared for the exclusive use of: ALTON OFCZARZAK OAKWOOD CUSTOM HOMES GROUP, L.T.D. PHONE: (979) 690-1504	Scale: 1" = 60'    Sheet: 1 of 1 Date: JANUARY 13, 2005 Drawn By: DH
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M.D.G. No. 000751-3775

*Handwritten:* 04-282    3.19  
 1-21-05    Susan