

EXHIBIT
A.2

METES AND BOUNDS DESCRIPTION
OF A
0.144 ACRE TRACT
HORSE HAVEN LANE BULB
20' PUE/DE

(P-1)

MORGAN RECTOR LEAGUE, ABSTRACT NO. 46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 0.144 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 of the 20 foot public utility easement/drainage easement along the bulb 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, and also being a portion of that same called 40.38 acre remainder said 0.144 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 N 36° 01' 33" W - 20.00 feet across the said 40.38 acre tract and said public utility easement to the beginning of a curve to the left (Radius = 5.00 feet) and being on the said easement line;

THENCE the following calls across the said 40.38 acre tract and along said easement line:

3.70 feet along said curve whose chord bears N 32° 46' 50" E - 3.62 feet (Delta = 42° 24' 04", Tangent = 1.94 feet) to a point for the beginning of a reverse curve to the right (Radius = 70.00 feet);

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336.77 feet along said curve, whose chord bears S 30° 33' 13" E – 94.01 feet (Delta = 275° 38' 07", Tangent = 63.43 feet), for the end of said curve and the beginning of a reverse curve to the left (Radius = 5.00 feet);

4.93 feet along said curve, whose chord bears S 79° 03' 03" W – 4.73 feet (Delta = 56° 25' 57", Tangent = 2.68 feet), for the end of said curve and corner;

THENCE N 39° 10' 16" W – 20.00 feet across the said 40.38 acre tract to a capped ½" iron rod found in the right-of-way of said Horse Haven Lane and being the point of compound curvature of a curve to the right (Radius = 25.00);

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

24.62 feet along said curve, whose chord bears N 79° 02' 43" E – 23.64 feet (Delta = 56° 25' 57", Tangent = 13.41 feet), to a capped ½" iron rod found for the end of said curve and being the beginning of a reverse curve to the left (Radius = 50.00 feet);

240.54 feet along said curve, whose chord bears N 30° 33' 16" W – 67.15 feet (Delta = 275° 38' 07", Tangent = 45.31 feet), to a capped ½" iron rod found for the end of said curve and being the beginning of a reverse curve to the right (Radius = 25.00 feet);

18.48 feet along said curve, whose chord bears S 32° 48' 01" W – 18.06 feet (Delta = 42° 20' 52", Tangent = 9.68 feet), to the PLACE OF BEGINNING, and containing 0.144 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

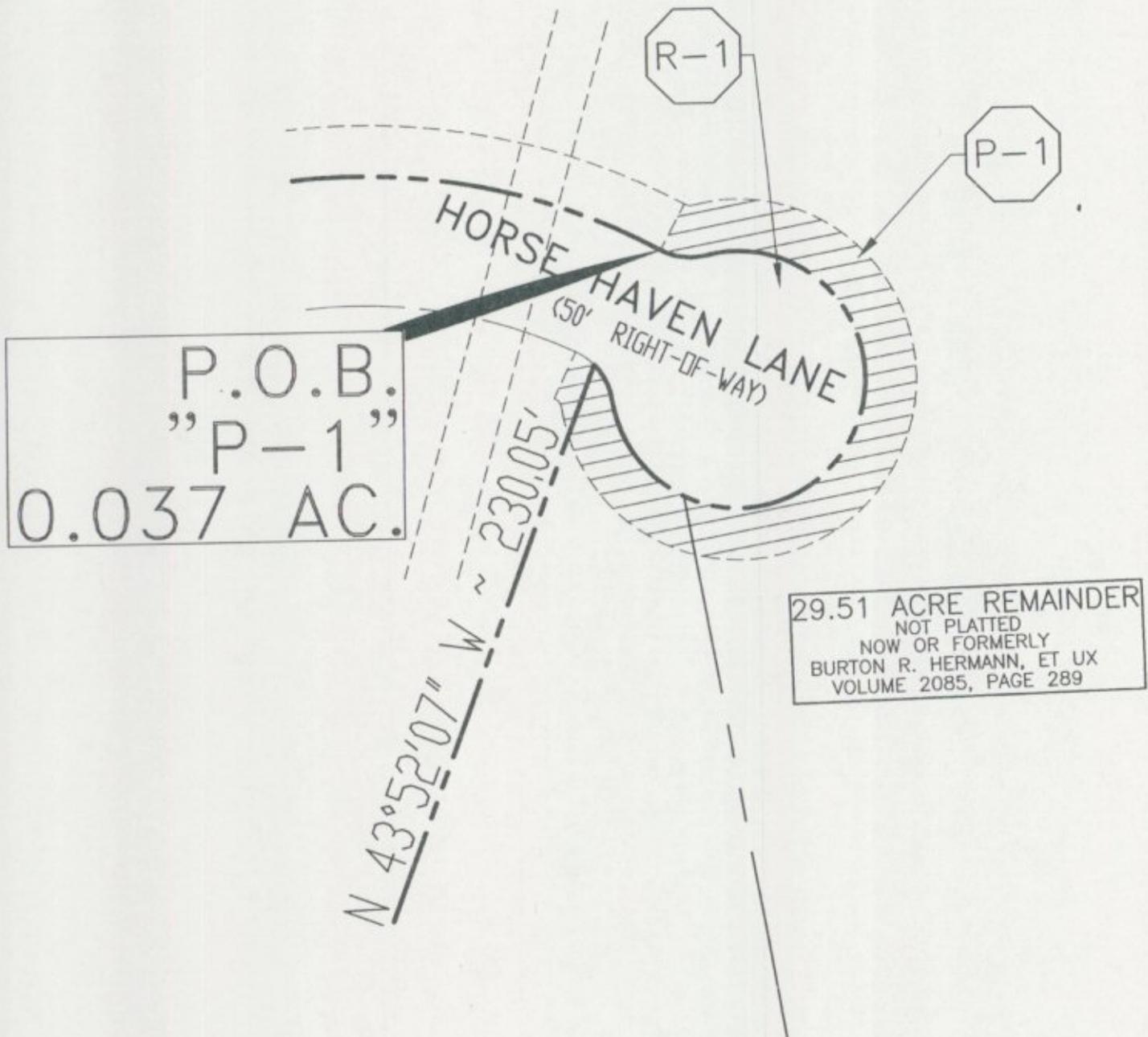
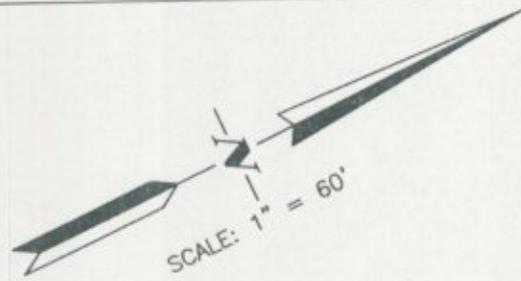
Surveyed by:

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



9 December 2004 A.L.

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



P.O.B.
 "P-1"
 0.037 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
	Ph: (979) 893-5359 EMAIL: mdcgcb@yahoo.com F: (979) 893-4243

ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

AN
EASEMENT RELEASE EXHIBIT DRAWING
 FOR P - 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) 890-1504	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