

**METES AND BOUNDS DESCRIPTION
OF A
0.062 ACRE TRACT
DRAINAGE EASEMENT FOR RELEASE**

**EXHIBIT
A.4**

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

Metes and bounds description of all that certain 0.062 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 that same called 29.51 acre tract conveyed to Burt Hermann, et ux and recorded in VOLUME 2085 PAGE 289 of the Official Records of Brazos County, Texas, said 0.062 acre tract being more particularly described as follows:

COMMENCING at a point in the southeast right-of-way line of Horse Haven Lane (50.00 feet) as depicted by the plat of Lot 1 Horse Haven Estates recorded in VOLUME 4285 PAGE 35 of the Official Records of Brazos County, Texas, from whence a capped ½" iron found bears N 19° 45' 53" E – 152.14 feet, said iron rod being the west corner of a 0.682 acre tract remainder of the said 29.51 acre tract, said point being the beginning of a curve to the right;

THENCE 95.81 feet along the arc of said curve (Central angle = 15° 28' 06", Radius = 354.89 feet, Tangent = 48.20 feet) whose chord bears S 27° 29' 56" W – 95.52 feet to a point for end of said curve and being the PLACE OF BEGINNING;

THENCE the following calls across the said 29.51 acre tract:

S 84° 11' 07" E – 129.93 feet to a point for corner;

S 05° 48' 53" W – 20.00 feet to a point for corner;

N 84° 11' 07" W – 142.10 feet to a point for corner in the said right-of-way of Horse Haven Lane and being the beginning of a curve to the left;

9:57
SUSAN

THENCE 23.41 feet along said curve (Central angle = $3^{\circ} 46' 46''$, Tangent = 23.41 feet, Radius = 354.89 feet) whose chord bears N $37^{\circ} 07' 23''$ E - 23.41 feet to the **PLACE OF BEGINNING**, and containing 0.062 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

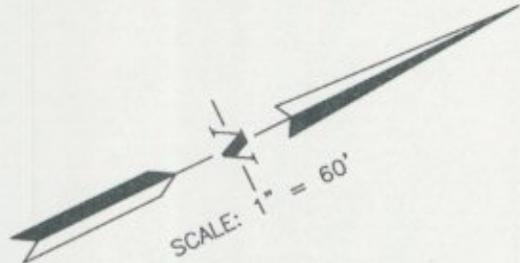
Surveyed by:

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.
 "D-1"
 0.063 AC.

20' P.U.E. & D.E.
 VOLUME 4285,
 PAGE 35

(50' RIGHT-OF-WAY)

HORSE HAVEN

S 19°45'53" W 169.85'

N 19°45'53" E ~ 152.14'

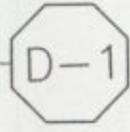
97.04' 55.10'

(CHORD)
 S 27°29'56" W ~ 95.52



14 JANUARY 2005 A.D.

20' DRAINAGE EASEMENT
 VOLUME 4285, PAGE 35
 (TO BE ABANDONED)



S 42°27'17" E ~ 204.43'
 0.682 ACRES
 N 46°07'16" E ~

NOW OR FORMERLY
 BURTON R. HERMANN, ET UX
 (MORTGAGE OUTLET, INC.)
 Y ELDON L. YOUNGBLOOD, TRUSTEE
 2.05 ACRE TRACT
 VOLUME 5011, PAGE 93

FILENAME: 3775EX016.



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ENGINEERS, SURVEYORS, PLANNERS
 CONSULTANTS, MANAGERS

AN
 EASEMENT RELEASE EXHIBIT DRAWING
 FOR D - 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

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRNG.	L.C.
CII	354.89'	3°46'48"	11.71'	23.41'	N 37°07'23" E	23.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S 84°11'07" E	129.93'
L13	S 05°48'53" W	20.00'
L14	N 84°11'07" W	142.10'

M.D.G. No. 000751-3775

04-282 3:19
 1-21-05 Susan