

METES AND BOUNDS DESCRIPTION
OF A
0.576 ACRE TRACT
ELECTRIC EASEMENT FOR RELEASE

(E-1)

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

Metes and bounds description of all that certain 0.576 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 0.576 acre tract being more particularly described as follows:

COMMENCING at a ½" iron rod found for the northeast corner of Lot 2 Horse Haven Estates and depicted by Correction Plat recorded in VOLUME 3158 PAGE 335 of the Official Records of Brazos County, Texas;

THENCE S 25° 15' 38" W – 354.31 feet with southeast line of said Lot 2 to a point for corner and being the PLACE OF BEGINNING;

Thence the following calls across the said 29.51 acre tract:

N 42° 04' 01" E – 321.70 feet to an angle point;

N 36° 40' 20" E – 249.96 feet to a point for corner;

S 53° 19' 03" E – 20.00 feet to a point for corner;

S 36° 41' 33" W – 241.68 feet to a point for corner;

S 48° 39' 00" E – 224.49 feet to an angle point;

S 79° 07' 57" E – 412.17 feet to a point for corner;

9:57
susan

04-282- 12/10/04

S 10° 52' 03" W – 20.00 feet to a point for corner;

N 79° 07' 57" W – 417.61 feet to an angle point;

N 48° 39' 00" W – 229.23 feet to a point for corner;

S 42° 04' 01" W – 378.04 feet to an angle point in the southeast line of said Lot 2;

THENCE N 25° 15' 38" E – 69.17 feet to the **PLACE OF BEGINNING**, and containing 0.576 acres of land.

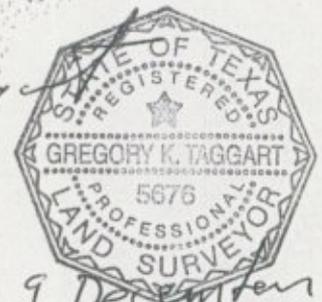
BASIS OF BEARING: Correction Plat of Lot 2 of Horse Haven Estates, as recorded in VOLUME 3158 PAGE 335 of the Official Records of Brazos County, Texas.

Refer to drawing issued simultaneously this date.

December, 2004
Municipal Development Group
College Station, Texas

Surveyed by:

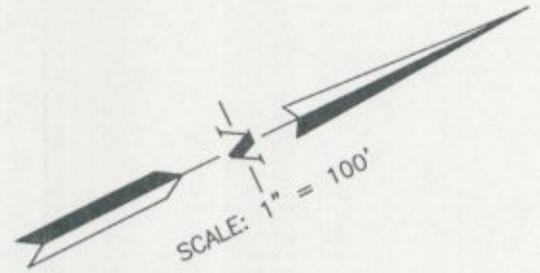
Gregory K. Taggart
Gregory K. Taggart
R.L.S. No. 5676



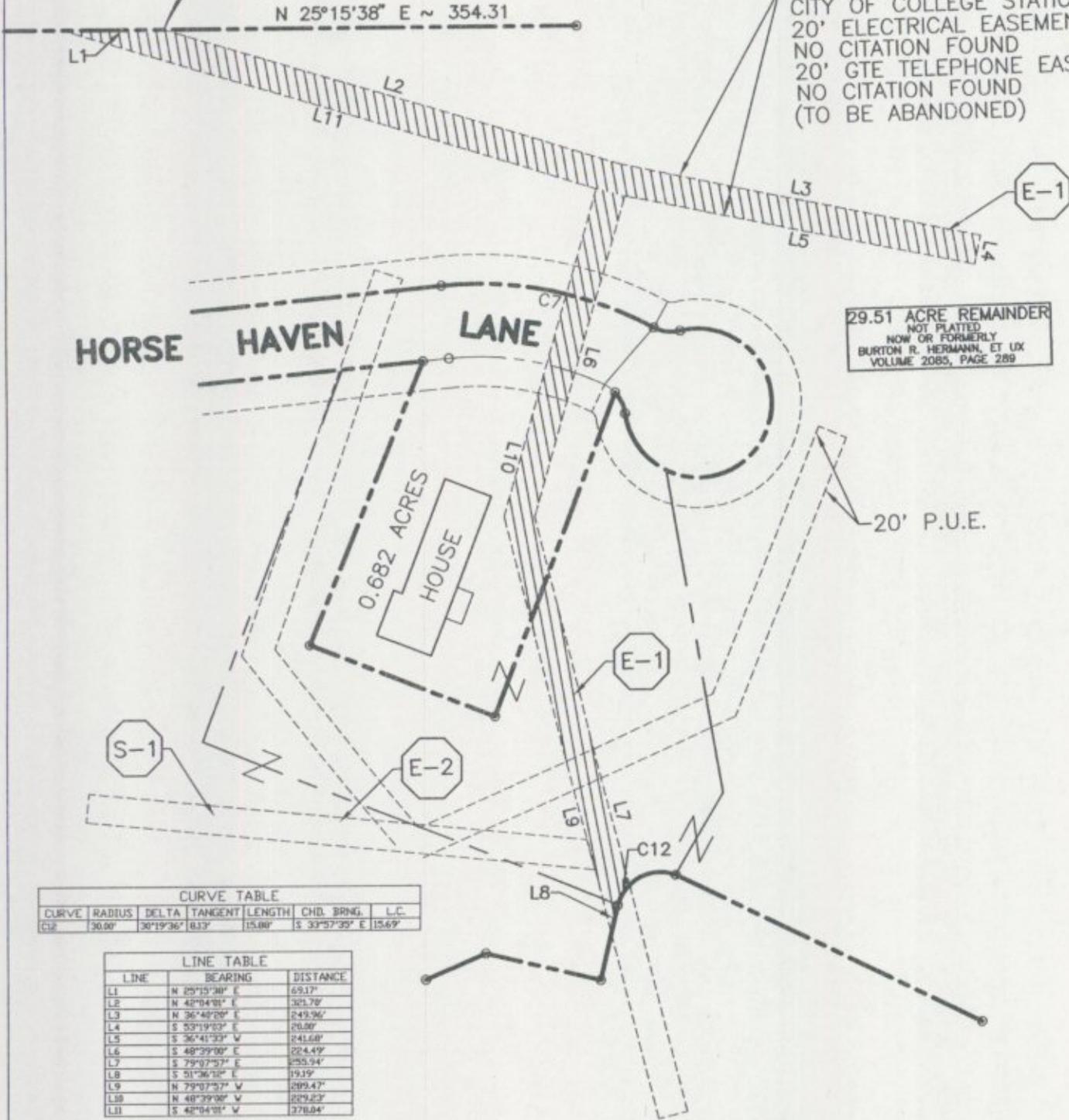
9 December 2004 AD

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

P.O.B.
 "E-1"
 0.576 AC.



APPARENT
 CITY OF COLLEGE STATION
 20' ELECTRICAL EASEMENT
 NO CITATION FOUND
 20' GTE TELEPHONE EASEMENT
 NO CITATION FOUND
 (TO BE ABANDONED)



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

20' P.U.E.

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRNG.	L.C.
C12	30.00'	30°19'36"	8.33'	15.88'	S 33°57'35" E	15.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°15'38" E	69.17'
L2	N 42°04'01" E	32.79'
L3	N 36°49'26" E	249.96'
L4	S 53°19'03" E	20.80'
L5	S 36°41'33" W	241.68'
L6	S 48°39'06" E	22.44'
L7	S 79°07'57" E	255.94'
L8	S 31°36'15" E	19.19'
L9	N 79°07'57" W	289.47'
L10	N 48°39'06" W	229.23'
L11	S 42°04'01" W	378.84'

FILENAME: 3775EX01C



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ENGINEERS, SURVEYORS, PLANNERS
 CONSULTANTS, MANAGERS

AN
 EASEMENT RELEASE EXHIBIT DRAWING
 FOR E - 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" = 100' Sheet: 1 of 1
 Date: JANUARY 13, 2005
 Drawn By: DH

M.D.G. No. 000751-3775

Handwritten: K. T. 1/13/05
 14 January 2005
 H.D.

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