

N/F  
KATHERINE MARINO  
TRIOLO CALLED 40.56  
AC TRACT TRACT 2,  
2822/152

N/F  
BRAZOS VALLEY COWBOY CHURCH  
CALLED 12.158 ACRE TRACT  
9730/3

N/F  
D. R. WHITE AND WIFE, RUTH WHITE  
REM. 41 AC TRACT 173/270

N/F  
CHRIS JOHNSON REAL  
ESTATE, LLC  
CALLED 8.183 ACRE  
TRACT 11618/44

N/F  
MOSLEY, LLC  
CALLED 19.30 AC TRACT 8325/187

METES AND BOUNDS DESCRIPTION  
OF A  
57.966 ACRE TRACT  
MOSLEY, LLC  
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT (NO. 16, BRAZOS COUNTY, TEXAS) SAID TRACT BEING THE REMAINDER OF A CALLED 125.25 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A SUBSTITUTED DEED RECORDED IN VOLUME 844, PAGE 32 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 125.25 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SAM MOSLEY RECORDED IN VOLUME 144, PAGE 422 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD BEING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTH CORNER OF LOT 5, BLOCK 1, SKYLARK SPRINGS, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 684, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 28' 57" W ALONG THE NORTHWEST LINE OF SAID REMAINDER OF 125.25 ACRE TRACT FOR A DISTANCE OF 183.83 FEET TO A 1/4 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 123.33 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO GREG COURT AND KANDY COURT RECORDED IN VOLUME 2560, PAGE 97 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD FOUND MARKING THE WEST CORNER OF SAID REMAINDER OF 125.25 ACRE TRACT AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 27' 05" W ALONG THE NORTHEAST LINE OF SAID 123.33 ACRE TRACT FOR A DISTANCE OF 1346.70 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 123.33 ACRE TRACT; THE EAST CORNER OF A CALLED 40.56 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 2 BY A DEED TO KATHERINE MARINO TRIOLO RECORDED IN VOLUME 282, PAGE 152 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; THE SOUTH CORNER OF THE REMAINDER OF A CALLED 41 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO D. R. WHITE AND WIFE, RUTH WHITE RECORDED IN VOLUME 171, PAGE 270 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; AND THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE SOUTHWEST LINE OF SAID SKYLARK SPRINGS, PHASE 1 FOR THE FOLLOWING CALLS:

- S 31° 05' 14" E FOR A DISTANCE OF 213.92 FEET TO A 1/4 INCH IRON ROD FOUND;
- S 35° 35' 44" E FOR A DISTANCE OF 72.44 FEET TO A 1/4 INCH IRON ROD FOUND;
- S 53° 02' 52" E FOR A DISTANCE OF 135.41 FEET TO A 1/4 INCH IRON ROD FOUND;
- S 31° 59' 48" E FOR A DISTANCE OF 165.78 FEET TO A 1/4 INCH IRON ROD FOUND;
- S 42° 30' 02" E FOR A DISTANCE OF 73.87 FEET TO A 1/4 INCH IRON ROD FOUND;
- S 49° 02' 37" E FOR A DISTANCE OF 148.70 FEET TO A 1/4 INCH IRON ROD FOUND;
- S 69° 09' 35" E FOR A DISTANCE OF 352.33 FEET TO A 1/4 INCH IRON ROD FOUND;

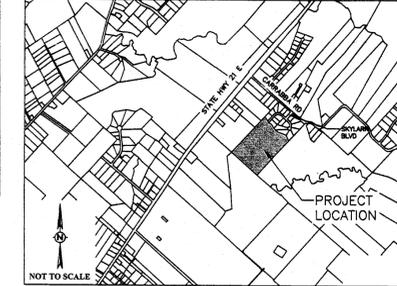
S 22° 20' 51" E FOR A DISTANCE OF 249.37 FEET TO THE POINT OF BEGINNING CONTAINING 57.966 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST 2009. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF SKYLARK SPRINGS, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 684, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SEE PLAT PREPARED SEPTEMBER, 2009, FOR MORE DESCRIPTIVE INFORMATION

- 1. BEARING SYSTEM SHOWN HEREIN IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 684, PG. 34, AND AS MONUMENTED ON THE GROUND.
- 2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.A.M. MAPS, COMMENTARY PANEL NOS. 4804/02/02/03, EFFECTIVE DATE MAY 14, 2012.
- 3. BUILDING SETBACK ARE 20' ADJACENT TO ALL STREETS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
- 4. THE LAND USE SHALL BE RESIDENTIAL, WITH HORSE STABLES AND A RIDING AREA IN THE COMMON AREA.
- 5. THIS PROPERTY IS WITHIN BRYAN ISD.
- 6. THE FOLLOWING EASEMENTS APPLY TO THIS TRACT:  
LINE STATE GAS CO., 102/14  
SANTO PIPELINE CO., 287/419  
GULF OIL CORP., 755/821  
GULF OIL CORP., 754/729  
THE APPROXIMATE LOCATION OF THE FOLLOWING EASEMENTS TO FERROUS CROSSING PIPE LINE CO. AS SHOWN HEREIN ARE BASED ON POOR DESCRIPTIONS AND DO NOT APPEAR TO FOLLOW THE LOCATION OF THE ACTUAL PIPELINE(S) AS MARKED ON THE GROUND.  
518/106  
518/111  
518/116  
518/121  
THE FOLLOWING EASEMENTS TO FERROUS CROSSING PIPE LINE CO. MAY APPLY TO THIS TRACT  
538/89  
538/88  
538/91  
541/533  
THE FOLLOWING EASEMENTS TO LIQUID ENERGY CORPORATION DO APPLY TO THIS TRACT.  
1225/281  
1225/282  
1225/275  
THE FOLLOWING EASEMENTS TO SOUTHWESTERN GAS PIPELINE, INC. DO APPLY TO THIS TRACT.  
2357/324  
2357/336  
7. LOTS ARE TO BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "INSTALLATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY PURSUANT TO THE PROVISIONS OF SECTION 21.004 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUMB THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.  
8. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT.  
9. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 10' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.  
10. THERE SHALL BE A 2' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.  
11. ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE.  
12. THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.  
13. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.  
14. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE BY THE HOME OWNER'S ASSOCIATION (HOA) AND THE INDIVIDUAL LOT OWNERS. BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS.  
15. MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOME OWNER'S ASSOCIATION (HOA).  
16. DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO EXISTING STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGEWAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGEWAYS SHALL NOT BE OBSTRUCTED.  
17. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.  
18. ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.  
19. LOTS 6, 7, 8, 9, 21, 22, 23, 24, & 25 HAVE ACTIVE PIPELINES LOCATED ON THE LOTS. THE DESIGN OF THE STRUCTURES AND THE OSSF EQUIPMENT AND SPRAYWAY PLACEMENT SHOULD CONSIDER THE PIPELINES' LOCATION.  
20. ALL RESIDENTIAL STRUCTURES SHALL HAVE A MINIMUM SEPARATION DISTANCE OF 15' FROM A PIPELINE.

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT
- PRIVATE DRAINAGE EASEMENT
- DRAINAGE & SLOPE EASEMENT
- PIPELINE EASEMENT
- PROPERTY CORNER

VICINITY MAP

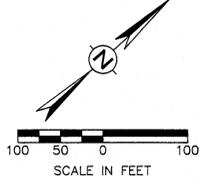
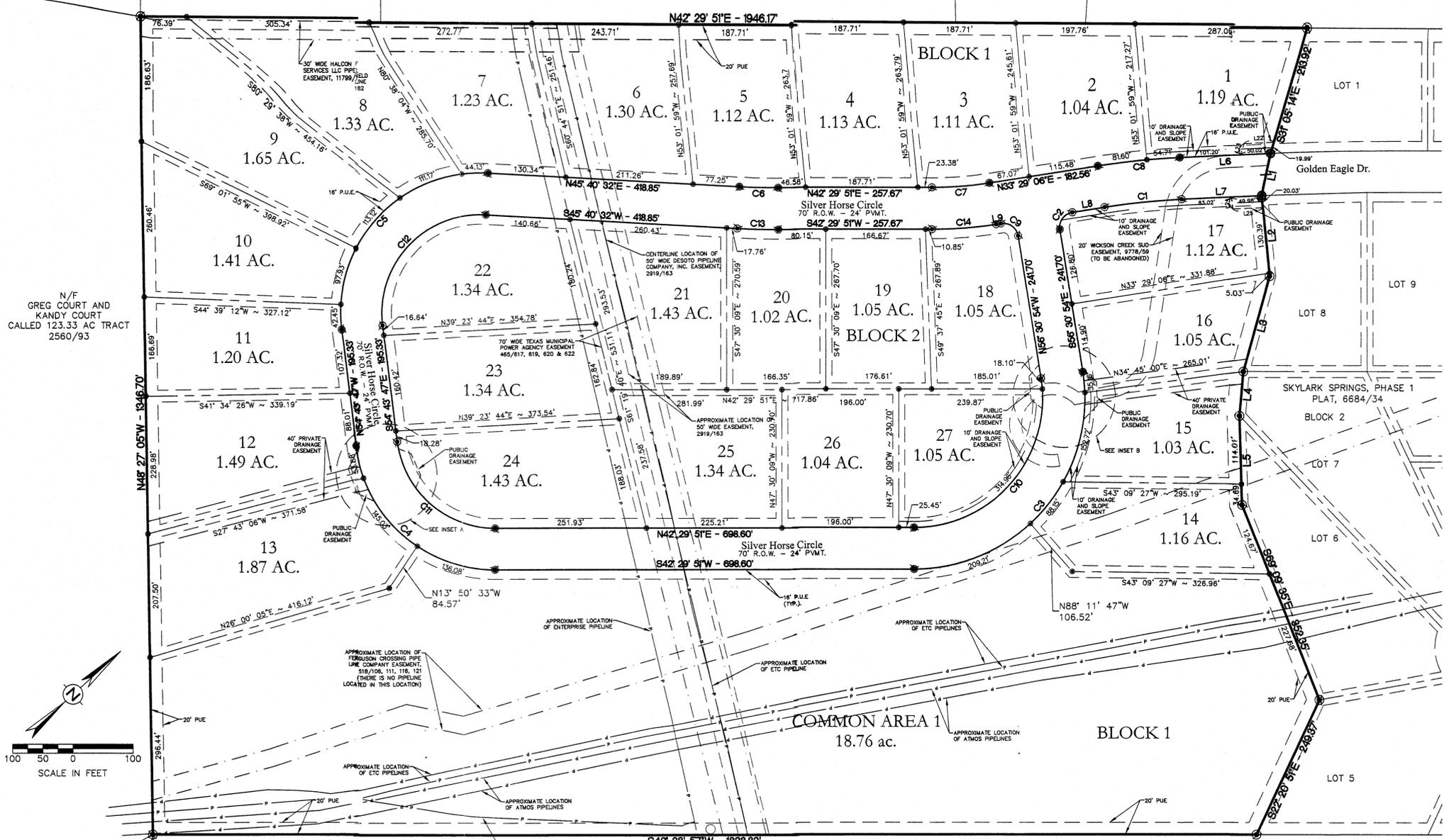


Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	128.60'	1165.00'	006°19'28"	64.36'	128.33'	S35°38'50"W
C2	39.27'	25.00'	090°00'00"	25.00'	35.36'	S11°30'54"E
C3	462.51'	285.00'	099°00'45"	333.77'	433.47'	S07°00'32"E
C4	339.49'	235.00'	082°48'22"	207.08'	310.73'	S83°53'02"W
C5	411.82'	235.00'	100°24'20"	282.08'	361.11'	N04°31'37"W
C6	64.82'	1165.00'	003°10'42"	32.32'	64.82'	N44°00'11"E
C7	96.74'	615.00'	009°00'45"	48.47'	96.64'	N37°59'28"E
C8	136.32'	1235.00'	006°19'28"	68.23'	136.28'	N38°38'50"E
C9	39.27'	25.00'	090°00'00"	25.00'	35.36'	S78°29'08"W
C10	371.54'	215.00'	099°00'45"	251.79'	327.00'	N07°00'32"W
C11	238.37'	165.00'	082°48'22"	145.40'	218.17'	N83°53'02"E
C12	289.15'	165.00'	100°24'20"	198.06'	253.54'	S04°31'37"E
C13	68.51'	1235.00'	003°10'42"	34.28'	68.50'	S44°06'11"W
C14	107.75'	685.00'	009°00'45"	53.99'	107.64'	S37°59'28"W

LINE TABLE

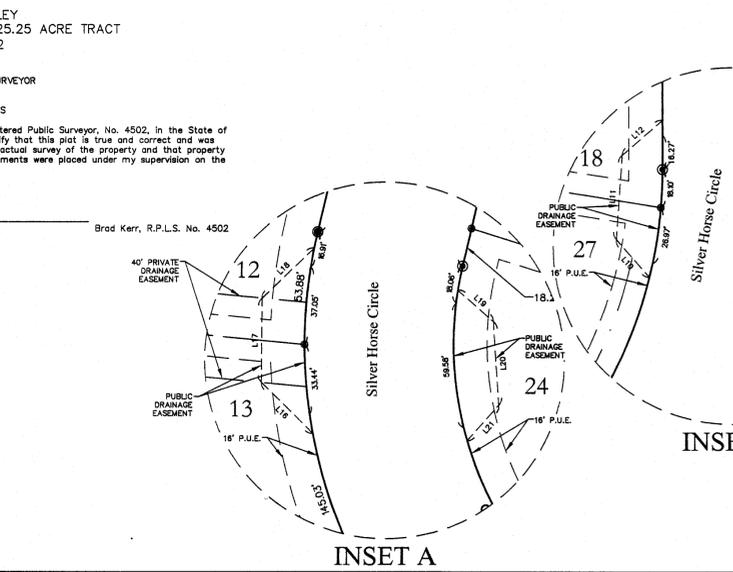
LINE #	LENGTH	DIRECTION
L1	72.44'	S35°35'44"E
L2	135.41'	S53°02'52"E
L3	165.78'	S31°59'48"E
L4	73.87'	S42°30'02"E
L5	148.70'	S49°02'37"E
L6	151.22'	N39°48'34"E
L7	133.00'	S39°48'34"W
L8	54.21'	S33°29'06"W
L9	8.35'	S33°29'06"W
L10	23.77'	S82°23'25"W
L11	40.00'	N52°36'35"W
L12	25.31'	N7°36'35"W
L13	32.86'	N86°00'34"E
L14	40.00'	S48°59'26"E
L15	32.97'	S39°28"E
L16	34.21'	S87°32'43"W
L17	40.00'	N87°27'17"W
L18	34.21'	N22°27'17"W
L19	22.68'	N63°35'42"E
L20	40.00'	S71°24'18"E
L21	22.68'	S28°24'18"E
L22	50.00'	S39°48'34"W
L23	20.00'	N31°05'14"W
L24	20.02'	N53°02'52"W
L25	50.00'	S39°48'34"W



CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Kenny Malesky, owner of KM Custom Homes, Inc. Owner and developer of the land as shown on this plat, being the remainder of a called 50.89 acre tract of the Official Records of Brazos County, and designated herein as Silver Horse Ranch Subdivision, in Brazos County, Texas, and whose names is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.  
Kenny Malesky  
KM Custom Homes, Inc.  
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.  
Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CERTIFICATE OF COUNTY COURT  
I, \_\_\_\_\_ County Judge Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signed this the day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
County Judge, Brazos County  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
City Planner, Bryan, Texas  
APPROVAL OF THE PLANNING AND ZONING COMMISSION  
I, \_\_\_\_\_ 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 and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by said Commission.  
\_\_\_\_\_  
Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Brad Kerr, Registered Public Surveyor, No. 4502, 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.  
\_\_\_\_\_  
Brad Kerr, R.P.L.S. No. 4502  
CITY ENGINEER, BRYAN, TEXAS  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
City Engineer, Bryan, Texas  
CITY CLERK, BRAZOS COUNTY, TEXAS  
I, \_\_\_\_\_ 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 day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.  
WITNESS my hand and official Seal, at my office in Bryan, Texas.  
\_\_\_\_\_  
County Clerk, Brazos County, Texas



JUL 28 2014

FINAL PLAT  
SILVER HORSE RANCH  
SUBDIVISION  
57.966 ACRES  
BLOCK 1 - LOTS 1-17  
BLOCK 2 - LOTS 18-27  
COMMON AREA 1

OWNER/DEVELOPER:  
KM CUSTOM HOMES INC  
PO BOX 505  
MILLICAN, TX 77866  
SCALE: 1" = 100'  
JULY 2014  
ENGINEER:  
Schultz Engineering, LLC  
SURVEYOR:  
Brad Kerr, R.P.L.S. No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195  
TBPS NO. 12327  
2750 LONGMIRE, SUITE A  
College Station, Texas 77845  
P.O. Box 11995  
College Station, Texas 77842  
(979) 764-3900