

METES AND BOUNDS DESCRIPTION
 OF A
 57.966 ACRE TRACT
 MOORE & FOSTER SURVEY, A-16
 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MOORE & FOSTER SURVEY, ABSTRACT NO. 16, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 80.89 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A SUBSTITUTED TRUST DEED RECORDED IN VOLUME 8443, 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 CORNER 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 FOUND MARKING THE MOST EASTERLY CORNER OF THIS HEREIN DESCRIBED TRACT AND THE SOUTH CORNER OF LOT 5, BLOCK 2, SKYLARK SPRINGS, PHASE 1 ACCORDING TO THE PLAT RECORDED IN VOLUME 6884, 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 188.83 FEET TO A 1/4 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 6 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO KATHERINE MARINO TRIOLO CALLED 40.56 AC TRACT RECORDED IN VOLUME 2822, PAGE 15 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 B. WHITE AND WIFE, RUTH WHITE RECORDED IN VOLUME 173, PAGE 370 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. AND THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT.

THENCE: N 48° 27' 05" W ALONG THE SOUTHWEST LINE OF SAID 125.25 ACRE TRACT FOR A DISTANCE OF 146.70 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 125.25 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 2822, PAGE 15 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 B. WHITE AND WIFE, RUTH WHITE RECORDED IN VOLUME 173, PAGE 370 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. AND THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT.

THENCE: N 42° 29' 51" E ALONG THE SOUTHWEST LINE OF SAID REMAINDER OF 41 ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 6 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ROBERT WAYNE WHITE RECORDED IN VOLUME 1183, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. AND THE SOUTHWEST CORNER OF A CALLED 21.5 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIAM TRUITT ESTERLING RECORDED IN VOLUME 3966, PAGE 141 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR A DISTANCE OF 1946.17 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT AND THE WEST CORNER OF LOT 1, BLOCK 1 OF SAID SKYLARK SPRINGS, PHASE 1.

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

S 31° 05' 14" E FOR A DISTANCE OF 215.92 FEET TO A 1/4 INCH IRON ROD FOUND;
 S 33° 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 154.41 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 352.35 FEET TO A 1/4 INCH IRON ROD FOUND;

S 32° 29' 51" E FOR A DISTANCE OF 240.37 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 AND DISTANCES RECORDED IN VOLUME 6884, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID SIDE PLAT PREPARED SEPTEMBER, 2009, FOR MORE DESCRIPTIVE INFORMATION.

NOTES:

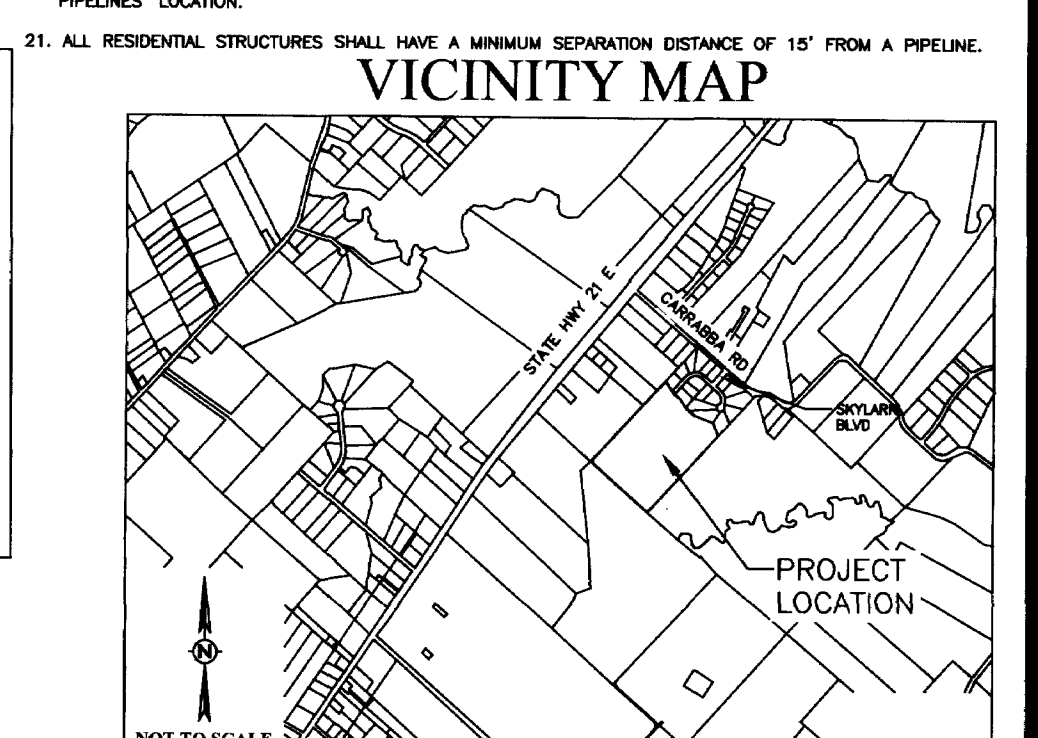
- BEARING SYSTEM SHOWN HEREIN IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 6884, PG. 34, AND AS MONUMENTED ON THE GROUND.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NOS. 480410200E. EFFECTIVE DATE: 11/19/2014.
- BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
- THE LAND USE SHALL BE RESIDENTIAL, WITH HORSE STABLES AND A RINGING ARENA IN THE COMMON AREA.
- THIS PROPERTY IS WITHIN BRYAN ISO.
- THE FOLLOWING EASEMENTS APPLY TO THIS TRACT:
 LONE STAR GAS CO., 102/14
 SANTE FE PIPELINE CO., 287/419
 GULF OIL CORP., 756/821
 GULF OIL CORP., 756/25
- 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.
 518/109
 518/110
 518/111
 518/116
 518/121
- THE FOLLOWING EASEMENTS TO FERROUS CROSSING PIPE LINE CO. MAY APPLY TO THIS TRACT
 536/85
 536/86
 536/87
 541/633
- THE FOLLOWING EASEMENTS TO LIQUID ENERGY CORPORATION DO APPLY TO THIS TRACT.
 1225/241
 1225/263
 1225/275
- THE FOLLOWING EASEMENTS TO SOUTHWESTERN GAS PIPELINE, INC. DO APPLY TO THIS TRACT.
 2257/324
 2357/336
- DESOTO PIPELINE CO., INC. EASEMENT, 2019/163. CALLS TO BE 15' ON ONE SIDE AND 30' ON THE OTHER SIDE OF THE CENTERLINE SHOWN HEREIN BUT DOES NOT STATE WHICH SIDE (15' OR 30') IS TO THE LEFT OR RIGHT OF THE CENTERLINE. FURTHER INVESTIGATION IS RECOMMENDED. THE APPROXIMATE LOCATION OF EASEMENT SHOWN HEREIN IS 35' TO THE NORTHEAST (RIGHT) AND 15' TO THE SOUTHWEST (LEFT).
- 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 "AUTHORITY TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.06 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT EXCEED THE 100 FOOT OR 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 15' 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.
- THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
- ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT (ETD) ON THE LOT LINE.
- THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
- 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.
- MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOME OWNER'S ASSOCIATION (HOA).
- 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.
- ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY, DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
- ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
- 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 SPRIFFLE PLACEMENT SHOULD CONSIDER THE PIPELINES' LOCATION.
- 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

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	128.60	1165.00	006°19'28"	64.36	128.53	S38°38'50"W
C2	39.27	25.00	090°00'00"	25.00	35.36	S11°30'54"E
C3	492.51	285.00	086°00'45"	333.77	433.47	S07°00'32"E
C4	336.49	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	64.62	1165.00	003°10'42"	32.32	64.62	N44°02'11"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	136.26	N36°38'50"E
C9	39.27	25.00	090°00'00"	25.00	35.36	S11°30'54"E
C10	371.54	215.00	089°00'45"	251.79	327.00	N07°02'32"W
C11	238.37	165.00	082°48'22"	145.40	218.17	N83°53'02"E
C12	299.15	165.00	100°24'20"	198.08	253.54	S04°31'37"E
C13	68.51	1235.00	003°10'42"	34.26	68.50	S44°02'11"W
C14	107.78	685.00	009°00'45"	53.99	107.64	S37°59'28"W



CERTIFICATE OF COUNTY COURT
 I, Duane Peters, County Judge Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Commissioners County of Brazos County, Texas, as the Final Plat of such subdivision on the 20th day of May, 2015.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kenny Melesky, owner of KM Custom Homes, Inc. Owner and developer of the land as shown on this plat, being the remainder of a called 80.89 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 Melesky
 KM Custom Homes, Inc.

APPROVAL OF THE CITY ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Professional 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

APPROVAL OF THE CITY PLANNER
 I, Duane Peters, 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 20th day of May, 2015.

Duane Peters
 City Planner, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, Duane Peters, 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 20th day of May, 2015.

Duane Peters
 City Planner, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, 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 May, 2015, in the Official Records of Brazos County, Texas, in Volume 13481, Page 204.

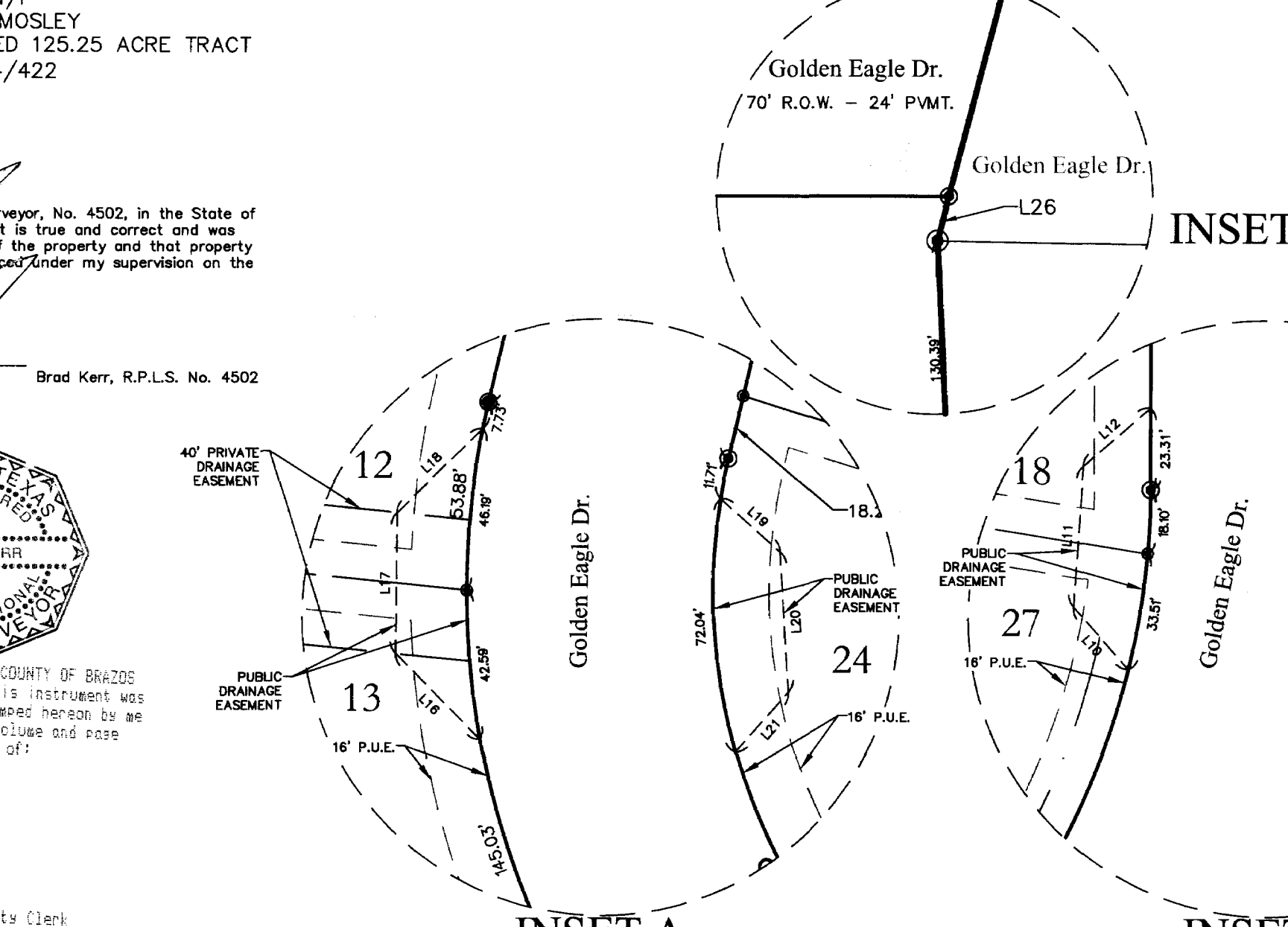
Witness my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen
 County Clerk, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Professional Surveyor, No. 4502, in the State of Texas, hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
 as stated herein by me.

Nov 20/2015
 Karen McQueen, Brazos County Clerk, BRAZOS COUNTY



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	149.51	N39° 48' 34"E
L7	131.28	S39° 48' 34"E
L8	55.98	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	N89° 00' 34"E
L14	40.00	S48° 59' 28"E
L15	32.97	S3° 59' 28"E
L16	34.21	S87° 32' 43"W
L17	40.00	N67° 27' 17"W
L18	34.21	N22° 27' 17"W
L19	22.66	N63° 30' 42"E
L20	40.00	S71° 24' 18"E
L21	22.66	S28° 24' 18"E
L22	50.00	S39° 48' 34"W
L23	19.79	N31° 05' 14"W
L24	20.22	N53° 02' 52"W
L25	50.00	S39° 48' 34"W
L26	0.10	S35° 35' 44"E

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'
 February 2015
 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

TBPE NO. 12327
 2730 LONMIRE, SUITE A
 College Station, Texas 77845
 P.O. Box 11995
 College Station, Texas 77842
 (979) 764-3900