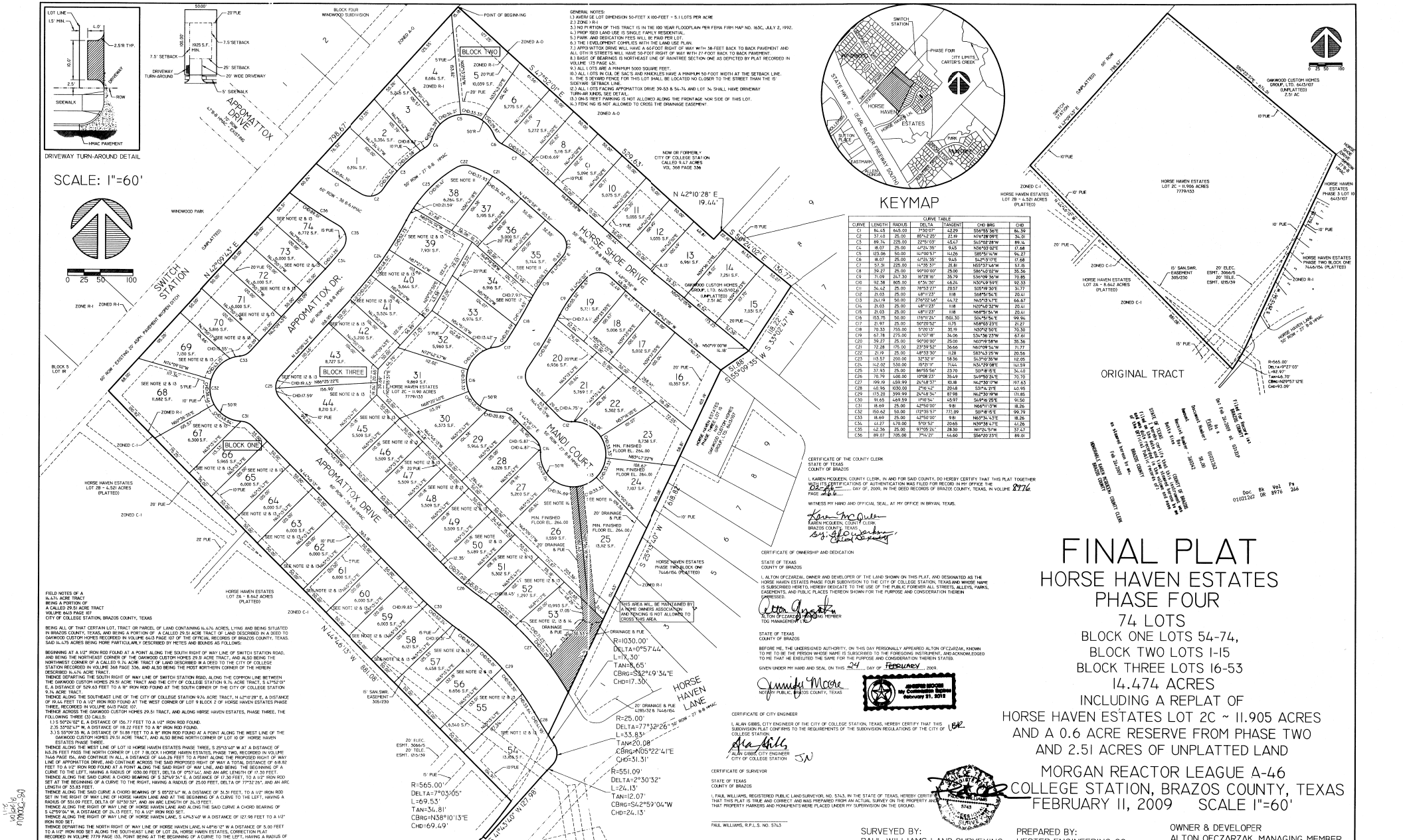

GENERAL NOTES:
1.) AVERAGE LOT DIMENSION 50-FEET X 100-FEET ~ 5.1 LOTS PER ACRE
2.) ZONED R-1
3.) NO PORTION OF THIS TRACT IS IN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 163C, JULY 2, 1992.
4.) PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL.
5.) PARK AND DEDICATION FEES WILL BE PAID PER LOT.
6.) THE DEVELOPMENT COMPLIES WITH THE LAND USE PLAN.
7.) APPOMATTOX DRIVE WILL HAVE A 60-FOOT RIGHT OF WAY WITH 38-FEET BACK TO BACK PAVEMENT AND ALL 6TH-R STREETS WILL HAVE 50-FOOT RIGHT OF WAY WITH 27-FOOT BACK TO BACK PAVEMENT.
8.) BASIS OF BEARINGS IS NORTHEAST LINE OF RAINTREE SECTION ONE AS DEPICTED BY PLAT RECORDED IN VOLUME 173 PAGE 431.
9.) ALL LOTS ARE A MINIMUM 5000 SQUARE FEET.
10.) ALL LOTS IN CUL DE SAC'S AND KNUCKLES HAVE A MINIMUM 50-FOOT WIDTH AT THE SETBACK LINE.
11. THE 3 RD YARD FENCE FOR THIS LOT SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE 15' SIDEYARD SETBACK LINE.
12.) ALL LOTS FACING APPOMATTOX DRIVE 39-53 & 54-74 AND LOT 34 SHALL HAVE DRIVEWAY TURN-AROUND, SEE DETAIL.
13.) ON-STREET PARKING IS NOT ALLOWED ALONG THE FRONTAGE NOR SIDE OF THIS LOT.
14.) FENCING IS NOT ALLOWED TO CROSS THE DRAINAGE EASEMENT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHD
C1	84.45	665.00	7°30'07"	42.29	S56°55'36"E	84.39
C2	37.40	25.00	85°42'25"	23.19	N76°28'09"E	34.01
C3	89.76	225.00	22°51'03"	45.67	S63°48'28"W	89.16
C4	18.07	25.00	41°24'35"	9.45	N36°03'02"E	17.68
C5	123.06	50.00	141°00'57"	141.26	S85°51'14"W	96.27
C6	18.07	25.00	41°24'35"	9.45	S41°31'17"E	17.68
C7	57.31	225.00	14°35'37"	28.81	N55°37'46"W	57.15
C8	39.27	25.00	90°00'00"	25.00	S86°40'02"W	35.36
C9	71.09	247.30	16°28'16"	35.79	S36°09'50"W	70.80
C10	92.38	805.00	6°34'30"	46.24	N30°49'59"E	92.33
C11	34.42	25.00	78°53'27"	20.57	S05°19'30"E	31.77
C12	21.03	25.00	48°11'23"	11.18	S68°51'54"E	20.41
C13	241.19	50.00	276°22'46"	64.72	N45°13'47"E	66.67
C14	21.03	25.00	48°11'23"	11.18	N20°40'32"E	20.41
C15	21.03	25.00	48°11'23"	11.18	N68°51'54"W	20.41
C16	153.75	50.00	176°11'24"	1501.30	S04°51'54"E	99.94
C17	21.97	25.00	50°20'52"	11.75	N58°03'23"E	21.27
C18	70.33	755.00	5°20'15"	35.19	N30°32'50"E	70.30
C19	67.78	275.00	14°07'18"	34.06	S34°56'23"W	67.61
C20	39.27	25.00	90°00'00"	25.00	N03°19'58"W	35.36
C21	72.28	175.00	23°39'52"	36.66	N80°09'54"W	71.77
C22	21.98	25.00	48°33'30"	11.28	S83°43'25"W	20.50
C23	113.57	200.00	32°32'8"	58.36	S43°40'35"W	112.05
C24	162.02	530.00	18°21'1"	71.44	N35°29'08"E	161.59
C25	37.93	25.00	86°55'56"	23.70	S01°18'5"E	34.40
C26	70.79	600.00	10°08'23"	35.49	S49°50'26"E	70.70
C27	199.19	1,659.99	24°48'37"	101.18	N42°30'17"W	197.65
C28	60.96	1030.00	2°16'42"	20.68	S31°14'21"E	60.95
C29	123.20	399.99	24°48'34"	87.98	N42°30'19"W	171.85
C30	91.65	469.59	11°10'54"	45.97	S61°18'25"E	91.50
C31	18.69	25.00	42°50'00"	9.81	N66°11'13"W	18.26
C32	150.62	50.00	172°35'57"	721.09	S01°18'15"E	99.79
C33	18.69	25.00	42°50'00"	9.81	N63°31'47"E	18.26
C34	61.27	670.00	5°01'52"	20.65	N39°38'47"E	61.26
C35	42.36	25.00	97°05'26"	28.30	N1°26'5"W	37.47
C36	89.07	705.00	7°14'27"	44.60	S56°20'23"E	89.01

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 CERTIFICATIONS OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 02-26 DAY OF, 2009, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 8976 PAGE 266

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
By: Deputy

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, ALTON OFCZARZAK, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE HORSE HAVEN ESTATES PHASE FOUR SUBDIVISION TO THE CITY OF COLLEGE STATION, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ALTON OFCZARZAK, MANAGING MEMBER
TDG MANAGEMENT LTD.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALTON OFCZARZAK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 24 DAY OF FEBRUARY, 2009.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

JENNIFER MOORE
My Commission Expires
February 21, 2012

CERTIFICATE OF CITY ENGINEER

I, ALAN GIBBS, CITY ENGINEER OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.

ALAN GIBBS, CITY ENGINEER
CITY OF COLLEGE STATION

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, PAUL WILLIAMS, REGISTERED PUBLIC LAND SURVEYOR, NO. 5743, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

PAUL WILLIAMS, R.P.L.S. NO. 5743

APPROVAL BY PLANNING AND ZONING COMMISSION

I, JOHN NICHOLS, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEGE STATION, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE DAY OF 2-26-2009.

JOHN NICHOLS, CHAIRMAN

ATTEST: Britany Caldwell
CITY SECRETARY

FIELD NOTES OF A
14.471 ACRE TRACT
BEING A PORTION OF
A CALLED 29.51 ACRE TRACT
VOLUME 6413 PAGE 107
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 14.474 ACRES, LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 29.51 ACRE TRACT OF LAND DESCRIBED IN A DEED TO OAKWOOD CUSTOM HOMES RECORDED IN VOLUME 6413 PAGE 107 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. SAID 14.4475 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF SWITCH STATION ROAD, AND BEING THE NORTHEAST CORNER OF THE OAKWOOD CUSTOM HOMES 29.51 ACRE TRACT, AND ALSO BEING THE NORTHWEST CORNER OF A CALLED 9.76 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 368 PAGE 336, AND ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED 14.474 ACRE TRACT.
THENCE DEPARTING THE SOUTH RIGHT OF WAY LINE OF SWITCH STATION ROAD, ALONG THE COMMON LINE BETWEEN THE OAKWOOD CUSTOM HOMES 29.51 ACRE TRACT AND THE CITY OF COLLEGE STATION 9.76 ACRE TRACT, S 47°52'01" E, A DISTANCE OF 529.63 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF THE CITY OF COLLEGE STATION 9.76 ACRE TRACT.
THENCE ALONG THE SOUTHEAST LINE OF THE CITY OF COLLEGE STATION 9.76 ACRE TRACT, N 42°10'28" E, A DISTANCE OF 19.44 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF LOT 9 BLOCK 2 OF HORSE HAVEN ESTATES PHASE THREE, RECORDED IN VOLUME 6413 PAGE 107.
THENCE ACROSS THE OAKWOOD CUSTOM HOMES 29.51 TRACT, AND ALONG HBRSE HAVEN ESTATES, PHASE THREE, THE FOLLOWING THREE (3) CALLS:
1.) S 50°24'02" E, A DISTANCE OF 136.77 FEET TO A 1/2" IRON ROD FOUND.
2.) S 33°02'47" W, A DISTANCE OF 118.22 FEET TO A 1/2" IRON ROD FOUND.
3.) S 15°09'35" W, A DISTANCE OF 51.88 FEET TO A 1/2" IRON ROD FOUND AT A POINT ALONG THE WEST LINE OF THE OAKWOOD CUSTOM HOMES 29.51 ACRE TRACT, AND ALSO BEING NORTH CORNER OF LOT 10 OF HORSE HAVEN ESTATES PHASE THREE.
THENCE ALONG THE WEST LINE OF LOT 10 HORSE HAVEN ESTATES PHASE THREE, S 25°13'40" W AT A DISTANCE OF 165.26 FEET PASS THE NORTH CORNER OF LOT 7 BLOCK 1 HORSE HAVEN ESTATES, PHASE TWO, RECORDED IN VOLUME 7466 PAGE 154, AND CONTINUE IN ALL, A DISTANCE OF 446.26 FEET TO A POINT ALONG THE PROPOSED RIGHT OF WAY LINE OF APPOMATTOX DRIVE, AND CONTINUE ACROSS THE SAID PROPOSED RIGHT OF WAY A TOTAL DISTANCE OF 618.82 FEET TO A 1/2" IRON ROD FOUND AT A POINT ALONG THE SAID RIGHT OF WAY LINE, AND BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, DELTA OF 0°57'44", AND ARC LENGTH OF 17.30 FEET;
THENCE ALONG THE SAID CURVE A CHORD BEARING OF S 32°49'36" E, A DISTANCE OF 17.30 FEET, TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, DELTA OF 77°32'26", AND AN ARC LENGTH OF 33.83 FEET;
THENCE ALONG THE SAID CURVE A CHORD BEARING OF S 25°24'9.36" E, A DISTANCE OF 31.31 FEET, TO A 1/2" IRON ROD SET IN THE RIGHT OF WAY LINE OF HORSE HAVEN LANE AND AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 551.09 FEET, DELTA OF 03°30'32", AND AN ARC LENGTH OF 24.13 FEET.
THENCE ALONG THE RIGHT OF WAY LINE OF HORSE HAVEN LANE AND ALONG THE SAID CURVE A CHORD BEARING OF S 42°59'04" W, A DISTANCE OF 24.13 FEET, TO A 1/2" IRON ROD SET.
THENCE ALONG THE RIGHT OF WAY LINE OF HORSE HAVEN LANE, S 41°43'40" W A DISTANCE OF 127.98 FEET TO A 1/2" IRON ROD SET;
THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF HORSE HAVEN LANE, N 48°16'12" W A DISTANCE OF 5.00 FEET TO A 1/2" IRON ROD SET ALONG THE SOUTHEAST LINE OF LOT 2A, HORSE HAVEN ESTATES, CORRECTION PLAT RECORDED IN VOLUME 7779 PAGE 133, POINT BEING AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, DELTA OF 07°05'06", AND AN ARC LENGTH OF 69.53 FEET.
THENCE ALONG THE SAID CURVE A CHORD BEARING OF N 38°10'13" E, A DISTANCE OF 69.49 FEET, TO A 5/8" IRON ROD FOUND AT THE EAST CORNER OF LOT 2A, HORSE HAVEN ESTATES.
THENCE N 44°46'13" W A DISTANCE OF 881.08 FEET TO A 5/8" IRON ROD FOUND AT THE NORTH CORNER OF LOT 2A, HORSE HAVEN ESTATES, AND BEING A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF SWITCH STATION ROAD.
THENCE N 42°09'43" E A DISTANCE OF 798.67 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SWITCH STATION ROAD, AND THE NORTH LINE OF THE OAKWOOD CUSTOM HOMES 29.51 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 14.474 ACRES OF LAND ACCORDING TO A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF PAUL WILLIAMS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5743, ON MARCH 28, 2008.

EASEMENT ABANDONMENT:
10' PUE ALONG HORSE SHOE DRIVE ~ VOLUME 8758 PAGE 120
20' PUE, LOTS 55, 53 & 25 ~ VOLUME 8758 PAGE 114

THIS AREA WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION AND MOWING IS NOT ALLOWED TO CROSS THIS AREA.

SURVEYED BY:
PAUL WILLIAMS LAND SURVEYING
307 S. MAIN STREET, SUITE 206
BRYAN, TEXAS 77803
979-779-7670

PREPARED BY:
HESTER ENGINEERING CO
7607 EASTMARK DR. SUITE 253-B
COLLEGE STATION, TEXAS 77840
979-693-1100

OWNER & DEVELOPER
ALTON OFCZARZAK, MANAGING MEMBER
TDG MANAGEMENT, LTD.
4060 HIGHWAY 6 SOUTH
COLLEGE STATION, TEXAS 77845
979-690-1504

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