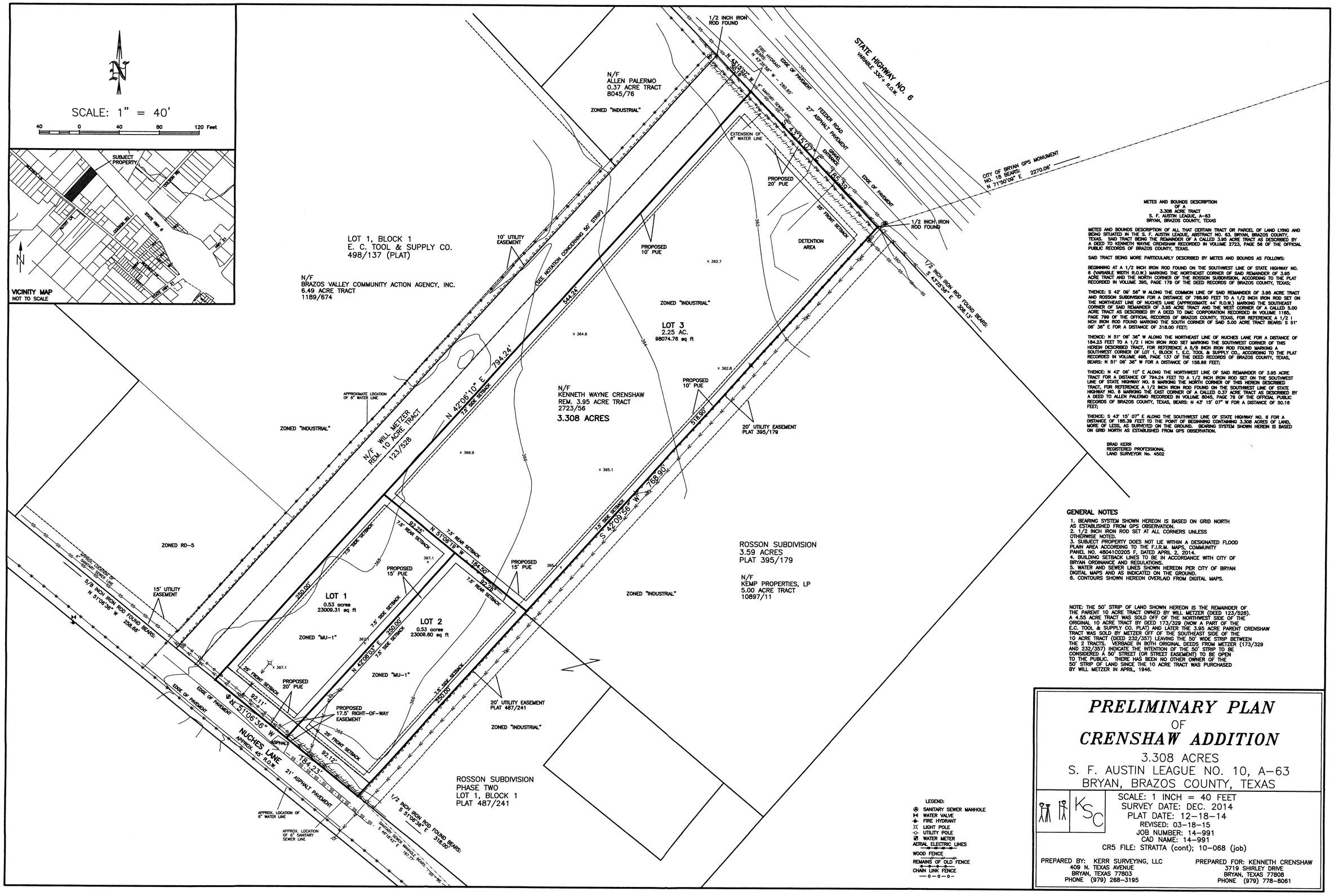

METES AND BOUNDS DESCRIPTION
OF A
3.308 ACRE TRACT
S. F. AUSTIN LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 3.95 ACRE TRACT AS DESCRIBED BY A DEED TO KENNETH WAYNE CRENSHAW RECORDED IN VOLUME 2723, PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF 3.95 ACRE TRACT AND THE NORTH CORNER OF THE ROSSON SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 395, PAGE 179 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 09' 56" W ALONG THE COMMON LINE OF SAID REMAINDER OF 3.95 ACRE TRACT AND ROSSON SUBDIVISION FOR A DISTANCE OF 768.90 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF NUCHES LANE (APPROXIMATE 44' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 3.95 ACRE TRACT AND THE WEST CORNER OF A CALLED 5.00 ACRE TRACT AS DESCRIBED BY A DEED TO DMC CORPORATION RECORDED IN VOLUME 1165, PAGE 799 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 I NCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 5.00 ACRE TRACT BEARS: S 51° 06' 36" E FOR A DISTANCE OF 318.00 FEET;

THENCE: N 51° 06' 36" W ALONG THE NORTHEAST LINE OF NUCHES LANE FOR A DISTANCE OF 184.23 FEET TO A 1/2 I NCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING A SOUTHWEST CORNER OF LOT 1, BLOCK 1, E.C. TOOL & SUPPLY CO., ACCORDING TO THE PLAT RECORDED IN VOLUME 498, PAGE 137 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 51° 06' 36" W FOR A DISTANCE OF 156.66 FEET;

THENCE: N 42° 06' 10" E ALONG THE NORTHWEST LINE OF SAID REMAINDER OF 3.95 ACRE TRACT FOR A DISTANCE OF 794.24 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE EAST CORNER OF A CALLED 0.37 ACRE TRACT AS DESCRIBED BY A DEED TO ALLEN PALERMO RECORDED IN VOLUME 8045, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 43° 15' 07" W FOR A DISTANCE OF 50.16 FEET;

THENCE: S 43° 15' 07" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 185.39 FEET TO THE POINT OF BEGINNING CONTAINING 3.308 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410C0205 F, DATED APRIL 2, 2014.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS AND AS INDICATED ON THE GROUND.
6. CONTOURS SHOWN HEREON OVERLAID FROM DIGITAL MAPS.

NOTE: THE 50' STRIP OF LAND SHOWN HEREON IS THE REMAINDER OF THE PARENT 10 ACRE TRACT OWNED BY WILL METZER (DEED 123/528). A 4.55 ACRE TRACT WAS SOLD OFF OF THE NORTHWEST SIDE OF THE ORIGINAL 10 ACRE TRACT BY DEED 173/329 (NOW A PART OF THE E.C. TOOL & SUPPLY CO. PLAT) AND LATER THE 3.95 ACRE PARENT CRENSHAW TRACT WAS SOLD BY METZER OFF OF THE SOUTHEAST SIDE OF THE 10 ACRE TRACT (DEED 232/357) LEAVING THE 50' WIDE STRIP BETWEEN THE 2 TRACTS. VERBAGE IN BOTH ORIGINAL DEEDS FROM METZER (173/329 AND 232/357) INDICATE THE INTENTION OF THE 50' STRIP TO BE CONSIDERED A 50' STREET (OR STREET EASEMENT) TO BE OPEN TO THE PUBLIC. THERE HAS BEEN NO OTHER OWNER OF THE 50' STRIP OF LAND SINCE THE 10 ACRE TRACT WAS PURCHASED BY WILL METZER IN APRIL, 1946.

PRELIMINARY PLAN
OF
CRENSHAW ADDITION

3.308 ACRES
S. F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 40 FEET
SURVEY DATE: DEC. 2014
PLAT DATE: 12-18-14
REVISED: 03-18-15
JOB NUMBER: 14-991
CAD NAME: 14-991
CR5 FILE: STRATTA (cont); 10-068 (job)

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