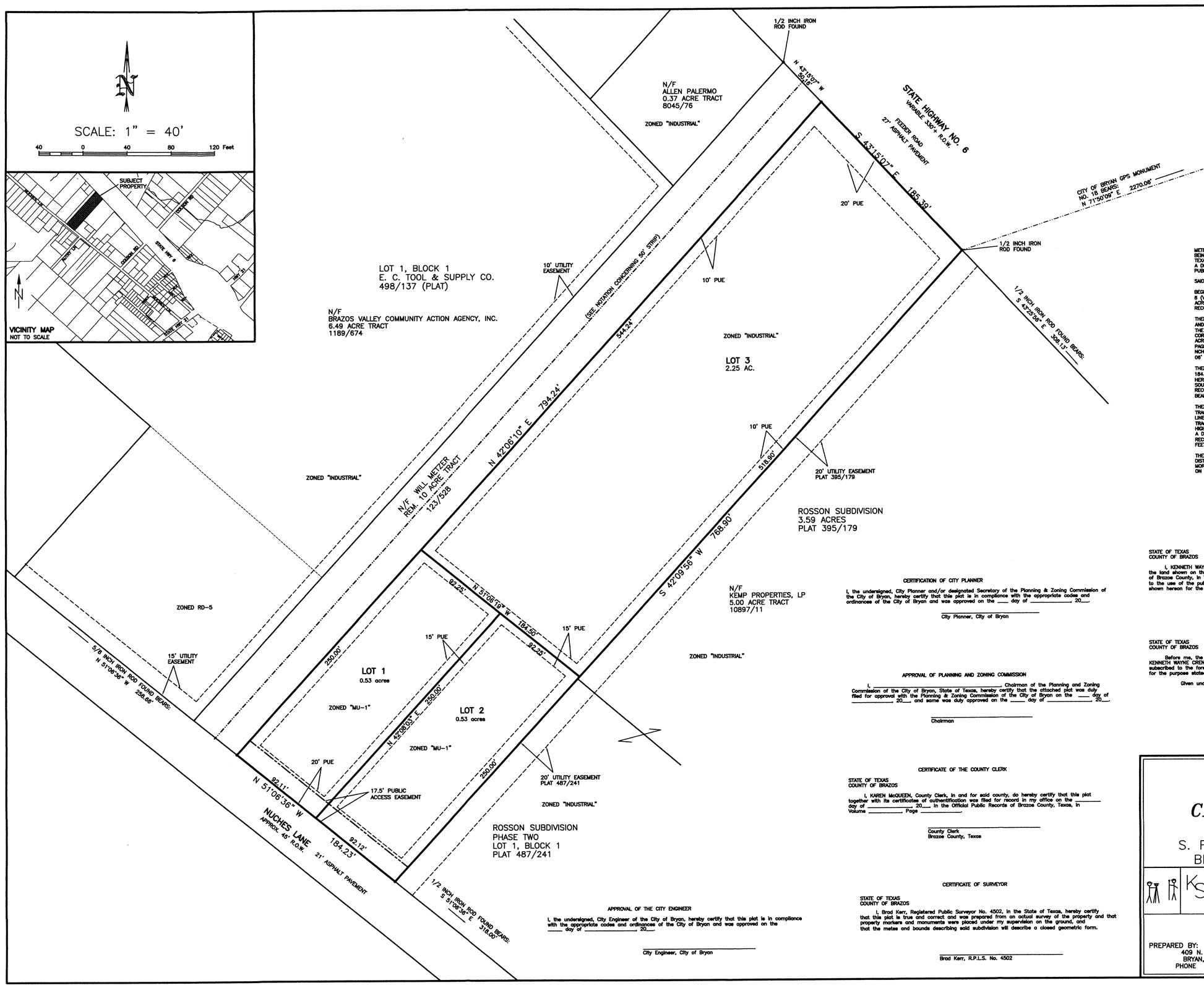

GENERAL NOTES

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. 48041C0205 F, DATED APRIL 2, 2014.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. PUE – PUBLIC UTILITY EASEMENT

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. VERBIAGE 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.

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 158.66 FEET;

THENCE: N 42° 08' 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 76 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 OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

KENNETH WAYNE CRENSHAW
2723/56

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, KENNETH WAYNE CRENSHAW , owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 2723, Page 56, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared KENNETH WAYNE CRENSHAW 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 purposes stated.

Given under my hand and seal on this _____ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the ____ day of _____ 20__, and same was duly approved on the ___ day of _____ 20__.

Chairman

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 authentification was filed for record in my office on the _____ day of _____ 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

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, City of Bryan

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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

FINAL PLAT
OF
CRENSHAW ADDITION

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

SCALE: 1 INCH = 40 FEET
SURVEY DATE: DEC. 2014
PLAT DATE: 03–11–15

JOB NUMBER: 14–991
CAD NAME: 14–991
CR5 FILE: STRATTA (cont); 10–068 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268–3195

PREPARED FOR: KENNETH CRENSHAW
3719 SHIRLEY DRIVE
BRYAN, TEXAS 77808
PHONE (979) 778–8061