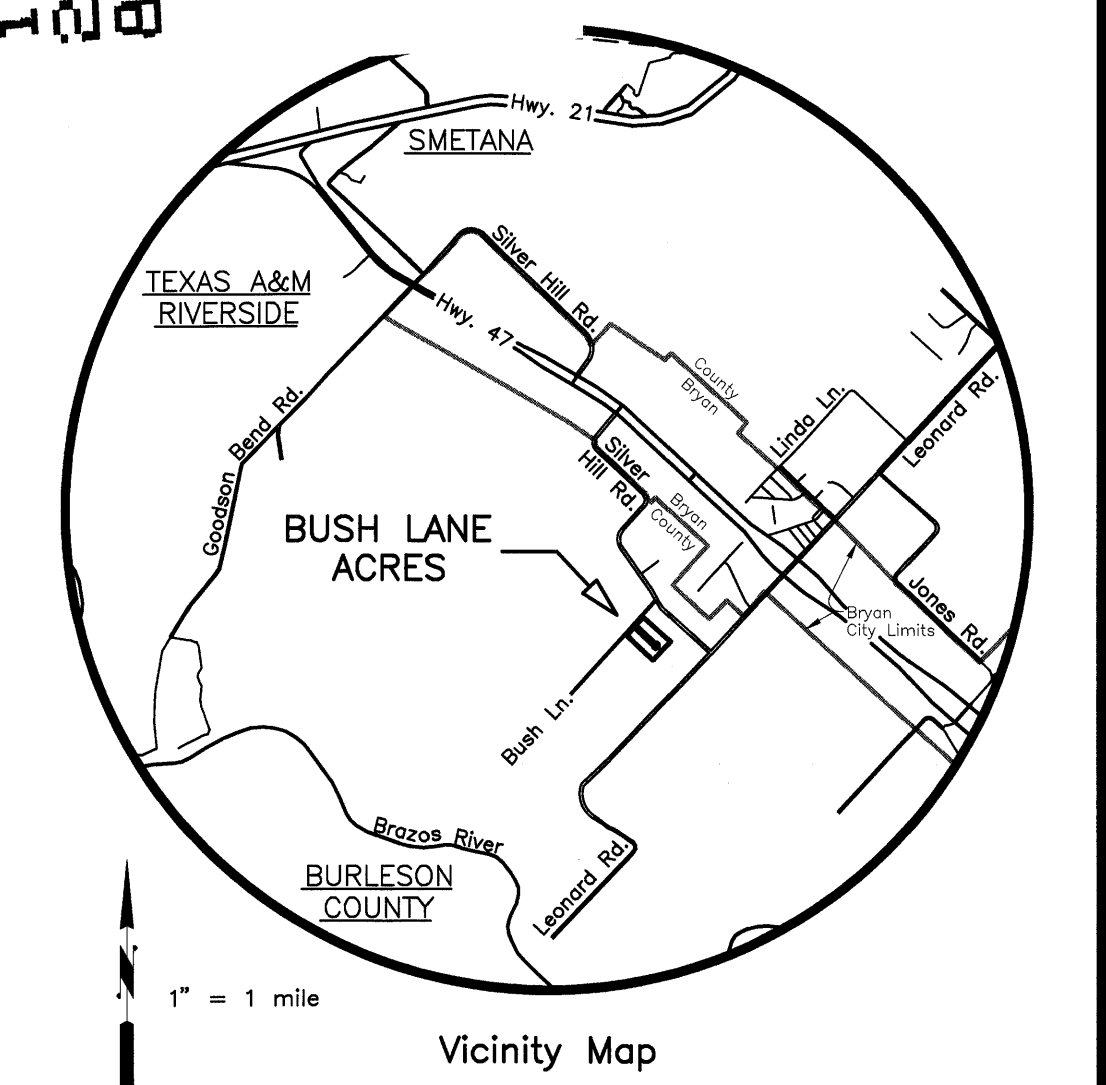


0724251

03910 00108

Filed for Record in:  
 BRAZOS COUNTY,  
 On: Aug 23, 2000 at 08:31PM  
 As a  
 PLAT  
 Document Number: 0724251  
 Amount: \$5,000  
 By: Barbara Johnson  
 Receipt Number - 157666



Clyde C. Berger  
 and Mildred Berger  
 20 acres  
 Vol. 207, Pg. 474

**Property Description**  
 All that certain tract or parcel of land lying and being situated in the T.J. Wooten League A-59 in Brazos County, Texas, being all that 6.03 acre tract conveyed to W.E. Crenshaw by deed recorded in Volume 437, Page 419 of the Deed Records of Brazos County, Texas, and a part of that 10.00 acre tract conveyed to Walter Elmo Crenshaw by deed recorded in Volume 3645, Page 29 of the Official Records of Brazos County, Texas and being more particularly described as follows:  
 Beginning at a 3/8" iron rod found in the southeast line of Bush Lane at the most westerly corner of the said Crenshaw 6.03 acre tract;  
 Thence N 42°20'37"E - 682.28 feet along the southeast line of Bush Lane and the northwest line of the said Crenshaw tracts to a 3/8" iron rod found S 42°31'26"W - 25.88' from a 1/2" iron rod found at the most northerly corner of the said Crenshaw 10.00 acre tract;  
 Thence S 47°46'09"E - 246.84 feet through the said Crenshaw 10.00 acre tract to a 1/2" iron rod found at the common corner of the E.J. Reynolds 2.75 acre tract described in Volume 400, Page 513 of the Deed Records of Brazos County, Texas, and the LaVerne Tharp 6.0 acre tract described in Volume 1593, Page 126 of the Official Records of Brazos County, Texas;  
 Thence S 47°51'38"E - 758.35 feet along the northeast line of the said Crenshaw 10.00 acre tract, at 550.09' pass a 3/8" iron rod found at the common corner of the said Tharp tract and the Neveu 1.13 acre tract described in Volume 899, Page 189 of the Official Records of Brazos County, Texas, at 654.07' pass a 3/8" iron rod found at the common corner of the said Neveu tract and the LaVerne Tharp 6.0 acre tract described in Volume 400, Page 810 of the Deed Records of Brazos County, Texas, to a 3/8" iron rod found at the common corner of the said Crenshaw tract and the said Jeske tract in the northwest line of the Clyde Berger 20 acre tract described in Volume 207, Page 474 of the Deed Records of Brazos County, Texas;  
 Thence S 42°08'59"W - 699.03 feet along the southeast line of the said Crenshaw tracts, at 355.9' pass a fence corner post at the common corner of the said Berger tract and the Opersterny 9.13 acre tract described in Volume 3239, Page 161 of the Official Records of Brazos County, Texas, to a 3/8" iron rod found at the most southerly corner of the said Crenshaw 6.03 acre tract;  
 Thence N 46°53'07"W - 1007.64 feet along the southwest line of the said Crenshaw 6.03 acre tract to the Point of Beginning and containing 15.95 acres of land, more or less.

- NOTES:**
- All lots in this subdivision will be served by a public water system. (Brushy Water Supply)
  - All private wells shall be located and shall have a sanitary zone of 100 ft. radius in all directions. No On Site Sewage Facility (OSSF) on this property, or any other property, shall encroach in any sanitary zone.
  - No private sewage facility may be installed on any lot in this subdivision without the preceding issuance of a license by the Brazos County Health Dept., under the authority of the On Site Sewage Facility regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Chapter 366 of the Texas Health and Safety Code.
  - A 5' wide anchor and guy easement, extending 20' beyond any specified utility easements, is granted where and when necessary for guys anchors required in supporting overhead utility lines.
  - No part of this property lies within the 100 year floodplain, according to Flood Insurance Rate Map no. 48041C0150 C, dated July 2, 1992.
  - Bearings are Texas State Plane, Central Zone, NAD-83(1983) datum, as determined by GPS.
  - o - denotes 1/2" iron rod set with an orange plastic cap, stamped "H.P. MAYO RPLS 5045"

Charles J. Opersterny and wife, Regina Opersterny and John Opersterny  
 9.13 acres  
 Vol. 3239, Pg. 161

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, W.E. Crenshaw, owner and developer of the land shown on this plat, and designated herein as the BUSH LANE ACRES addition of Brazos County, 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 purposes and consideration therein expressed.

*W.E. Crenshaw*  
 W.E. Crenshaw

I, the undersigned, Development 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 12 day of August, 2000.

*W. S. Rice*  
 Development Engineer, Bryan, Texas

Wesley S. Rice and wife, Kristi L. Rice  
 10.00 acres  
 Vol. 2947, Pg. 261

Survey Note:  
 This deed has an erroneous description which places the property totally within the adjacent Crenshaw tracts. The owners have been notified of the problem and are working to correct it.

STATE OF TEXAS  
 COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Public Records of BRAZOS COUNTY, TEXAS as stamped hereon by me.

Aug 23, 2000

*David R. Mayo*  
 Registered Professional Land Surveyor No. 1475 in the State of Texas

HONORABLE MARY ANN WARD, COUNTY CLERK  
 BRAZOS COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned, a Notary Public for the State of Texas, on this day personally appeared W.E. 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 and consideration therein stated.

Given under my hand and seal of office this 23 day of February, 2000.

*L. Lobello*  
 Notary Public for the State of Texas  
 My Commission Expires  
 DECEMBER 7 2003

I, Kim Casey, Chairman of the Planning & 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 12 day of August, 2000 and same was duly approved on the 12 day of August, 2000 by said Commission.

*Kim Casey*  
 Chairman, Planning & Zoning Commission, Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Mary Ann Ward, County Clerk of Brazos County, Texas, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 23 day of August, 2000, in the Official Records of Brazos County, Texas, in Volume 2947, Page 261.

WITNESS my hand and official seal, at my office in Bryan, Texas.

*Mary Ann Ward*  
 County Clerk, Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS

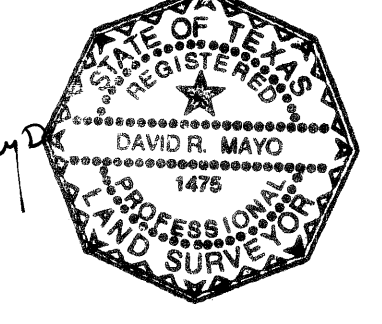
I, Alvin W. Jones, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners Court on the 23 day of MARCH, 2000.

*Alvin W. Jones*  
 County Judge, Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, David R. Mayo, Registered Professional Land Surveyor No. 1475 in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the land, made under my supervision, on the ground.

*David R. Mayo*  
 2/28/00



# BUSH LANE ACRES

Block One - Lots 1 through 12  
 T.J. Wooten League A-59  
 Brazos County, Texas

February 2000

Developer  
 W. E. Crenshaw  
 4652 Windjammer Court  
 College Station, TX 77845  
 (409) 690-0085

Surveyor  
 Joe Orr, Inc.  
 2167 Post Oak Circle  
 College Station, TX 77845  
 (409) 690-3378

