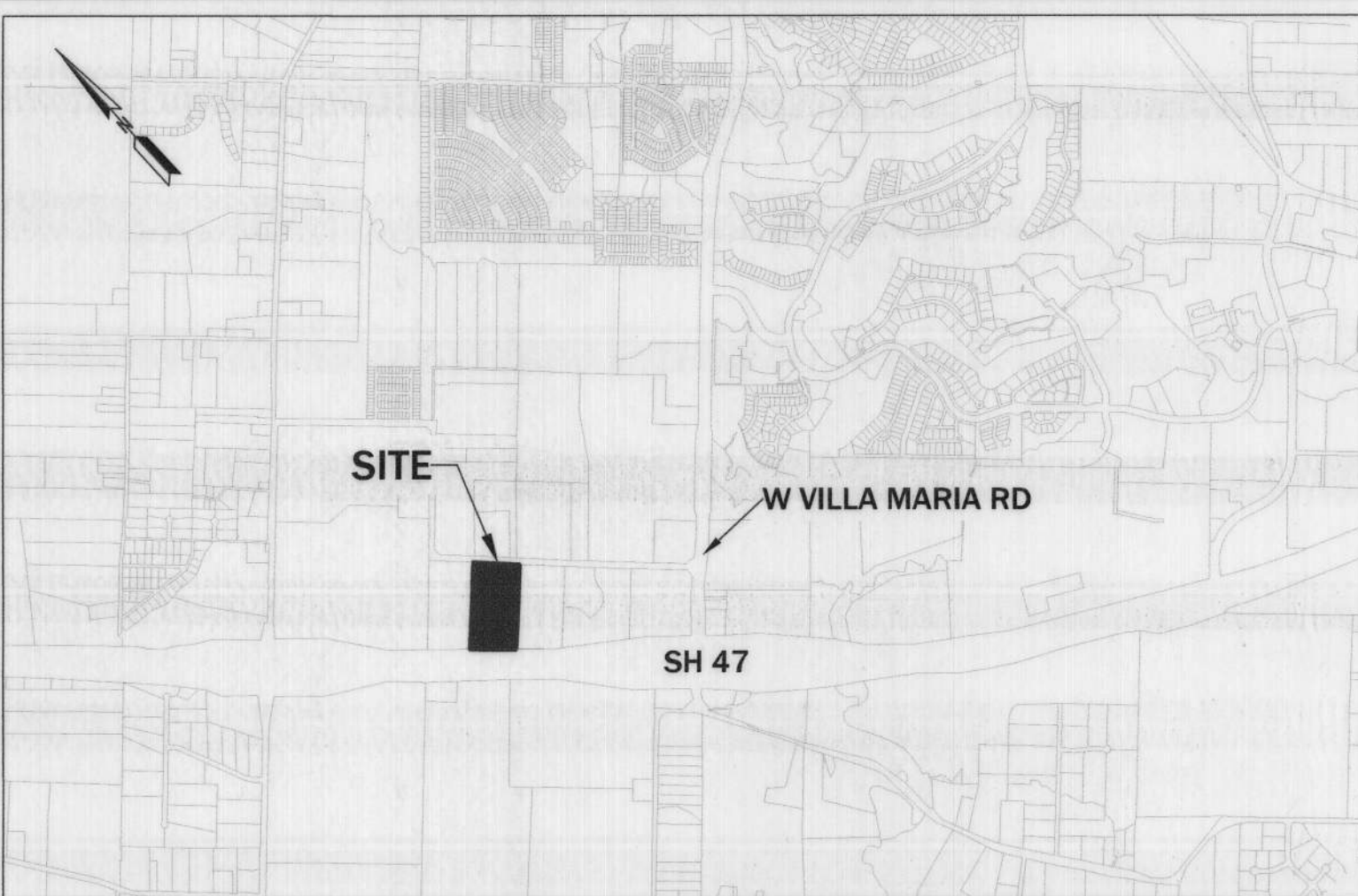
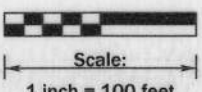
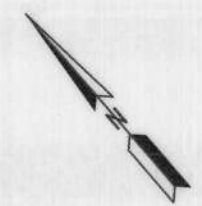


**LEGEND**

--- PROPERTY LINE  
--- LOT LINE  
--- EASEMENT LINE

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS  
ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS  
OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS  
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS  
N/F = NOW OR FORMERLY  
( ) = RECORD INFORMATION  
PUE = PUBLIC UTILITY EASEMENT  
\*\* FUTURE 10' MULTILANE PATH BY OTHERS - PER COB SITE DEV. ORD. SECTION 62-563



**VICINITY MAP  
(N.T.S.)**

**FIELD NOTES DESCRIPTION  
OF A  
15.58 ACRE TRACT  
THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59  
BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 15.58 ACRES IN THE THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS 15.58 ACRES IN A DEED TO OAKS OF BRAZOS LP RECORDED IN VOLUME 19569, PAGE 8 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 15.58 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' found on the southwest side of Jones Road (called 90' wide right-of-way partially conveyed to Brazos County in Volume 6036, Page 32, OPRBCT) at the north corner of Lot 1R, Block 1, Oak Creek Ranch Subdivision filed in Volume 18956, Page 133 (OPRBCT) and the east corner hereof, from which the City of Bryan Monument GPS-74 bears S 50° 01' 58" E, a distance of 1,343.41 feet;

**THENCE**, with the northwest line of said Lot 1R, S 43° 37' 17" W, for a distance of 1,197.68 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' found in the northeast right-of-way line of State Highway 47 (right-of-way width varies per TXDOT plans), at the west corner of said Lot 1R and the south corner hereof;

**THENCE**, with said right-of-way line, N 49° 12' 30" W, for a distance of 560.92 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' found at the south corner of a 22.78 acre tract of land described in a deed to Oaks on John Sharp, LP recorded in Volume 19568, Page 271 (OPRBCT) and the west corner hereof;

**THENCE**, with the common line of said 15.58 acre tract and said 22.78 acre tract, N 43° 37' 17" E, for a distance of 1,225.45 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' found in the southwest line of Jones Road at the east corner of said 22.78 acre tract for the north corner hereof;

**THENCE**, along the southwest line of Jones Road, S 46° 22' 13" E, for a distance of 560.24 feet to the POINT OF BEGINNING hereof and containing 15.58 acres, more or less.

- GENERAL NOTES**
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
  - BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
  - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010500866516 (CALCULATED USING GEOID12B).
  - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
  - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE COMPANY OF BRAZOS COUNTY, GF NO. 547371, EFFECTIVE DATE: 08-05-2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
    - ITEM 10b: ELECTRICAL EASEMENT TO THE CITY OF BRYAN (98/293 DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT CALLS TO BE 20' WIDE CENTERED ON ELECTRIC LINES AS INSTALLED AND CANNOT BE PLOTTED AS NO EVIDENCE OF ELECTRIC LINES WERE FOUND ON THE PROPERTY AT THE TIME OF THIS SURVEY.
    - ITEM 10d: EASEMENT TO GULF STATES UTILITIES CO. (531/352 DRBCT) DOES NOT CROSS THIS TRACT.
    - ITEM 10e: ROAD EASEMENT (426/76 DRBCT) DOES NOT CROSS THIS TRACT AS SHOWN.
    - ITEM 10f: EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST (490/320 DRBCT) DOES NOT CROSS THIS TRACT AS SHOWN.
    - ITEM 10g: EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST (490/325 DRBCT) DOES NOT CROSS THIS TRACT AS SHOWN.
    - ITEMS 10h & 10i: WATER PIPELINE RIGHT-OF-WAY EASEMENTS TO BRUSHY WATER SUPPLY CORP. (556/180 & 556/181 DRBCT) DO AFFECT TO THIS TRACT. THESE EASEMENTS ARE BLANKET IN NATURE AND CALL TO BE 15' WIDE, CENTERED ON WATER LINES AS INSTALLED AND ARE NOT SHOWN DUE TO LACK OF EVIDENCE OF WATER LINE LOCATION(S).
    - ITEM 10j: ROAD EASEMENT (1100/603 ORBCT) DOES NOT CROSS THIS TRACT AS SHOWN.
    - ITEM 10k: EASEMENT TO THE CITY OF BRYAN (1215/673 ORBCT) DOES NOT CROSS OR ADJOIN THIS TRACT.
    - ITEMS 10l, 10m, & 10n: EASEMENTS TO FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM (1722/326, 1723/174, 1854/255 & 1854/257 ORBCT) DO NOT CROSS TO THIS TRACT.
    - ITEM 10o: 30' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN (6020/63 ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10p: EASEMENT TO THE CITY OF BRYAN (6438/148 ORBCT) DOES NOT CROSS OR ADJOIN THIS TRACT.
    - ITEM 10q: 30' WIDE PERMANENT EASEMENT AND 25' WIDE PERMANENT CONSTRUCTION EASEMENT TO ATMOS ENERGY CORP. (13717/107 ORBCT) DO CROSS THIS TRACT AS SHOWN HEREON.
    - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
  - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C02856, REVISED DATE: 05-16-2012.
  - SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO JONES ROAD AND STATE HIGHWAY 47, BOTH BEING DEDICATED PUBLIC RIGHT-OF-WAYS MAINTAINED BY THE CITY OF BRYAN AND THE STATE OF TEXAS. HOWEVER, DIRECT ACCESS FOR SUBJECT PROPERTY TO STATE HIGHWAY 47 SHALL BE PROHIBITED.

**APPROVAL OF CITY PLANNER**

I, Martin Zimmerman, The undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this Plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18th day of March, 2025.

City Planner

City of Bryan

**APPROVAL OF CITY ENGINEER**

I, Wendy Kasper, The undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18th day of March, 2025.

City Engineer  
City of Bryan

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531 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.

Michael Konetski  
Michael Konetski, R.P.L.S. No. 6531



**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 4/17/2025 11:33:42 AM  
In the PLAT Records

Doc Number: 2025-1554453  
Volume - Page: 19795-260  
Number of Pages: 1  
Amount: 72.00  
Order#: 20250417000065  
By: SR Karen McQueen



this plat together with its  
day of  
year

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We) Charles S. Temple, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Public Records of Brazos County in Volume 19569, Page 8 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains easements and public places hereon shown for the purposes identified.

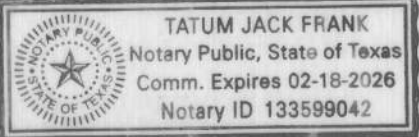
Charles S. Temple  
Oaks of Brazos LP

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Charles S. Temple, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 18th day of March, 2025.

Notary Public, Brazos County, Texas



**FINAL PLAT**

OF THE

**OAK CREEK RANCH SUBDIVISION**

**LOT 2, BLOCK 1  
15.58 Acres**

**BEING ALL OF A 15.58 ACRE TRACT (19569/8 OPRBCT)  
THOMAS J. WOOTON LEAGUE SURVEY, A-59  
BRYAN  
Brazos County, Texas**

SCALE 1"=100'

FINAL PLAT  
PREPARED AND  
SUBMITTED  
MARCH 2025

OWNER:  
OAKS OF BRAZOS LP  
1301 S. CAPITAL OF TEXAS HWY  
STE A-134  
WEST LAKE HILLS, TX 78746  
(512) 329-5755

ENGINEER:  
MITCHELL & MORGAN, L.L.P.  
3204 EARL RUDDER FWY. SOUTH  
COLLEGE STATION, TX 77845  
PHONE (979) 260-6963

SURVEYOR:  
MICHAEL KONETSKI RPLS NO.6531  
KERR SURVEYING, LLC  
1718 BRIARCREST DRIVE  
BRYAN, TX 77802  
(979) 268-3195  
Job 25-0130