



LEGEND
 DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 123/45 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 N/F = NOW OR FORMERLY

E & F DEVELOPMENT, INC.
 REMAINDER OF CALLED
 47.50 ACRE TRACT
 8710/78 OPRBCT

Line #	Length	Direction
L1	34.36	N46° 22' 43"W
L2	84.13	N43° 37' 17"E
L3	127.69	N46° 22' 43"W
L4	48.84	N3° 39' 47"W
L5	58.03	N43° 28' 50"E
L6	71.96	N46° 20' 40"W
L7	75.50	S43° 39' 20"W
L8	50.90	S88° 38' 19"W
L9	57.07	N46° 22' 43"W
L10	189.72	S43° 39' 20"W
L11	364.11	S50° 18' 34"E

E & F DEVELOPMENT, INC.
 REMAINDER OF CALLED 49.76
 ACRE TRACT
 5344/233 OPRBCT

STATE HIGHWAY 47
 (RIGHT-OF-WAY VARIES PER TXDOT PLANS)

FIELD NOTES DESCRIPTION
 OF A
 15.50 ACRE TRACT
 THOMAS J. WOOTEN LEAGUE SURVEY, ABSTRACT 59
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 15.50 ACRES IN THE THOMAS J. WOOTEN LEAGUE SURVEY, ABSTRACT 59, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF THE TRACT OF LAND CONVEYED TO OAKS ON JONES RD, LP IN VOLUME 18315, PAGE 142 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), BEING FORMERLY PART OF A CALLED 47.50 ACRE TRACT OF LAND CONVEYED TO E & F DEVELOPMENT, INC. IN VOLUME 8710, PAGE 78 (OPRBCT) AND FORMERLY PART OF THE REMAINDER OF A CALLED 49.76 ACRE TRACT OF LAND CONVEYED TO E & F DEVELOPMENT, INC. IN VOLUME 5344, PAGE 233 (OPRBCT); SAID 15.50 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' set on the west side of Jones Road (called 90' wide right-of-way partially conveyed to Brazos County in Volume 6036, Page 32, OPRBCT), in the northeast line of said 47.50 acre tract, from which a nail found in a 6 inch cedar fence post in the southeast line of a called 159.00 acre tract of land conveyed by judgement to Brazos County, Texas in Volume 5152, Page 126 (OPRBCT), at the north corner of said 47.50 acre tract bears N 46° 22' 13" W, a distance of 1368.24 feet;

THENCE, with the northeast line of said 47.50 acre tract and the southwest line of Jones Road, S 46° 22' 13" E, for a distance of 570.82 feet to a point in a 6 inch cedar fence corner post found at the east corner of said 47.50 acre tract, same being the north corner of Lot 1, Block 1 of Foundation Place Subdivision as shown on the plat recorded in Volume 9727, Page 273 (OPRBCT) and the east corner hereof; for reference the City of Bryan monument GPS-74 bears S 52° 43' 50" E a distance of 774.68 feet;

THENCE, with the northwest line of said Foundation Place Subdivision, S 43° 37' 17" W, at a distance of 578.42 feet passing a 1/2 inch iron rod with red plastic cap stamped 'SM KLING RPLS 2003' found at the west common corner of said Lot 1 and Lot 2 of said Block 1, and continuing for a total distance of 1,160.37 feet to another 1/2 inch iron rod with red plastic cap stamped 'SM KLING RPLS 2003' found in the northeast right-of-way line of State Highway 47 (right-of-way width varies per TXDOT plans), at the southwest corner of said Lot 2, same being the south corner of said remainder of 49.76 acre tract and the south corner hereof, from which a 1/2 inch iron rod with red plastic cap stamped 'SM KLING RPLS 2003' found at the most southerly corner of said Lot 2 bears S 56° 14' 38" E, a distance of 967.90 feet and a TXDOT type 1 concrete right-of-way marker found bears S 56° 14' 38" E, a distance of 1,222.83 feet;

THENCE, with the northeast right-of-way line of State Highway 47, same being the southwest line of said remainder of 49.76 acre tract, N 56° 14' 38" W, for a distance of 73.46 feet to a TXDOT type 1 concrete right-of-way marker found at an angle point in said right-of-way;

THENCE, continuing with said right-of-way line, N 49° 12' 30" W, for a distance of 499.05 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in said right-of-way line for the west corner hereof, from which a TXDOT type 1 concrete right-of-way marker found at the west corner of said remainder of 49.76 acre tract, same being the south corner of said Brazos County 159.00 acre tract bears N 49° 12' 30" W, a distance of 1,349.12 feet;

THENCE, with the southeast line of the remainder of said 47.50 acre tract and remainder of said 49.76 acre tract, N 43° 37' 17" E, for a distance of 1,197.68 feet to the POINT OF BEGINNING hereof and containing 15.50 acres, more or less.

GENERAL NOTES

- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU 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 STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZ011) 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 GEOD12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY AGGIELAND TITLE COMPANY, GF NO. 22146610-AGLC, EFFECTIVE DATE: 10-09-2022, ISSUED: 10-17-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10d: RIGHT-OF-WAY EASEMENT TO GIFFORD-HILL & COMPANY, INC. (317/641 DRBCT & 1100/603 ORBCT) ADJOINS THE NORTHWEST LINE OF THE 47.50 ACRE TRACT (8710/78 OPRBCT) AND DOES NOT CROSS THIS TRACT.
 - ITEM 10e: RIGHT-OF-WAY EASEMENT TO GIFFORD-HILL & COMPANY, INC. (428/76 DRBCT) ADJOINS THE NORTHWEST LINE OF THE 49.76 ACRE TRACT (5344/233 OPRBCT) AND DOES NOT CROSS THIS TRACT.
 - ITEM 10f: EASEMENT TO BRUSHY WATER SUPPLY CORP. (556/181 DRBCT) DOES APPLY TO THE PORTION OF THIS TRACT DESCRIBED IN DEED, 5344/233 OPRBCT. THIS EASEMENT IS BLANKET IN NATURE AND CALLS TO BE 15' WIDE, CENTERED ON WATER LINES AS INSTALLED AND IS NOT SHOWN DUE TO LACK OF EVIDENCE OF WATER LINE LOCATION(S).
 - ITEM 10g: 30' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN (6020/63 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10h: 50' WIDE PERMANENT EASEMENT AND 25' WIDE PERMANENT CONSTRUCTION EASEMENT TO ATMOS ENERGY CORP. (13717/107 OPRBCT) DO CROSS THIS TRACT AS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- A PORTION OF THIS TRACT HAS A PROPOSED FEMA SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) IN PROCESS, AS SHOWN HEREON. OTHERWISE, THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT CURRENTLY 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. 48041C0285E, REVISED DATE: 05-16-2012.
- THE PRIVATE PROPERTY OWNER SHALL HAVE DIRECT RESPONSIBILITY TO OPERATE, REPAIR, AND MAINTAIN THE PRIVATE DETENTION FACILITIES. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, OR MAINTENANCE OF THESE AREAS.

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 7th day of July, 2023.

APPROVAL OF CITY ENGINEER
 I, W. Paul Kerr, 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 16th day of July, 2023.

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834 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 geographic form.
 Nathan Paul Kerr, R.P.L.S. No. 6834

CERTIFICATE OF THE COUNTY CLERK
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 7/10/2023 12:18:29 PM
 In the PLAT Records
 Doc Number: 2023-1506543
 Volume - Page: 18726 - 225
 Number of Pages: 1
 Amount: 73.00
 Order#: 2023071000068
 By: PS

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I (We) Charles S. Teeple, 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 18315, Page 142 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.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Charles S. Teeple, 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 28 day of June, 2023.
 TERRY L. BOHANNAN
 Notary Public, Brazos County, Texas
 My Commission Expires July 9, 2025

FINAL PLAT

OF THE

OAK CREEK RANCH SUBDIVISION

LOT 1, BLOCK 1
 15.50 Acres
 Volume 18315, Page 142 OPRBCT
 THOMAS J. WOOTEN LEAGUE SURVEY, A-59
 BRYAN
 Brazos County, Texas

OWNER:
 OAKS ON JONES RD, LP
 1301 S. CAPITAL OF TEXAS HIGHWAY
 SUITE A134
 AUSTIN, TX 78746

SCALE 1"=100'
 FINAL PLAT
 PREPARED AND
 SUBMITTED
 MARCH 2023

SURVEYOR:
 NATHAN KERR, NO. 6834
 KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TX 77803
 (979) 268-3195
 Job 22-629

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