

**LEGEND**

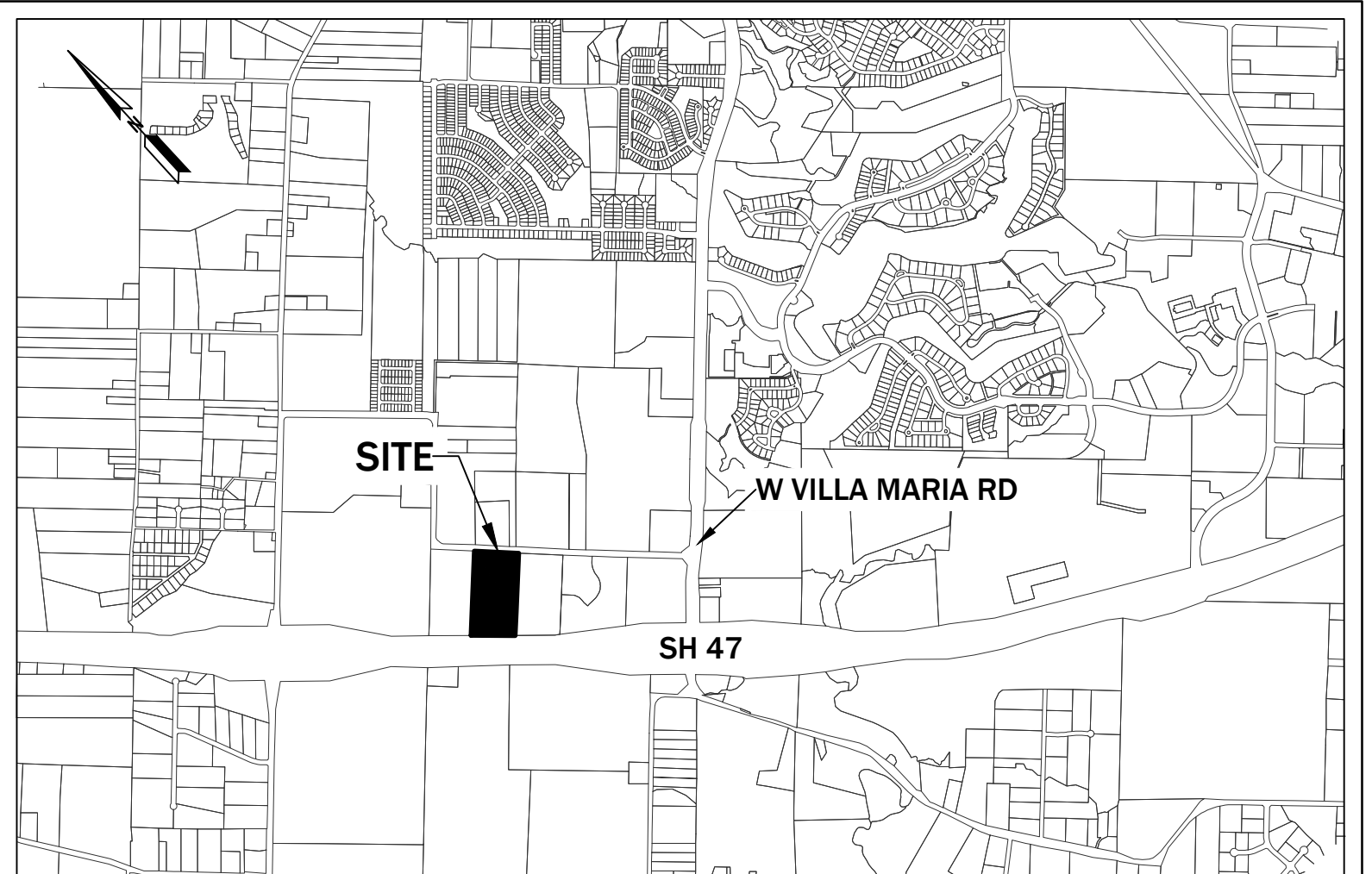
DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

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



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

**FIELD NOTES DESCRIPTION**  
OF A

15.58 ACRE TRACT  
THOMAS J. WOOTEN LEAGUE SURVEY, ABSTRACT 59  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 15.58 ACRES IN THE THOMAS J. WOOTEN LEAGUE SURVEY, ABSTRACT 59, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING PART OF THE REMAINDER OF A CALLED 47.50 ACRE TRACT OF LAND DESCRIBED IN A DEED TO E & F DEVELOPMENT, INC. RECORDED IN VOLUME 8710, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND PART OF THE REMAINDER OF A CALLED 49.76 ACRE TRACT OF LAND DESCRIBED IN A DEED TO E & F DEVELOPMENT, INC. RECORDED IN VOLUME 5344, PAGE 233 (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 east corner of said remainder of 47.50 acre tract and the north corner of Lot 1R, Block 1, Oak Creek Ranch Subdivision filed in Volume 18956, Page 133 (OPRBCT); 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), same being the southwest line of said remainder of 49.76 acre tract, 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' set 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 bears N 49° 12' 30" W, a distance of 788.20 feet;

THENCE through said remainder of 49.76 acre tract and said remainder of 47.50 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' set in the southwest line of Jones Road and the northeast line of said 47.50 acre tract for the north corner hereof, from which a nail found in a 6 inch cedar fence post on the west side of Jones Road, in the southeast line of a called 159.00 acre tract of land described in a judgement to Brazos County, Texas recorded 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 808.00 feet;

THENCE with the northeast line of said 47.50 acre tract, 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 CORS 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 1.0001500866516 (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 10a: 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 10b: EASEMENT TO GULF STATES UTILITIES CO. (831/252 DRBCT) DOES NOT CROSS THIS TRACT.
    - ITEM 10c: 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 LOCATIONS).
    - 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 & 10o: EASEMENTS TO FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM (1722/326, 1723/374, 1854/255 & 1854/257 ORBCT) DO NOT CROSS TO THIS TRACT.
    - ITEM 10p: 30' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN (6020/63 ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10q: EASEMENT TO THE CITY OF BRYAN (6438/148 ORBCT) DOES NOT CROSS OR ADJOIN THIS TRACT.
    - ITEM 10r: 50' 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. 48041C0285E, REVISED DATE: 05-16-2012.
  - THERE ARE NO BUILDINGS LOCATED ON THIS TRACT.
  - UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
  - THERE ARE NO DIVISION OR PARTY WALLS BETWEEN THIS LOT AND THE ADJOINING PROPERTIES.
  - THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK OR OTHER CONSTRUCTION AT THE TIME OF THIS SURVEY.
  - THERE ARE NO PLANNED CHANGES IN STREET RIGHT-OF-WAY KNOWN AT THE TIME OF THIS SURVEY.
  - EXCEPT AS SHOWN HEREON THERE ARE NO VISIBLE OR DISCERNABLE PROTRUSIONS OF IMPROVEMENTS FROM THE SUBJECT PROPERTY ONTO THE ADJOINING RIGHT-OF-WAYS.
  - 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.
  - THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE PROPERTY AND THE ADJOINING RIGHT-OF-WAYS.
  - THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS LOCATED ON THIS SITE.
  - NO WETLAND MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**APPROVAL OF CITY PLANNER**

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Planner  
City of Bryan

**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 geometric form.

\_\_\_\_\_  
Nathan Paul Kerr, R.P.L.S. No. 6834

**APPROVAL OF CITY ENGINEER**

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Engineer  
City of Bryan

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
County Clerk  
Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We), \_\_\_\_\_, 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.

\_\_\_\_\_  
Oaks on Jones Road, LP

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, Brazos County, Texas

**FINAL PLAT**

OF THE

**OAK CREEK RANCH SUBDIVISION**

LOT 2, BLOCK 1  
15.58 Acres

Part Remainder of called 47.5 Acre Tract (Vol.8710, Pg.78) OPRBCT &  
Part Remainder of called 49.76 Acre Tract (Vol.5344, Pg.223) OPRBCT  
THOMAS J. WOOTEN LEAGUE SURVEY, A-59  
**BRYAN**  
**Brazos County, Texas**

SCALE 1"=100'

FINAL PLAT  
PREPARED AND  
SUBMITTED  
NOVEMBER 2024  
SURVEYOR:  
NATHAN KERR, NO. 6834  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 268-3195  
Job 22-629

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

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