

FIELD NOTES DESCRIPTION OF A 53.87 ACRE TRACT BEING ALL OF A CALLED 47.50 ACRE TRACT AND THE REMAINDER OF A CALLED 49.76 ACRE TRACT THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 53.87 ACRES IN THE THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 47.50 ACRE TRACT OF LAND CONVEYED TO E & F DEVELOPMENT, INC. IN VOLUME 8710, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT) AND THE REMAINDER OF A CALLED 49.76 ACRE TRACT OF LAND CONVEYED TO E & F DEVELOPMENT, INC. IN VOLUME 5344, PAGE 233 (OPRBT); SAID 53.87 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a nail found in a 6 inch cedar fence post on the west side of Jones Road (called 90' wide right-of-way partially conveyed to Brazos County in Volume 6036, Page 32, OPRBT), 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 (OPRBT), at the north corner of said 47.50 acre tract, from which a 1/2 inch iron rod found bears N 42° 37' 02" E, a distance of 40.99 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 1,939.05 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 (OPRBT) and the east corner hereof;

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 1,848.17 feet to 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 and the west corner hereof;

THENCE, with the common line of said remainder of 49.76 acre tract and said 159.00 acre tract, N 43° 04' 44" E, for a distance of 173.63 feet to a 1/2 inch iron rod found at the west common corner of said remainder of 49.76 acre tract and said 47.50 acre tract;

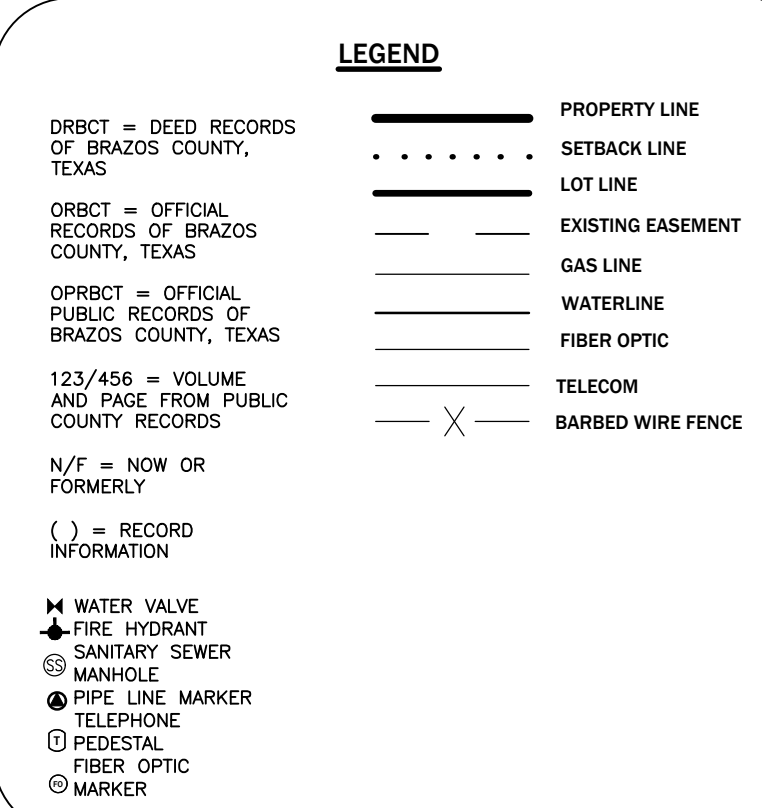
THENCE, with the common line of said 47.50 acre tract and said 159.00 acre tract, N 42° 37' 02" E, for a distance of 1,091.03 feet to the POINT OF BEGINNING hereof and containing 53.87 acres, more or less.

The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00010500866516 (calculated using GEOID12B).

NOT FOR RECORD

FLOOD PLAIN NOTES:
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.

- 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 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 1.00010500866516 (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 (58/293 OPRBT) 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 10c: EASEMENT TO GULF STATES UTILITIES CO. (351/352 OPRBT) DOES NOT CROSS THIS TRACT.
 - ITEM 10d: ROAD EASEMENT (426/76 OPRBT) DOES NOT CROSS THIS TRACT AS SHOWN.
 - ITEM 10f: EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST (490/320 OPRBT) DOES NOT CROSS THIS TRACT AS SHOWN.
 - ITEM 10g: EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST (490/325 OPRBT) 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 OPRBT) 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 OPRBT) DOES NOT CROSS THIS TRACT AS SHOWN.
 - ITEM 10k: EASEMENT TO THE CITY OF BRYAN (1215/673 OPRBT) DOES NOT CROSS OR ADJOIN THIS TRACT.
 - ITEMS 10l, 10m, 10n & 10o: EASEMENTS TO FERGUSSON-BURLESON COUNTY GAS GATHERING SYSTEM (1722/326, 1723/174, 1854/255 & 1854/257 OPRBT) DO NOT CROSS TO THIS TRACT.
 - ITEM 10p: 30' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN (6020/63 OPRBT) DOES NOT CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10q: EASEMENT TO THE CITY OF BRYAN (6438/148 OPRBT) 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 OPRBT) DO CROSS THIS TRACT AS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAN.
6. 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 CEMETRIES 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.



SCALE: 1" = 100'

PRELIMINARY PLAN OF OAK CREEK RANCH
53.87 TOTAL ACRES
15.50 ACRE LOT 1, BLOCK 1
15.58 ACRE LOT 2, BLOCK 1
21.05 ACRE LOT 3, BLOCK 1 AND 1.74 ROW DEDICATION

THOMAS J. WOOTON LEAGUE SURVEY, A-59 BRYAN BRAZOS COUNTY, TEXAS

OWNER: TEEPLE PARTNERS, INC. 1301 S CAPITAL OF TEXAS HWY SUITE A134 AUSTIN, TX 78746

SURVEYOR: KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TEXAS 77803 (979) 268-3195

ENGINEER: MITCHELL & MORGAN, L.L.P. 3204 EARL RODGER Fwy. S. COLLEGE STATION, TX 77845 (979) 260-6963

PRELIMINARY PLAN PREPARED AND SUBMITTED OCTOBER, 2024

NOTE: THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY NATHAN PAUL KERR RPLS NO. 6834.

THE INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND SUBJECT TO CHANGE WITH THE FINAL ENGINEERING DESIGN. THE PLAN IS PRELIMINARY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.