

City of Bryan

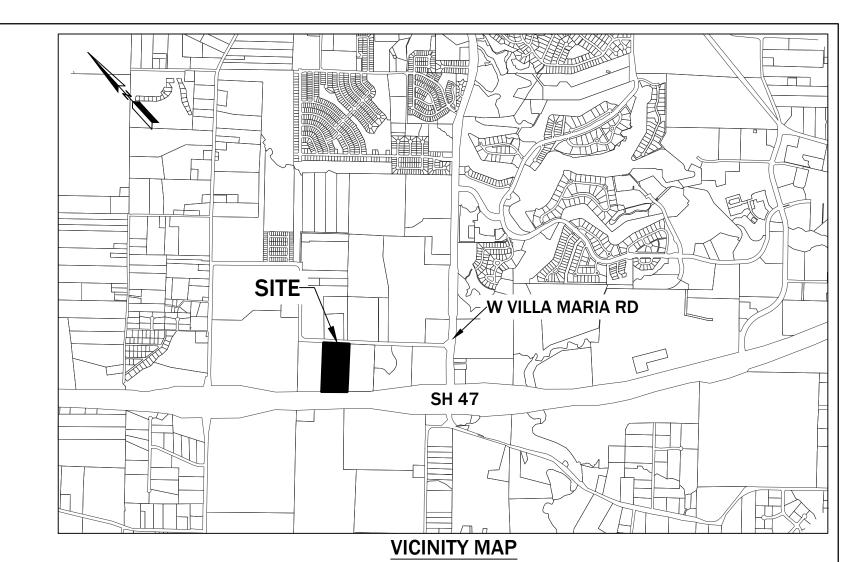
APPROVAL OF CITY ENGINEER

Bryan, Texas, hereby certify that this Plat is in compliance with the appropriate codes and

City Engineer

City of Bryan

\_\_\_, The undersigned, City Engineer of the City of



### **FIELD NOTES DESCRIPTION**

### 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 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.

## **CERTIFICATE OF OWNERSHIP AND DEDICATION**

**LEGEND** 

DRBCT = DEED RECORDS OF BRAZOS

ORBCT = OFFICIAL RECORDS OF

OPRBCT = OFFICIAL PUBLIC

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

RECORDS OF BRAZOS COUNTY

123/456 = VOLUME AND PAGE FROM

LIMITS OF PLATTED

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

E & F Development INC

Before me, the undersigned authority, on this day personally appeared

Notary Public, Brazos County, Texas

# FINAL PLAT

# 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**

PHONE (979) 260-6963

SCALE 1"=100' Brazos County, Texas

OWNER: E & F DEVELOPMENT INC

2508 RIVER FOREST DR

BRYAN, TX 77802

(979) 774-4090

FINAL PLAT PREPARED AND SUBMITTED NOVEMBER 2024

NATHAN KERR, NO. 6834 MITCHELL & MORGAN, L.L.P. KERR SURVEYING, LLC 3204 EARL RUDDER FWY. SOUTH 409 N. TEXAS AVENUE COLLEGE STATION, TX 77845

BRYAN, TX 77803 (979) 268-3195 Job 22-629

### STATE OF TEXAS COUNTY OF TRAVIS

\_\_\_\_\_, 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.

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

\_\_\_\_\_, County Clerk in and for said County, do hereby certify that this plat together with it

certificates of authentication was filed for record in my office the \_\_\_\_\_\_ day of \_\_\_\_\_\_,

CERTIFICATE OF THE COUNTY CLERK

**County Clerk** 

**Brazos County, Texas** 

STATE OF TEXAS

ordinances of the City of Bryan and was approved on the \_\_\_\_\_\_ day of \_\_\_\_\_\_, 202\_\_. 202\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_\_, Page \_\_\_\_\_.

COUNTY OF BRAZOS

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.

ITEMS 10I, 10m, 10n & 10o: EASEMENTS TO FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM (1722/326, 1723/174, 1854/255 & 1854/257 ORBCT) DO NOT CROSS TO THIS TRACT.

ITEM 10r: 50' WIDE PERMANENT EASEMENT AND 25' WIDE PERMANENT CONSTRUCTION EASEMENT TO ATMOS ENERGY CORP. (13717/107 OPRBCT) DO CROSS THIS TRACT AS SHOWN

- 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

ITEM 10p: 30' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN (6020/63 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.

- 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 HE 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.

SETBACKS SHALL BE PER COB SITE DEVELOPMENT ORDINANCES BASED ON CURRENT ZONING OF SITE.

ITEM 10k: EASEMENT TO THE CITY OF BRYAN (1215/673 ORBCT) DOES NOT CROSS OR ADJOIN THIS TRACT.

ITEM 10g: EASEMENT TO THE CITY OF BRYAN (6438/148 OPRBCT) DOES NOT CROSS OR ADJOIN THIS TRACT.

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.