

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 (OPRBCT) AND THE REMAINDER OF A CALLED 49.76 ACRE TRACT OF LAND CONVEYED TO E & F DEVELOPMENT, INC. IN VOLUME 5344, PAGE 233 (OPRBCT); 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, OPRBCT), 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, 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 (OPRBCT) 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 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).

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:
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 (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).

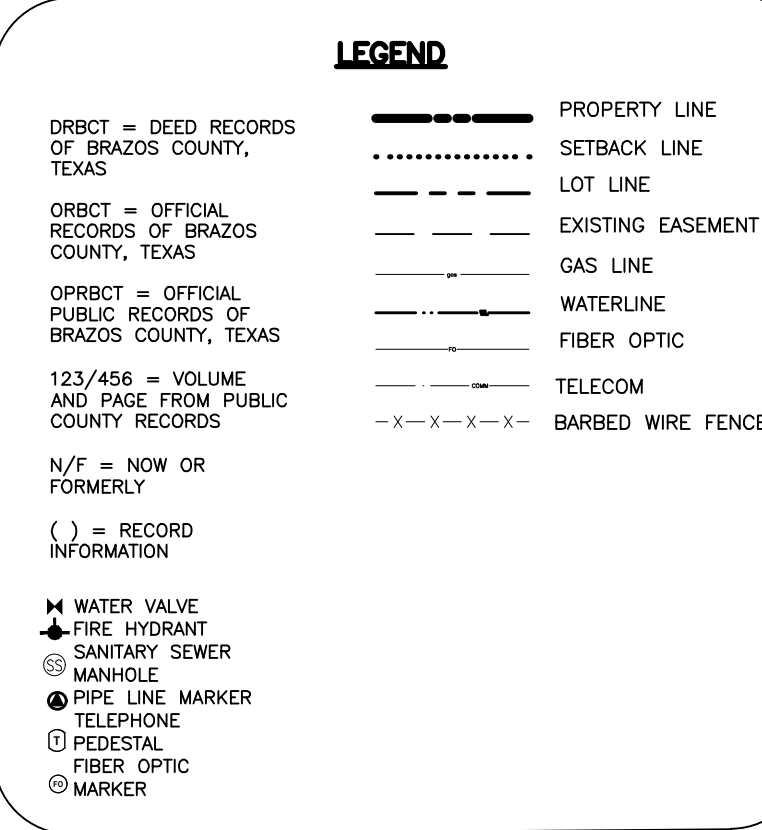
(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

ZONING: MF MULTI-FAMILY
THIS PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY AGGIELAND TITLE COMPANY, OF NO. 22140588-AGLC, EFFECTIVE DATE: 05-01-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- LOT 1, 36.92 ACRE TRACT:**
- ITEM 10f: BLANKET EASEMENT TO CITY OF BRYAN (98/293 DRBCT) DOES NOT APPLY TO THIS TRACT.
 - ITEM 10g: ROAD EASEMENT (426/76 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10h: 10' WIDE EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST (490/320 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10i: 10' WIDE EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST (490/325 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10j: EASEMENT TO VANGUARD PIPELINE CORP. (550/690 DRBCT) DOES NOT CROSS THIS TRACT.
 - ITEM 10k: EASEMENT TO BRUSHY WATER SUPPLY CORP. (556/180 DRBCT) DOES NOT CROSS/APPLY TO THIS TRACT.
 - ITEM 10l: 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 10m: ROAD EASEMENT (1100/603 OPRBCT) DOES CROSS/APPLY TO THIS TRACT AS SHOWN HEREON.
 - ITEM 10n: 20' WIDE ELECTRICAL EASEMENT TO THE CITY OF BRYAN (1215/673 OPRBCT) DOES NOT CROSS/APPLY TO THIS TRACT.
 - ITEM 10o: EASEMENT TO FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM (1723/174 OPRBCT) MAY APPLY TO THE PORTION OF THIS TRACT DESCRIBED IN DEED, 8710/78 OPRBCT. THIS EASEMENT IS BLANKET IN NATURE AND CALLS TO BE 15' WIDE, AND IS NOT SHOWN HEREON.
 - ITEM 10p: EASEMENT TO FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM (1854/36 OPRBCT) DOES NOT APPLY TO THIS TRACT.
 - ITEM 10q: 30' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN (6020/63 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10r: EASEMENT TO THE CITY OF BRYAN (6438/148 OPRBCT) DOES NOT CROSS/APPLY TO THIS TRACT.
 - ITEM 10t: 50' WIDE PERMANENT EASEMENT AND 25' WIDE PERMANENT CONSTRUCTION EASEMENT TO THE 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.

LOT 2, 15.50 ACRE TRACT:

- ITEM 10f: BLANKET EASEMENT TO CITY OF BRYAN (98/293 DRBCT) DOES NOT APPLY TO THIS TRACT.
- ITEM 10g: ROAD EASEMENT (426/76 DRBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10h: 10' WIDE EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST (490/320 DRBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10i: 10' WIDE EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST (490/325 DRBCT) DOES NOT CROSS/APPLY TO THIS TRACT.
- ITEM 10j: EASEMENT TO VANGUARD PIPELINE CORP. (550/690 DRBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10k: EASEMENT TO BRUSHY WATER SUPPLY CORP. (556/180 DRBCT) DOES NOT CROSS/APPLY TO THIS TRACT.
- ITEM 10l: 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 10m: ROAD EASEMENT (1100/603 OPRBCT) DOES NOT APPLY TO THIS TRACT.
- ITEM 10n: 20' WIDE ELECTRICAL EASEMENT TO THE CITY OF BRYAN (1215/673 OPRBCT) ADJOINS THE SOUTHEAST LINE HEREOF AS SHOWN, BUT DOES NOT CROSS THIS TRACT.
- ITEM 10o: EASEMENT TO FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM (1723/174 OPRBCT) MAY APPLY TO THE PORTION OF THIS TRACT DESCRIBED IN DEED, 8710/78 OPRBCT. THIS EASEMENT IS BLANKET IN NATURE AND CALLS TO BE 15' WIDE, AND IS NOT SHOWN HEREON.
- ITEM 10p: EASEMENT TO FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM (1854/36 OPRBCT) DOES NOT APPLY TO THIS TRACT.
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- ITEM 10r: EASEMENT TO THE CITY OF BRYAN (6438/148 OPRBCT) ADJOINS THE EAST CORNER HEREOF AS SHOWN, BUT DOES NOT CROSS THIS TRACT.
- ITEM 10t: 50' WIDE PERMANENT EASEMENT AND 25' WIDE PERMANENT CONSTRUCTION EASEMENT TO THE ATMOS ENERGY CORP. (13717/107 OPRBCT) DO CROSS THIS TRACT AS SHOWN HEREON.
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NOT FOR RECORD

SCALE: 1" = 100'

PRELIMINARY PLAN OF OAK CREEK RANCH

PRELIMINARY PLAN PREPARED AND SUBMITTED JULY, 2022

**TRACT 38
53.87 ACRES
THOMAS J. WOOTON LEAGUE SURVEY, A-59
BRYAN
BRAZOS COUNTY, TEXAS**

OWNER:
E & F DEVELOPMENT INC.
2508 RIVER FOREST DR.
BRYAN, TEXAS 77802

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

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