



FIELD NOTES DESCRIPTION OF A 15.50 ACRE TRACT BEING OUT OF A CALLED 47.50 ACRE TRACT AND THE REMAINDER OF A CALLED 49.76 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 PART 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 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;

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 46° 22' 13" W, a distance of 1368.24 feet;

THENCE, over, across and upon said remainder of 49.76 acre tract and said 47.50 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, 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 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 GEOID312B3).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- 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 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 VANGAARD 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 ORBCT) DOES NOT APPLY TO THIS TRACT.
 - ITEM 10n: 20' WIDE ELECTRICAL EASEMENT TO THE CITY OF BRYAN (1215/673 ORBCT) ADJONES THE SOUTHEAST LINE HEREOF AS SHOWN, BUT DOES NOT CROSS THIS TRACT.
 - ITEM 10o: EASEMENT TO FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM (1723/174 ORBCT) 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 ORBCT) 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) ADJONES THE EAST CORNER HEREOF AS SHOWN, BUT DOES NOT CROSS THIS TRACT.
 - ITEM 10s: 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.

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 _____, 2023.

City Planner _____
City of Bryan

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 _____, 2023.

City Engineer _____
City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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 _____, 2023, in the Official Records of Brazos County in Volume _____, Page _____.

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 Deeds Records of Brazos County in Volume _____, Page _____, 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 _____, 2023.

Notary Public, Brazos County, Texas

FINAL PLAT

OF THE

OAK CREEK RANCH SUBDIVISION

LOT 2, BLOCK 1
15.50 Acres
THOMAS J. WOOTEN LEAGUE SURVEY, A-59
BRYAN
Brazos County, Texas

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

OWNER:
OAKS ON JONES RD, LP
1302 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

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