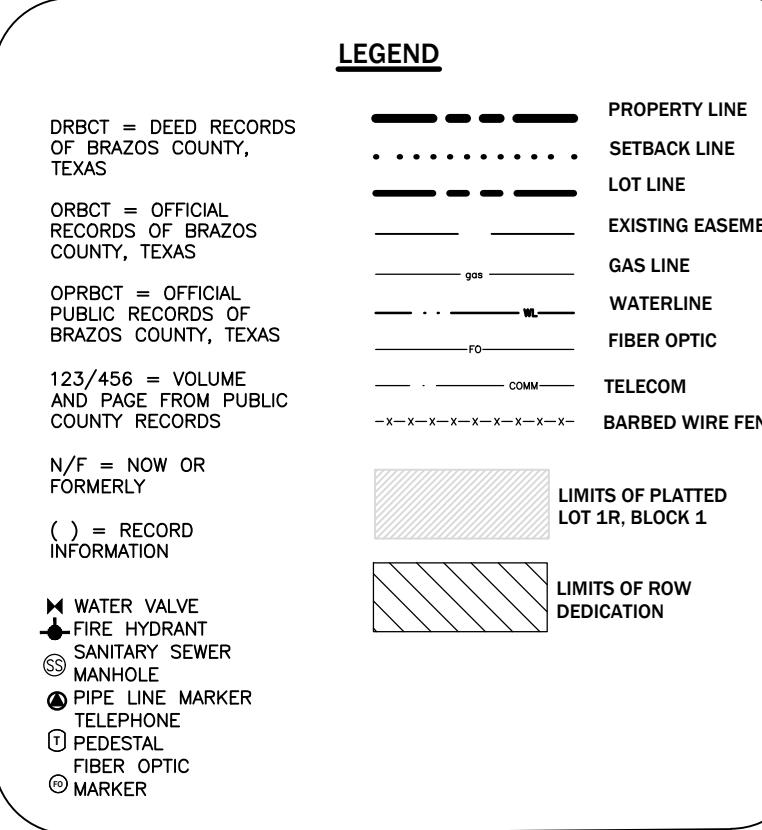


FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0285E, REVISED DATE: 05-16-2012.



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 HEREIN 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 HEREIN 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 HEREIN 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 (98/293 ORBCT) 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. (331/352 ORBCT) DOES NOT CROSS THIS TRACT.
 - ITEM 10d: ROAD EASEMENT (426/76 ORBCT) DOES NOT CROSS THIS TRACT AS SHOWN.
 - ITEM 10f: EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST (490/320 ORBCT) DOES NOT CROSS THIS TRACT AS SHOWN.
 - ITEM 10g: EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST (490/325 ORBCT) 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 ORBCT) 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 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 FERUGSON-BURLESON COUNTY GAS GATHERING SYSTEM (1722/326, 1723/174, 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 NOT 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 PLAN.
- 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.

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

SCALE: 1" = 100'

PRELIMINARY PLAN OF OAK CREEK RANCH
 PREPARED AND SUBMITTED DECEMBER, 2024
 38.37 TOTAL ACRES
 15.58 ACRE LOT 2, BLOCK 1
 21.05 ACRE LOT 3, BLOCK 1 AND 1.74 ROW DEDICATION

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

OWNER: E & F DEVELOPMENT INC 2508 RIVER FOREST DR BRYAN, TX 77802 (979) 774-4090	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
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