

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	76.93'	1040.00'	4°14'19"	S87°48'50"W	76.92'
C2	88.05'	1040.00'	4°51'04"	S83°18'08"W	88.03'
C3	164.99'	1040.00'	9°05'22"	S85°23'18"W	164.81'

Line Table		
Line No.	Length	Direction
L1	30.00'	S35°16'01"E
L2	332.70'	N74°32'44"W
L3	112.87'	N81°52'41"W
L4	397.21'	N47°38'33"E
L5	131.45'	S42°49'29"E
L6	246.38'	S67°02'18"E
L7	308.02'	S86°52'33"E
L8	226.80'	S76°53'34"E
L9	341.30'	S69°23'55"E
L10	105.09'	S61°53'40"E
L11	17.47'	S54°59'03"E
L12	188.95'	S58°22'18"E
L13	117.24'	S55°27'58"E
L14	174.05'	S64°13'26"E
L15	81.65'	S85°19'41"E
L16	200.66'	S65°00'14"E
L17	147.11'	S61°21'33"E
L18	464.80'	S55°36'35"E
L19	331.49'	S59°24'45"E
L20	426.51'	S60°17'51"E

Line Table		
Line No.	Length	Direction
L21	206.40'	S77°07'11"E
L22	267.42'	S79°23'00"E
L23	135.05'	N78°32'49"E
L24	106.72'	N76°50'57"E
L25	160.13'	N68°41'15"E
L26	68.54'	N46°56'42"E
L27	79.94'	N46°56'42"E
L28	108.79'	N34°52'29"E
L29	289.08'	N39°03'01"E
L30	172.69'	S61°53'40"E
L31	188.95'	N34°28'13"E
L32	87.67'	N42°10'30"E
L33	58.32'	N42°08'47"E
L34	74.45'	N53°58'46"E
L35	74.45'	N53°58'46"E
L36	92.46'	N48°54'20"E
L37	97.58'	N50°52'03"E
L38	145.07'	N51°08'05"E
L39	79.52'	N60°53'42"E
L40	416.02'	N62°47'40"E

Line Table		
Line No.	Length	Direction
L41	589.97'	N86°21'14"E
L42	79.65'	S50°59'42"E
L43	62.79'	S36°12'58"E
L44	41.24'	S39°27'05"E
L45	33.82'	S37°50'37"E
L46	17.59'	S43°15'50"E
L47	45.52'	S14°23'04"E
L48	26.62'	S05°06'53"E
L49	368.80'	N45°06'52"E
L50	398.14'	N21°52'50"E

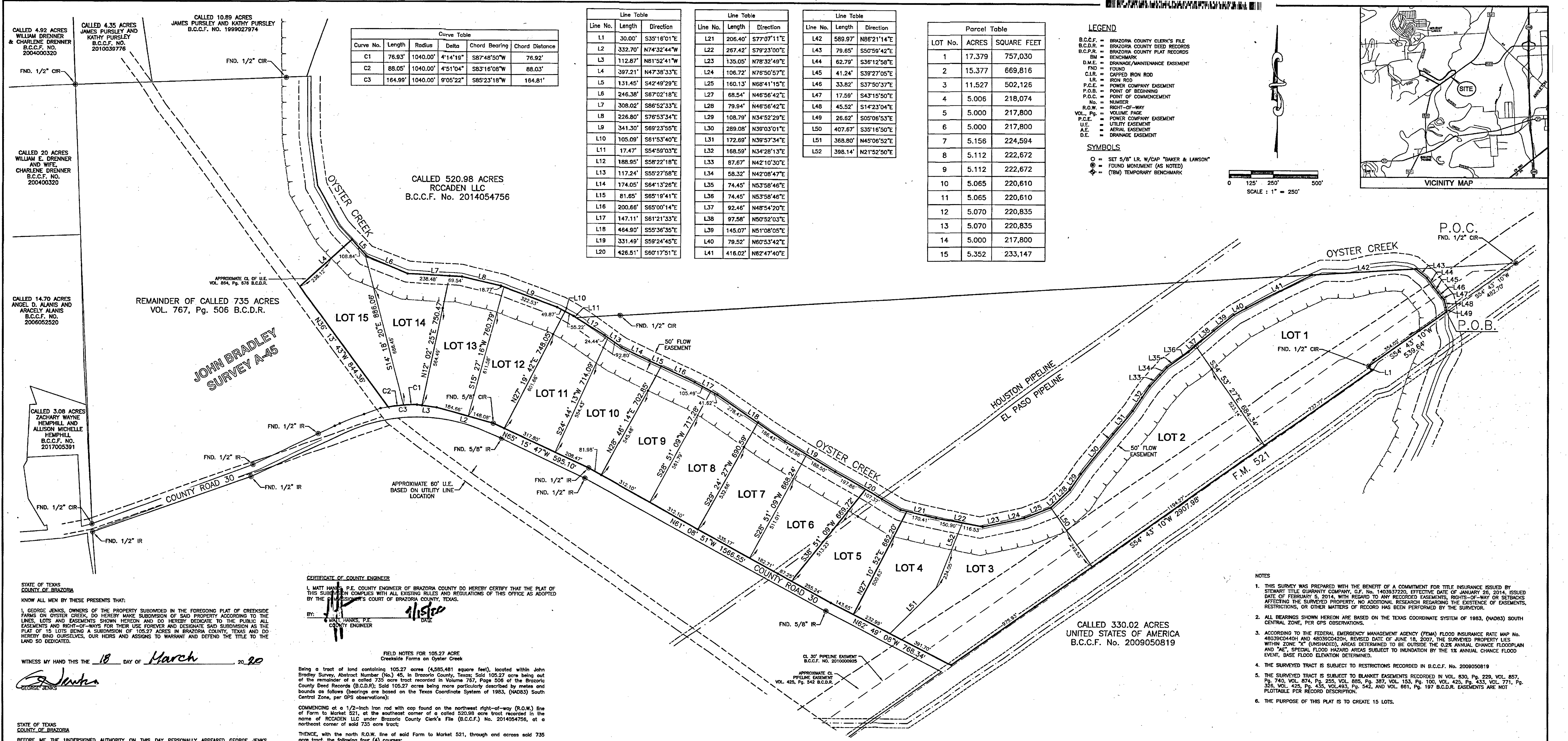
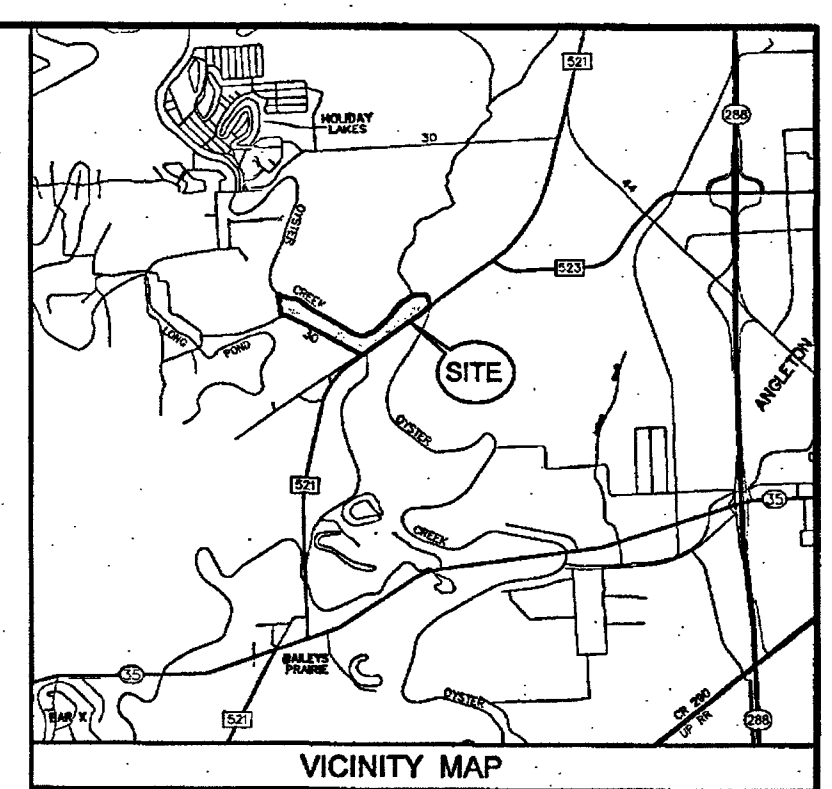
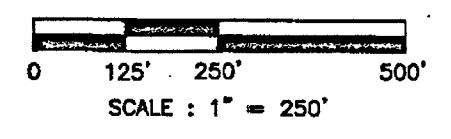
Parcel Table		
LOT No.	ACRES	SQUARE FEET
1	17.379	757,030
2	15.377	669,816
3	11.527	502,126
4	5.006	218,074
5	5.000	217,800
6	5.000	217,800
7	5.156	224,594
8	5.112	222,672
9	5.112	222,672
10	5.065	220,610
11	5.065	220,610
12	5.070	220,835
13	5.070	220,835
14	5.000	217,800
15	5.352	233,147

LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 BM = BENCHMARK
 D.M.E. = DRAINAGE/MAINTENANCE EASEMENT
 FND = FOUND
 C.I.R. = CAPPED IRON ROD
 I.R. = IRON ROD
 P.C.E. = POWER COMPANY EASEMENT
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 No. = NUMBER
 R.O.W. = RIGHT-OF-WAY
 Vol., Pg. = VOLUME PAGE
 P.C.E. = POWER COMPANY EASEMENT
 U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 D.E. = DRAINAGE EASEMENT

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 ⊙ = FOUND MONUMENT (AS NOTED)
 ⊕ = (TBM) TEMPORARY BENCHMARK



CERTIFICATE OF COUNTY ENGINEER

I, MATT HANKS, P.E., COUNTY ENGINEER OF BRAZORIA COUNTY DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE ENGINEER'S COURT OF BRAZORIA COUNTY, TEXAS.

BY: *Matt Hanks*
 MATT HANKS, P.E.
 COUNTY ENGINEER

FIELD NOTES FOR 105.27 ACRE Creekside Farms on Oyster Creek

Being a tract of land containing 105.27 acres (4,585,481 square feet), located within John Bradley Survey, Abstract Number (No.) 45, in Brazoria County, Texas, said 105.27 acre being out of the remainder of a called 735 acre tract recorded in Volume 767, Page 506 of the Brazoria County Deed Records (B.C.D.R.); said 105.27 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

COMMENCING at a 1/2-inch iron rod with cap found on the northwest right-of-way (R.O.W.) line of Farm to Market 521, at the southeast corner of a called 520.98 acre tract recorded in the records of RCCADEN LLC under Brazoria County Clerk's File (B.C.C.F.) No. 2014054756, at a northeast corner of said 735 acre tract;

THENCE, with the north R.O.W. line of said Farm to Market 521, through and across said 735 acre tract, the following four (4) courses:

1. South 54 degrees 43 minutes 10 seconds West, a distance of 482.70 feet to a point in the centerline of Oyster Creek, for the east corner and POINT OF BEGINNING of the herein described tract;
2. South 54 degrees 43 minutes 10 seconds West, a distance of 185.40 feet to a 5/8" iron rod with cap stamped "Baker & Lawson" set on the bank of Oyster Creek for reference, continue in at a distance of 536.64 feet to a 1/2-inch iron rod with cap found for an interior corner of the herein described tract;
3. South 35 degrees 15 minutes 51 seconds East, a distance of 30.00 feet to a 5/8" iron rod with cap stamped "Baker & Lawson" set for an angle point;
4. South 54 degrees 43 minutes 10 seconds West, a distance of 2,907.98 feet to a 5/8" iron rod with cap stamped "Baker & Lawson" set at the intersection of the northwest R.O.W. line of said Farm to Market 521 and the northeast R.O.W. line of County Road 30 (sixty feet wide), for the south corner of the herein described tract;
- THENCE, continue through and across said 735 acre tract, with the northeast R.O.W. line of said County Road 30 the following six (6) courses:
1. North 62 degrees 49 minutes 08 seconds West, a distance of 768.34 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
2. North 51 degrees 08 minutes 51 seconds West, a distance of 1,566.55 feet to a 1/2-inch iron rod found for an angle point;
3. North 65 degrees 15 minutes 47 seconds West, a distance of 595.10 feet to a 5/8-inch iron rod found for an angle point;
4. North 74 degrees 32 minutes 44 seconds East, a distance of 332.70 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
5. North 81 degrees 52 minutes 41 seconds West, a distance of 112.87 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
6. 164.99 feet along the arc of said curve to the left, having a radius of 1,040.00 feet, a central angle of 09 degrees 05 minutes 22 seconds, a chord that bears South 85 degrees 23 minutes 15 seconds West, a distance of 164.81 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;
- THENCE, continue through and across said 735 acre tract, the following two (2) courses:
1. North 36 degrees 13 minutes 43 seconds East, a distance of 844.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the west corner of the herein described tract;
2. North 47 degrees 36 minutes 33 seconds East, a distance of 238.12 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the east corner of the herein described tract for reference, continue in at a distance of 397.21 feet to a point in the centerline of Oyster Creek, for the northeast corner of the herein described tract;
- THENCE, continue through and across said 735 acre tract, with the meanders of Oyster Creek, the following forty-six (46) courses:
1. South 42 degrees 49 minutes 29 seconds East, a distance of 131.45 feet to an angle point;
2. South 87 degrees 02 minutes 18 seconds East, a distance of 246.38 feet to an angle point;
3. South 86 degrees 52 minutes 33 seconds East, a distance of 238.48 feet to an angle point;
4. South 86 degrees 52 minutes 33 seconds East, a distance of 69.54 feet to an angle point;
5. South 78 degrees 53 minutes 34 seconds East, a distance of 226.80 feet to an angle point;
6. South 69 degrees 23 minutes 55 seconds East, a distance of 341.30 feet to an angle point;
7. South 81 degrees 53 minutes 40 seconds East, a distance of 49.87 feet to an angle point;
8. South 81 degrees 53 minutes 40 seconds East, a distance of 55.22 feet to an angle point;
9. South 54 degrees 59 minutes 03 seconds East, a distance of 17.47 feet to an angle point;
10. South 58 degrees 22 minutes 18 seconds East, a distance of 188.95 feet to an angle point;
11. South 55 degrees 27 minutes 58 seconds East, a distance of 117.24 feet to an angle point;
12. South 64 degrees 13 minutes 26 seconds East, a distance of 174.05 feet to an angle point;
13. South 65 degrees 00 minutes 14 seconds East, a distance of 208.10 feet to an angle point;
14. South 65 degrees 00 minutes 14 seconds East, a distance of 208.10 feet to an angle point;
15. South 61 degrees 21 minutes 33 seconds East, a distance of 147.11 feet to an angle point;
16. South 55 degrees 36 minutes 35 seconds East, a distance of 464.80 feet to an angle point;
17. South 59 degrees 24 minutes 45 seconds East, a distance of 331.49 feet to an angle point;
18. South 60 degrees 17 minutes 51 seconds East, a distance of 426.51 feet to an angle point;
19. South 77 degrees 07 minutes 11 seconds East, a distance of 206.40 feet to an angle point;
20. South 79 degrees 23 minutes 00 seconds East, a distance of 267.42 feet to an angle point;
21. North 78 degrees 32 minutes 49 seconds East, a distance of 135.05 feet to an angle point;
22. North 78 degrees 30 minutes 57 seconds East, a distance of 106.72 feet to an angle point;
23. North 63 degrees 41 minutes 15 seconds East, a distance of 160.13 feet to an angle point;
24. North 46 degrees 56 minutes 42 seconds East, a distance of 68.54 feet to an angle point;
25. North 46 degrees 56 minutes 42 seconds East, a distance of 79.94 feet to an angle point;
26. North 54 degrees 52 minutes 09 seconds East, a distance of 108.79 feet to an angle point;
27. North 39 degrees 03 minutes 01 seconds East, a distance of 289.08 feet to an angle point;
28. North 39 degrees 03 minutes 01 seconds East, a distance of 172.69 feet to an angle point;
29. North 34 degrees 28 minutes 13 seconds East, a distance of 168.95 feet to an angle point;
30. North 42 degrees 10 minutes 30 seconds East, a distance of 87.67 feet to an angle point;
31. North 42 degrees 08 minutes 47 seconds East, a distance of 58.32 feet to an angle point;
32. North 43 degrees 58 minutes 46 seconds East, a distance of 74.45 feet to an angle point;
33. North 53 degrees 58 minutes 46 seconds East, a distance of 74.45 feet to an angle point;
34. North 48 degrees 54 minutes 20 seconds East, a distance of 92.46 feet to an angle point;
35. North 51 degrees 06 minutes 05 seconds East, a distance of 145.07 feet to an angle point;
36. North 51 degrees 06 minutes 05 seconds East, a distance of 97.58 feet to an angle point;
37. North 60 degrees 53 minutes 42 seconds East, a distance of 79.52 feet to an angle point;
38. North 62 degrees 49 minutes 08 seconds East, a distance of 589.97 feet to an angle point;
39. North 66 degrees 47 minutes 40 seconds East, a distance of 416.02 feet to an angle point;
40. South 50 degrees 59 minutes 42 seconds East, a distance of 79.65 feet to an angle point;
41. South 36 degrees 12 minutes 58 seconds East, a distance of 62.79 feet to an angle point;
42. South 39 degrees 27 minutes 05 seconds East, a distance of 41.24 feet to an angle point;
43. South 37 degrees 50 minutes 37 seconds East, a distance of 33.82 feet to an angle point;
44. South 43 degrees 15 minutes 50 seconds East, a distance of 17.59 feet to an angle point;
45. South 14 degrees 23 minutes 04 seconds East, a distance of 45.52 feet to an angle point;
46. South 05 degrees 06 minutes 53 seconds East, a distance of 26.62 feet to the POINT OF BEGINNING and containing 105.27 acres of land.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

SIGNED: *Devin Royal* 3-4-2020
 DEVIN R. ROYAL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6667



STATE OF TEXAS
 COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

I, GEORGE JENKS, OWNERS OF THE PROPERTY SUBMITTED IN THE FOREGOING PLAT OF CREEKSIDE FARMS ON OYSTER CREEK, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND RIGHT-OF-WAYS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF 15 LOTS BEING A SUBDIVISION OF 105.27 ACRES IN BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND THIS 18 DAY OF March 20 20

George Jenks
 GEORGE JENKS

STATE OF TEXAS
 COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE JENKS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF March 20 20

Robin Ruth Crouch
 ROBIN RUTH CROUCH
 Notary Public, State of Texas
 My Comm. Expires 01-11-2025
 My ID# 42295-8

APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS, THIS 19th DAY OF March 20 20

David Linder
 DAVID LINDER
 COMMISSIONER, PRECINCT 3

David Linder
 DAVID LINDER
 COMMISSIONER, PRECINCT 4

REVISED:

FINAL PLAT CREEKSIDE FARMS ON OYSTER CREEK A 105.27 ACRE, 15-LOT SUBDIVISION

LOCATED IN THE
 JOHN BRADLEY SURVEY, ABSTRACT No. 45
 BRAZORIA COUNTY, TEXAS

B & L
 BAKER & LAWSON, INC.
 ENGINEERS-PLANNERS-SURVEYORS

300 EAST CEDAR ST.
 ANGLETON, TEXAS 77515
 OFFICE: (979) 849-6681
 TBPLS No. 10052500
 REG. NO. F-825

OWNER:
 GEORGE N. JENKS LIVING TRUST, ET AL
 TRUSTEE: GEORGE JENKS

PROJECT NO.: 13271	SCALE: 1" = 100'	DRAWN BY: DRR/BB
DRAWING NO.: 13271-PLAT	DATE: 12/13/2019	CHECKED BY: DRR