OSSF Notes

Sanitary sewage treatment and disposal will be provided by On-Site Sewage Facility (OSSF) systems.

A. All proposed lots to be served by OSSF shall comply with all applicable County and State regulations including the minimum lot requirements required by Brazos County.

B. Property that will use an on-site sewage facility (OSSF) for sewage disposal shall be evaluated for overall site suitability. The results of a site evaluation, conducted according to 30 TAC §285.30 prepared by a licensed Site Evaluator or Texas Professional Engineer shall be required before approval of an OSSF by the permitting authority.

C. A complete permit application form, fee and the required planning materials approved by the permitting authority are required prior to the issuance of authorization to construct (ATC) for all OSSF in Brazos County regardless of the acreage of the tract. No OSSF shall begin construction in Brazos County prior to the issuance of the ATC.

D. OSSF planning materials shall include the required topography analysis for each tract and demonstrate to the satisfaction of the permitting authority in the design Technical Report and Site Drawings the suitability of the proposed disposal method for the slope and drainage features of each tract to ensure protection of surface and ground waters of the State.

E. No parts of the OSSF shall encroach upon the sanitary easement or separation requirements for water wells. Any existing wells shall be indicated on the plat and a copy of the TWDB plugging report is required to be provided with the OSSF application and planning materials.

F. No OSSF treatment or disposal components may encroach into any area reserved as a Public Utility Easement (PUE) without a variance being requested and approved by the permitting authority. Variance will be reviewed and approved on a case-by-case basis. Proposed encroachments into pipeline and electrical transmission easements shall require both the approved variance by the permitting authority and all letters of permission described in §285.91.(10) or as required by the permitting authority in support of any approved variance. All underground and overhead easements must be clearly delineated on the Subdivision Plat with dimensions indicated.

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON 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 HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00012673919398 (CALCULATED USING GEOID12B).

THESE LOTS LIE WITHIN FLOOD ZONE 'X' UNSHADED AND DO 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. 48041C0125E, REVISED DATE: 5-16-2012. REFERENCED ON 1-19-2026.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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

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.

BUILDING SETBACKS TO BE IN COMPLIANCE WITH BRAZOS COUNTY REGULATIONS.

LOT RESIDENTS WILL NEED TO SET UP AND PAY FOR APPROVAL AND INSTALLATION LOCAL WATER CONNECTION (FOR LOTS 1-3 WHICH ARE NOT OVER THE 2-ACRE MINIMUM FOR A LOT WITH OSSF AND A WELL) OR RESIDENTS WILL NEED TO SET UP AND PAY FOR PRIVATE WATER WELLS FOR WATER SERVICE (ONLY AN OPTION FOR LOTS 4-5).

ELECTRICAL SERVICE IS THROUGH BRYAN TEXAS UTILITIES (BTU). TELECOM UTILITIES APPEAR TO BE AVAILABLE THROUGH FRONTIER/VERIZON.

1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED 'KERR SURVEYING' AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

CONTOUR LINES AND ELEVATIONS SHOWN HEREON LABELED 'SURVEY CONTOURS' ON AND NEAR THE ROADS WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING AERIAL DRONE LIDAR AND CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B). CONTOURS LABELED 'TNRIS' SHOWN ON THIS TRACT ARE APPROXIMATE, FOR REFERENCE, FROM TNRIS DATA.

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

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

[GENERAL NOTES CONTINUED]

THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.

VISIBLE IMPROVEMENTS WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

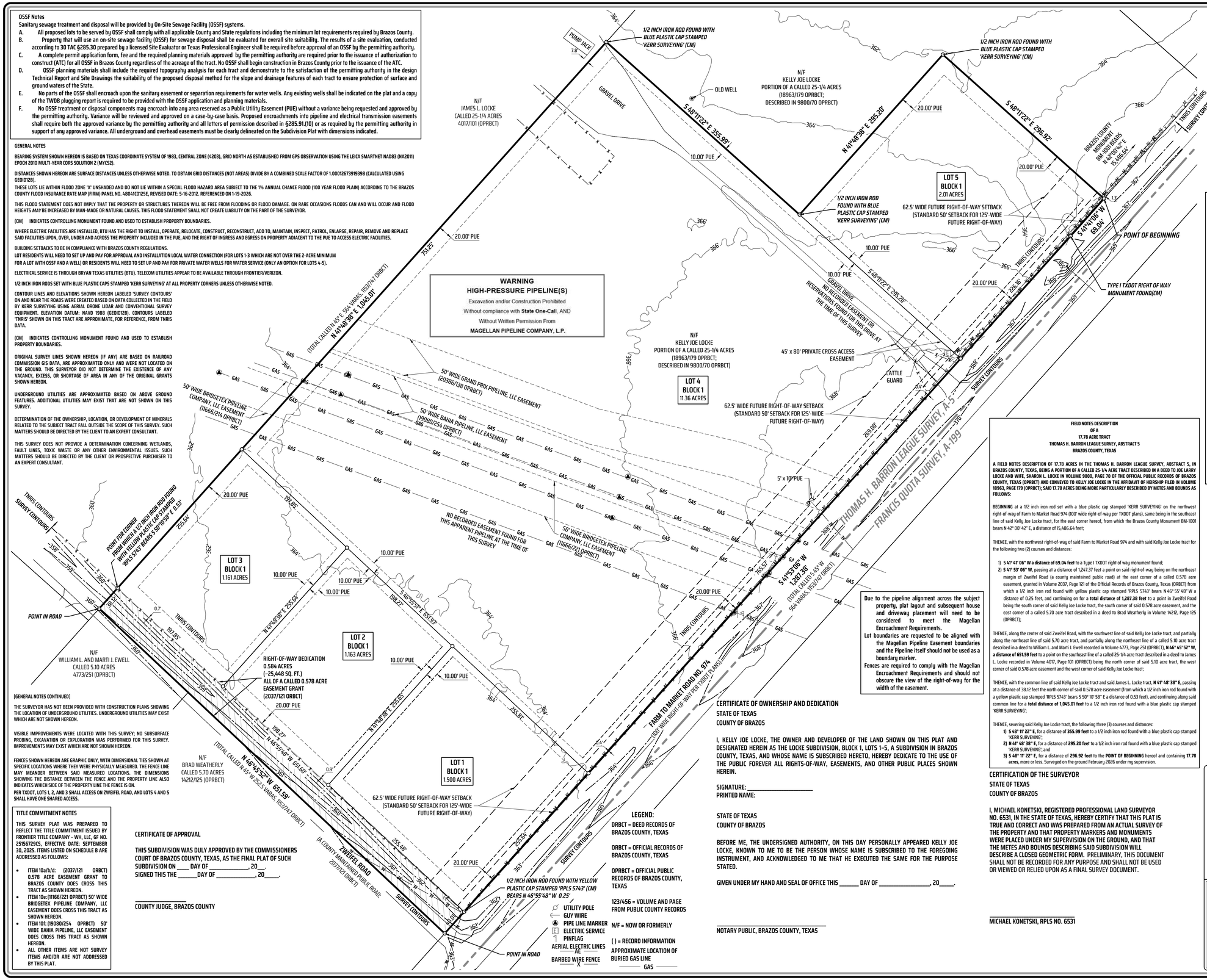
FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

PER TXDOT, LOTS 1, 2, AND 3 SHALL ACCESS ON ZWEIFEL ROAD, AND LOTS 4 AND 5 SHALL HAVE ONE SHARED ACCESS.

TITLE COMMITMENT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY FRONTIER TITLE COMPANY - WH, LLC, GF NO. 25156729CS, EFFECTIVE DATE: SEPTEMBER 30, 2025. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10a/b/d: (2037/121 ORBCT) 0.578 ACRE EASEMENT GRANT TO BRAZOS COUNTY DOES CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10e:(11166/221 OPRBCT) 50' WIDE BRIDGETEX PIPELINE COMPANY, LLC EASEMENT DOES CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10f: (19080/254 OPRBCT) 50' WIDE BAHIA PIPELINE, LLC EASEMENT DOES CROSS THIS TRACT AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



SCALE: 1" = 60'

0 60 120 180 Feet

BRAZOS COUNTY SUBDIVISION REGULATION NOTES:

1. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR.

2. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.

3. RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.

4. FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBUs"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUs SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

5. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTION ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

6. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

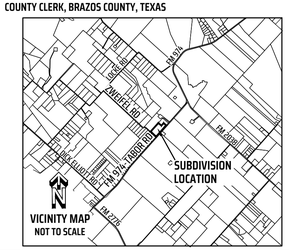
7. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

CERTIFICATION 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 _____, 20___, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME ____, PAGE ____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS



FIELD NOTES DESCRIPTION OF A 17.78 ACRE TRACT THOMAS H. BARRON LEAGUE SURVEY, ABSTRACT 5 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 17.78 ACRES IN THE THOMAS H. BARRON LEAGUE SURVEY, ABSTRACT 5, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 25-1/4 ACRE TRACT DESCRIBED IN A DEED TO JOE LARRY LOCKE AND WIFE, SHARON L. LOCKE IN VOLUME 9800, PAGE 70 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND CONVEYED TO KELLY JOE LOCKE IN THE AFFIDAVIT OF HEIRSHIP FILED IN VOLUME 18963, PAGE 179 (OPRBCT); SAID 17.78 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with a blue plastic cap stamped 'KERR SURVEYING' on the northwest right-of-way of Farm to Market Road 974 (100' wide right-of-way per TXDOT plans), same being in the southeast line of said Kelly Joe Locke tract, for the east corner hereof, from which the Brazos County Monument BM-1001 bears N 42° 00' 42" E, a distance of 15,486.64 feet;

THENCE, with the northwest right-of-way of said Farm to Market Road 974 and with said Kelly Joe Locke tract for the following two (2) courses and distances:

1) **S 41° 47' 06" W a distance of 69.04 feet** to a Type I TXDOT right of way monument found;
2) **S 41° 53' 06" W**, passing at a distance of 1,247.37 feet a point on said right-of-way being on the northeast margin of Zweifel Road (a county maintained public road) at the east corner of a called 0.578 acre easement, granted in Volume 2037, Page 121 of the Official Records of Brazos County, Texas (ORBCT) from which a 1/2 inch iron rod found with yellow plastic cap stamped 'RPLS 5743' bears N 46° 55' 48" W a distance of 0.25 feet, and continuing on for a **total distance of 1,287.38 feet** to a point in Zweifel Road being the south corner of said Kelly Joe Locke tract, the south corner of said 0.578 acre easement, and the east corner of a called 5.70 acre tract described in a deed to Brad Weatherly in Volume 14212, Page 125 (OPRBCT);

THENCE, along the center of said Zweifel Road, with the southwest line of said Kelly Joe Locke tract, and partially along the northeast line of said 5.70 acre tract, and partially along the northeast line of a called 5.10 acre tract described in a deed to William L. and Marti J. Ewell recorded in Volume 4773, Page 251 (OPRBCT), **N 46° 45' 52" W, a distance of 651.59 feet** to a point on the southeast line of a called 25-1/4 acre tract described in a deed to James L. Locke recorded in Volume 4017, Page 101 (OPRBCT) being the north corner of said 5.10 acre tract, the west corner of said 0.578 acre easement and the west corner of said Kelly Joe Locke tract;

THENCE, with the common line of said Kelly Joe Locke tract and said James L. Locke tract, **N 41° 48' 38" E,** passing at a distance of 38.12 feet the north corner of said 0.578 acre easement (from which a 1/2 inch iron rod found with a yellow plastic cap stamped 'RPLS 5743' bears S 50° 10' 58" E a distance of 0.53 feet), and continuing along said common line for a **total distance of 1,045.01 feet** to a 1/2 inch iron rod found with a blue plastic cap stamped 'KERR SURVEYING';

THENCE, severing said Kelly Joe Locke tract, the following three (3) courses and distances:

1) **S 48° 11' 22" E,** for a distance of **355.99 feet** to a 1/2 inch iron rod found with a blue plastic cap stamped 'KERR SURVEYING';
2) **N 41° 48' 38" E,** for a distance of **295.20 feet** to a 1/2 inch iron rod found with a blue plastic cap stamped 'KERR SURVEYING'; and
3) **S 48° 11' 22" E,** for a distance of **296.92 feet** to the **POINT OF BEGINNING** hereof and containing **17.78 acres,** more or less. Surveyed on the ground February 2026 under my supervision.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON ____ DAY OF _____, 20___.
SIGNED THIS THE _____DAY OF _____, 20____.

_____
COUNTY JUDGE, BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, KELLY JOE LOCKE, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOCKE SUBDIVISION, BLOCK 1, LOTS 1-5, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREIN.

SIGNATURE: _____
PRINTED NAME:

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KELLY JOE LOCKE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, 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. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
MICHAEL KONETSKI, RPLS NO. 6531

Due to the pipeline alignment across the subject property, plat layout and subsequent house and driveway placement will need to be considered to meet the Magellan Encroachment Requirements.
Lot boundaries are requested to be aligned with the Magellan Pipeline Easement boundaries and the Pipeline itself should not be used as a boundary marker.
Fences are required to comply with the Magellan Encroachment Requirements and should not obscure the view of the right-of-way for the width of the easement.

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

APPROXIMATE LOCATION OF BURIED GAS LINE

UTILITY POLE
GUY WIRE
PIPE LINE MARKER
ELECTRIC SERVICE
PINFLAG
AERIAL ELECTRIC LINES
BARBED WIRE FENCE

FINAL PLAT
OF
LOCKE SUBDIVISION

LOTS 1 THROUGH 5, BLOCK 1
TOTAL 17.78 ACRES BEING THE REMAINDER OF A CALLED 25-1/4 ACRE TRACT
VOLUME 1153, PAGE 747, ORBCT
THOMAS H. BARRON LEAGUE SURVEY, ABSTRACT 5
BRAZOS COUNTY, TEXAS

Owner: Kelly Joe Locke
3012 Balsam Court, Bryan, TX 77807

KERR SURVEYING
"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 60 FEET
FIELD SURVEY DATE: 12-23-2025 | PLAT DATE: 03-30-2026
JOB NUMBER: 25-1504 | CAD NAME: 25-1504-S Plat
POINT FILE: 25-1456 (ctrl); 25-1504 (job)
DRAWN BY: TJF CHECKED BY: MK

PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM