

N/F  
BRYAN COMMERCE AND  
DEVELOPMENT INC.  
PORTION OF THE  
REMAINDER OF CALLED  
324.83 ACRE TRACT  
(4023/91 OPRBCT)

1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
'KERR 4502' FOUND (CM) BEARS N 25°00'03" E 273.43'

LOT 1R, BLOCK 1  
THE TRADITIONS SUBDIVISION  
PHASE 30  
(PLAT, 13695/118 OPRBCT)

**POINT OF BEGINNING - PART 1**

CITY OF BRYAN MONUMENT GPS-72  
BEARS N 19°15'24" W 7,505.96'

POINT OF COMMENCEMENT  
1/2 INCH IRON ROD WITH YELLOW PLASTIC  
CAP STAMPED 'KERR 4502' FOUND (CM)

L1 L2

L8

L3

**PART 1**  
**0.057 AC.**  
(-2,475 SQ. FT.)

COMMON AREA 1, BLOCK 1  
THE TRADITIONS SUBDIVISION  
PHASE 33  
(PLAT, 15731/163 OPRBCT)

**PART 2**  
**0.011 AC.**  
(-494 SQ. FT.)

VARIABLE WIDTH PUE  
(13114/289 OPRBCT)

**POINT OF BEGINNING - PART 2**

CITY OF BRYAN MONUMENT GPS-72  
BEARS N 19°48'13" W 7,783.96'

5 64°59'57" E 218.46'

L10

L9

L11

L12

L13

VARIABLE WIDTH PUE  
(13114/289 OPRBCT)

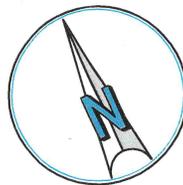
15' WIDE PUE  
(15731/163 OPRBCT)

15' WIDE PUE  
(15731/163 OPRBCT)

VARIABLE WIDTH PUE  
(15731/163 OPRBCT)

N/F  
BRYAN COMMERCE AND  
DEVELOPMENT INC.  
PORTION OF THE REMAINDER  
OF CALLED 87.20 ACRE TRACT  
(4023/71 OPRBCT)

N/F  
BRYAN COMMERCE AND  
DEVELOPMENT INC.  
PORTION OF THE REMAINDER OF  
CALLED 324.83 ACRE TRACT  
(4023/91 OPRBCT)



SCALE: 1" = 60'

**SHEET 1 OF 2**

**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

PUE = PUBLIC UTILITY  
EASEMENT



**EXHIBIT  
OF A  
0.057 ACRE PORTION (PART 1)  
AND A 0.011 ACRE PORTION (PART 2)  
OF AN EXISTING VARIABLE WIDTH PUBLIC UTILITY EASEMENT  
RECORDED IN VOLUME 13114, PAGE 289 OPRBCT  
J. H. JONES LEAGUE SURVEY, ABSTRACT 26  
BRYAN, BRAZOS COUNTY, TEXAS**

**KERR  
SURVEYING**

SCALE: 1 INCH = 60 FEET  
SURVEY DATE: 01-07-2025 | PLAT DATE: 02-03-2025  
JOB NUMBER: 24-1435 | CAD NAME: 24-1435-EXHIBIT  
POINT FILE: URANCH2C-GRID (cont); 24-1429 (job)  
DRAWN BY: WJB 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

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

LINE	BEARING	DISTANCE
L1	S 64°59'57" E	29.00'
L2	S 64°59'57" E	15.00'
L3	S 25°00'03" W	133.34'
L4	S 19°42'58" E	19.22'
L5	S 25°00'03" W	15.00'
L6	N 64°59'58" W	6.26'
L7	N 19°42'58" W	31.64'
L8	N 25°00'03" E	139.51'
L9	N 66°42'01" E	43.08'
L10	S 64°59'56" E	3.61'
L11	S 25°00'04" W	18.50'
L12	S 66°42'01" W	18.30'
L13	N 64°59'57" W	20.09'

**SHEET 2 OF 2**

**GENERAL NOTES**

BEARING SYSTEM SHOWN HEREON 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 HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000095370148 (CALCULATED USING GEOID12B).

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

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

EXHIBIT  
OF A  
0.057 ACRE PORTION (PART 1)  
AND A 0.011 ACRE PORTION (PART 2)  
OF AN EXISTING VARIABLE WIDTH PUBLIC UTILITY EASEMENT  
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"When one person stands to gain over another, the facts must be uncovered"

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**FIELD NOTES DESCRIPTION  
OF A  
0.057 ACRE PORTION OF  
AN EXISTING VARIABLE WIDTH PUBLIC UTILITY EASEMENT  
J.H. JONES LEAGUE SURVEY, ABSTRACT No. 26  
BRYAN, BRAZOS COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 0.057 ACRES IN THE J.H. JONES LEAGUE SURVEY, ABSTRACT No. 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF AN EXISTING VARIABLE WIDTH PUBLIC UTILITY EASEMENT RECORDED IN VOLUME 13114, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.057 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" marking the north corner of Common Area 1, Block 1, The Traditions Subdivision Phase 33 filed in Volume 15731, Page 163 (OPRBCT) and the west corner of Common Area 1, Block 1 of The Traditions Subdivision Phase 30 filed in Volume 13695, Page 118 (OPRBCT), from which a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" at the north corner of said Common Area 1 (Phase 30) bears N 25° 00' 03" E, a distance of 273.43 feet;

**THENCE**, with the common line of said Common Areas, **S 64° 59' 57" E**, a distance of **29.00 feet** to a point for the most westerly north corner of said easement and the **POINT OF BEGINNING** hereof, from which the City of Bryan monument GPS-72 bears N 19° 15' 24" W, a distance of 7,505.96 feet;

**THENCE**, continuing with said common line, same being the north line of said easement, **S 64° 59' 57" E**, a distance of **15.00 feet** to a point for a north corner of said easement and the northeast corner hereof;

**THENCE**, crossing said Common Area 1 (Phase 33), with the east line of said easement, the following two (2) courses and distances:

- 1) **S 25° 00' 03" W**, a distance of **133.34 feet** to a point for an angle point in said easement; and
- 2) **S 19° 42' 58" E**, a distance of **19.22 feet** to a point for another angle point in said easement and the southeast corner hereof;

**THENCE**, continuing across said Common Area 1 (Phase 33), severing said easement, **S 25° 00' 03" W**, a distance of **15.00 feet** to a point in the west line of said easement, for the south corner hereof;

**THENCE**, continuing across said Common Area 1 (Phase 33), with the west line of said easement, the following three (3) courses and distances:

- 1) **N 64° 59' 58" W**, a distance of **6.26 feet** to a point for an angle point in said easement;
- 2) **N 19° 42' 58" W**, a distance of **31.64 feet** to a point for an angle point in said easement; and
- 3) **N 25° 00' 03" E**, a distance of **139.51 feet** to the **POINT OF BEGINNING** hereof and containing **0.057 of an acre (~2,475 SQ. FT.)** of land, more or less.

Surveyed on the ground in January 2025 under my supervision. 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 grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.000095370148 (calculated using GEOID12B).



*Michael Konetski* 2/3/25  
Michael Konetski

Registered Professional Land Surveyor No. 6531

## **KERR SURVEYING**

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**FIELD NOTES DESCRIPTION  
OF A  
0.011 ACRE PORTION OF  
AN EXISTING VARIABLE WIDTH PUBLIC UTILITY EASEMENT  
J.H. JONES LEAGUE SURVEY, ABSTRACT No. 26  
BRYAN, BRAZOS COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 0.011 ACRES IN THE J.H. JONES LEAGUE SURVEY, ABSTRACT No. 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF AN EXISTING VARIABLE WIDTH PUBLIC UTILITY EASEMENT RECORDED IN VOLUME 13114, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.011 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" marking the north corner of Common Area 1, Block 1, The Traditions Subdivision Phase 33 filed in Volume 15731, Page 163 (OPRBCT) and the west corner of Common Area 1, Block 1 of The Traditions Subdivision Phase 30 filed in Volume 13695, Page 118 (OPRBCT), from which a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" at the north corner of said Common Area 1 (Phase 30) bears N 25° 00' 03" E, a distance of 273.43 feet;

**THENCE**, with the common line of said Common Areas, **S 64° 59' 57" E**, a distance of **44.00 feet** to a point for a north corner of said easement;

**THENCE**, crossing said Common Area 1 (Phase 33), with the east line of said easement, the following three (3) courses and distances:

- 1) **S 25° 00' 03" W**, a distance of **133.34 feet** to a point for an angle point in said easement;
- 2) **S 19° 42' 58" E**, a distance of **19.22 feet** to a point for another angle point in said easement; and
- 3) **S 64° 59' 57" E**, a distance of **218.46 feet** to a point for another angle point in said easement and the **POINT OF BEGINNING** hereof, from which the City of Bryan monument GPS-72 bears N 19° 48' 13" W, a distance of 7,783.96 feet;

**THENCE**, continuing across said Common Area 1 (Phase 33), with the east line of said easement, the following two (2) courses and distances:

- 1) **N 66° 42' 01" E**, a distance of **43.08 feet** to a point for an angle point in said easement; and
- 2) **S 64° 59' 56" E**, a distance of **3.61 feet** to a point for the east corner hereof;

**THENCE**, continuing across said Common Area 1 (Phase 33), severing said easement, **S 25° 00' 04" W**, a distance of **18.50 feet** to a point in the west line of said easement, for the southeast corner hereof;

**THENCE**, continuing across said Common Area 1 (Phase 33), with the west line of said easement, **S 66° 42' 01" W**, a distance of **18.30 feet** to a point for the most southerly corner hereof;

**THENCE**, continuing across said Common Area 1 (Phase 33), severing said easement, **N 64° 59' 57" W**, a distance of **20.09 feet** to the **POINT OF BEGINNING** hereof and containing **0.011 of an acre (~494 SQ. FT.)** of land, more or less.

Surveyed on the ground in January 2025 under my supervision. 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 grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.000095370148 (calculated using GEOID12B).



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