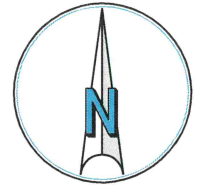


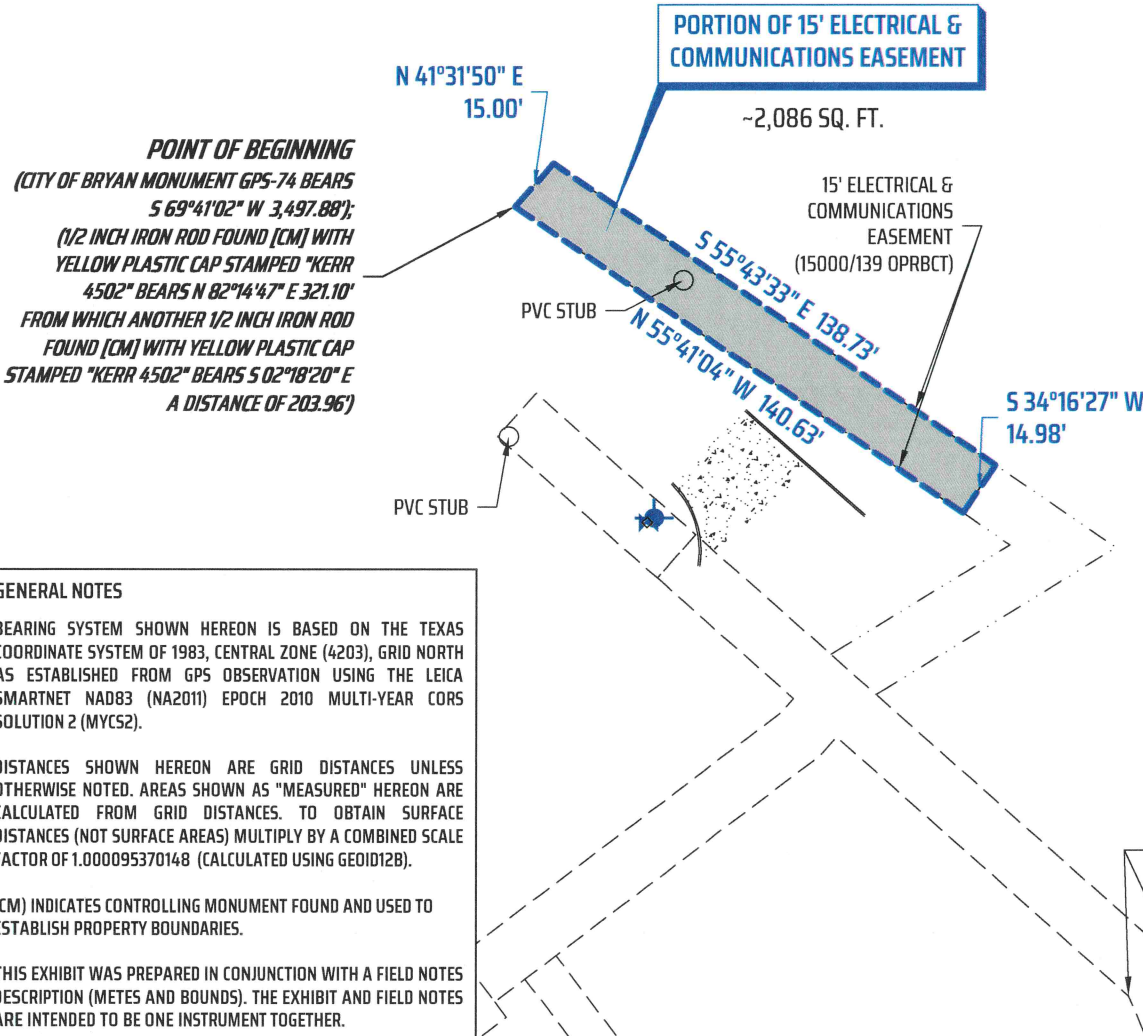
LOT 1R-3, BLOCK 1
 THE TRADITIONS
 SUBDIVISION PHASE 19
 (18828/298 OPRBCT)



SCALE: 1" = 50'

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
- WATER METER
- FIRE HYDRANT
- PIPE LINE MARKER
- TELEPHONE PEDESTAL
- CURB



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



SURVEY EXHIBIT
 OF A PORTION OF A 15' ELECTRICAL & COMMUNICATIONS EASEMENT
 VOLUME 15000, PAGE 139 (OPRBCT)
 OVER, ACROSS AND UPON LOT 1R-3, BLOCK 1
 THE TRADITIONS SUBDIVISION PHASE 19
 VOLUME 18828, PAGE 298 (OPRBCT)
 J. H. JONES LEAGUE SURVEY, ABSTRACT 26
 BRYAN, BRAZOS COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 50 FEET
 SURVEY DATE: 09-26-2025 | PLAT DATE: 10-09-2025
 JOB NUMBER: 25-1177 | CAD NAME: 25-1177 Esmt4Aban
 POINT FILE: URANCH2C-GRID (cont); 25-1177 (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



**FIELD NOTES DESCRIPTION
OF A PORTION OF A
15' ELECTRICAL & COMMUNICATIONS EASEMENT
J.H. JONES LEAGUE SURVEY, ABSTRACT 26
BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF A PORTION OF A 15 FOOT WIDE ELECTRICAL AND COMMUNICATIONS EASEMENT IN THE J.H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, FILED IN VOLUME 15000, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) BEING OVER, ACROSS, AND UPON LOT 1R-3, BLOCK 1, THE TRADITIONS SUBDIVISION PHASE 19 FILED IN VOLUME 18828, PAGE 298 (OPRBCT); SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in said Lot 1R-3, Block 1, from which the City of Bryan monument GPS-74 bears S 69° 41' 02" W a distance of 3,497.88 feet; also for reference from said Point of Beginning, a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" marking an angle point in the east lines of said Lot 1R-3, Block 1 bears N 82° 14' 47" E a distance of 321.10 feet, from which another 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" bears S 02° 18' 20" E a distance of 203.96 feet;

THENCE, over, across, and upon said Lot 1R-3, Block 1 for the following four (4) courses and distances:

- 1) **N 41° 31' 50" E**, with the northwest end of said easement, **a distance of 15.00 feet**;
- 2) **S 55° 43' 33" E**, with the northeast line of said easement, **a distance of 138.73 feet** to a point on a northeast line of said 15 foot wide electrical and communications easement;
- 3) **S 34° 16' 27" W** through said easement **a distance of 14.98 feet**;

- 4) **N 55° 41' 04" W**, with the southwest line of said easement, **a distance of 140.63 feet** to the **POINT OF BEGINNING** hereof and containing **~2,086 sq. ft. easement**, more or less.

Surveyed on the ground September 2025 under my supervision. See plat prepared October 2025 for other information. 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). Reference drawing: 25-1177.



Michael Konetski 10/9/25

Michael Konetski

Registered Professional Land Surveyor No. 6531

KERR
SURVEYING

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