

**GENERAL NOTES**

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE 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 1.00010940206389 (CALCULATED USING GEOID12B).

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

(P) INDICATES THE PLAT OF THE DELLWOOD PARK ADDITION, RECORDED IN VOLUME 70, PAGE 247, DRBCT.

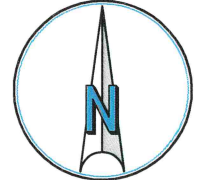
10' WIDE DRAINAGE EASEMENT TO THE CITY OF BRYAN IN VOLUME 255, PAGE 19, DRBCT, DOES APPLY TO CALLED 0.332 ACRE TRACT, AND AN APPROXIMATE LOCATION IS SHOWN HEREON.

5' WIDE SANITARY SEWER EASEMENT TO THE CITY OF BRYAN IN VOLUME 923, PAGE 611, ORBCT, DOES APPLY TO CALLED 0.332 ACRE TRACT AND CALLED 0.112 ACRE TRACT, AND A POSSIBLE LOCATION IS SHOWN HEREON. THE SANITARY SEWER LINE APPEARS TO NO LONGER RUN THROUGH THIS EASEMENT AND APPEARS TO HAVE BEEN RE-ROUTED.

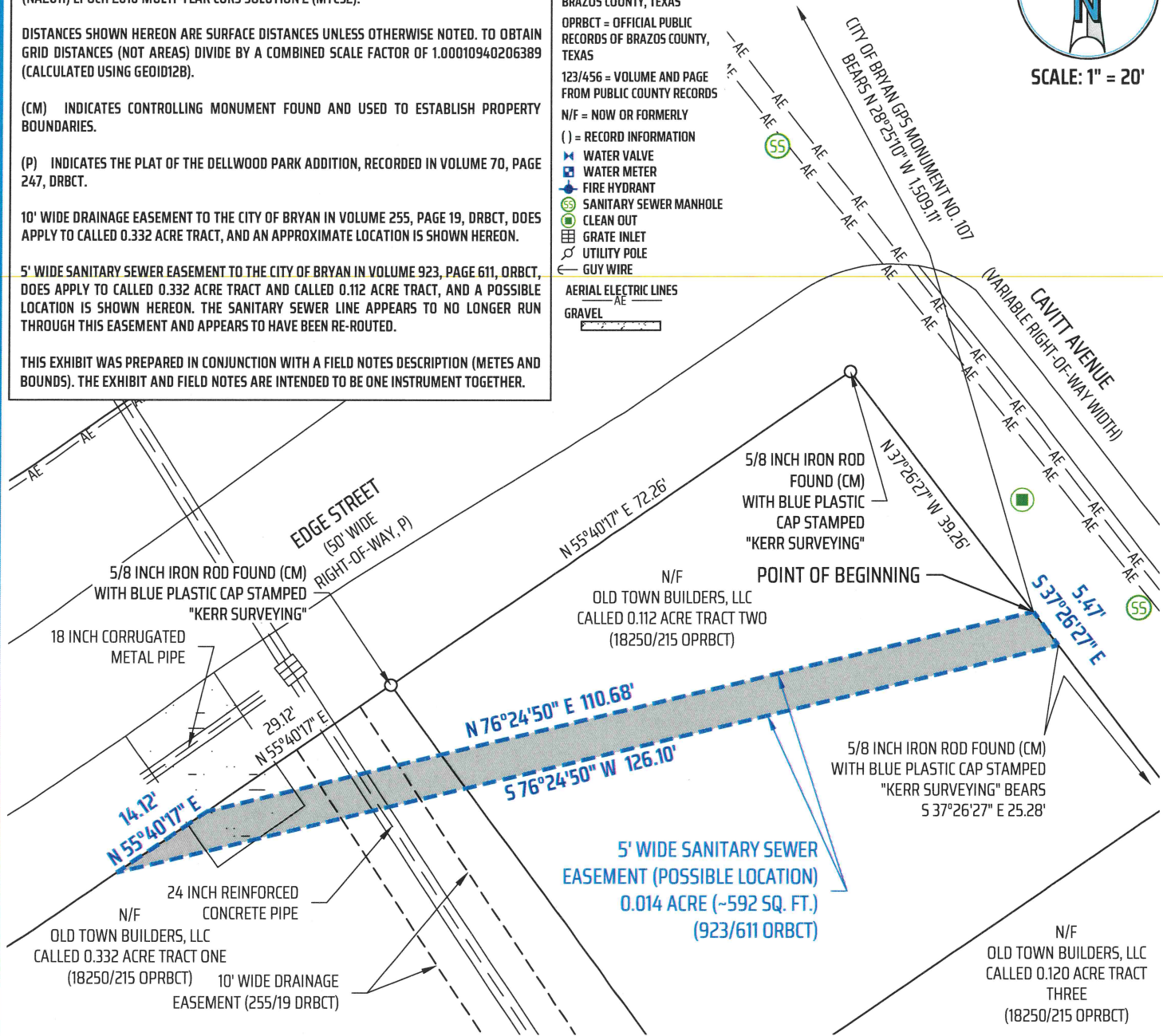
THIS EXHIBIT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE EXHIBIT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

**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 VALVE
- ⊕ WATER METER
- ⚡ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊖ CLEAN OUT
- ⊞ GRATE INLET
- ⊘ UTILITY POLE
- GUY WIRE
- AERIAL ELECTRIC LINES
- GRAVEL



SCALE: 1" = 20'



**SURVEY EXHIBIT  
OF A  
5' WIDE SANITARY SEWER EASEMENT (POSSIBLE LOCATION)  
0.014 ACRE (~592 SQ. FT.)  
VOLUME 923, PAGE 611 ORBCT  
ACROSS CALLED 0.332 ACRE TRACT ONE & CALLED 0.112 ACRE TRACT TWO  
VOLUME 18250, PAGE 215 OPRBCT  
ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45  
BRYAN, BRAZOS COUNTY, TEXAS**

**KERR  
SURVEYING**

SCALE: 1 INCH = 20 FEET  
 SURVEY DATE: 05-01-2024; 12-02-2022 | PLAT DATE: 05-28-2024  
 JOB NUMBER: 24-647 | CAD NAME: 24-647-S Esmt  
 POINT FILE: C-CLUB-GRID (cont); 22-936-ALL (job)  
 DRAWN BY: TJF CHECKED BY: NPK  
 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"

5/28/2024

**NATHAN PAUL KERR**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6834



**FIELD NOTES DESCRIPTION  
OF A  
5' WIDE SANITARY SEWER EASEMENT  
ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45  
BRYAN, BRAZOS COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF A 5' WIDE SANITARY SEWER EASEMENT IN THE ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, DESCRIBED IN VOLUME 923, PAGE 611 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), ACROSS A CALLED 0.332 ACRE TRACT ONE AND A CALLED 0.112 ACRE TRACT TWO, BOTH DESCRIBED IN A DEED TO OLD TOWN BUILDERS, LLC IN VOLUME 18250, PAGE 215 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a point on the southwest right-of-way of Cavitt Avenue (variable width right-of-way) and on the northeast line of said Tract Two, from which a 5/8 inch iron rod found (all 5/8 inch iron rods found with blue plastic caps stamped "KERR SURVEYING") marking intersection of the southeast right-of-way of Edge Street (50 foot wide right-of-way, 70/247 DRBCT) and marking the north corner of said Tract Two; also for reference from said Point of Beginning the City of Bryan GPS monument 107 bears N 28° 25' 10" W a distance of 1,509.11 feet;

**THENCE**, with said right-of-way of Cavitt Avenue, **S 37° 26' 27" E** a distance of **5.47 feet** to a point for corner from which a 5/8 inch iron rod found marking the northeast corner of said Tract Two and called 0.120 acre Tract Three (18250/215 OPRBCT) bears S 37° 26' 27" E a distance of 25.28 feet;

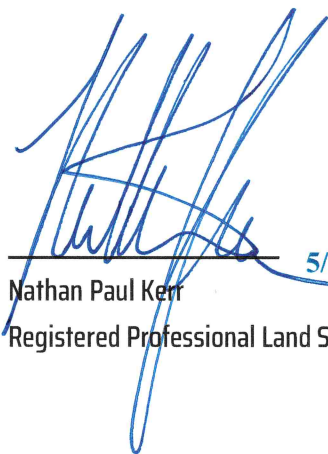
**THENCE**, over, across, and upon said Tract Two and Tract One, **S 76° 24' 50" W** a distance of **126.10 feet** to a point on said southeast right-of-way of Edge Street and the northwest line of said Tract One;

**THENCE**, with said right-of-way, **N 55° 40' 17" E** a distance of **14.12 feet** to a point on said right-of-way; from which a 5/8 inch iron rod found marking the northwest common corner of said Tract One and Tract Two bears N 55° 40' 17" E a distance of 29.12 feet;



**THENCE**, over, across, and upon said Tract One and Tract Two, **N 76° 24' 50" E** a distance of **110.68 feet** to the **POINT OF BEGINNING** hereof and containing **0.014 acre (~592 sq. ft.)**, more or less.

Surveyed on the ground in 2022 and 2024 under my supervision. See exhibit prepared May 2024 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 surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00010940206389 (calculated using GEOID12B). Reference drawing: 24-647-5 Esmt.



5/28/24

Nathan Paul Kerr

Registered Professional Land Surveyor No. 6834



# KERR SURVEYING

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