

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §

COUNTY OF BRAZOS §

15' CITY OF BRYAN SANITARY SEWERLINE EASEMENT

That BT Residential, LP, the undersigned property owner ("Grantor"), with offices/a residence at 3131 Club Drive Bryan, TX for good and valuable consideration, the receipt of which is hereby acknowledged, do grant, sell, and convey unto the City of Bryan, a Municipal Corporation of Brazos County, Texas, with offices at 300 South Texas Avenue, Bryan, Brazos County, Texas its successors and assigns, ("Grantee"), a **15' City of Bryan Sanitary Sewerline Easement**, on, over, under, and across a certain tract of land situated in Brazos County, Texas, and described as follows:

~ 635 SQUARE FEET IN THE J. H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING OVER, ACROSS AND UPON A CALLED 12.45 ACRE TRACT DESCRIBED IN A DEED TO BT RESIDENTIAL, LP IN VOLUME 19756, PAGE 131 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT)

Said **City of Bryan Sanitary Sewerline Easement** being located within that area more particularly described in **Exhibit "A"** which is attached hereto and incorporated as if fully set forth herein("Easement Area").

The purpose of this Easement is to provide a space for utilities operating within the City to locate their infrastructure, including but not limited to natural gas, electricity, and telecommunications. This is a non-exclusive easement and Grantor may continue to use and enjoy the benefit of the Easement Area, provided that such use and enjoyment does not interfere with the Grantee's, or its assigns, use of the Easement Area in exercising the rights granted herein. Grantee has the right of ingress and egress over the Property as necessary to access the Easement Area for the purpose of exercising the rights under this Easement. Grantor further grants to Grantee the absolute right to assign this Public Utility Easement, in whole or part, to other utility providers without having to seek further consent from Grantor. The City of Bryan, or its assigns, may remove any improvement, obstruction, or other hindrance, without compensation to Grantor, in the course of construction, repair, or maintenance of the improvements to the Public Utility Easement. Grantor expressly subordinates all rights of surface use, incident to the mineral estate owned by Grantor to the Public Utility Easement uses of said surface by Grantee.

TO HAVE AND TO HOLD unto the said Grantee as aforesaid, for the purposes aforesaid, the premises above described.
When the context requires, singular nouns and pronouns include the plural.

WITNESS my hand at Bryan, Texas, this 5TH day of December, 2025.

GRANTOR: BT Residential, LP

By: [Signature]

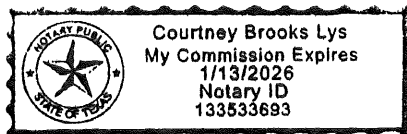
Printed Name: John William Sears

Title: VP

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned authority, a Notary Public in and for Brazos County, Texas on this day personally appeared John William Sears, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he), (she) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of December, 2025

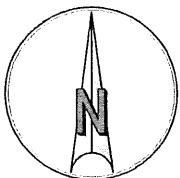


Courtney Lys
NOTARY PUBLIC
Brazos COUNTY, TEXAS

EASEMENT ACCEPTED:

Chairperson
City of Bryan
Site Development Review Committee

AFTER RECORDATION RETURN TO:
CITY OF BRYAN
P.O. Box 1000
Bryan, Texas 77805
ENGINEERING DEPT



SCALE: 1" = 20'

1/2 INCH IRON ROD FOUND (CM) WITH BLUE
PLASTIC CAP STAMPED "KERR SURVEYING"
BEARS N 15°33'49" W 59.30'
FROM WHICH ANOTHER 1/2 INCH IRON ROD
FOUND (CM) WITH BLUE PLASTIC CAP
STAMPED "KERR SURVEYING" BEARS
N 07°38'11" W 65.31'

N/F
BT RESIDENTIAL, LP
CALLED 12.45 ACRES
(19756/131 OPRBCT)

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

CONCRETE

CURB

POB
FROM WHICH BRYAN MON. GPS-74
BEARS N 80°22'09" W 8,789.71'

RADIUS=215.00'
ARC DIST=15.44'
DELTA=4°06'49"
TANGENT=7.72'
CHORD=N 25°32'52" W 15.43'

15' WIDE CITY OF
BRYAN SEWERLINE
EASEMENT

-635 SQ. FT.

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.

ATLAS PEAR DRIVE
(55'-60' RIGHT-OF-WAY, 13856/146-14490/24
OPRBCT)



SURVEY EXHIBIT

OF A 15' WIDE CITY OF BRYAN SEWERLINE EASEMENT
OVER, ACROSS AND UPON A CALLED 12.45 ACRE TRACT
VOLUME 19756, PAGE 131 OPRBCT
J. H. JONES LEAGUE SURVEY, ABSTRACT 26
BRYAN, BRAZOS COUNTY, TEXAS



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

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 2021 | PLAT DATE: 10-10-2025
JOB NUMBER: 25-1274 | CAD NAME: 25-1274 Grid SSE2
POINT FILE: URANCH2C-GRID (cont); 21-680 (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
15' CITY OF BRYAN SEWERLINE EASEMENT
J.H. JONES LEAGUE SURVEY, ABSTRACT 26
BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF ~635 SQUARE FEET IN THE J.H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING OVER, ACROSS, AND UPON A CALLED 12.45 ACRE TRACT DESCRIBED IN A DEED TO BT RESIDENTIAL, LP IN VOLUME 19756, PAGE 131 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID ~635 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on a southwest curve of said 12.45 acre tract and on the northeast right-of-way of Atlas Pear Drive (55'-60' right-of-way, 13856/146, 14490/24 OPRBCT) from which the City of Bryan monument GPS-74 bears N 80° 22' 09" W a distance of 8,789.71 feet; also from said Point of Beginning, a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" bears N 15° 33' 49" W a distance of 59.30 feet, from which another 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" bears N 07° 38' 11" W a distance of 65.31 feet;

THENCE, over, across, and upon said 12.45 acre tract for the following five (5) courses and distances:

- 1) N 78° 03' 33" E a distance of 15.54 feet;
- 2) N 55° 27' 00" E a distance of 25.50 feet;
- 3) S 34° 33' 00" E a distance of 15.00 feet;
- 4) S 55° 27' 00" W a distance of 28.50 feet;
- 5) S 78° 03' 33" W a distance of 14.91 feet to a point on said right-of-way;

THENCE, with said northeast right-of-way of Atlas Pear Drive, with a non-tangent curve to the right having a radius of 215.00 feet, an arc length of 15.44 feet, a delta angle of 04° 06' 49", and a chord which bears N 25° 32' 52" W a distance of 15.43 feet to the **POINT OF BEGINNING** hereof and containing ~635 square feet easement, more or less.

Surveyed on the ground in 2021 and 2025 under my supervision. See exhibit 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: 25-1274 Grid SSE2.



Michael Konetski

10/10/25

Michael Konetski

Registered Professional Land Surveyor No. 6531

KERR SURVEYING

Kerr Surveying, LLC | 1718 Briarcrest Dr. Bryan, TX 77802

Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

Surveys@kerrsurying.net | TBPELS Firm No. 10018500