

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 §

25' 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 **25' 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:

0.573 ACRE IN THE J. H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING OVER, ACROSS, AND UPON A CALLED 12.19 ACRE TRACT DESCRIBED IN A DEED TO BT RESIDENTIAL, LP IN VOLUME 20232, PAGE 1 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]

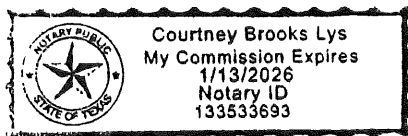
Printed Name: James William Smith

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 James William Smith, 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 Brooks 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



**FIELD NOTES DESCRIPTION
OF A
25' CITY OF BRYAN SEWERLINE EASEMENT
J.H. JONES LEAGUE SURVEY, ABSTRACT 26
BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.573 ACRE IN THE J.H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING OVER, ACROSS, AND UPON A CALLED 12.19 ACRE TRACT DESCRIBED IN A DEED TO BT RESIDENTIAL, LP IN VOLUME 20232, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.573 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the southeast line of Common Area 6, The Traditions Subdivision Phase 26 (12630/25 OPRBCT) and on the northwest line of said 12.19 acre tract; for reference the City of Bryan monument GPS-74 bears N 87° 04' 16" W a distance of 8,263.43 feet; also from said Point of Beginning, a 1/2 inch iron rod found bears N 71° 54' 56" E a distance of 178.89 feet;

THENCE, over, across, and upon said 12.19 acre tract for the following twenty five (25) courses and distances:

- 1) S 18° 05' 04" E a distance of 121.26 feet;
- 2) With a tangent curve to the left having a radius of 670.00 feet, an arc length of 163.74 feet, a delta angle of 14° 00' 09", and a chord which bears S 25° 05' 08" E a distance of 163.33 feet;
- 3) S 32° 05' 12" E a distance of 230.57 feet;
- 4) With a tangent curve to the right having a radius of 587.00 feet, an arc length of 250.50 feet, a delta angle of 24° 27' 01", and a chord which bears S 19° 51' 42" E a distance of 248.60 feet;
- 5) S 07° 38' 11" E a distance of 52.45 feet;
- 6) With a tangent curve to the right having a radius of 50.00 feet, an arc length of 14.57 feet, a delta angle of 16° 41' 57", and a chord which bears S 00° 42' 47" W a distance of 14.52 feet;
- 7) S 09° 03' 46" W a distance of 28.41 feet;
- 8) With a tangent curve to the left having a radius of 41.00 feet, an arc length of 11.95 feet, a delta angle of 16° 41' 57", and a chord which bears S 00° 42' 47" W a distance of 11.91 feet;
- 9) S 07° 38' 11" E a distance of 6.15 feet;
- 10) With a tangent curve to the right having a radius of 473.00 feet, an arc length of 34.11 feet, a delta angle of 04° 07' 53", and a chord which bears S 05° 34' 15" E a distance of 34.10 feet;

- 11) S 03° 30' 18" E a distance of 52.34 feet;
- 12) S 07° 38' 11" E a distance of 31.12 feet to the southeast corner of herein described easement from which a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" marking a northwest corner of end of right-of-way of Atlas Pear Drive (60' wide right-of-way, 14490/24; 13856/146 OPRBCT) marking a corner of said 12.19 acre tract bears S 07° 38' 11" E a distance of 12.57 feet;
- 13) S 68° 52' 07" W a distance of 25.71 feet;
- 14) N 07° 38' 11" W a distance of 38.02 feet;
- 15) N 03° 30' 18" W a distance of 53.24 feet;
- 16) With a tangent curve to the left having a radius of 448.00 feet, an arc length of 32.30 feet, a delta angle of 04° 07' 53", and a chord which bears N 05° 34' 15" W a distance of 32.30 feet;
- 17) N 07° 38' 11" W a distance of 6.15 feet;
- 18) With a tangent curve to the right having a radius of 66.00 feet, an arc length of 19.24 feet, a delta angle of 16° 41' 57", and a chord which bears N 00° 42' 47" E a distance of 19.17 feet;
- 19) N 09° 03' 46" E a distance of 28.41 feet;
- 20) With a tangent curve to the left having a radius of 25.00 feet, an arc length of 7.29 feet, a delta angle of 16° 41' 57", and a chord which bears N 00° 42' 47" E a distance of 7.26 feet;
- 21) N 07° 38' 11" W a distance of 52.45 feet;
- 22) With a tangent curve to the left having a radius of 562.00 feet, an arc length of 239.83 feet, a delta angle of 24° 27' 01", and a chord which bears N 19° 51' 42" W a distance of 238.01 feet;
- 23) N 32° 05' 12" W a distance of 230.57 feet;
- 24) With a tangent curve to the right having a radius of 695.00 feet, an arc length of 169.85 feet, a delta angle of 14° 00' 09", and a chord which bears N 25° 05' 08" W a distance of 169.43 feet;
- 25) N 18° 05' 04" W a distance of 121.26 feet to a point on the southeast line of Common Area 8 of said Phase 26 (12630/25 OPRBCT) from which a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" bears S 71° 54' 56" W a distance of 85.78 feet;

THENCE, with the southeast lines of said Common Areas 8 and 6, common with the northeast line of said 12.19 acre tract, **N 71° 54' 56" E a distance of 25.00 feet** to the **POINT OF BEGINNING** hereof and containing **0.573 acre 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 PUE1.



Michael Konetski 12/2/25

Michael Konetski

Registered Professional Land Surveyor No. 6531

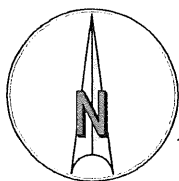
REVISED 12-2-2025 TO UPDATE DEED INFORMATION

KERR SURVEYING

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

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

Surveys@kerrsurveying.net | TBPELS Firm No. 10018500



SCALE: 1" = 200'

THE TRADITIONS
SUBDIVISION
PHASE 26

(12630/25 OPRBCT)

1/2 INCH IRON ROD FOUND
WITH YELLOW PLASTIC CAP
STAMPED "KERR 4502"

1/2 INCH IRON ROD FOUND (CM)

COMMON AREA 6

N 71°54'56" E
178.89'

POB

FROM WHICH BRYAN MON. GP5-74
BEARS N 87°04'16" W 8,263.43'

N/F
STEPHANIE WYNDAM SALE
TRUSTEE OF THE STEPHANIE
WYNDAM SALE REVOCABLE
MANAGEMENT TRUST
REMAINDER OF CALLED 73.428
ACRE TRACT
(12926/127 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

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS
COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH
AS ESTABLISHED FROM GP5 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.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	670.00'	163.74'	14°00'09"	S 25°05'08" E	163.33'
C2	587.00'	250.50'	24°27'01"	S 19°51'42" E	248.60'
C3	50.00'	14.57'	16°41'57"	S 00°42'47" W	14.52'
C4	41.00'	11.95'	16°41'57"	S 00°42'47" W	11.91'
C5	473.00'	34.11'	4°07'53"	S 05°34'15" E	34.10'
C6	448.00'	32.30'	4°07'53"	N 05°34'15" W	32.30'
C7	66.00'	19.24'	16°41'57"	N 00°42'47" E	19.17'
C8	25.00'	7.29'	16°41'57"	N 00°42'47" E	7.26'
C9	562.00'	239.83'	24°27'01"	N 19°51'42" W	238.01'
C10	695.00'	169.85'	14°00'09"	N 25°05'08" W	169.43'

N/F
BT RESIDENTIAL, LP
CALLED 12.19 ACRES
(20232/1 OPRBCT)

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

N/F
BT RESIDENTIAL, LP
CALLED 12.19 ACRES
(20232/1 OPRBCT)

15' PUE
11256/41 OPRBCT

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

LINE	BEARING	DISTANCE
L1	S 18°05'04" E	121.26'
L2	S 32°05'12" E	230.57'
L3	S 07°38'11" E	52.45'
L4	S 09°03'46" W	28.41'
L5	S 07°38'11" E	6.15'
L6	S 03°30'18" E	52.34'
L7	S 07°38'11" E	31.12'
L8	S 68°52'07" W	25.71'
L9	N 07°38'11" W	38.02'
L10	N 03°30'18" W	53.24'
L11	N 07°38'11" W	6.15'
L12	N 09°03'46" E	28.41'
L13	N 07°38'11" W	52.45'
L14	N 32°05'12" W	230.57'
L15	N 18°05'04" W	121.26'
L16	N 71°54'56" E	25.00'

1/2 INCH IRON ROD FOUND (CM) WITH
BLUE PLASTIC CAP STAMPED "KERR
SURVEYING"

REVISED 12-2-2025 TO UPDATE
DEED INFORMATION



SURVEY EXHIBIT
OF A 25' WIDE CITY OF BRYAN SEWERLINE EASEMENT
OVER, ACROSS AND UPON 12.19 ACRES
VOLUME 20232, PAGE 1 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 = 200 FEET
SURVEY DATE: 2021 | PLAT DATE: 12-2-2025
JOB NUMBER: 25-1274 | CAD NAME: 25-1274 Grid SSE1
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