

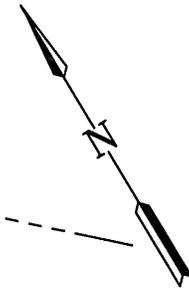


# STRONG SURVEYING

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NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST R.O.W. LINE OF HWY 47 TO GRID NORTH, NAD83, TEXAS STATE PLANE, CENTRAL ZONE, AS DERIVED BY GPS METHODS.



SCALE: 1" = 100'

HSC PARKWAY

BRYAN COMMERCE AND DEVELOPMENT, INC.  
Called 151.398 Ac.  
7874/169

Fnd. Conc. R.O.W. Monument found for angle point in southwest line of Called 151.398 acre tract

L=20.00'  
R=737.51'  
D=01°33'14"  
C LEN=20.00'  
BRG=N 26°38'10" E

0.03 ACRE ESMT.

CITY OF BRYAN  
10' EASEMENT  
1763/347

Fnd. Concrete R.O.W. Monument for east corner of 151.398 Ac.

N 61°33'56" W 781.30'

N 63°01'56" W 231.05'  
Call-N 60°55'00" W 551.07'  
Calc. Angle Point

N 63°01'56" W - 73.63'

Fnd. 1/2" Iron Rod with Cap

HIGHWAY 47



I, H. CURTIS STRONG, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4961, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**EXHIBIT "B"**  
**BRYAN TEXAS UTILITIES**  
**20' WIDE ELECTRICAL EASEMENT**  
**BEING 0.03 OF ONE ACRE**  
**OUT OF THE**  
**BRYAN COMMERCE AND DEVELOPMENT**  
**CALLED 151.398 ACRE TRACT**  
**VOLUME 7874, PAGE 169**  
**JOHN H. JONES SURVEY, A - 26**  
**COLLEGE STATION, BRAZOS COUNTY, TEXAS**  
**SEPTEMBER 10, 2013**

**EXHIBIT "A"**  
**FIELD NOTES**  
**BRYAN TEXAS UTILITIES**  
**20' WIDE ELECTRIC EASEMENT**  
**BEING 0.03 OF ONE ACRE**  
**OUT OF THE**  
**BRYAN COMMERCE AND DEVELOPMENT**  
**CALLED 151.398 ACRE TRACT**  
**VOLUME 7874, PAGE 169**  
**JOHN H. JONES SURVEY, A – 26**  
**COLLEGE STATION, BRAZOS COUNTY, TEXAS**  
**SEPTEMBER 12, 2013**

All that certain lot, tract or parcel of land being 0.03 of one acre situated in the JOHN. H. JONES SURVEY, Abstract No. 26, Brazos County, Texas, and being a part of that certain Called 151.398 acre tract as described in deed from Kathleen S. Jones to Bryan Commerce and Development of record in Volume 7874, Page 169, said 0.03 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a ½" Iron Rod with Cap found at the intersection of the northeast right-of-way line of Highway 47 and the southeast right-of-way line of Health Science Center Parkway for the southwest corner, said corner being the south corner being located in the southwest line of said Called 151.398 acre tract, a Concrete Right-of-Way Monument found for angle point in the southwest line of said Called 151.398 acre tract bears N 61 ° 33 ' 56 " W a distance of 781.30 feet; THENCE along a curve in the southeast right-of-way line of said Health Science Center Parkway in a clockwise direction right having an arc length of 20.00 feet, a radius of 737.51 feet, a delta angle of 1 ° 33 ' 14 ", a chord bearing of N 26 ° 38 ' 10 " E, and a chord length of 20.00 feet, to a calculated point for the northwest corner, a ½" Iron Rod with Cap found for the end of said curve bears N 65 ° 47 ' 31 " E a distance of 915.78 feet; THENCE S 63 ° 01 ' 56 " E, a distance of 73.75 feet to a calculated point for the northeast corner; THENCE S 26 ° 58 ' 04 " W, a distance of 20.00 feet to a calculated point in the northeast right-of-way line of said Highway 47 for the south corner, said corner being located in the southwest line of said Called 151.398 acre tract, a Concrete Right-of-Way Monument found for the east corner of said Called 151.398 acre tract bears S 66 ° 22 ' 56 " E a distance of 1210.11 feet; THENCE N 63 ° 01 ' 56 " W, along the northeast right-of-way line of said Highway 47 and the southwest line of said Called 151.398 acre tract a distance of 73.63 feet TO THE PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.03 OF ONE ACRE OF LAND, MORE OR LESS, according to a survey performed September 10, 2013, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North orientation is based on rotating the northeast right-of-way line of Highway 47 to grid north, NAD 83, Texas State Plane, Central Zone, as derived by gps observations. For other information, see accompanying plat.



***RIGHT OF WAY EASEMENT***

**STATE OF TEXAS}**

**COUNTY OF BRAZOS}**

**KNOW ALL MEN BY THESE PRESENTS**

That BRYAN COMMERCE AND DEVELOPMENT, INC., hereinafter called the Grantors, for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do grant unto the City of Bryan, a Texas home rule municipal corporation, doing business as "Bryan Texas Utilities" ("BTU") and to its successors and assigns, an easement and right-of-way upon, under, over, and across property owned by Grantor and located in the County of Brazos, State of Texas, which property (the "Property") is described as follows:

*(Describe only the part of Grantor's Property covered by this easement)*

**BEING** called a 151.398 acre tract of land in the John H. Jones Survey, A-26, recorded in Volume 7874 and Page 169 in the official public records of Brazos County, Texas.  
(herein the "Property")

**BEGINNING** and ending as described on the attached Exhibit "A".

The width of this easement hereby granted is described as follows: The width of this easement granted is 20' as shown on the attached Exhibit "B".

(herein the "Easement")

The Easement Area granted by this instrument (the "Easement") is subject to the following conditions:

1. BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace Utility Facilities upon, over, under, and across the Property included in the Easement and to remove Utility Facilities from the Property, and the right of ingress and egress on Grantor's property adjacent to the Easement for the same purposes. For purposes of the Easement, the phrase "Utility Facilities" shall include a variable of number of cables, conductors or wires, insulators, cross arms, protective devices, meters, terminal boxes, transformers, structures, poles, props, guys, anchors, conduit, and other necessary and desirable devices relating to electric energy and/or communication.
2. BTU has the right to trim and/or remove, from the Easement, without payment due to Grantor, all trees, branches, underbrush or any other obstruction which might endanger or interfere with the operation, safety, or efficiency of the Utility Facilities on the Property on which the Easement is located.
3. The Grantor covenants for itself, his or her personal representatives, executors, and/or successors and assigns, not to place or maintain any building, structure, or any other obstruction on or within the Easement, or to use the surface of the Easement Area for any purpose that would interfere with or prevent the use by BTU of the Easement for the purposes set forth herein. The Grantor shall have the right to use the surface of the Easement for streets, roads, driveways, alleys, walks, gardens, lawns, plantings or park areas and any other like uses.
4. BTU has the right to assign all or part of the rights granted to it, pursuant to this Agreement it receives under the Easement. The Easement will inure to the benefit of BTU and BTU's successors and assigns.
5. Grantor acknowledges and agrees that the location of the Easement is based only on preliminary surveys and that the rights granted by this Easement shall apply to the actual location of Utility Facilities, when constructed.
6. Grantor binds Grantor and Grantor's heirs, successors, and assigns to WARRANT and FOREVER DEFEND, all and singular, the rights and premises granted to BTU by this instrument.
7. Grantor covenants, represents and warrants that Grantor has good and marketable title to the Property and the unqualified right to grant the privileges contained herein.

**IN WITNESS WHEREOF**, the Grantors execute this instrument this \_\_\_\_\_ day of \_\_\_\_\_, AD 2013.

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ whose name is subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, AD 2012.

Notary Public/ State of \_\_\_\_\_

**IN WITNESS WHEREOF**, the Grantors execute this instrument this \_\_\_\_\_ day of \_\_\_\_\_, AD 2013.

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ whose name is subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, AD 2013.

Notary Public/ State of \_\_\_\_\_

**IN WITNESS WHEREOF**, the Grantors execute this instrument this \_\_\_\_\_ day of \_\_\_\_\_, AD 2013.

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

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**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

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Notary Public/ State of \_\_\_\_\_