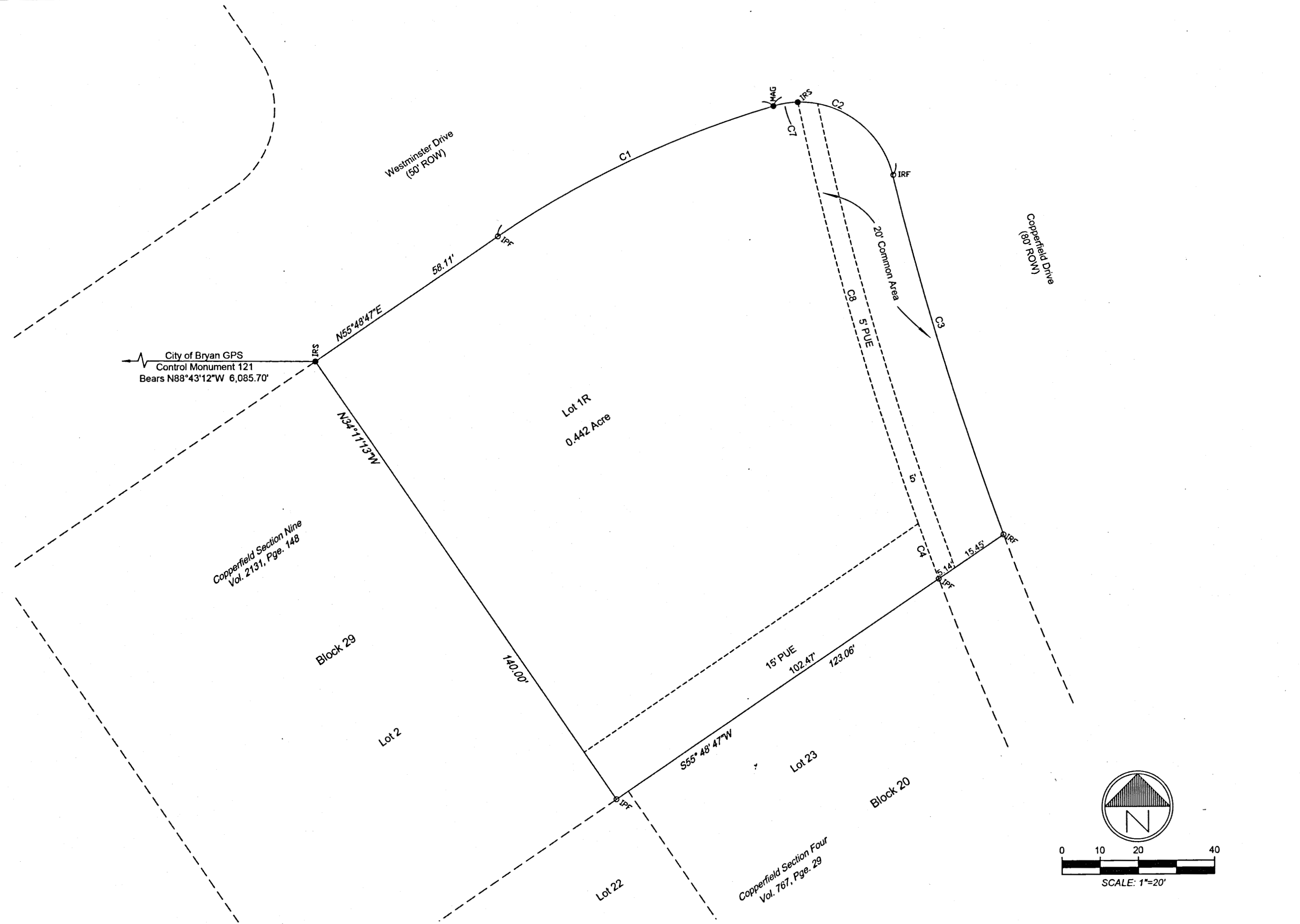


ORIGINAL PLAT



REPLAT

Fieldnote Description to 0.027 Acre (1176 sq. feet)
 City of Bryan - Copperfield Section 9 - Part of Lot 1, Block 29
 James W. Scott Survey, A-49
 Public Utility Easement Abandonment

Fieldnotes to all that certain lot, tract, or parcel being 0.027 acre (1176 square feet), more or less, situated in the City of Bryan, James W. Scott Survey, A-49, Brazos County, Texas, and being a part of a Utility Easement situated upon, over, and across Lot 1, Block 29 of Copperfield, Section 9, of record in Volume 2131, Page 148, as conveyed to J. Kean Register and Vita Register by deed of record in Volume 2540, Page 255, Deed Records, Brazos County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

Commencing at a 1/2" iron rod found for the southeastern corner of the referenced Lot 1 in the western curving right of way (80' r.o.w.) of Copperfield Drive. Thence S55°48'47"W 20.59 feet along the southeastern line of Lot 1 to an iron pipe in the western line of a 20 foot wide Common Area shown on the aforesaid plat; Thence in a northwestern direction along the western line of said Common Area along a curve to the right (CA=01°01'50", R=860.00 feet, LC=N20°02'40"W 15.47 feet) at an arc length of 15.47 feet a point in the western line of said Common Area for the Point of Beginning;

THENCE SOUTH 55°48'47" WEST 10.33 feet, along the northern limit of an existing Public Utility Easement and into Lot 1, to a point for this southwestern corner in the arc of a curve to the right;

THENCE along the arc of said curve and across Lot 1 (CA=07°52'48", R=870.00 feet, LC=N15°45'41"W 119.56 feet) at 119.56 feet a point in the curving southern right of way of Westminster Drive (50' r.o.w.) and the northern line of Lot 1 for this northwestern corner;

THENCE along the northern line of Lot 1 and said southern right of way, as follows:
 Along the arc of a curve to the right (CA=00°48'17", R=252.74 feet, LC=N73°37'08"E 3.55 feet) at 3.55 feet a mag nail set for the end of said curve and the beginning of another curve to the right, and

Along the arc of said curve to the right (CA=14°52'26", R=25.00 feet, LC=N81°27'03"E 6.47 feet) at an arc length of 6.49 feet a 1/2" iron rod (capped Goodwin-Lasiter) set for this northeastern corner in the curving western limit of the aforementioned 20 foot wide Common Area. The eastern limit of the original 15 foot wide Public Utility Easement is 5 feet eastern of this point;

THENCE crossing Lot 1, with a curve to the left, along the western limit of said Common Area, and along a western residual line of said Public Utility Easement (CA=07°42'07", R=860.00 feet, LC=S15°40'41"E 115.52 feet) at an arc length of 115.60 feet, the Point of Beginning. The herein described tract occupied 0.027 acre (1176 square feet), more or less of Lot 1.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, J. Kean Register and Vita Register, the owners of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 2540, Page 255, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

J. Kean Register
 J. Kean Register
Vita Register
 Vita Register

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J. Kean Register and Vita Register, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal of office this 1st day of March, 2024

Sally Jurica
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, *Mark Zimmerman*, the undersigned, City Planner, and/or designated secretary of the planning and zoning commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, and was approved on the 4th day of March, 2024

Mark Zimmerman
 City Planner, Bryan Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Kaspar, P.E., the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, and was approved on the 4th day of March, 2024

Paul Kaspar
 Paul Kaspar, P.E.
 City Engineer, Bryan Texas

Curve #	Delta	Radius	Length	Chord	Chord Length
C1	18°12'30"	252.74'	80.32'	N64°55'02"E	79.98'
C2	92°32'21"	25.00'	40.38'	S59°42'59"E	36.13'
C3	06°46'28"	840.00'	99.32'	S16°50'30"E	99.26'
C4	01°01'50"	860.00'	15.47'	N20°02'40"W	15.47'
C5	07°52'48"	870.00'	119.65'	N15°45'41"W	119.56'
C6	00°48'17"	252.74'	3.55'	N73°37'08"E	3.55'
C7	14°52'26"	25.00'	6.49'	N81°27'03"E	6.47'
C8	07°42'07"	860.00'	115.60'	S15°40'41"E	115.52'

Line #	Direction	Length
L1	S55°48'47"W	10.33'

Notes:

- Bearings are based on the NAD83, Texas State Plane Coordinate System (Central Zone) coordinates and are related to City of Bryan GPS Control Monument 121. All distances shown are grid.
- According to FEMA Flood Insurance Rate Map No. 48041C0220F, with a revised date of April 2, 2014, this tract is located in an area outside of the 0.2% annual chance floodplain designated as Zone "X".
- Lot 1, Block 29, Copperfield, Section 9, located at 4714 Westminster Drive is zoned Planned Development (PD) according to the City of Bryan Planning and Zoning Map.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Existing underground utilities shown are based upon utility maps provided by the City of Bryan Utilities Department.
- This survey was completed without the benefit of a Title Report.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

STATE OF TEXAS
 COUNTY OF BRAZOS

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 3/7/2024 10:34:56 AM
 in the PLAT Records

Doc Number: 2024-1523429
 Volume - Page: 19087-44
 Number of Pages: 1
 Amount: 72.00
 Order#: 20240307000048
 By: VE

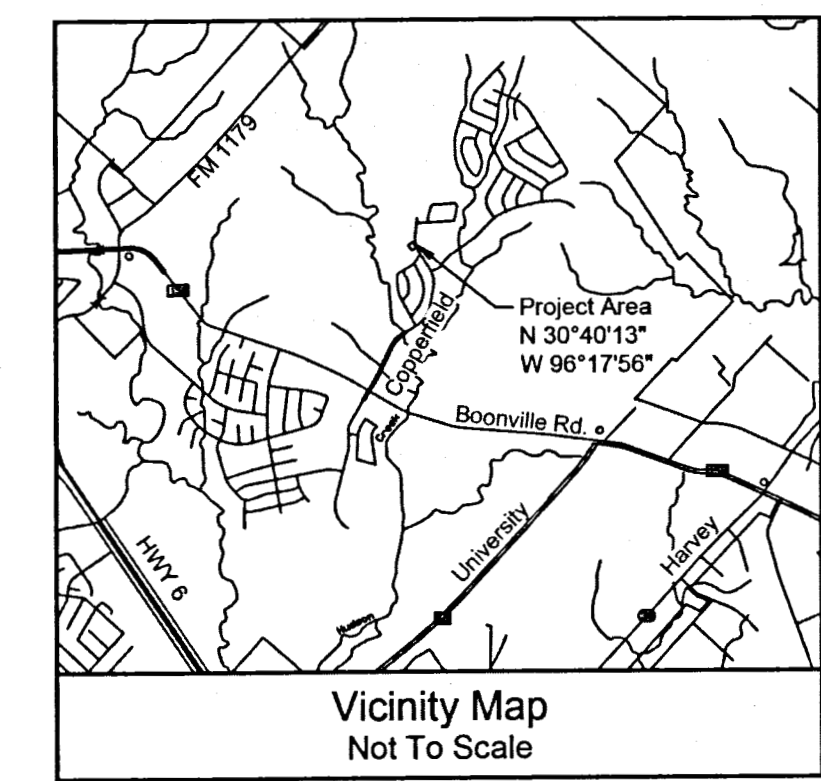
Karen McQueen
 By: *Victoria Elliott*

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Kirk Raymond, Registered Professional Land Surveyor No. 4957 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Kirk Raymond
 Kirk Raymond, RPLS No. 4957



Vicinity Map
 Not To Scale

Legend	
○ IRF	Found Iron Rod
○ IRP	Found Iron Pipe
● IRM	Set 1/2" Iron Rod (Capped "Goodwin Lasiter")
● MNG	Set Mag Nail
⊙	Manhole
○ CO	Clean Out
○ DTPE	Telephone Pedestal
○ S	Sign
○ MB	Mailbox
○ DAC	Air Conditioner
○ OEM	Electric Meter
—	Wood Fence
- - -	Adjoining Boundary (Approximate)
—	Gas Line
—	Fiber Optic Cable
POC	Point of Commencement
POB	Point of Beginning

D:\64562\0645620 Plat 24x36 KH FINAL 2-2-24\645620 Plat 24x36 KH FINAL 2-2-24.dwg

FINAL PLAT
 OF
Lot 1R, Block 29, Copperfield Section 9
 Being a Replat of Lot 1 and a Public Utility Easement
 0.442 Acre (19253 Square Feet)
 James W. Scott Survey, A-49
 City of Bryan, Brazos County, Texas
 SCALE: AS SHOWN
 January 31, 2024

OWNER
 Kean and Vita Register
 4714 Westminster Drive
 Bryan, Texas 77802
 (979) 777-0960
 KR@USSpecialOps.com

Job No. 645620
 Sheet 1 of 1