

Fieldnote Description to 0.027 Acre (1178 sq. feet.)
City of Bryan - Copperfield, Section 9 – Part of Lot 1, Block 29
J. W. Scott League, A-49
Public Utility Easement Abandonment

Fieldnotes to that certain lot, tract, or parcel being 0.027 acre (1178 square feet), more or less, situated in the City of Bryan, J. W. Scott League, A-49, Brazos County, Texas, and being a part of a Utility Easement situated upon, over, and across Lot 1 in Block 29 of Copperfield, Section 9, of record in Volume 2131, Page 148, and as conveyed to J. Kean Register & Vita Register by deed of record in Volume 2540, Page 255, Deed Records, Brazos County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at point the curving southwestern right of way of Copperfield Drive (80' r.o.w.) and the eastern line of said Lot 1 N20°02'40"W 15.46 feet from the southeastern corner of Lot 1. Same being within an existing Public Utility Easement as shown on the referenced plat and in a curve which has a radius point bearing N70°28'15"E 860.00 feet;

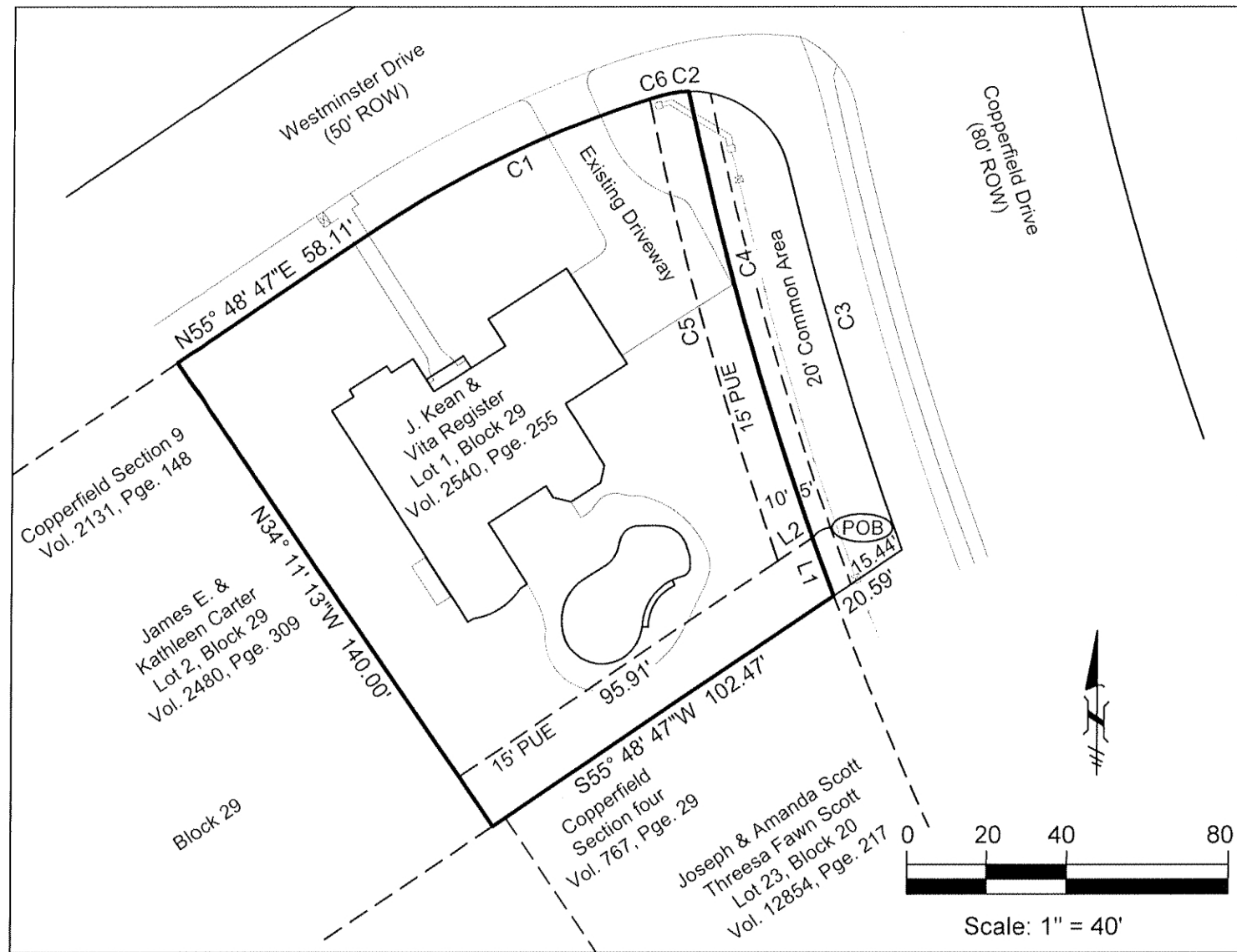
THENCE SOUTH 55°48'47" WEST 10.33 feet, into and across Lot 1, to a point for this southwestern corner in the western limit of the existing Public Utility Easement. Same being in the intersection with another 15 foot wide Public Utility Easement departing in a southwestern direction and parallel to the southeastern line of Lot 1 and which the radius point bears N70°17'55"E 870.00 feet;

THENCE in a northern direction, continuing within and across Lot 1, along the western limit of said Public Utility Easement, and along the arc of a curve to the right (CA=07°52'48", LC=N15°45'41"W 119.55 feet) at an arc length of 119.65 feet a point in the intersection of said western limit with the northern line of Lot 1. Same being in the southern right of way of Westminster Drive (50' r.o.w.) and in the arc of a curve to the right from which the radius point bears S16°47'00"E 252.74 feet;

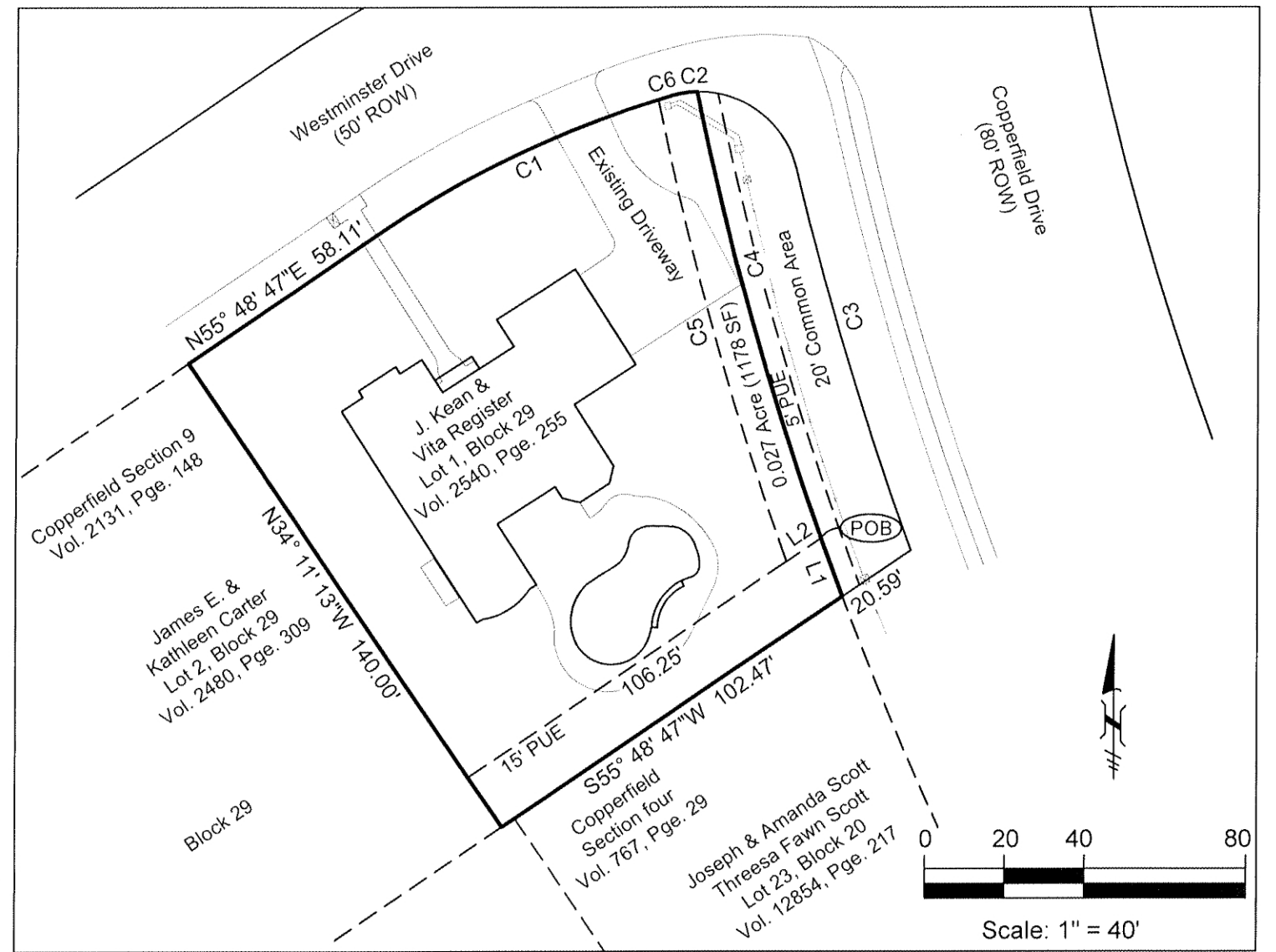
THENCE in a northeastern direction with the southern right of way of Westminster Drive and the northern line of Lot 1, and along the arc of said curve (CA=00°48'17", LC=N73°37'08"E 3.55 feet) at an arc length of 3.55 feet the beginning of another curve to the right which the radius point bears S15°58'43"E 25.00 feet;

THENCE continuing with said southern right of way, the northern line of Lot 1, and along the arc of said curve (CA=14°52'25"E, LC=N81°27'29"E 6.47 feet) at an arc length of 6.49 feet a point for the northeast corner of Lot 1 which is in the intersection of said southern right of way with the southwestern right of way of Copperfield Drive. Same being in the arc of a curve to the left which has a radius point bearing S78°10'22"E 860.00 feet;

THENCE in a southwestern direction with the curving southwestern right of way of Copperfield Drive, the eastern line of Lot 1, and with a curve to the left feet (CA=07°42'07", LC=S15°40'41"E 115.51 feet) at an Arc length of 115.60 feet the Point of Beginning. The herein described tract occupies 0.027 acre (1178 square feet), more or less, as shown on the accompanying sketch of even date herewith.



Existing Conditions



Proposed

Curve Table					
Curve #	Delta	Radius	Length	Chord	Chord Length
C1	17°24'13"	252.74'	76.77'	N64° 30' 53"E	76.47'
C2	14°52'25"	25.00'	6.49'	N81° 27' 29"E	6.47'
C3	06°46'28"	840.00'	99.32'	S16° 50' 30"E	99.26'
C4	07°42'07"	860.00'	115.60'	S15° 40' 41"E	115.51'
C5	07°52'48"	870.00'	119.65'	N15° 45' 41"W	119.55'
C6	00°48'17"	252.74'	3.55'	N73° 37' 08"E	3.55'

Line Table		
Line #	Direction	Length
L1	N20° 03' 11"W	15.47'
L2	S55° 48' 47"W	10.33'

Proposed Abandonment Area

Notes:

1. This property is currently Zoned PD (Planned Development District) and setback requirements are listed in the City of Bryan Ordinance.
2. This exhibit was created with record documents. An on the ground survey was not performed.



GOODWIN LASITER STRONG

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 1809 S. CHESTNUT DR. STE. 202 · LUFKIN, TEXAS 75901 · (936) 637-4900
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Date: 10/24/2023	Drawn By: HLS	Appv'd By: KR	Client Kean Register	Job # 645620
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Exhibit of Proposed Easement Abandonment
 Lot 1, Block 29, Copperfield Section 9
 City of Bryan, Brazos County, Texas.

Sheet No.

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