

Kirkman Engineering, LLC
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051
817.488.4960



June 16, 2016

Planning & Development Department
City of Denton – City Hall West
211 N. Elm
Denton, TX 76201

RE: Easement Abandonment Request for 3012 E. University Drive

To Whom It May Concern:

Please consider the attached easement abandonment request application for the above referenced property.

In an effort to identify the existing easements that affect this property and the future development potential of the property, the attached easement (DRDCT Volume 357, Page), originally dedicated to the Brazos River Transmission Electric Cooperative in 1949 (and conveyed to the City of Denton in 1980) has been identified as one that no longer clearly identifies what area is covered. With this being the case, we would like to request that the City of Denton abandon that original easement in favor of the easement attached as Exhibit A. We have worked with Donald McLaughlin, P.E. at Denton Municipal Electric (DME) to define this new easement based on the current needs of DME at this location.

While future development plans for this property have not yet been defined, we believe that the efforts to identify old easements and determine whether they are still necessary will be beneficial whether the current owner proceeds with re-developing the property or sells the property to another developer in the future. Because development plans haven't yet been identified, there are no other pending development actions related to this property.

Because the original easement was a blanket type easement that references survey points and boundaries that likely no longer exist clearly and would be hard to define, it's our opinion that replacing the old easement with something better defined and that meets the current needs of the DME is not only in the best interest of the property owner but also the City of Denton and DME.

Thank you for your consideration of this request. Please contact me at 817.987.9614 if you have any questions.

Sincerely,



Patrick Filson, P.E.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2746.48'	21.38'	21.38'	N 87°54'35" E	0°26'46"

LINE	BEARING	DISTANCE
L1	N 00°24'45" W	170.24'
L2	S 00°30'08" E	171.39'
L3	N 89°01'19" W	21.65'

0.084 ACRES
R.B. LONGBOTTOM SURVEY, A-775
DENTON COUNTY, TEXAS

FIELD NOTES TO A 0.084 ACRE ELECTRIC EASEMENT SITUATED IN THE R.B. LONGBOTTOM SURVEY, ABSTRACT NO. 775, DENTON COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO 3012 E. UNIVERSITY TRUST, B.A. DAREDIA & ROGER YALE, RECORDED IN C.C. FILE# 2008-133097, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EASEMENT HEREIN DESCRIBED AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 3012 E. UNIVERSITY TRUST TRACT;

THENCE NORTH 00 DEGREES 24 MINUTES 45 SECONDS WEST, A DISTANCE OF 170.24 FEET TO A 1-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (E. UNIVERSITY DRIVE) FOR THE NORTHWEST CORNER OF SAID 3012 E. UNIVERSITY TRUST TRACT AND THE NORTHWEST CORNER OF SAID EASEMENT HEREIN DESCRIBED, SAID POINT BEING IN A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 21.38 FEET, A RADIUS OF 2746.48 FEET, A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 46 SECONDS, AND A CHORD THAT BEARS NORTH 87 DEGREES 54 MINUTES 35 SECONDS EAST, A DISTANCE OF 21.38 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT HEREIN DESCRIBED, FROM WHICH A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 3012 E. UNIVERSITY TRUST TRACT BEARS A NORTH 86 DEGREES 29 MINUTES 21 SECONDS EAST, A DISTANCE OF 114.80 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 08 SECONDS EAST, A DISTANCE OF 171.39 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID EASEMENT HEREIN DESCRIBED, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3012 E. UNIVERSITY TRUST TRACT BEARS SOUTH 89 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 170.11 FEET;

THENCE NORTH 89 DEGREES 01 MINUTES 19 SECONDS WEST, A DISTANCE OF 21.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.084 ACRES OF LAND, MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 09/22/2015 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J.E. Thompson

J.E. THOMPSON II R.P.L.S. No 4857



U.S. HWY 380 (E. UNIVERSITY DRIVE)
(200' R.O.W.)

SHELLY ADDITION
LOT 1, BLOCK ONE
CAB. H, PG. 255
P.R.D.C.T.

3012 E. UNIVERSITY TRUST
B.A. DAREDIA & ROGER YALE
C.C. FILE# 2008-133097
R.P.R.D.C.T.

**0.084 ACRES
ELECTRIC EASEMENT**

**R.B. LONGBOTTOM SURVEY
A-775**

P.O.B.



ZIMMERER KUBOTA &
EQUIPMENT, INC.
VOLUME 2675, PAGE 443
R.P.R.D.C.T.

**ELECTRIC EASEMENT
0.084 ACRES
IN THE R.B. LONGBOTTOM SURVEY
ABSTRACT NO. 775
DENTON COUNTY, TEXAS**



301 W. BROADWAY ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

DRAWN BY: CJ	DATE: 06/10/2016	JOB NO. 090166-3	SCALE: 1" = 50'	PAGE: 1 OF 1
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EXHIBIT A