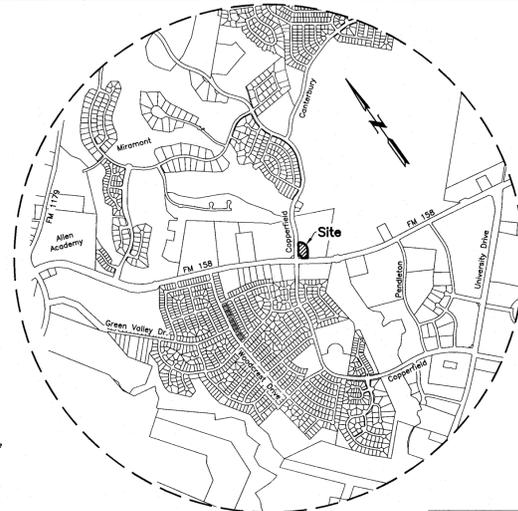


$\Delta=90^{\circ}00'00''$
 $R=25.00'$
 $L=39.27'$
 $T=25.00'$
 $N\ 80^{\circ}19'29''\ E$
 $d. Dist. 35.36'$

Private Access Easement "B" 0.0869 Acres (2472/28)

Scale: 1"=30'



VICINITY MAP
 Scale: 1"=2000'

LINE	BEARING	DISTANCE
L1	N 34°27'38" E	21.06'
L2	N 9°26'21" W	52.38'
L3	N 54°40'31" W	40.00'

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT LEAGUE, Abstract No. 49 in Bryan, Brazos County, Texas and being part of Lot 1, Block 30, COPPERFIELD SECTION ELEVEN as recorded in Volume 2468, Page 45 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the upper southwest corner of said Lot 1, the north corner of the called 0.1145 acre Copperfield Owners Association, Inc. tract recorded in Volume 703, Page 113 (O.R.B.C.) and being in the southeast right-of-way line of Copperfield Drive (based on the 100' width recorded with Copperfield Section One in Volume 532, Page 821 of the Brazos County Deed Records (B.C.D.R.));

THENCE: N 35° 19' 29" E along the said southeast line of Copperfield Drive for a distance of 290.22 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right;

THENCE: leaving the said southeast line of Copperfield Drive and following the perimeter of said Lot 1, Block 30 for the following three (3) calls:

- 1) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 80° 19' 29" E at a distance of 35.36 feet to a found 3/4-inch iron pipe for the Point of Compound Curvature;
- 2) 302.22 feet along the arc of said compound curve having a central angle of 90° 00' 00", a radius of 192.40 feet, a tangent of 192.40 feet and a long chord bearing S 09° 40' 31" E at a distance of 272.10 feet to a found 1/2-inch iron rod for the Point of Tangency;
- 3) S 35° 19' 29" W for a distance of 179.08 feet to a found 1/2-inch iron rod marking the south corner of this tract, the north corner of the called 0.184 acre State of Texas tract recorded in Volume 3965, Page 70 (O.R.B.C.) and the east corner of the called 0.047 acre State of Texas tract recorded in Volume 3636, Page 339 (O.R.B.C.);

THENCE: N 55° 29' 17" W through the interior of said Lot 1, said line being common with the northeast line of the called 0.047 acre State of Texas tract for a distance of 140.21 feet to a found 1/2-inch iron rod marking the north corner of the called 0.047 acre tract, the east corner of the called 0.026 acre State of Texas tract recorded in Volume 3541, Page 151 (O.R.B.C.) and being in the southeast line of the called 0.1145 acre Copperfield Owners Association, Inc. tract;

THENCE: N 34° 27' 38" E along the southeast line of the called 0.1145 acre tract for a distance of 21.06 feet to a found 1/2-inch iron rod for corner;

THENCE: N 09° 26' 21" W along the east line of the called 0.1145 acre tract for a distance of 52.38 feet to a found 1/2-inch iron rod for corner;

THENCE: N 54° 40' 31" W along the northeast line of the called 0.1145 acre tract for a distance of 40.00 feet to the POINT OF BEGINNING and containing 1.588 acres of land, more or less.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____, by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

I, 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 _____ day of _____, 20____.

City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650

- LEGEND
- ⊙ - 1/2" Iron Rod Found
 - - 3/4" Iron Pipe Found
 - ⊗ - 5/8" Iron Rod Found
 - B.S.L. - Building Setback Line
 - P.U.E. - Public Utility Easement

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (N 35°19'29" E) along the northwest line of Lot 1, Block 30 COPPERFIELD SECTION ELEVEN recorded in Volume 2468, Page 45 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0142 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.

REPLAT

F.M. Road No. 158
 R.O.W. Varies (131/183 & 3636/339)

Copperfield Drive
 100' R.O.W. (532/821)

Copperfield Drive
 100' R.O.W. (532/821)

Lot 1-R
 Block 30
 1.588 Acres

Contours are from City of Bryan 2002 Aerial Mapping
 --- 5' --- Ex. Sewer Line
 --- 18" --- Ex. Water Line

F.M. Road No. 158
 100' R.O.W. ~ (131/183)

ORIGINAL PLAT

COPPERFIELD SECTION ELEVEN
 VOLUME 2468, PAGE 45

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Partners Investors C-Stores, Ltd., owner and developer of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 6162, Page 227 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____ in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning & 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 _____ day of _____, 20____.

City Planner, Bryan, Texas

REPLAT

COPPERFIELD SECTION ELEVEN
 LOT 1-R, BLOCK 30
 1.588 ACRES

J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2012
 SCALE: 1" = 30'

RECEIVED
 MAY 08 2012

Owner: Partners Investors C-Stores, Ltd.
 111 Soledad, Suite 1250
 San Antonio, TX 78205
 (210) 444-1400

Surveyor: McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Development & Engineering Services
 MB