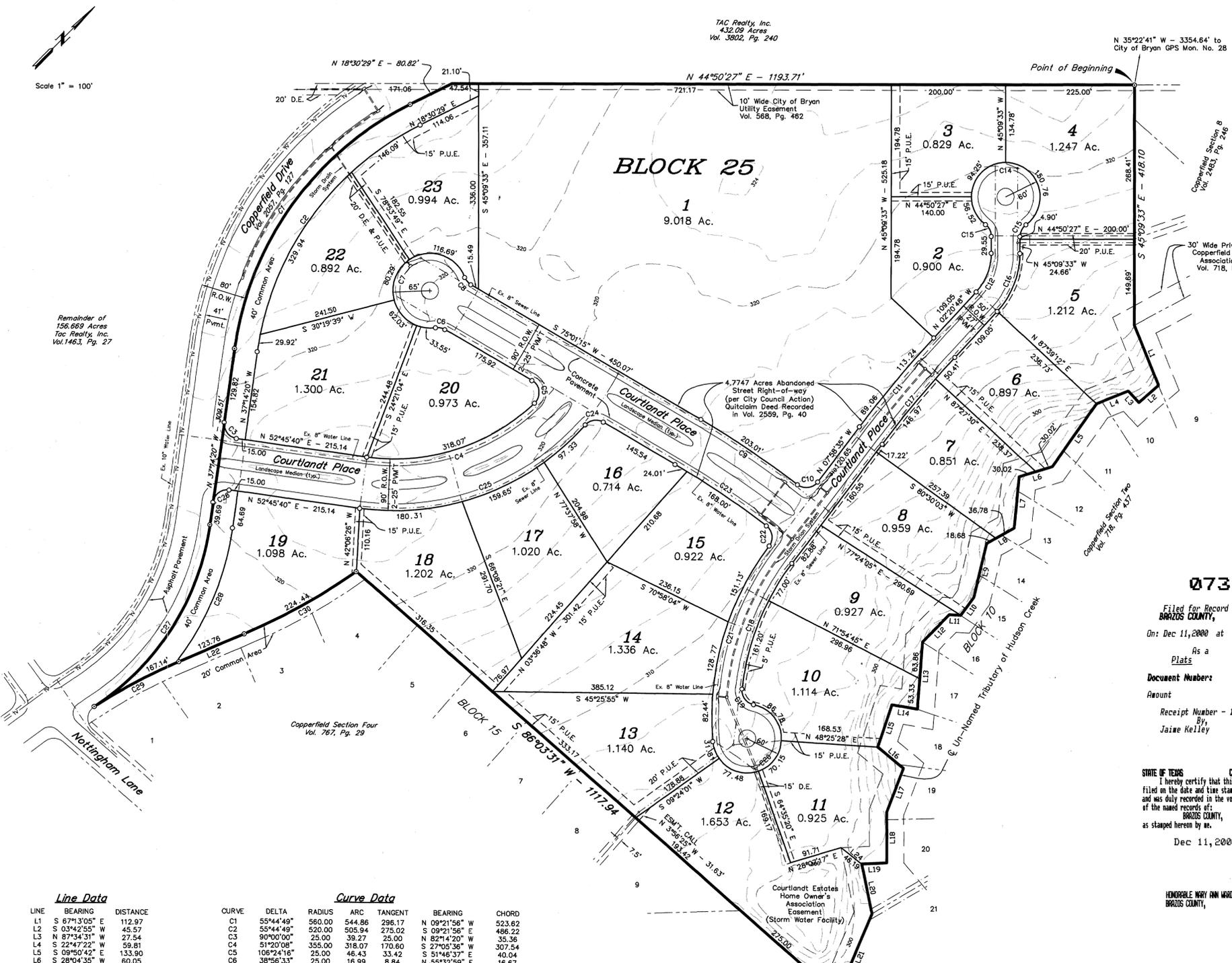




Scale 1" = 100'

Remainder of 156.669 Acres  
TAC Realty, Inc.  
Vol. 1463, Pg. 27



**Line Data**

LINE	BEARING	DISTANCE
L1	S 67°43'05" E	112.97
L2	S 03°42'55" W	45.57
L3	N 87°34'31" W	27.54
L4	S 22°47'22" W	59.81
L5	S 08°50'42" E	133.90
L6	S 28°04'35" W	60.05
L7	S 39°32'38" E	90.05
L8	S 15°48'13" W	55.46
L9	S 31°48'35" E	96.33
L10	S 09°32'41" E	38.78
L11	S 47°43'27" W	20.21
L12	S 00°34'50" E	66.22
L13	S 40°14'51" E	117.19
L14	S 54°37'28" W	45.38
L15	S 26°39'17" E	77.45
L16	N 64°28'44" E	58.32
L17	S 24°14'19" E	81.53
L18	S 45°16'57" E	88.36
L19	S 42°08'39" W	43.56
L20	S 68°50'30" E	87.66
L21	S 22°14'23" E	158.55
L22	S 21°57'08" W	123.76
L23	N 78°01'28" W	80.00
L24	N 82°39'04" E	46.19

**Curve Data**

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	55°44'48"	560.00	544.86	296.17	N 09°21'58" W	523.62
C2	55°44'48"	520.00	508.94	275.02	S 09°21'58" E	486.22
C3	90°00'00"	25.00	39.27	25.00	N 82°14'20" W	35.36
C4	51°20'08"	355.00	318.07	170.60	S 27°05'36" W	307.54
C5	106°24'16"	25.00	46.43	33.42	S 51°48'37" E	40.04
C6	38°56'33"	25.00	16.99	8.84	N 53°52'59" E	16.67
C7	257°53'06"	65.00	292.56	n/a	N 14°58'45" W	101.11
C8	38°56'33"	25.00	16.99	8.84	S 85°30'28" E	16.67
C9	07°00'10"	1661.04	203.01	101.63	N 78°51'20" E	202.89
C10	90°00'00"	25.00	39.27	25.00	N 37°01'25" E	35.36
C11	05°37'47"	2058.80	202.30	101.23	N 05°09'41" W	202.21
C12	42°48'46"	98.54	73.63	38.63	S 23°45'11" E	71.93
C13	53°58'05"	25.00	23.55	12.73	N 72°08'36" W	108.43
C14	287°56'10"	60.00	301.53	n/a	N 44°50'27" E	70.59
C15	53°58'05"	25.00	23.55	12.73	N 18°10'31" W	22.69
C16	42°48'46"	148.54	111.00	58.23	N 23°45'11" W	108.43
C17	05°37'47"	2008.80	197.38	98.77	S 05°09'41" E	197.30
C18	30°54'55"	441.47	238.20	122.08	S 23°28'02" E	235.32
C19	85°32'58"	25.00	37.33	23.13	N 81°39'59" W	33.96
C20	25°41'32"	60.00	288.22	n/a	S 02°40'13" W	95.70
C21	42°48'46"	491.47	382.34	189.85	N 29°05'51" W	354.19
C22	90°00'00"	25.00	39.27	25.00	S 52°58'35" E	35.36
C23	07°00'10"	1571.04	192.01	96.13	S 78°31'20" W	191.89
C24	78°53'46"	25.00	34.28	20.45	N 35°44'22" E	31.66
C25	56°18'11"	445.00	437.29	238.12	S 24°36'34" W	419.91
C26	90°00'00"	25.00	39.27	25.00	S 07°45'40" W	35.36
C27	49°12'54"	450.20	386.70	206.19	N 12°37'53" W	374.92
C28	30°13'51"	490.20	258.64	132.41	S 22°07'25" E	255.65
C29	09°58'32"	960.00	167.14	83.78	S 16°03'50" W	166.83
C30	12°21'53"	1040.00	224.44	112.66	S 15°46'09" W	224.00

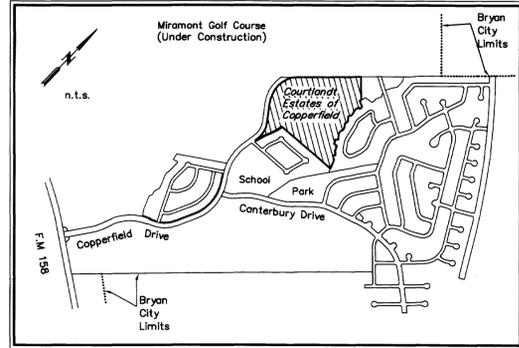
# ORIGINAL PLAT

AS RECORDED IN VOLUME 2057, PAGE 127

TAC Realty, Inc.  
432.09 Acres  
Vol. 3802, Pg. 240

N 35°22'41" W - 3354.84' to  
City of Bryan GPS Mon. No. 28

Point of Beginning



### VICINITY MAP

**FIELD NOTES**  
37.961 ACRES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT LEAGUE, Abstract No. 49, Bryan, Brazos County, Texas and being a portion of Courlandt Estates of Copperfield, Section Seven as recorded in Volume 2057, Page 127 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 3/4-inch iron pipe marking the north corner of Lot 4, Block 25 of said Courlandt Estates of Copperfield, the southwest corner of Copperfield Section Eight Subdivision as recorded in Volume 2483, Page 246 (O.R.B.C.) and being in the southeast line of the 432.09 acre TAC REALTY, INC. tract described in Volume 3802, Page 240;  
THENCE: S 45° 09' 33" E along the common line of said Courlandt Estates and Copperfield Section Eight for a distance of 418.10 feet to a 1/2-inch iron rod found in the centerline of an unnamed tributary of Hudson Creek, said iron rod also marking the most westerly common corner of Lots 9 and 10, Block Ten of Copperfield Section Two as recorded in Volume 718, Page 437 (O.R.B.C.);  
THENCE: along the west line of the said Copperfield Section Two Subdivision for the following twenty-one (21) calls:

- 1) S 87° 13' 05" E for a distance of 112.97 feet,
- 2) S 03° 42' 55" W for a distance of 45.57 feet,
- 3) N 87° 34' 31" W for a distance of 27.54 feet,
- 4) S 22° 47' 22" W for a distance of 59.81 feet,
- 5) S 08° 50' 42" E for a distance of 133.90 feet,
- 6) S 28° 04' 35" W for a distance of 60.05 feet,
- 7) S 39° 32' 38" E for a distance of 90.05 feet,
- 8) S 15° 48' 13" W for a distance of 55.46 feet,
- 9) S 31° 48' 35" E for a distance of 96.33 feet,
- 10) S 09° 32' 41" E for a distance of 38.78 feet,
- 11) S 47° 43' 27" W for a distance of 20.21 feet,
- 12) S 00° 34' 50" E for a distance of 66.22 feet,
- 13) S 40° 14' 51" E for a distance of 117.19 feet,
- 14) S 54° 37' 28" W for a distance of 45.38 feet,
- 15) S 26° 39' 17" E for a distance of 77.45 feet,
- 16) N 64° 28' 44" E for a distance of 58.32 feet,
- 17) S 24° 14' 19" E for a distance of 81.53 feet,
- 18) S 45° 16' 57" E for a distance of 88.36 feet,
- 19) S 42° 08' 39" W for a distance of 43.56 feet,
- 20) S 56° 50' 30" E for a distance of 87.66 feet and
- 21) S 22° 14' 23" E for a distance of 158.55 feet to a 1/2-inch iron rod found for the most northeasterly corner of Lot 10, Block 15 of Copperfield Section Four as recorded in Volume 767, Page 29 (O.R.B.C.).

THENCE: S 86° 03' 31" W for a distance of 1117.94 feet to a found 3/4-inch iron pipe for the most northeasterly corner of said Copperfield Section Four Subdivision;  
THENCE: 224.44 feet in a southwesterly direction along the arc of a curve having a central angle of 12° 21' 53", a radius of 1040.00 feet, a tangent of 112.66 feet and a long chord bearing S 15° 46' 09" W for a distance of 224.00 feet to a found 3/4-inch iron pipe for the Point of Beginning;  
THENCE: S 21° 57' 06" W for a distance of 123.76 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left;  
THENCE: 167.14 feet in a southwesterly direction along the arc of a curve having a central angle of 09° 58' 32", a radius of 960.00 feet, a tangent of 83.78 feet and a long chord bearing S 16° 57' 50" W for a distance of 166.93 feet to a found 3/4-inch iron pipe in the east right-of-way line of Copperfield Drive (based on a 60-foot width);  
THENCE: 386.70 feet in a counter-clockwise direction along the arc of a curve in the east line of said Copperfield Drive, said curve having a central angle of 49° 12' 54", a radius of 450.20 feet, a tangent of 206.19 feet and a long chord bearing N 12° 37' 53" W at a distance of 374.92 feet to a 1/2-inch iron rod set for the Point of Tangency;  
THENCE: N 18° 30' 29" E for a distance of 80.82 feet to a found 1/2-inch iron rod in the common line of the aforementioned northwest boundary of Courlandt Estates of Copperfield and the southeast line of the TAC REALTY, INC. 432.09 acre tract for corner;  
THENCE: N 44° 50' 27" E along said common line for a distance of 1193.71 feet to the POINT OF BEGINNING and containing 37.961 acres of land, more or less.

0731965

Filed for Record in:

BRAZOS COUNTY,

On: Dec 11, 2000 at 01:49PM

As a

Plat

Document Number: 0731965

Amount: 55.00

Receipt Number - 163406

By,

Jaime Kelley

STATE OF TEXAS COUNTY OF

I hereby certify that this instrument was

filed in the date and time stamped herein by me

and was duly recorded in the volume and page

of the named records of:

BRAZOS COUNTY,

as stamped herein by me.

Dec 11, 2000

HONORABLE WARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

**Original Plat General Notes**

1. ZONING AND LAND USE: This property is currently zoned PD#2 and will be used as a single family residential lot.
  2. ORIGINAL BEARING SYSTEM: Found iron rod monuments marking the northwest line of Courlandt Estates Subdivision and record bearing of N 44°50'27" E were used as the Basis of Bearings for this Survey.
  3. Existing topographic information was obtained from the City of Bryan Aerial Topographic Maps, (1996)
  4. This property is not located in a special flood hazard area according to the Brazos County, Texas and incorporated Areas Flood Insurance Rate Maps, Community Panel No. 4800820134C 0155C, effective date July 2, 1992.
  5. Minimum building setback requirements are established by City of Bryan Zoning Ordinance No. 756.
  6. All distances shown along curves are arc distances.
  7. Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods
- indicates 3/4" iron pipe set in concrete  
— indicates 3/4" iron pipe set in concrete on Subdivision Boundary
8. Abbreviations:  
P.U.E. - Public Utility Easement  
D.E. - Drainage Easement

## REPLAT

### COURTLANDT ESTATES OF COPPERFIELD SECTION SEVEN

A REPLAT OF LOTS 1 THRU 23, BLOCK 25 AND THE  
ABANDONED STREET RIGHTS-OF-WAY IN BLOCK 25  
37.961 ACRES

J.W. SCOTT LEAGUE A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
NOVEMBER, 2000  
SCALE: 1" = 100'

Owner:  
TAC Realty, Inc. f Donald A. Adom, Individually  
1111 Briarcrest Dr., Suite 300  
Bryan, Texas 77802  
(979) 896-8688

SHEET 1 OF 2 ~ ORIGINAL PLAT  
SHEET 2 OF 2 ~ REPLAT

own boundary shades

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEG.	CHORD
C1	12°21'43"	1040.00'	224.39'	112.63'	N 15°46'15" E	223.95'	
C2	9°58'32"	960.00'	167.14'	83.78'	S 16°57'50" W	166.93'	
C3	49°12'55"	450.20'	386.70'	206.19'	N 12°37'53" W	374.93'	
C4	55°44'49"	560.00'	544.86'	296.17'	S 09°21'56" E	523.62'	
C5	90°00'00"	25.00'	39.27'	25.00'	S 82°14'20" E	35.36'	
C6	90°00'00"	25.00'	39.27'	25.00'	S 07°45'40" W	35.36'	

**LINE TABLE**

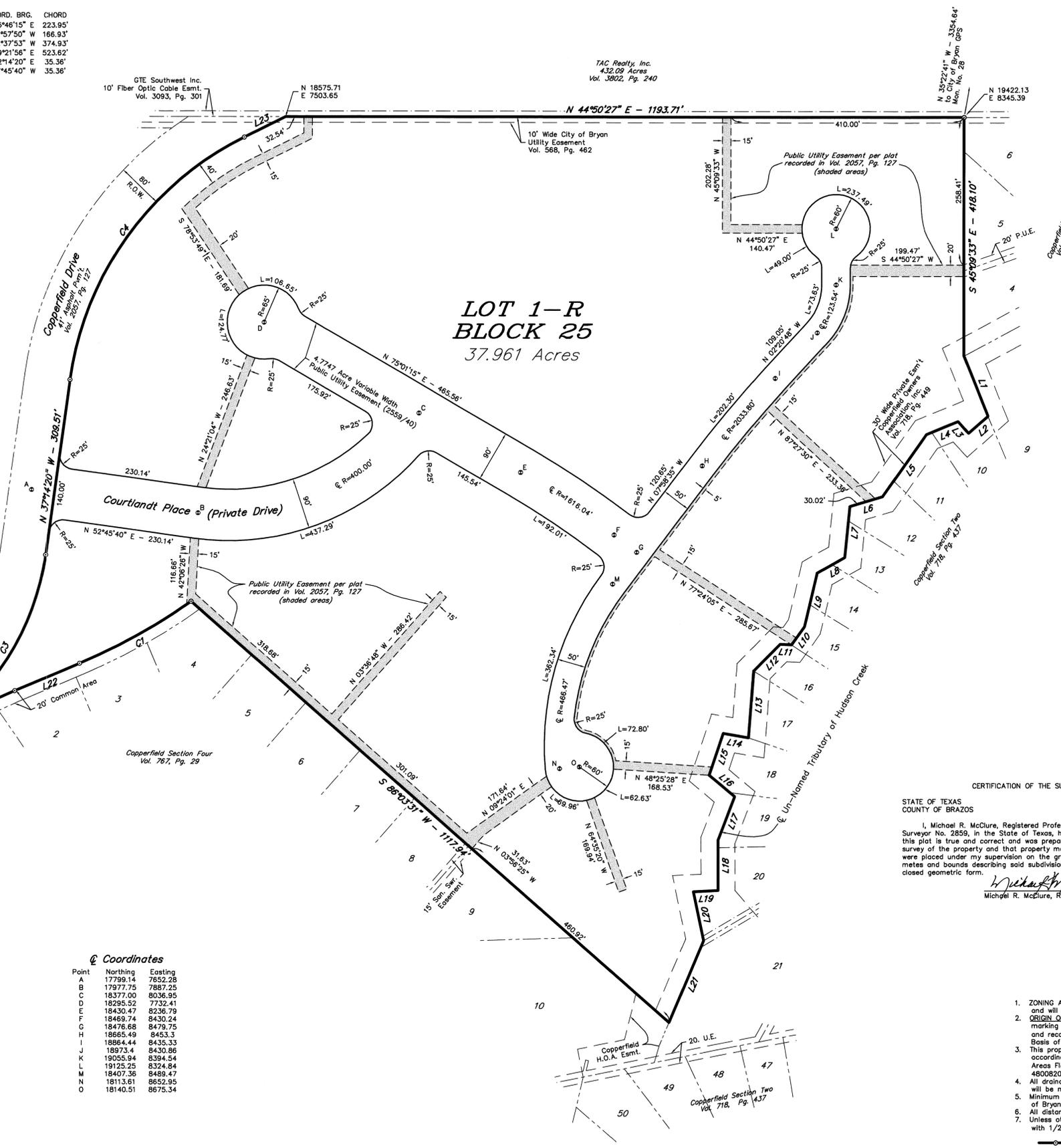
LINE	BEARING	Distance
L1	S 67°13'05" E	112.97'
L2	S 03°42'55" W	45.57'
L3	N 87°34'31" W	27.54'
L4	S 22°47'22" W	59.81'
L5	S 09°50'42" E	133.90'
L6	S 28°04'35" W	60.05'
L7	S 39°32'38" E	90.05'
L8	S 15°48'13" W	55.46'
L9	S 31°48'35" E	96.32'
L10	S 09°32'41" E	38.78'
L11	S 47°43'27" W	20.21'
L12	S 00°34'50" E	66.22'
L13	S 40°41'59" E	117.19'
L14	S 54°37'28" W	45.38'
L15	S 26°39'17" W	77.45'
L16	N 84°28'44" E	58.32'
L17	S 24°14'19" E	81.53'
L18	S 45°16'53" E	98.36'
L19	S 42°08'39" E	43.56'
L20	S 56°50'30" E	87.66'
L21	S 22°14'23" E	155.55'
L22	S 21°57'06" W	123.76'
L23	N 18°30'29" E	80.82'

Remainder of 156.659 Acres TAC Realty, Inc. Vol. 1463, Pg. 27

on boundary stakes up

**@ Coordinates**

Point	Northing	Easting
A	17799.14	7652.28
B	17977.75	7887.25
C	18377.00	8036.95
D	18295.52	7732.41
E	18430.47	8236.79
F	18469.74	8430.24
G	18476.68	8479.75
H	18665.49	8453.3
I	18864.44	8435.33
J	18973.4	8430.86
K	19055.94	8394.54
L	19125.25	8324.84
M	18407.38	8489.47
N	18113.61	8652.95
O	18140.51	8675.34



**LOT 1-R  
BLOCK 25**  
37.961 Acres

**0731965**

Filed for Record in:  
**BRAZOS COUNTY,**

On: Dec 11, 2000 at 01:49PM

As a  
**Plats**

Document Number: **0731965**

Amount: **55.00**

Receipt Number - 163486

By:  
**Jaine Kelley**

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY, as stamped herein by me.

Dec 11, 2000

HONORABLE NARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, 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.

*Michael R. McClure 12/11/00*  
Michael R. McClure, R.P.L.S. No. 2859

- Replat General Notes**
- ZONING AND LAND USE: This property is currently zoned PD#2 and will be used as a single family residential lot.
  - ORIGINAL BEARING SYSTEM: Found iron rod monuments marking the northwest line of Courtlandt Estates Subdivision and record bearing of N 44°50'27" E were used as the Basis of Bearings for this Survey.
  - This property is not located in a special flood hazard area according to the Brazos County, Texas and Incorporated Areas Flood Insurance Rate Maps, Community Panel No.'s 4800820134C & 4800820155C, effective date July 2, 1992.
  - All drainage infrastructures, including detention facilities will be maintained by the owner of Lot 1-R, Block 25.
  - Minimum building setback requirements are established by City of Bryan Zoning Ordinance No. 756.
  - All distances shown along curves are arc distances.
  - Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods
- indicates 3/4" Iron pipe set in concrete on Subdivision Boundary
- Abbreviations:  
P.U.E. - Public Utility Easement  
D.E. - Drainage Easement  
H.O.A. - Homeowners' Association

**REPLAT**

SHEET 2 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, TAC Realty, Inc., and Donald A. Adam, individually, owners 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 1463, Page 27, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drainage 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 **Donald A. Adam**, individually, and as chief executive officer of TAC Realty, Inc., 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 11<sup>th</sup> day of December, 2000.

*Susan Curtis*  
SUSAN CURTIS  
Notary Public, State of Texas  
My Commission Expires: 03/31/2004

APPROVAL OF PLANNING AND ZONING COMMISSION

I, **KIM C. CASEY**, 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 1<sup>st</sup> day of November, 2000, and same was duly approved on the 11<sup>th</sup> day of December, 2000, by said Commission.

*Kim C. Casey*  
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 11<sup>th</sup> day of December, 2000.

*W. Paul Kelley*  
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 11<sup>th</sup> day of December, 2000.

*W. Paul Kelley*  
Planning Administrator, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, **Nary Ann Ward**, 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 11<sup>th</sup> day of December, 2000, in the Official Records of Brazos County, Texas in Volume 0731965, Page 55.

*Nary Ann Ward*  
County Clerk, Brazos County, Texas

**REPLAT**

**COURTLANDT ESTATES  
OF COPPERFIELD  
SECTION SEVEN**

A REPLAT OF LOTS 1 THRU 23, BLOCK 25 AND THE ABANDONED STREET RIGHTS-OF-WAY IN BLOCK 25  
37.961 ACRES

J.W. SCOTT LEAGUE A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
NOVEMBER, 2000  
SCALE: 1" = 100'

Owner:  
TAC Realty, Inc. & Donald A. Adam, Individually  
1111 Briarcrest, Suite 300  
Bryan, Texas 77802  
(979) 696-5688

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