



CURVE DATA				
No.	DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	25.00'	25.00'	39.27'
2	70°31'44"	25.00'	25.00'	30.77'

FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the J. W. SCOTT LEAGUE, A-49, in Bryan, Brazos County, Texas, and being all of Lots (1) through Lots Fifteen (15) plus the Court Yard areas in Block Six (6) of COPPERFIELD SECTION ONE ADDITION to the City of Bryan, Texas, as recorded in Volume 532, Page 821 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at an iron rod at the most northerly corner of said Lot 15, Block Six, said iron rod also being at the intersection of the southwest right-of-way line of Brompton Lane and the southeast right-of-way line of Alley 6-B;

THENCE: S 30° 48' 52" E - 75.00 feet along said line of Brompton Lane to the Point of Curvature of a curve in the northwest right-of-way of Harrow Court;

THENCE: 39.27 feet in a southwesterly direction along said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a chord bearing S 14° 11' 08" W - for a distance of 35.36 feet for corner;

THENCE: S 59° 11' 08" W - 134.88 feet to the Point of Curvature of the cul-de-sac in said Harrow Court;

THENCE: 218.63 feet along the arc of said cul-de-sac having a radius of 50.00 feet to the point of curvature of a curve to the northeast;

THENCE: 30.77 feet along said curve having a central angle of 70° 31' 44", a radius of 25.00 feet, a tangent of 17.68 feet and a chord bearing N 23° 55' 16" E - 28.87 feet for corner;

THENCE: N 59° 11' 08" E - 64.17 feet to the Point of Curvature of a curve to right;

THENCE: 39.27 feet in a southeasterly direction 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 chord bearing S 75° 48' 52" E - 35.36 feet for corner;

THENCE: S 30° 48' 52" E - 75.00 feet to the east corner of the aforesaid Lot One, Block Six;

THENCE: S 90° 11' 08" W - 151.62 feet along the northwest line of Alley 6-C to an iron rod for corner;

THENCE: S 35° 12' 38" W - 91.91 feet to the Point of Curvature of a curve to the right;

THENCE: 39.27 feet in a southwesterly direction 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 chord bearing S 80° 12' 38" W - 35.36 feet for corner;

THENCE: N 54° 47' 22" W - 275.00 feet along the northeast line of Alley 6-A for corner;

THENCE: N 25° 18' 24" W - 10.12 feet to the Point of Curvature of a curve to the right;

THENCE: 39.27 feet in a northeasterly direction 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 chord bearing N 19° 41' 36" E - 35.36 feet for corner;

THENCE: N 64° 41' 36" E - 39.74 feet along the southeast line of Alley 6-B to the Point of Curvature of a curve to the left;

THENCE: 111.51 feet in a northeasterly direction along the arc of said curve having a central angle of 5° 30' 28", a radius of 1160.00 feet, a tangent of 55.80 feet and a chord bearing N 11° 08' 11" E - 111.47 feet for corner;

THENCE: N 59° 11' 08" E - 201.20 feet to the POINT OF BEGINNING and containing 1.674 acres of land, more or less.

- GENERAL NOTES**
- All areas designated as a Court Yard will be utilized as a Drainage & Utility Easement.
 - DE, UE, BL, indicates Drainage Easement, Utility Easement and Building Line.
 - All distances shown on curves are arc distances.
 - Iron Rods are set at all corners.
 - Reuther Landscape maintenance within the courtyard areas shall be the responsibility of the property owners of Lots 1-12, not the City of Bryan.
 - All 12 lots in the Revised Plat shall be designed for rear access (alley) with no curb cuts allowed on Harrow Court.

SECOND REPLAT

COPPERFIELD - SECTION ONE
LOTS 1-15, BLOCK 6
1.674 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=50' APRIL 1987

OWNER & DEVELOPER: BRAZOS VALLEY CONSTRUCTION, INC. 4400 CARTER CREEK PRKWAY, BRYAN, TEXAS 77802 (409) 846-8878

ENGINEER & SURVEYOR: GARRETT ENGINEERING 4444 CARTER CREEK PRKWAY, No. 108 BRYAN, TEXAS 77802 (409) 846-8878

GARRETT ENGINEERING

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
 COUNTY OF BRAZOS

I, (We, The), Emanuel Glockin, Jr. owners and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 532, page 821 and designated herein as the Copperfield Section One Subdivision to the City of Bryan, Texas, 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 therein shown for the purpose and consideration therein expressed.

Emanuel Glockin, Jr.
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Emanuel Glockin, Jr. 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 and consideration therein stated.

GIVEN under my hand and seal on this 28 day of APRIL 1987.

Donald Garrett
 Notary Public, State of Texas
 Notary's name: Donald Garrett
 Notary's commission expires: 9/19/88

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.

Donald Garrett
 City Engineer, Bryan, Texas

LAND USE: 12 RESIDENTIAL LOTS

APPROVAL OF THE PLANNING COMMISSION

I, G. KENNETH MALLOY Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 29 day of APRIL, 1987, and same was duly approved on the 21 day of MAY, 1987 by said Commission.

G. Kenneth Malloy
 Chairman, City Planning Commission,
 Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 BRAZOS COUNTY

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is a true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Donald D. Garrett
 Registered Public Surveyor

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the city master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Donald Garrett
 Director of Planning

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Frank Bowles, 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 28 day of May, 1987, in the Official Records of Brazos County in Volume 974, Page 83.

Frank Bowles
 County Clerk, Brazos County, Texas

GENERAL NOTES CONTINUED:

- All utility relocation and adjustments will be at the owner/developer's expense.
- All telephone relocation and adjustments will be at the owner/developer's expense.

FILED
 1987 MAY 28 PM 4:03
 BRAZOS COUNTY CLERK
 OFFICE OF THE COUNTY CLERK
 BRAZOS COUNTY, TEXAS
 387298

9th Inches in block 60