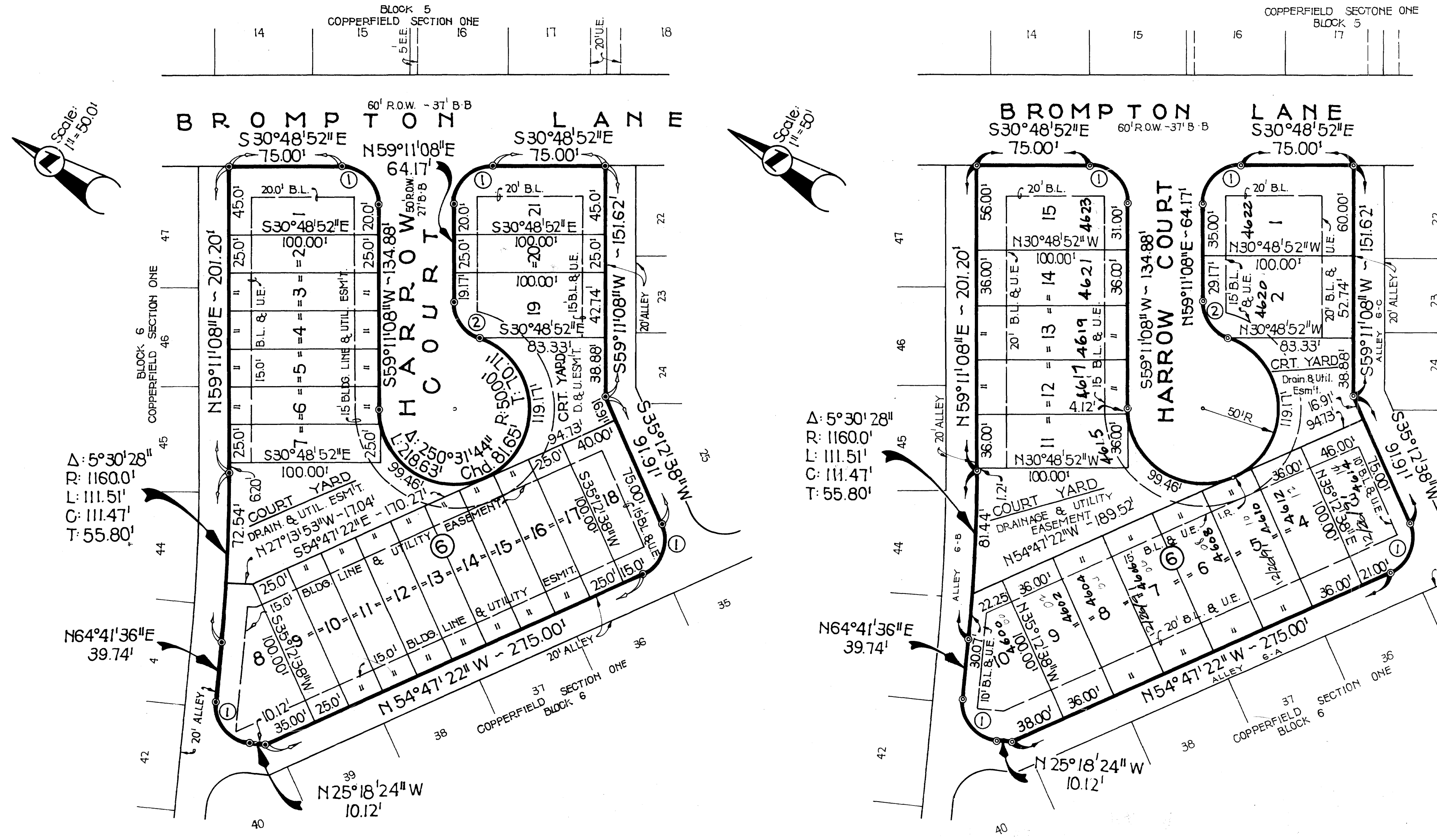


CURVE SCHEDULE					
Nº	DELTA	RADIUS	LENGTH	CHORD	TANGENT
1	90°00'00"	25.00'	39.27'	35.36'	25.00'
2	70°31'44"	25.00'	30.77'	28.87'	17.68'



**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 One (1) through Lots Twenty-One (21) 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 by metes and bounds as follows:

**BEGINNING:** at an iron rod marking the most northerly corner of said Lot One (1), Block Six (6), 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 for a distance of 75.00 feet and corner at the east corner of the aforesaid Lot 21, Block 6;

THENCE: S 59° 11' 08" W along the northwest line of Alley 6-C for a distance of 151.62 feet for corner;

THENCE: S 35° 12' 38" W for a distance of 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 long chord bearing S 80° 12' 38" W for a distance of 35.36 feet for corner;

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

THENCE: N 25° 18' 24" W for a distance of 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 long chord bearing N 19° 41' 36" E for a distance of 35.36 feet for corner;

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

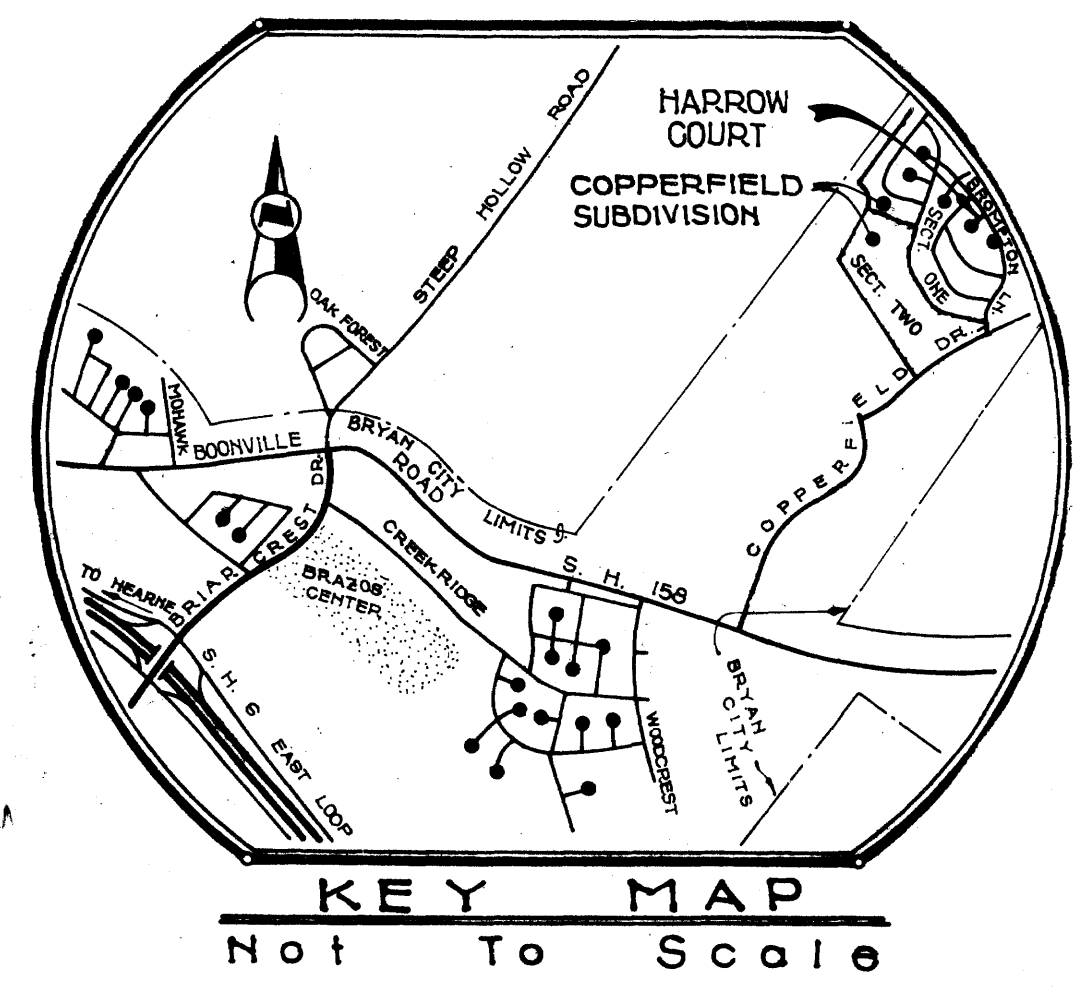
THENCE: 111.51 feet in a northeasterly direction along the arc of said curve having a central angle of 5° 30' 28", a radius of 1160.00 feet, a tangent of 55.80 feet and a long chord bearing N 23° 55' 16" E for a distance of 28.87 feet for corner;

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

THENCE: N 59° 11' 08" E for a distance of 64.17 feet to the Point of Curvature of a curve to the 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 long chord bearing S 75° 48' 52" E for a distance of 35.36 feet for corner;

- GENERAL NOTES:**
- All areas designated as a Court Yard will be utilized as a Utility Easement.
  - D.E., U.E., B.L., indicates Drainage Easement, Utility Easement and Building Line.
  - All distances shown on curves are arc distances.
  - Iron rods are set at all corners.
  - Routine Landscape maintenance within the courtyard areas shall be the responsibility of the property owners of Lots 1 through 15, Block 6 and not the City of Bryan.
  - All fifteen (15) lots in this Revised Plat shall be designed for rear access (alley access).



**ORIGINAL PLAT**  
 Lots 1 through 21, as recorded in Vol. 532, Pg. 821, Brazos Co. Deed Records  
 Land Use: 21 TOWN HOME LOTS

**REVISED PLAT**  
 LAND USE: 15 PATIO HOME LOTS

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:**

STATE OF TEXAS |  
 COUNTY OF BRAZOS |

I, Carl H. Nelson, President of Nejco Properties, Inc., owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 602, Page 196, and designated herein as the Revised Plat, Copperfield One in 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 thereon shown for the purpose and consideration therein expressed.

Carl H. Nelson  
 Owner

Jed Buelitz  
 Lienholder Approval

**CERTIFICATION BY THE COUNTY CLERK:**

STATE OF TEXAS |  
 COUNTY OF BRAZOS |

I, Frank Bouisbe, 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 13th day of August, 1983, in the Deed Records of Brazos County in Volume 602 Page 196.

Frank Bouisbe, Secy. July 20, 1983  
 County Clerk, Brazos County, Texas

**A CERTIFICATE BY THE ENGINEER:**

STATE OF TEXAS |  
 COUNTY OF BRAZOS |

I, Michael R. McClure, Registered Professional Engineer No. 32750 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure  
 Registered Professional Engineer

**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.

[Signature]  
 Director of Planning  
 Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS |  
 COUNTY OF BRAZOS |

I, Michael R. McClure, Registered Public 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 made under my supervision on the ground.

Michael R. McClure  
 Registered Public Surveyor

**APPROVAL OF THE PLANNING COMMISSION:**

I, Roger Jackson, 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 12th day of AUGUST, 1983, and same was duly approved on the 1st day of SEPTEMBER, 1983, by said Commission.

Roger Jackson  
 Chairman, City Planning Commission  
 Bryan, Texas

Before me, the undersigned authority, on this day personally appeared CARL H. NELSON, 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 of office this 30th day of September, 1983.

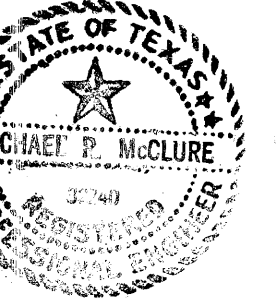
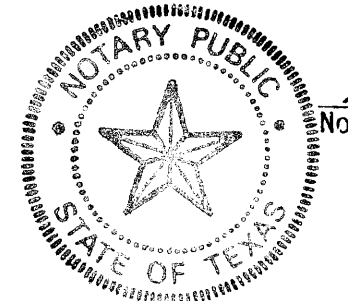
Michael R. McClure  
 Notary Public in and for Brazos County, Texas

**REPLAT**  
**COPPERFIELD SECTION ONE**  
 BLOCK 6, LOTS 1 THROUGH 21  
 1.6744 ACRES OF LAND  
 J.W. SCOTT LEAGUE, A-49  
 BRYAN, BRAZOS COUNTY, TEXAS

DATE: SEPT, 1983

OWNER & DEVELOPER: COPPERFIELD DEVELOPMENT, Ltd.  
 P.O. BOX 3369  
 BRYAN, TEXAS 77802

ENGINEER & SURVEYOR: MCCLURE ENGINEERING, Inc.  
 P.O. BOX 4604  
 BRYAN, TEXAS 77802



11:35 FILED  
 279805  
 OCT 13 1983  
 FRANK BOUISBE  
 County Clerk