

H.P. Dansby, Jr.
Vol. 244 Pg. 614
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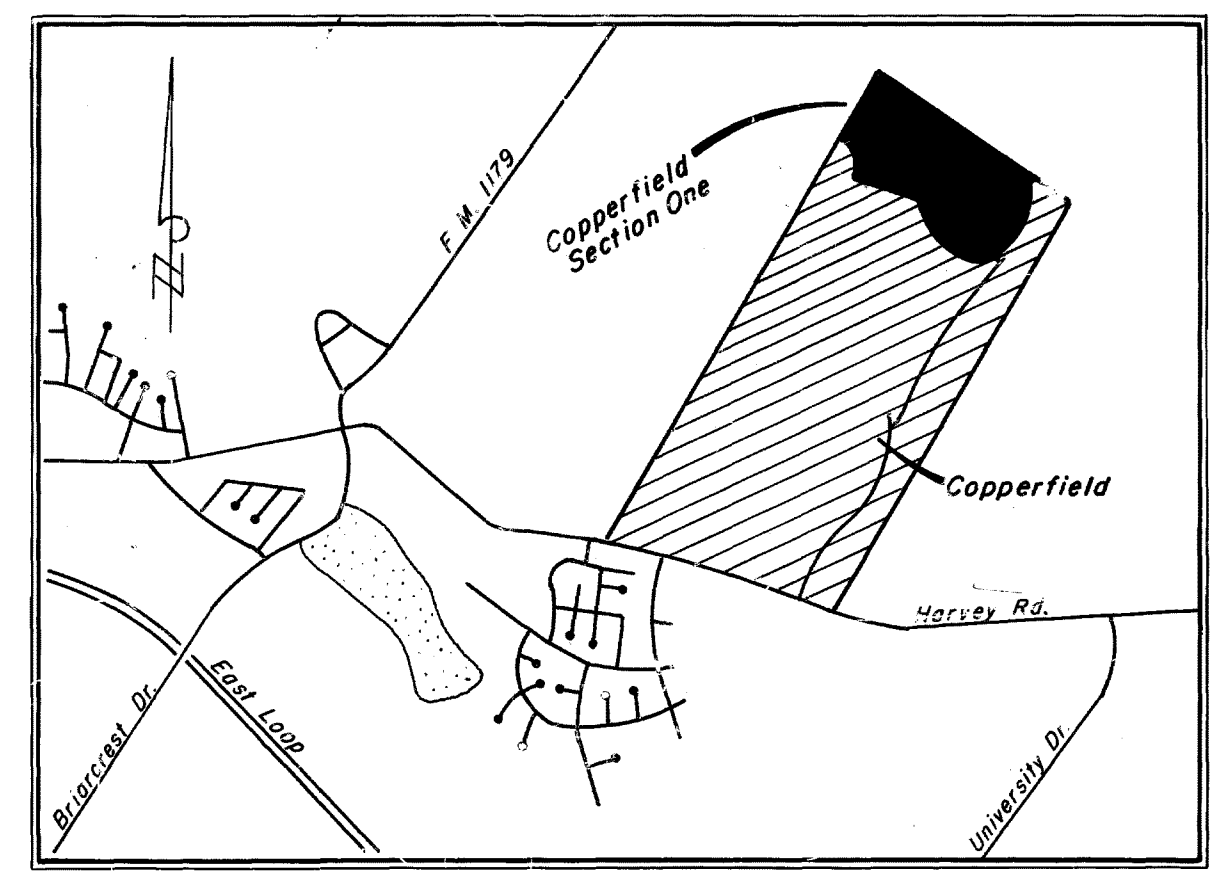
COPPERFIELD DEVELOPMENT LTD.
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CURVE	DELTA	ARC	CHORD	CHORD BEG	CHORD END
1	17°10'14"	260.00	39.45	79.30	N 05°13'11"E
2	01°29'08"	25.00	21.50	30.80	N 28°50'40"W
3	12°44'51"	618.77	88.23	137.88	N 01°08'48"W
4	29°28'58"	190.00	47.38	62.82	N 40°02'53"W
5	42°48'34"	369.00	188.18	264.18	N 01°08'23"W
6	47°08'18"	55.00	24.00	45.27	S 21°39'34"W
7	62°33'46"	100.00	50.14	85.14	S 32°11'37"W
8	13°58'08"	148.80	18.22	36.25	S 37°47'20"E
9	48°48'00"	150.00	75.00	129.90	S 02°55'37"E
10	11°14'14"	500.00	49.18	86.08	S 13°20'51"W
11	18°47'37"	150.00	75.00	129.90	S 42°02'24"E
12	50°48'35"	385.00	181.28	338.53	S 01°08'24"W
13	28°28'58"	150.00	38.47	77.18	N 40°02'53"W
14	12°44'51"	618.77	88.23	137.88	N 01°08'48"W
15	7°40'28"	1000.00	67.07	133.84	N 83°41'22"E
16	80°40'28"	150.00	75.00	129.90	N 14°31'58"E
17	88°01'30"	150.00	87.48	172.85	N 87°48'07"W
18	28°28'58"	150.00	38.47	77.18	N 40°02'53"W
19	28°28'58"	150.00	38.47	77.18	N 40°02'53"W
20	28°28'58"	150.00	38.47	77.18	N 40°02'53"W
21	28°28'58"	150.00	38.47	77.18	N 40°02'53"W
22	28°28'58"	150.00	38.47	77.18	N 40°02'53"W
23	5°30'28"	1000.00	49.10	88.18	N 81°58'22"E
24	21°01'11"	285.00	71.42	141.50	N 40°46'58"E
25	28°28'58"	150.00	38.47	77.18	N 40°02'53"W
26	5°30'28"	1000.00	49.10	88.18	N 81°58'22"E
27	5°30'28"	1000.00	49.10	88.18	N 81°58'22"E
28	5°30'28"	1000.00	49.10	88.18	N 81°58'22"E
29	5°30'28"	1000.00	49.10	88.18	N 81°58'22"E
30	5°30'28"	1000.00	49.10	88.18	N 81°58'22"E
31	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
32	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
33	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
34	48°11'23"	25.00	11.18	21.03	N 38°23'58"W
35	48°11'23"	25.00	11.18	21.03	N 38°23'58"W
36	81°28'47"	25.00	21.52	35.54	S 21°43'28"E
37	81°28'47"	25.00	21.52	35.54	S 21°43'28"E
38	48°11'23"	25.00	11.18	21.03	N 38°23'58"W
39	48°11'23"	25.00	11.18	21.03	N 38°23'58"W
40	70°12'39"	25.00	17.57	30.83	S 27°23'33"E
41	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
42	81°28'47"	25.00	21.52	35.54	S 21°43'28"E
43	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
44	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
45	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
46	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
47	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
48	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
49	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
50	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
51	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
52	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
53	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
54	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
55	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
56	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
57	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
58	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
59	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
60	81°03'04"	25.00	24.71	36.88	S 15°11'08"W
61	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
62	81°03'04"	25.00	24.71	36.88	S 15°11'08"W
63	75°48'51"	25.00	19.47	33.08	S 19°47'22"E
64	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
65	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
66	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
67	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
68	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
69	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
70	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
71	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
72	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
73	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
74	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
75	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
76	80°00'00"	25.00	25.00	36.27	N 00°14'18"W
77	108°47'28"	25.00	35.57	47.81	S 82°37'28"W

LINE	BEARING	DISTANCE	71.73
1	S 82°58'48"E	64.17	71.73
2	S 58°11'08"W	25.00	64.17
3	N 51°19'08"E	25.00	64.17
4	N 38°24'54"E	68.04	68.04
5	S 71°08'04"E	71.36	71.36
6	S 78°20'08"E	30.11	30.11
7	N 58°11'08"W	30.30	30.30

LAND USE	LOTS	UNITS
Block 1		
Single Family	38 Lots	
Duplex	33 Lots	
Patio Home	6 Lots	
Quadplex	7 Lots	
Block 2		
Single Family	25 Lots	
Block 3		
Single Family	35 Lots	
Block 4		
Single Family	9 Lots	
Duplex	3 Lots	
Block 5		
Duplex	2 Lots	
Single Family	17 Lots	
Block 6		
Townhome	21 Lots	
Patio Home	7 Lots	
Quadplex	19 Lots	
Block 7		
Quadplex	15 Lots	
Duplex	17 Lots	
Single Family	5 Lots	
Block 8		
Single Family	20 Lots	
TOTAL LOTS	279 Lots	
TOTAL UNITS	457	

COPPERFIELD DEVELOPMENT, LTD.
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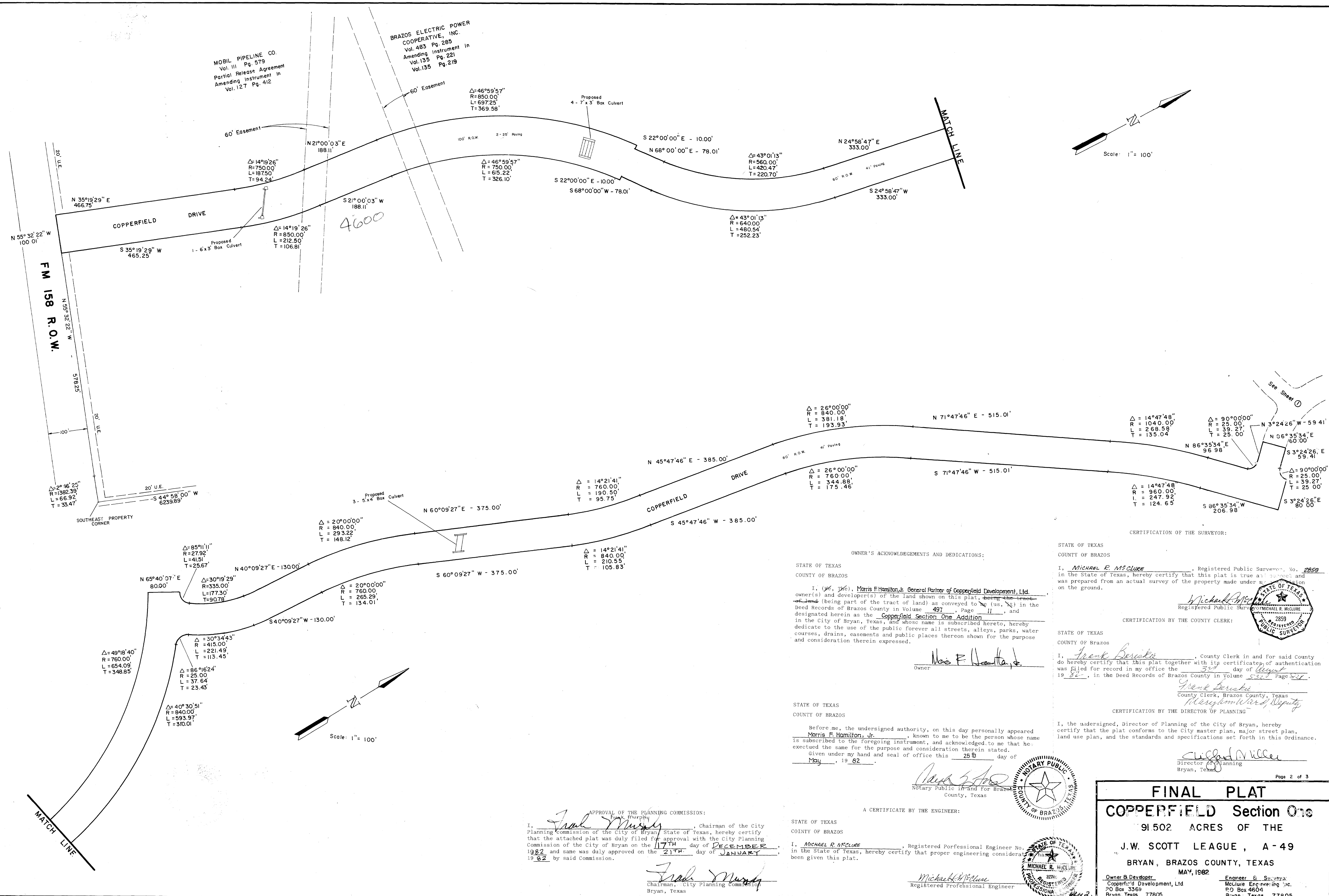
- Scale: 1" = 100'
- GENERAL NOTES:**
- Minimum Slab Elevations to Accommodate Drainage Detention Requirements in Subdivision.
 - All areas designated as a Court Yard will also be designated as a Utility Easement
 - D.E. - Drainage Easement
 - U.E. - Utility Easement
 - B.L. - Building Line
 - All distances shown on curves are arc distances
 - Minimum sidewalk setback is 5'
 - Denotes concrete monument
 - Iron rods are set at all lot corners

FINAL PLAT
COPPERFIELD Section One
91.502 ACRES OF THE
J.W. SCOTT LEAGUE, A - 49
BRYAN, BRAZOS COUNTY, TEXAS
MAY, 1982

Owner & Developer
Copperfield Development, Ltd.
P.O. Box 3369
Bryan, Texas 77805

Engineer & Surveyor
McClure Engineering Inc.
P.O. Box 4604
Bryan, Texas 77805

FILED
AUG 3 1982
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Page 6



on base
11/12/82

MOBIL PIPELINE CO.
Vol. III Pg. 579
Partial Release Agreement
Amending Instrument in
Vol. 127 Pg. 412

BRAZOS ELECTRIC POWER
COOPERATIVE, INC.
Vol. 483 Pg. 285
Amending Instrument in
Vol. 135 Pg. 221
Vol. 135 Pg. 219

Scale: 1" = 100'

Scale: 1" = 100'

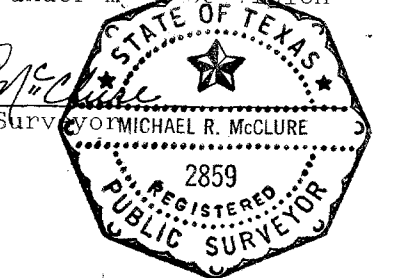
MATCH LINE

MATCH LINE

4600

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
on the ground.



CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Berwick, 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 30th day of August
19 82, in the Deed Records of Brazos County in Volume 5327 Page 527.

Frank Berwick
County Clerk, Brazos County, Texas
Mary Ann Wilcox, Deputy

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.

Michael Miller
Director of Planning
Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

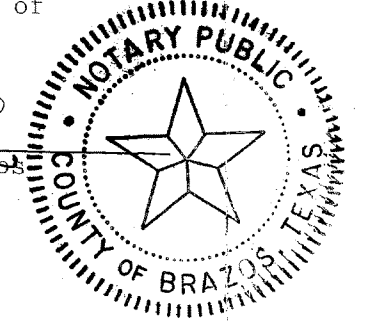
STATE OF TEXAS
COUNTY OF BRAZOS
I, (we, the), Morris F. Hamilton, Jr., General Partner of Copperfield Development, Ltd.
owner(s) and developer(s) of the land shown on this plat, being the tract
being part of the tract of land as conveyed to me (us, we) in the
Deed Records of Brazos County in Volume 497, Page 11, and
designated herein as the Copperfield Section One Addition
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.

Morris F. Hamilton, Jr.
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared
Morris F. Hamilton, 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 of office this 25th day of
May, 19 82.

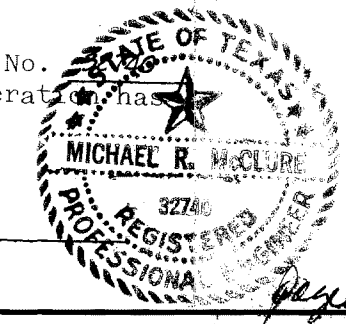
Carol S. [Signature]
Notary Public in and For Brazos
County, Texas



A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS
I, Michael R. McClure, Registered Professional Engineer No. 3276
in the State of Texas, hereby certify that proper engineering consideration
has been given this plat.

Michael R. McClure
Registered Professional Engineer



APPROVAL OF THE PLANNING COMMISSION:

I, Frank Murphy, 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 17th day of DECEMBER,
1982 and same was duly approved on the 21st day of JANUARY,
19 82 by said Commission.

Frank Murphy
Chairman, City Planning Commission
Bryan, Texas

FINAL PLAT
COPPERFIELD Section One
91 502 ACRES OF THE
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
MAY, 1982
Owner & Developer: Copperfield Development, Ltd. P.O. Box 3369 Bryan, Texas 77805
Engineer & Surveyor: McClure Engineering, Inc. P.O. Box 4604 Bryan, Texas 77805

Field Notes
91.502 Acre Subdivision

Being all that certain tract or parcel of land, lying and being situated in the J.W. SCOTT LEAGUE, Abstract No. 49, Brazos County, Texas, and being a part of that 550.00 acre tract of land conveyed to Copperfield Development Ltd, by Morris F. Hamilton, Jr. by deed recorded in Volume 497, Page 11 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 the said 550.00 acre tract, said iron rod also being in the common fence line between this tract and the H.P. Dansby, Jr. tract as recorded in Vol. 244, Page 614;

THENCE: S 30° 48' 52" E - 2930.00 feet along the northeast line of said 550.00 acre tract to an iron rod for corner;

THENCE: S 15° 21' 08" W - 276.56 feet for corner;

THENCE: S 67° 31' 36" W - 560.77 feet for corner;

THENCE: S 31° 56' 51" W - 81.22 feet for corner;

THENCE: S 86° 35' 34" W - 120.00 feet for corner;

THENCE: S 03° 24' 26" E - 59.41 feet to the Point of Curvature of a curve to the left;

THENCE: 39.27 feet in a southeasterly direction along the arc of a 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 48° 24' 26" E - 35.36 feet to an iron rod for corner;

THENCE: S 03° 24' 26" E - 80.00 feet for corner;

THENCE: S 86° 35' 34" W - 206.98 feet to the Point of Curvature of a curve to the left;

THENCE: 247.92 feet in a southwesterly direction along the arc of a curve having a central angle of 14° 47' 48", a radius of 960.00 feet, a tangent of 124.65 feet and a long chord bearing S 79° 11' 40" W - 247.23 feet to the point of tangency;

THENCE: S 71° 47' 46" W - 515.01 feet to the Point of Curvature of a curve to the left;

THENCE: 344.88 feet in a southwesterly direction along said curve having a central angle of 26° 00' 00", a radius of 760.00 feet, a tangent of 175.46 feet and a long chord bearing S 58° 47' 46" W - 341.93 feet to the Point of Tangency;

THENCE: S 45° 47' 46" W - 385.00 feet to the Point of Curvature of a curve to the right;

THENCE: 210.55 feet in a southwesterly direction along the arc of said curve having a central angle of 14° 21' 41", a radius of 840.00 feet, a tangent of 105.83 feet and a long chord bearing S 52° 58' 36" W - 210.00 feet to the Point of Tangency;

THENCE: S 60° 09' 27" W - 375.00 feet to the Point of Curvature of a curve to the left;

THENCE: 265.29 feet in a southwesterly direction along the arc of said curve having a central angle of 20° 00' 00", a radius of 760.00 feet, a tangent of 134.01 feet and a long chord bearing S 50° 09' 27" W - 263.95 feet to the Point of Tangency;

THENCE: S 40° 09' 27" W - 130.00 feet to the Point of Curvature to the right;

THENCE: 221.49 feet in a southwesterly direction along the arc of said curve having a central angle of 30° 34' 43", a radius of 415.00 feet, a tangent of 113.45 feet and a long chord bearing S 55° 26' 48" W - 218.87 feet to the Point of Curvature of a curve to the left;

THENCE: 37.64 feet in a southwesterly direction along said curve having a central angle of 86° 16' 24", a radius of 25.00 feet, a tangent of 23.43 feet and a long chord bearing S 27° 36' 00" W - 34.19 feet to the Point of Curvature of a curve to the right;

THENCE: 593.97 feet along the arc of said curve having a central angle of 40° 30' 51", a radius of 840.00 feet, a tangent of 310.01 feet and a long chord bearing S 4° 43' 21" W - 581.67 feet to the Point of Tangency;

THENCE: S 24° 58' 47" W - 333.00 feet to the Point of Curvature of a curve to the right;

THENCE: 480.54 feet in a southwesterly direction along the arc of a curve having a central angle of 43° 01' 13", a radius of 640.00 feet, a tangent of 252.23 feet and a long chord bearing S 46° 29' 24" W - 469.33 feet for corner;

THENCE: S 68° 00' 00" W - 78.01 feet for corner;

THENCE: S 22° 00' 00" E - 10.00 feet for corner;

THENCE: 615.22 feet in a southwesterly direction along the arc of a curve having a central angle of 46° 59' 57", a radius of 750.00 feet, a tangent of 326.10 feet and a long chord bearing S 44° 30' 02" W - 598.11 feet to the Point of Tangency;

THENCE: S 21° 00' 03" W - 188.11 feet to the Point of Curvature of a curve to the right;

THENCE: 212.50 feet in a southwesterly direction along the arc of a curve having a central angle of 14° 19' 26", a radius of 850.00 feet, a tangent of 106.81 feet and a long chord bearing S 28° 09' 46" W - 211.95 feet to the Point of Tangency;

THENCE: S 35° 19' 29" W - 465.25 feet to a point in the north right-of-way line of Farm Road No. 158'

THENCE: N 55° 32' 22" W - 100.01 feet along said north line of Farm Road No. 158' for corner;

THENCE: N 35° 19' 29" E - 466.75 feet to the Point of Curvature of a curve to the left;

THENCE: 187.50 feet in a northeasterly direction along the arc of a curve having a central angle of 14° 19' 26", a radius of 750.00 feet, a tangent of 94.24 feet and a long chord bearing N 28° 09' 46" E - 187.01 feet to the Point of Tangency;

THENCE: N 21° 00' 03" E - 188.11 feet to the Point of Curvature of a curve to the right;

THENCE: 697.25 feet in a northeasterly direction along the arc of a curve having a central angle of 46° 59' 57", a radius of 850.00 feet, a tangent of 369.58 feet and a long chord bearing N 44° 30' 02" E - 677.86 feet for corner;

THENCE: S 22° 00' 00" E - 10.00 feet for corner;

THENCE: N 68° 00' 00" E - 78.01 feet to the Point of Curvature of a curve to the left;

THENCE: 420.47 feet in a northeasterly direction along the arc of a curve having a central angle of 43° 01' 13", a radius of 560.00 feet, a tangent of 220.70 feet and a long chord bearing N 46° 29' 24" E - 410.67 feet to the Point of Tangency;

THENCE: N 24° 58' 47" E - 333.00 feet to the Point of Curvature of a curve to the left;

THENCE: 654.09 feet in a northeasterly direction along the arc of a curve having a central angle of 49° 18' 40", a radius of 760.00 feet, a tangent of 348.85 feet and a long chord bearing N 0° 19' 27" E - 654.09 feet for corner;

THENCE: N 65° 40' 07" E - 80.00 feet for corner;

THENCE: 41.51 feet in a southeasterly direction along the arc of a curve having a central angle of 85° 11' 11", a radius of 27.92 feet, a tangent of 25.67 feet and a long chord bearing S 66° 55' 29" E - 37.80 feet to the Point of Curvature of a curve to the left;

THENCE: 177.30 feet in a northeasterly direction along the arc of a curve having a central angle of 30° 19' 29", a radius of 335.00 feet, a tangent of 90.78 feet and a long chord bearing N 55° 19' 11" E - 175.24 feet to the Point of Tangency;

THENCE: N 40° 09' 27" E - 130.00 feet to the Point of Curvature of a curve to the right;

THENCE: 293.22 feet in a northeasterly direction along the arc of a curve having a central angle of 20° 00' 00", a radius of 840.00 feet, a tangent of 148.12 feet and a long chord bearing N 50° 09' 27" E - 291.73 feet to the Point of Tangency;

THENCE: N 60° 09' 27" E - 375.00 feet to the Point of Curvature of a curve to the left;

THENCE: 190.50 feet in a northeasterly direction along the arc of a curve having a central angle of 14° 21' 41", a radius of 760.00 feet, a tangent of 95.75 feet and a long chord bearing N 52° 58' 36" E - 190.00 feet to the Point of Tangency;

THENCE: N 45° 47' 46" E - 385.00 feet to the Point of Curvature of a curve to the right;

THENCE: 381.18 feet in a northeasterly direction along the arc of a curve having a central angle of 26° 00' 00", a radius of 840.00 feet, a tangent of 193.93 feet and a long chord bearing N 58° 47' 46" E - 377.92 feet to the Point of Tangency;

THENCE: N 71° 47' 46" E - 515.01 feet to the Point of Curvature of a curve to the right;

THENCE: 268.58 feet in a northeasterly direction along the arc of a curve having a central angle of 14° 47' 48", a radius of 1040.00, a tangent of 135.04 feet and a long chord bearing N 79° 11' 40" E - 267.83 feet to the Point of Tangency;

THENCE: N 86° 35' 34" E - 96.98 feet to the Point of Curvature of a curve to the left;

THENCE: 39.27 feet in a northeasterly direction along the arc of a 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 41° 35' 34" E - 35.36 feet to the Point of Tangency;

THENCE: N 03° 24' 26" W - 59.41 feet to the Point of Curvature of a curve to the right;

THENCE: 78.30 feet in a northeasterly direction along the arc of a curve having a central angle of 17° 15' 14", a radius of 260.00 feet, a tangent of 39.45 feet and a long chord bearing N 05° 13' 11" E - 78.00 feet to the Point of Curvature of a curve to the left;

THENCE: 35.51 feet in a northwesterly direction along the arc of a curve having a central angle of 81° 23' 06", a radius of 25.00 feet, a tangent of 21.50 feet and a long chord bearing N 26° 50' 45" W - 32.60 feet to the Point of Curvature of a curve to the right;

THENCE: 137.89 feet in a northwesterly direction along the arc of a curve having a central angle of 12° 44' 51", a radius of 619.77 feet, a tangent of 69.23 feet and a long chord bearing N 61° 09' 48" W - 137.61 feet to the Point of Tangency;

THENCE: N 54° 47' 22" W - 761.10 feet to the Point of Tangency of a curve to the right;

THENCE: 92.62 feet in a northwesterly direction along the arc of a curve having a central angle of 29° 28' 58", a radius of 180.00 feet, a tangent of 47.36 feet and a long chord bearing N 40° 02' 53" W - 91.60 feet to the Point of Tangency;

THENCE: N 25° 18' 24" W - 397.35 feet to the Point of Curvature of a curve to the right;

THENCE: 364.19 feet in a northeasterly direction along the arc of a curve having a central angle of 52° 49' 34", a radius of 395.00 feet, a tangent of 196.19 feet and a long chord bearing N 01° 06' 23" E - 351.42 feet to the Point of Tangency;

THENCE: N 27° 31' 11" E - 141.86 feet for corner;

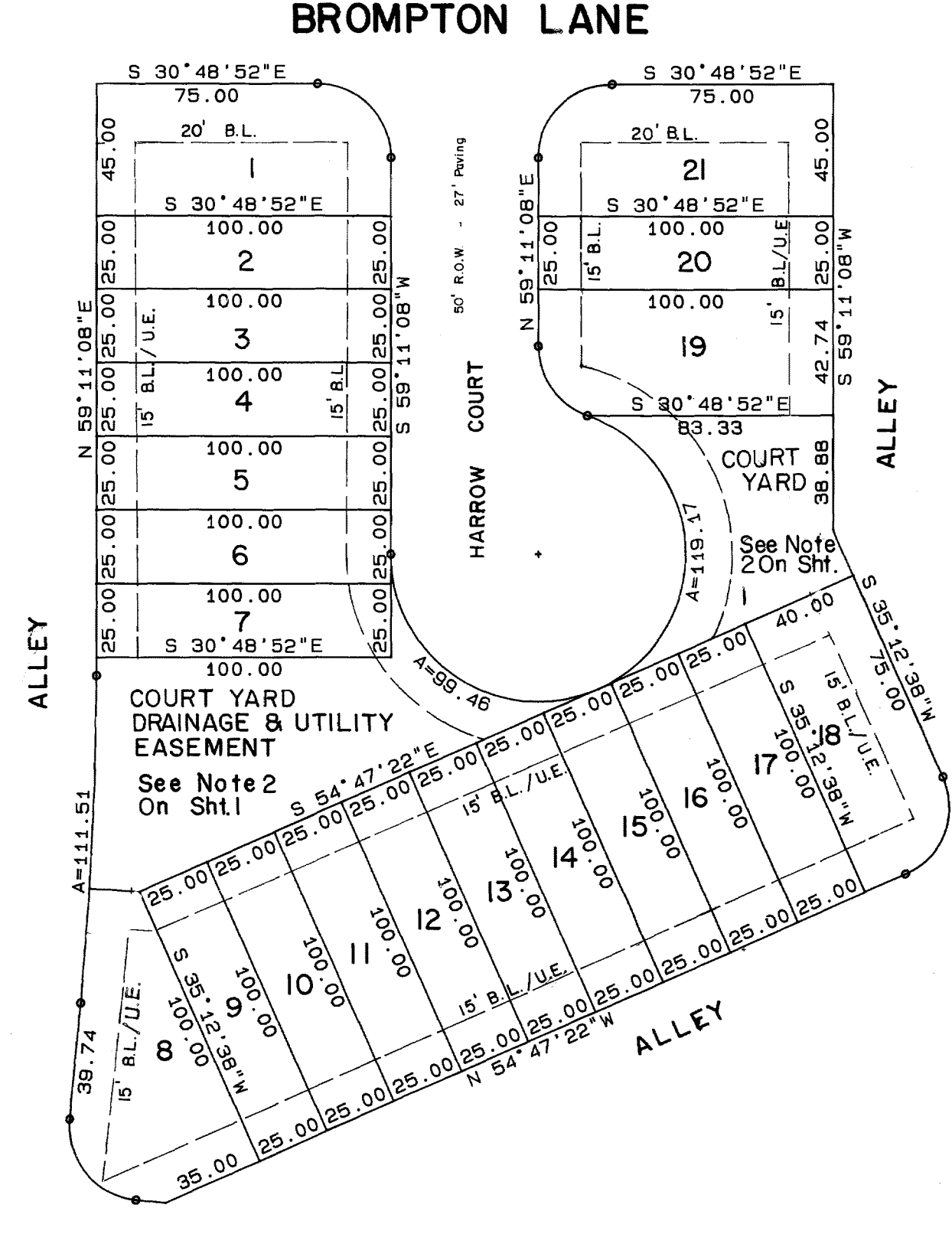
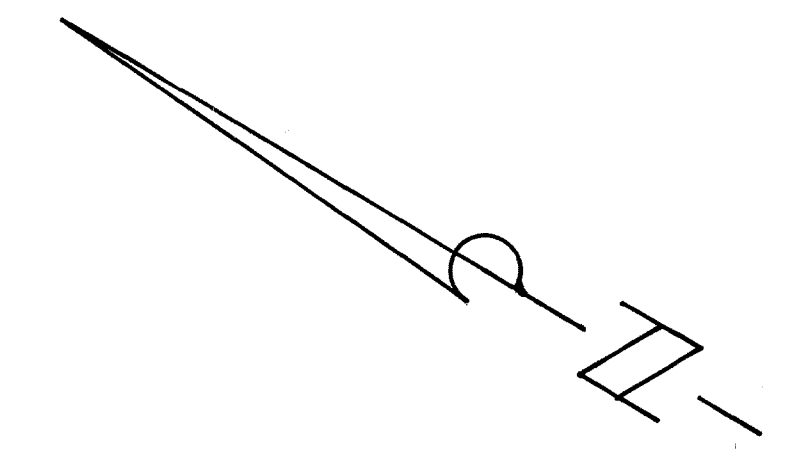
THENCE: N 62° 28' 49" W - 778.12 feet for corner;

THENCE: N 32° 04' 56" E - 95.00 feet for corner;

THENCE: N 01° 55' 04" W - 132.00 feet for corner;

THENCE: N 29° 25' 04" W - 85.00 feet and corner in the northwest line of the aforesaid 550.00 acre tract;

THENCE: N 45° 19' 56" E - 100.00 feet,
N 43° 06' 05" E - 196.42 feet,
N 44° 41' 56" E - 322.09 feet,
N 45° 06' 18" E - 70.92 feet and
N 45° 14' 12" E - 596.18 feet along the said northwest line of the 550.00 acre tract to the PLACE OF BEGINNING and containing 91.502 acres of land, more or less, according to a survey made under the supervision of Michael R. McClure, Registered Public Surveyor, No. 2859, December 21, 1981.



ENLARGEMENT OF
LOTS 1 THROUGH 21
BLOCK 6
(SEE SHEET 1 OF 3)

on purchase of 11/16/82 wd

FINAL PLAT
COPPERFIELD Section One
91 502 ACRES OF THE
J.W. SCOTT LEAGUE, A - 49
BRYAN, BRAZOS COUNTY, TEXAS
MAY, 1982

Owner & Developer: Copperfield Development, Ltd.
P.O. Box 3369
Bryan, Texas 77805

Engineer & Surveyor: McClure Engineering Inc.
P.O. Box 4604
Bryan, Texas 77805