

H.P. Danaby
285.439 Acres
V. 599, P. 531
Unplatted

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

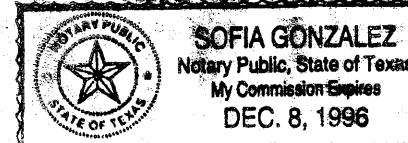
We, COPPERFIELD TEN, LTD., a Texas Limited Partnership by its owner and developer of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 2183, Page 319, and designated herein as COPPERFIELD SECTION 10A in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicates 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.

COPPERFIELD TEN, LTD., A Texas Limited Partnership:

By its General Partner, Sadriff Realty, Inc., Morris F. Hamilton, President
First National Bank of Bryan
Lienholder

STATE OF TEXAS
COUNTY OF BRAZOS

This instrument was acknowledged before me on the 2nd day of December, 1994, by MORRIS F. HAMILTON, President of Sadriff Realty, Inc., a Texas corporation, as the general partner of Copperfield Ten, Ltd., a Texas Limited Partnership.



Sofia Gonzalez
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, JOHN GODFREY, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 15th day of September, 1994, and same was duly approved on the 6th day of October, 1994.

John Godfrey
Chairman, Bryan Planning and Zoning Commission

CERTIFICATE OF THE COUNTY CLERK

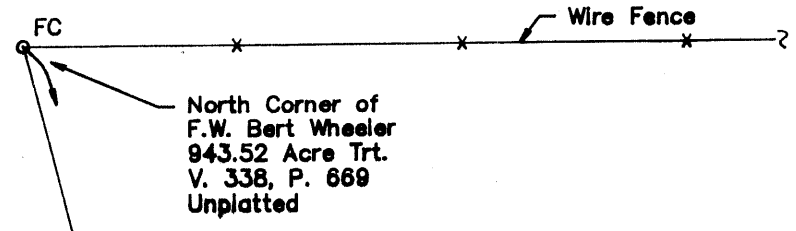
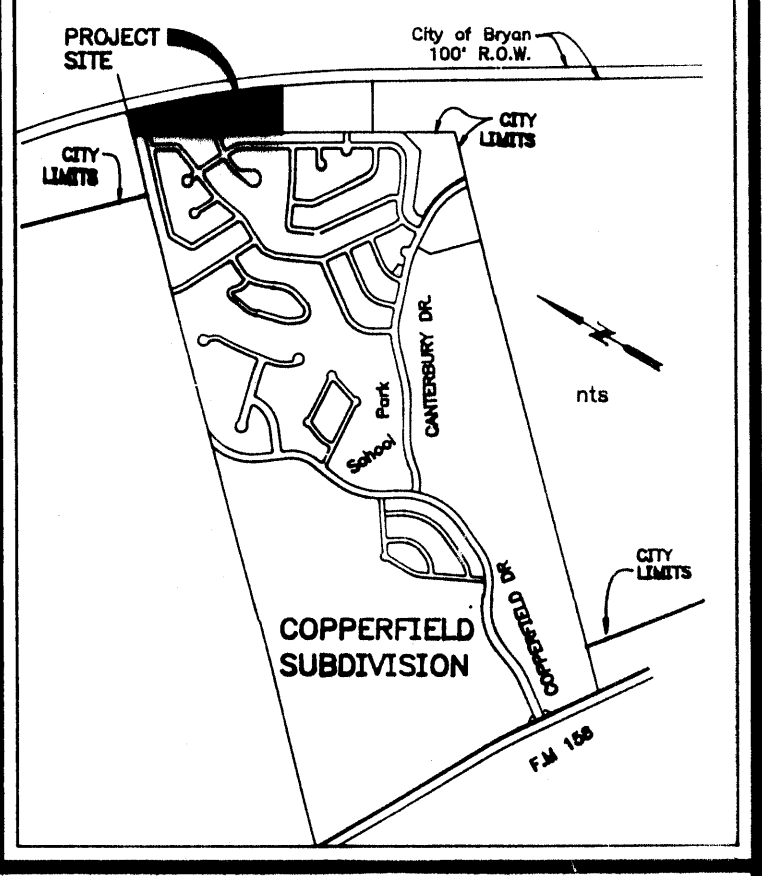
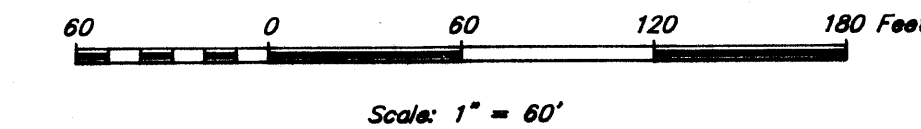
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of publication were filed for record in my office on the 15th day of September, 1994, in the Official Records of Brazos County, Texas, in Volume 2395, Page 163.

Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner 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.

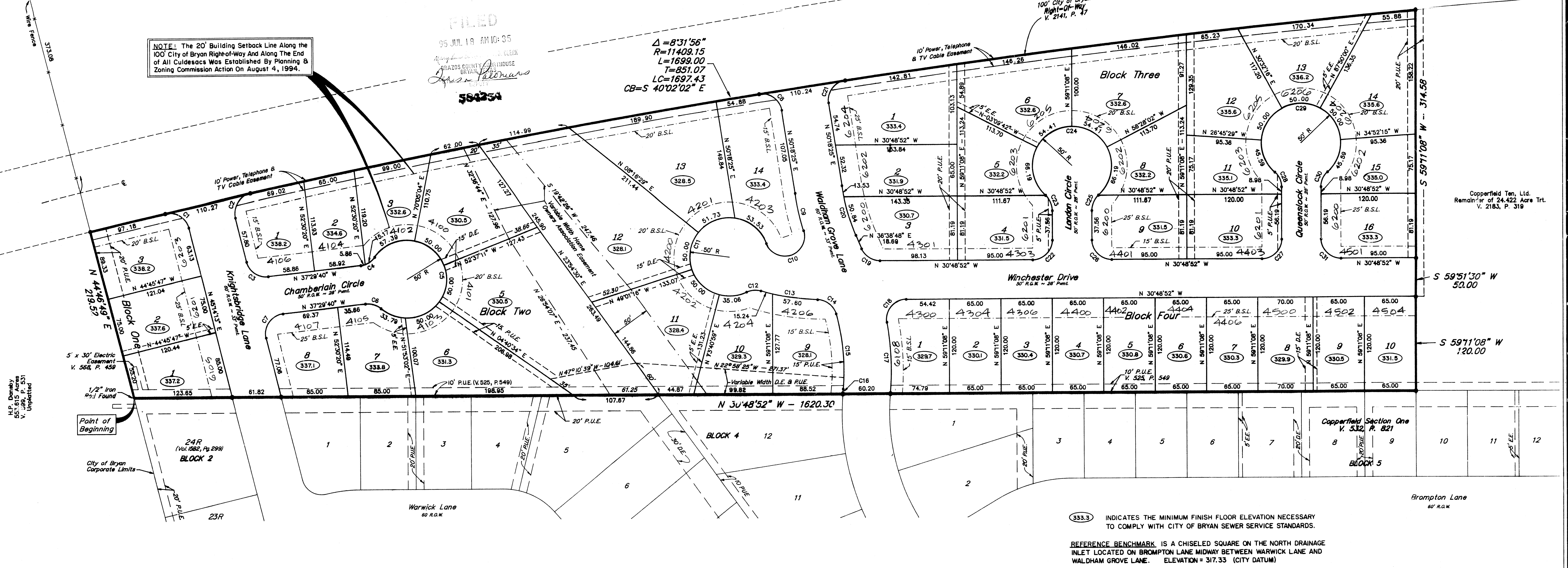
Rafaela Thomas
City Planner, Bryan, Texas



NOTE: The 20' Building Setback Line Along the 100' City of Bryan Right-of-Way And Along The End of All Cul-de-sacs Was Established by Planning & Zoning Commission Action On August 4, 1994.

FILED
354254
35 JUL 19 AM 10:35
Brazos County Clerk's Office

Δ=8°31'56"
R=11409.15
L=1699.00
T=851.07
LC=1697.43
CB=S 40°02'02" E



333.3 INDICATES THE MINIMUM FINISH FLOOR ELEVATION NECESSARY TO COMPLY WITH CITY OF BRYAN SEWER SERVICE STANDARDS.
REFERENCE BENCHMARK IS A CHISELED SQUARE ON THE NORTH DRAINAGE INLET LOCATED ON BROMPTON LANE MIDWAY BETWEEN WARWICK LANE AND WALDHAM GROVE LANE. ELEVATION = 317.33 (CITY DATUM)

on line base N 14.095 W

Curve Data table with columns: CURVE DELTA, RADIUS, ARC, TANGENT, BEARING, CHORD. It lists 16 curves (C1-C16) with their respective geometric data.

FIELD NOTES
14.095 ACRES
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 called 24.422 acre tract of land conveyed to COPPERFIELD TEN, Ltd. by F. W. Bart Wheeler by deed recorded in Volume 532, Page 821, of the Official Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING: at a 1/2-inch iron rod found marking the most northerly corner of COPPERFIELD, SECTION ONE, an addition to the City of Bryan as recorded in Volume 532, Page 821, said iron rod also being in the southeast line of the H.P. Danaby, Jr. tract for a distance of 218.52 feet to a 3/4-inch iron pipe set in concrete for corner, said iron pipe also being in the southwest line of the 100-foot wide Right-of-Way tract conveyed to the City of Bryan and recorded in Volume 2141, Page 47 of the Official Records;
THENCE: N 44° 46' 49" E along the common line of the said 553.615 acre H.P. Danaby, Jr. tract and the said 24.422 acre Copperfield Ten, Ltd. tract for a distance of 218.52 feet to a 3/4-inch iron pipe set in concrete for corner, said iron pipe also being in the southwest line of the 100-foot wide Right-of-Way tract conveyed to the City of Bryan and recorded in Volume 2141, Page 47 of the Official Records;
THENCE: along a curve in a clockwise direction having a central angle of 8° 31' 56", an arc distance of 1699.00 feet, a radius of 11409.15 feet, a tangent of 851.07 feet and a long chord bearing of S 40° 02' 02" E for a distance of 1697.43 feet to a 3/4-inch iron pipe set in concrete for corner;
THENCE: S 59° 11' 08" W through the interior of the aforementioned 24.422 acre tract for a distance of 314.58 feet to a 3/4-inch iron pipe set in concrete for corner, said iron pipe also being in the northeast line of the aforementioned COPPERFIELD, SECTION ONE;
THENCE: N 30° 48' 52" W for a distance of 1620.30 feet to the POINT OF BEGINNING and containing 14.095 acres of and, more or less.

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat is in compliance with the appropriate laws and ordinances of the City of Bryan.
City Engineer
City of Bryan, Texas

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 made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.
Michael R. McClure, R.P.L.S. No. 2859

CERTIFICATION BY THE ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS
I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.
Michael R. McClure, P.E. No. 32740

- GENERAL NOTES:
1. ZONING AND LAND USE: This property is currently zoned SF-5 and will be used for single family residences.
2. ORIGIN OF BEARING SYSTEM: Iron monuments found and the record coils of Copperfield, Section One as recorded in Volume 532, Page 821 of the Brazos County Deed Records were used as the Basis of Bearings shown on this plat.
3. According to the Brazos County, Texas and Incorporated Areas Flood Insurance Rate Maps, Map Number 48041C0155C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
4. Unless otherwise indicated, the minimum side & rear setback lines shall be 5'.
5. The maintenance of the Stormwater Detention Facility shall be the responsibility of the Homeowner's Association (H.O.A.).
6. Unless otherwise indicated, all distances along curves are arc distances.
7. Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.
8. --- indicates 3/4" iron pipe set in concrete on Subdivision Boundary
9. --- Building Setback Lines
P.U.E. - Public Utility Easement
D.E. - Drainage Easement
B.S.L. - Building Setback Line
E.E. - Electrical Easement

FINAL PLAT
COPPERFIELD, SECTION 10A
14.095 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
September, 1994
Scale: 1" = 60'
OWNER: COPPERFIELD TEN, Ltd., 3131 Briarcrest Drive, Suite 111, Bryan, Texas 77802, 776-2300
SURVEYOR: McClure Engineering, Inc., 1722 Broomwood, Suite 210, Bryan, Texas 77802, (409) 776-6700