

**FIELD NOTES**  
10.327 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. Bert Wheeler by deed recorded in Volume 2183, Page 310 of the Official Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a 3/4-inch iron pipe set in concrete for the most easterly corner of the said 24,422 acre tract, said iron pipe also being in the southwest line of the 100' wide right-of-way tract conveyed to the City of Bryan and recorded in Volume 2141, Page 47 of the Official Records;

**THENCE:** S 50° 13' 58" W, along the southeast side of the aforementioned 24,422 acre tract for a distance of 526.70 feet to a 3/4-inch iron pipe set in concrete for corner, said corner also being in the northeast line of COPPERFIELD, SECTION ONE, an addition to the City of Bryan as recorded in Volume 532, Page 821 of the Deed Records of Brazos County, Texas;

**THENCE:** N 30° 48' 52" W for a distance of 880.00 feet along the northeast line of said COPPERFIELD, SECTION ONE to a 3/4-inch iron pipe set in concrete for corner, said corner also being the common most easterly corner of Lots 9 and 10, block 5 of said COPPERFIELD, SECTION ONE;

**THENCE:** through the interior of the aforementioned 24,422 acre tract for the following three (3) calls:

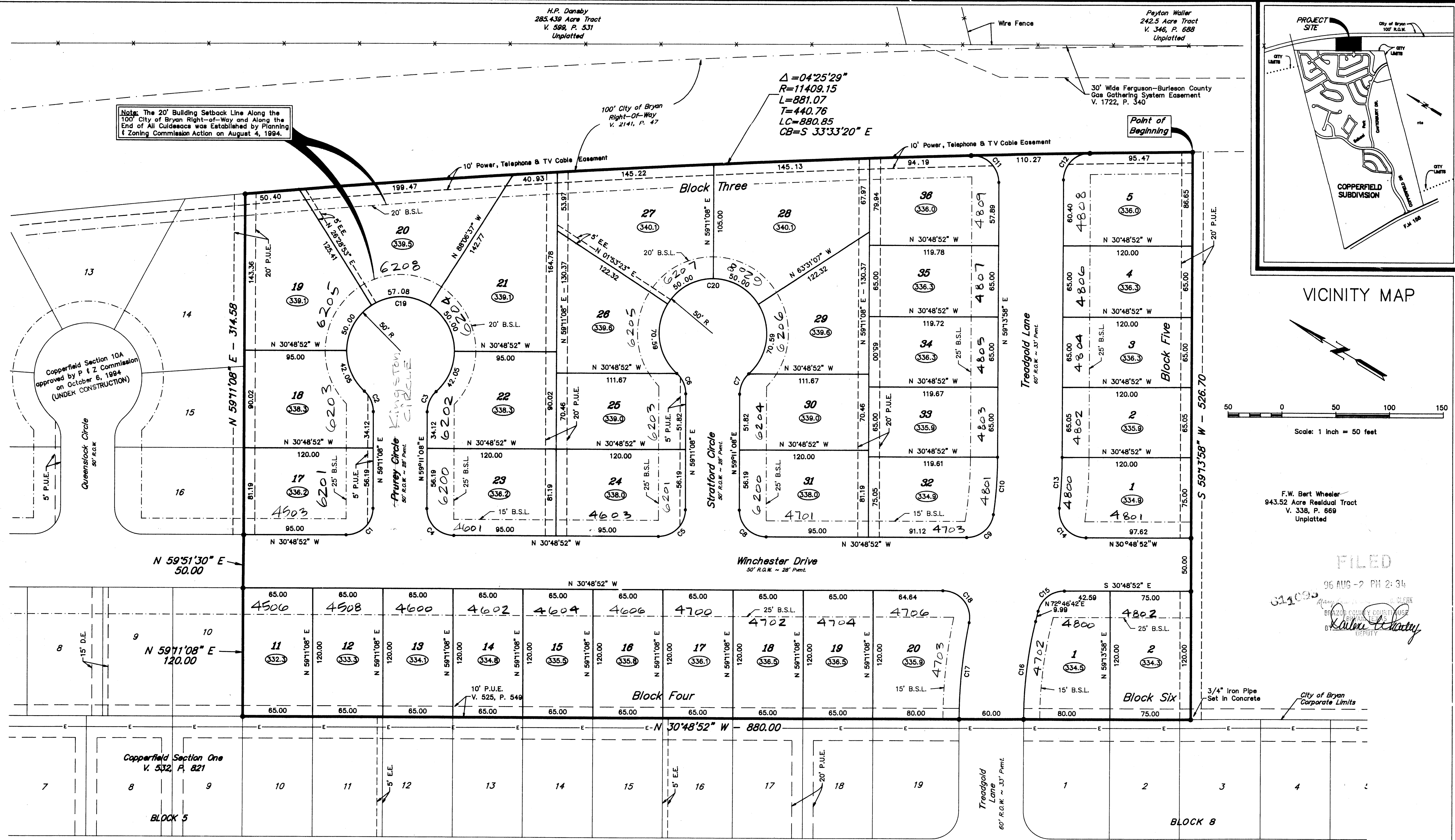
N 59° 11' 08" E for a distance of 120.00 feet to a 3/4" iron pipe set in concrete,

N 59° 51' 30" E for a distance of 50.00 feet to a 3/4" iron pipe set in concrete,

N 59° 11' 08" E for a distance of 314.58 feet to a 3/4" iron pipe set in concrete for corner, said iron pipe also being in the aforementioned southwest line of the 100' wide right-of-way tract;

**THENCE:** 881.07 feet along the arc of a curve in a clockwise direction having a central angle of 04° 25' 29", a radius of 11,409.15 feet, a tangent of 440.76 feet and a long chord bearing S 33° 33' 20" E for a distance of 880.85 feet to the POINT OF BEGINNING and containing 10.327 acres of land, more or less;

Note: The 20' Building Setback Line Along the 100' City of Bryan Right-of-Way and Along the End of All Easements was Established by Planning & Zoning Commission Action on August 4, 1994.



**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 8/1/96*  
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 to this plat.

*Michael R. McClure 8/1/96*  
Michael R. McClure, P.E. No. 32740



**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 310, and designated herein as COPPERFIELD, SECTION 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.

COPPERFIELD TEN, LTD., A Texas Limited Partnership:  
*Morie F. Hamilton*  
By its General Partner, Seadrift Realty, Inc., Morrie F. Hamilton, President  
*Morie F. Hamilton*  
Lera Construction Co.,  
Lieholder

STATE OF TEXAS  
COUNTY OF BRAZOS

This instrument was acknowledged before me on the 10th day of AUGUST, 1996 by Morrie F. Hamilton, President of Seadrift Realty, Inc., a Texas Corporation, on behalf of said corporation, and the corporation acknowledged this instrument as general partner of Copperfield Ten, Ltd., a Texas Limited Partnership.

*Sheri A. Barnett*  
Notary Public, Brazos County, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, *Morie F. Hamilton*, 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 22nd day of August, 1996, and same was duly approved on the 19th day of August, 1996.

*Morie F. Hamilton*  
Chairman, Bryan Planning and Zoning Commission

**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.

*Mark D. Spaul*  
City Planner, Bryan, Texas

**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 authentication was filed for record in my office, the 22nd day of August, 1996, in the Official Records of Brazos County, Texas in Volume 2183, Page 310.

*Mary Ann Ward by Dawna J. Janssen*  
County Clerk  
Brazos County, Texas

**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 codes and ordinances of the City of Bryan.

*John L. Hubbs*  
City Engineer  
City of Bryan, Texas

**TABLE OF CURVE DATA**

CURVE	CENTRAL ANGLE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	90°00'00"	25.00	39.27	25.00	N 75°48'52" W	35.36
C2	48°11'23"	25.00	21.03	11.18	N 35°05'27" E	20.41
C3	48°11'23"	25.00	21.03	11.18	N 83°16'49" E	20.41
C4	90°00'00"	25.00	39.27	25.00	N 141°10'08" E	35.36
C5	90°00'00"	25.00	39.27	25.00	N 75°48'52" W	35.36
C6	48°11'23"	25.00	21.03	11.18	N 35°05'27" E	20.41
C7	48°11'23"	25.00	21.03	11.18	N 83°16'49" E	20.41
C8	90°00'00"	25.00	39.27	25.00	N 141°10'08" E	35.36
C9	82°03'14"	25.00	35.80	21.75	N 71°50'29" W	32.82
C10	07°53'56"	389.36	53.68	26.88	N 63°10'58" E	53.64
C11	91°36'33"	25.00	39.97	25.71	N 13°25'42" E	35.85
C12	88°56'41"	25.00	38.81	24.54	N 76°17'42" W	35.03
C13	06°02'54"	449.36	47.44	23.74	N 62°15'25" E	47.41
C14	96°05'44"	25.00	41.93	27.81	N 17°14'00" E	37.19
C15	76°24'26"	25.00	33.34	19.68	N 69°01'05" W	30.92
C16	13°35'34"	387.89	92.02	46.23	N 85°58'55" E	91.81
C17	11°35'21"	447.89	90.59	45.45	N 64°58'48" E	90.44
C18	101°35'21"	25.00	44.33	30.65	N 19°58'48" E	38.74
C19	276°22'46"	50.00	241.19		N 30°48'52" W	66.67
C20	276°22'46"	50.00	241.19		N 30°48'52" W	66.67

**GENERAL NOTES**

- ZONING AND LAND USE: This property is currently zoned SF-5 and will be used for single family residences.
- ORIGIN OF BEARING SYSTEM: Iron monuments found and the record calls 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.
- 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.
- Unless otherwise indicated, the minimum side and rear setback lines shall be 5'.
- Unless otherwise indicated, all distances 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
- Indicates 3/4" iron pipe set in concrete on Subdivision Boundary
- Abbreviations:  
P.U.E. - Public Utility Easement  
D.E. - Drainage Easement  
E.E. - Electrical Easement  
B.S.L. - Building Setback Line

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 WALDMAN GROVE LANE. ELEVATION = 317.33 (CITY DATUM)

**FINAL PLAT**

**COPPERFIELD, SECTION 10B**  
**10.327 ACRES**  
**J.W. SCOTT LEAGUE, A-49**  
**BRYAN, BRAZOS COUNTY, TEXAS**

JANUARY, 1995  
SCALE: 1" = 50'

Owner:  
COPPERFIELD TEN, Ltd.  
3131 Briarcrest Drive, Suite 111  
Bryan, Texas 77802  
776-2300

Prepared by:  
McClure Engineering, Inc.  
1722 Broadmore, Suite 210  
Bryan, Texas 77802  
(409) 776-8700

on lower base 11/10/96 WD