



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF COPPERFIELD, SECTION ONE, VOL. 532, PG. 821.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804C0155 C, EFFECTIVE DATE JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE NO. 756.
4. SUBJECT PROPERTY IS CURRENTLY ZONED SF-5 - SINGLE FAMILY RESIDENCES.
5. 1/2" IRF - 1/2 INCH IRON ROD FOUND
6. RECONFIGURATION OF THE INTERIOR LOT LINES ALLOWS THE EXISTING STRUCTURES ON LOTS 13 AND 14 TO CONFORM TO THE 7.5' SIDE SETBACK LINES REQUIRED BY THE CITY OF BRYAN.

METES AND BOUNDS DESCRIPTION OF A 0.6704 ACRE TRACT
 LOTS 12, 13 AND 14, BLOCK 13
 COPPERFIELD, SECTION 10-D
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 12, 13 AND 14, BLOCK 13, COPPERFIELD, SECTION 10-D, ACCORDING TO THE PLAT RECORDED IN VOLUME 3785, PAGE 147 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF BLOOMSBURY WAY (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 12 AND THE WEST CORNER OF LOT 11, BLOCK 13;

THENCE: S 45° 02' 11" E ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 11 FOR A DISTANCE OF 130.05 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF LOT 17, BLOCK 13, COPPERFIELD, SECTION 10-E, ACCORDING TO THE PLAT RECORDED IN VOLUME 3785, PAGE 145 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID LOT 12;

THENCE: S 45° 01' 02" W ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 17 FOR A DISTANCE OF 57.79 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 17 AND THE NORTH CORNER OF LOT 16, BLOCK 13, SECTION 10-E (3785/145);

THENCE: S 45° 01' 38" W ALONG THE NORTHWEST LINE OF SAID LOT 16 FOR A DISTANCE OF 73.74 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 16 AND THE NORTH CORNER OF LOT 15, BLOCK 13, SECTION 10-E (3785/145);

THENCE: S 44° 55' 27" W ALONG THE NORTHWEST LINE OF SAID LOT 15 FOR A DISTANCE OF 86.31 FEET TO A POINT IN AN EXISTING BRICK FENCE COLUMN MARKING THE WEST CORNER OF SAID LOT 15 AND THE SOUTH CORNER OF SAID LOT 14;

THENCE: N 50° 59' 40" W ALONG THE COMMON LINE OF SAID LOT 14 AND A VARIABLE WIDTH PUBLIC UTILITY EASEMENT AND COMMON AREA FOR A DISTANCE OF 129.55 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF BLOOMSBURY WAY MARKING THE WEST CORNER OF SAID LOT 14, SAID IRON ROD FOUND BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 30' 46" FOR AN ARC DISTANCE OF 7.64 FEET (CHORD BEARS: N 38° 13' 30" E - 7.61) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 44° 54' 46" E CONTINUING ALONG THE SOUTHEAST LINE OF BLOOMSBURY WAY FOR A DISTANCE OF 75.86 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 13 AND 14;

THENCE: N 45° 00' 08" E CONTINUING ALONG THE SOUTHEAST LINE OF BLOOMSBURY WAY FOR A DISTANCE OF 73.90 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 12 AND 13;

THENCE: N 44° 59' 23" E CONTINUING ALONG THE SOUTHEAST LINE OF BLOOMSBURY WAY FOR A DISTANCE OF 74.50 FEET TO THE POINT OF BEGINNING CONTAINING 0.6704 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND JUNE, 2001. BEARING ORIENTATION SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF COPPERFIELD, SECTION ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 532, PAGE 821 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

0751967
 0407M 00000
 Filed for Record in
 Public Records of
 Brazos County,
 Tex. Aug 13, 2001 at 04:55PM
 as a
 PLAT
 Document Number: 0751967
 Amount: \$5.00
 Receipt Number: 177530
 Barbara Johnson
 County Clerk
 Aug 13, 2001

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF TEXAS

I, (We) Richard B. Palacios, Shane Stibora, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 12R, 13R and 14R, Block 13, Copperfield, Section 10-D to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Richard B. Palacios, Shane Stibora
 Owner(s)

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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.

Jim Owen
 Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, C. Kerr, 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.

Brad Kerr
 City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Karan McQueen, 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 on the day of August, 2001, in the Official Public Records of Brazos County, Texas, in Volume 4275, Page 327.

Karan McQueen by Barbara Johnson
 County Clerk
 Deputy Clerk

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Richard B. Palacios, Shane Stibora, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 7th day of August, 2001.

Michele Harris
 Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor (No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

AMENDING PLAT

OF
 LOTS 12, 13 AND 14, BLOCK 13
 COPPERFIELD, SECTION 10-D
 VOLUME 3785, PAGE 147
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: JUNE, 2001
 PLAT DATE: 07-21-00

JOB NUMBER: 01-0725
 CAD NAME: 01-0725
 CR5 FILE: COPPER (cont); 01-0725 (job)

PREPARED BY: KERR SURVEYING CO.
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195

PREPARED FOR: RICHMON HOMES
 P. O. BOX 5097
 BRYAN, TEXAS 77805
 PHONE (979) 571-6110

ON base and plat