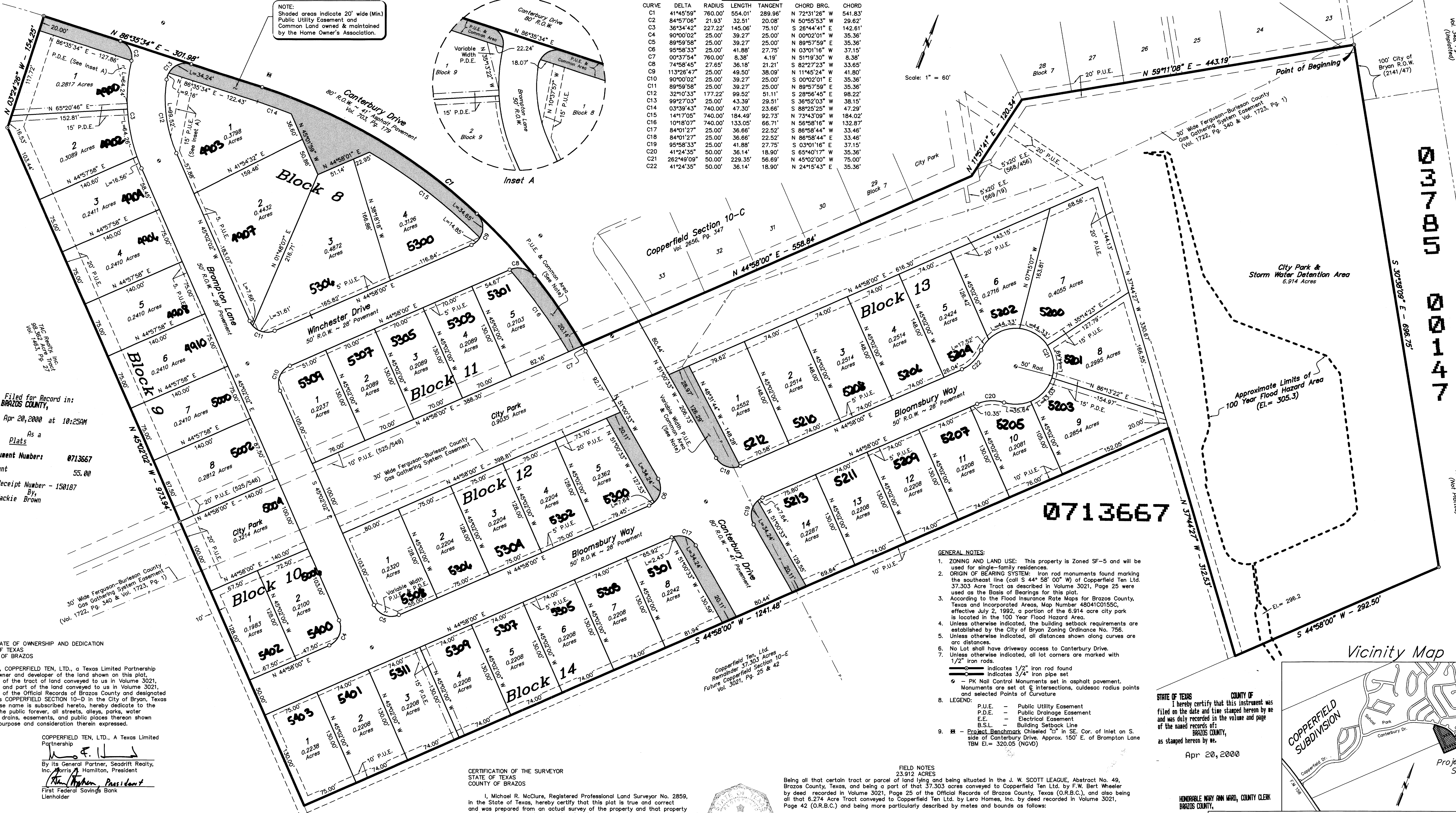
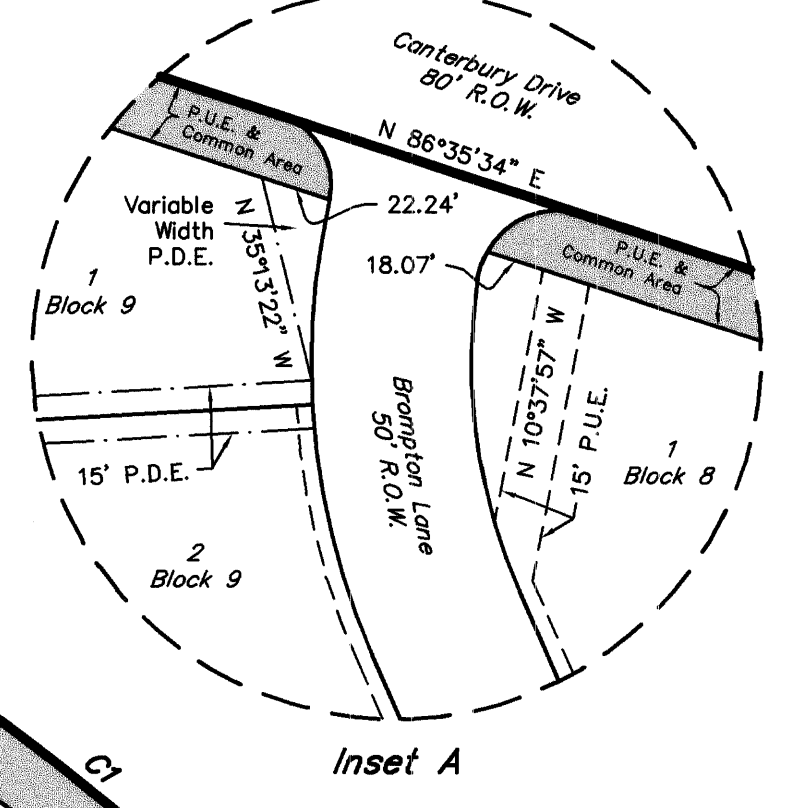


ON LAND BASE  
WD 5/13/2000

NOTE:  
Shaded areas indicate 20' wide (Min.)  
Public Utility Easement and  
Common Land owned & maintained  
by the Home Owner's Association.

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD. Lists curve data for C1 through C22.



Filed for Record in:  
BRAZOS COUNTY,  
On: Apr 20, 2000 at 10:25AM  
As a  
Plats  
Document Number: 0713667  
Amount: 55.00  
Receipt Number - 158187  
By:  
Jackie Brown

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 all of the tract of land conveyed to us in Volume 3021, Page 42 and part of the land conveyed to us in Volume 3021, Page 25 of the Official Records of Brazos County and designated herein as COPPERFIELD SECTION 10-D 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  
By its General Partner, Sadriff Realty, Inc. Morris F. Hamilton, President  
By: Sheri L. Barnett, Notary Public  
First Federal Savings Bank  
Lienholder

STATE OF TEXAS  
COUNTY OF BRAZOS  
This instrument was acknowledged before me on the 17th day of April, 2000, by MORRIS F. HAMILTON, President of Sadriff 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.  
Given under my hand and seal on this 17th day of April, 2000.

SHERI L. BARNETT  
Notary Public, State of Texas  
My Commission Expires  
JUNE 24, 2000

APPROVAL OF THE CITY ENGINEER  
I, the undersigned, Development 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 and was approved on the 17th day of April, 2000.

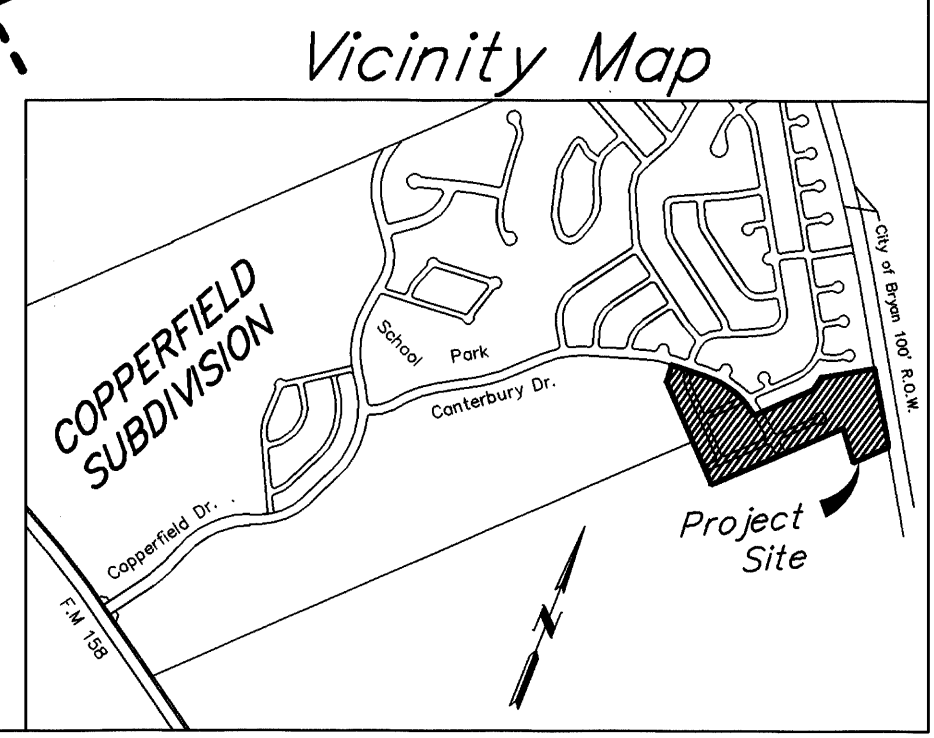
CERTIFICATION OF THE SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

APPROVAL OF THE PLANNING ADMINISTRATOR  
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 17th day of April, 1999.

CERTIFICATION BY THE COUNTY CLERK  
(STATE OF TEXAS)  
(COUNTY OF BRAZOS)  
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication were filed for record in my office the 20th day of April, 2000, and the Official Records of Brazos County, Texas in Volume 3715, Page 179.

- GENERAL NOTES:  
1. ZONING AND LAND USE: This property is Zoned SF-5 and will be used for single-family residences.  
2. ORIGIN OF BEARING SYSTEM: Iron rod monuments found marking the southeast line (call S 44° 58' 00" W) of Copperfield Ten Ltd. 37.303 Acre Tract as described in Volume 3021, Page 25 were used as the Basis of Bearings for this plat.  
3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0155C, effective July 2, 1992, a portion of the 6.914 acre city park is located in the 100 Year Flood Hazard Area.  
4. Unless otherwise indicated, the building setback requirements are established by the City of Bryan Zoning Ordinance No. 756.  
5. Unless otherwise indicated, all distances shown along curves are arc distances.  
6. No Lot shall have driveway access to Canterbury Drive.  
7. Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.  
8. LEGEND:  
P.U.E. - Public Utility Easement  
P.D.E. - Public Drainage Easement  
E.E. - Electrical Easement  
B.S.L. - Building Setback Line  
9. Project Benchmark Chiseled "T" in SE. Cor. of Inlet on S side of Canterbury Drive, Approx. 150' E. of Brompton Lane TBM EL= 320.05 (NGVD)

FIELD NOTES  
23.912 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 37.303 acre tract conveyed to Copperfield Ten Ltd. by F.W. Bert Wheeler by deed recorded in Volume 3021, Page 25 of the Official Records of Brazos County, Texas (O.R.B.C.), and also being all that 6.274 Acre Tract conveyed to Copperfield Ten Ltd. by Lero Homes, Inc. by deed recorded in Volume 3021, Page 42 (O.R.B.C.) and being more particularly described by metes and bounds as follows:  
BEGINNING: at a found 1/2-inch iron rod marking the most easterly corner of Copperfield, Section 10-C as recorded in Volume 2656, Page 347 (O.R.B.C.), said iron rod also being in the southwest line of a 100-foot wide City of Bryan Right-of-Way described in Volume 2141, Page 47 (O.R.B.C.);  
THENCE: S 30° 38' 08" E along said 100-foot wide City Right-of-Way, and along the northeast line of the said 37.303 acre tract for a distance of 696.75 feet to a found 1/2-inch iron rod for corner, said corner also being the most easterly corner of the said 37.303 acre tract;  
THENCE: S 44° 58' 00" W along the southeast line of the said 37.303 acre tract for a distance of 292.50 feet to a 1/2-inch iron rod set for corner;  
THENCE: N 37° 44' 27" W into the interior of said 37.303 acre tract for a distance of 312.53 feet to a 1/2-inch iron rod set for corner;  
THENCE: S 44° 58' 00" W for a distance of 1241.48 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the most westerly line of said 37.303 acre tract;  
THENCE: N 45° 02' 02" W along said southwest line for a distance of 408.00 feet to a found 1/2-inch iron rod marking the south corner of said 6.274 acre tract, continuing for a total distance of 973.94 feet to a found 1/2-inch iron rod for corner;  
THENCE: N 3° 24' 28" W for a distance of 154.25 feet to a found 1/2-inch iron rod marking the northwest corner of said 6.274 acre tract, said iron rod also being in the south right-of-way line of Canterbury Drive (based on a 80 foot width) as recorded in Volume 532, Pg. 821;  
THENCE: N 86° 35' 34" E along said right-of-way line and along the southwest line of an 80 foot wide right-of-way dedication described in Volume 703, Page 179 (O.R.B.C.), for a distance of 301.98 feet to a set 3/4-inch iron pipe for the Point of Curvature of a curve to right;  
THENCE: 554.01 feet along the arc of said curve in the beforementioned right-of-way line having a central angle of 41° 45' 59", a radius of 760.00 feet, a tangent of 289.96 feet and a long chord bearing S 72° 31' 26" E at a distance of 541.83 feet to a set 3/4-inch iron pipe for corner;  
THENCE: along the southeast line of the said right-of-way and the southeast line of the beforementioned Copperfield Section 10-C for the following three (3) calls:  
1) N 44° 58' 00" E for a distance of 558.84 feet,  
2) N 11° 51' 41" E for a distance of 120.34 feet,  
3) N 59° 11' 08" E for a distance of 443.19 feet to the POINT OF BEGINNING and containing 23.912 acres of land, more or less.



STATE OF TEXAS  
COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY, as stamped herein by me.  
Apr 20, 2000  
HONORABLE WENDY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

FINAL PLAT  
COPPERFIELD SECTION 10-D  
23.912 ACRES  
LOTS 1-4, BLOCK 8 ~ LOTS 1-8, BLOCK 9  
LOTS 1 & 2, BLOCK 10 ~ LOTS 1-5, BLOCK 11  
LOTS 1-5, BLOCK 12 ~ LOTS 1-14, BLOCK 13  
LOTS 1-8, BLOCK 14  
J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
AUGUST, 1999  
SCALE: 1" = 60'  
Owner: COPPERFIELD TEN, Ltd., 3131 Briarcrest Drive, Suite 111, Bryan, Texas 77802, 776-2300  
Surveyor: McClure Engineering, Inc., 1722 Broadmoor Drive, Suite 210, Bryan, Texas 77802, (409) 776-6700

Partial Water Right  
342 Acres Tract  
No. 346, Pg. 588  
(Undivided)

Bert Wheeler Tract  
943.52 Acres Tract  
No. 346, Pg. 659  
(Undivided)