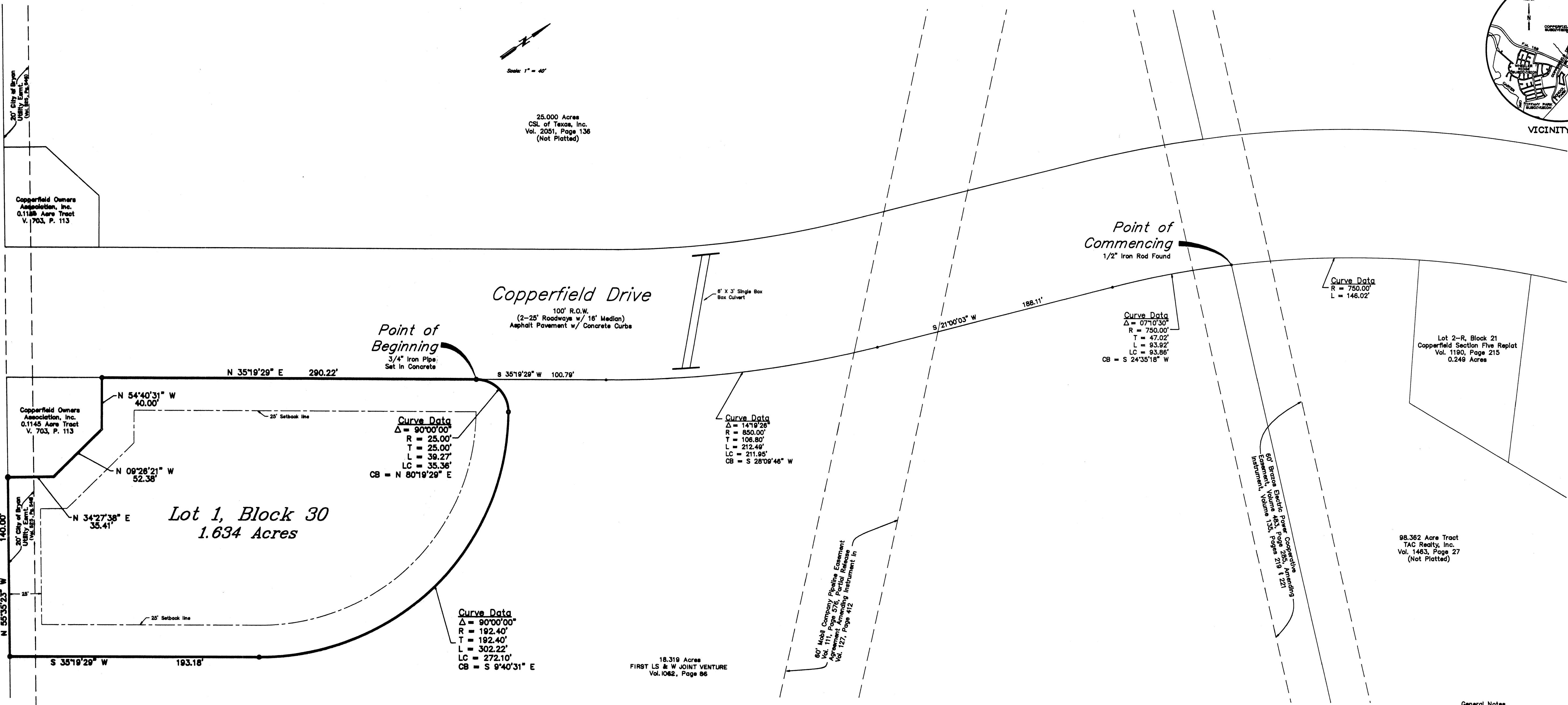


25.000 Acres
CSL of Texas, Inc.
Vol. 2051, Page 136
(Not Platted)



on land base
steps back
WD

F.M. Road No. 158
100' R.O.W.
(100' Width Verbal)

Copperfield Owners
Association, Inc.
0.1145 Acre Tract
V. 703, P. 113

Copperfield Owners
Association, Inc.
0.1145 Acre Tract
V. 703, P. 113

140.00'
N 55°35'23" W
20' City of Bryan
Utility Easement
(Vol. 127, Page 412)

N 55°35'23" W
140.00'

N 34°27'38" E
35.41'

N 09°26'21" W
52.38'

N 54°40'31" W
40.00'

N 35°19'29" E
290.22'

S 35°19'29" W
193.18'

S 35°19'29" W
100.79'

S 21°00'03" W
188.11'

Curve Data
Delta = 90°00'00"
R = 25.00'
T = 25.00'
L = 39.27'
LC = 35.36'
CB = N 80°19'29" E

Curve Data
Delta = 90°00'00"
R = 192.40'
T = 192.40'
L = 302.22'
LC = 272.10'
CB = S 9°40'31" E

Curve Data
Delta = 14°19'28"
R = 850.00'
T = 106.80'
L = 212.48'
LC = 211.95'
CB = S 28°09'46" W

Curve Data
Delta = 07°10'30"
R = 750.00'
T = 47.02'
L = 93.92'
LC = 93.86'
CB = S 24°35'18" W

Lot 1, Block 30
1.634 Acres

Copperfield Drive
100' R.O.W.
(2-25' Roadway w/ 16' Median)
Asphalt Pavement w/ Concrete Curbs

Point of
Beginning
3/4" Iron Pipe
Set in Concrete

Point of
Commencing
1/2" Iron Rod Found

Curve Data
R = 750.00'
L = 146.02'

Lot 2-R, Block 21
Copperfield Section Five Replat
Vol. 1190, Page 215
0.249 Acres

98.362 Acres Tract
TAC Realty, Inc.
Vol. 1463, Page 27
(Not Platted)

General Notes

- ZONING AND LAND USE: This property is currently zoned PD#2, and will be utilized as commercial property.
- ORIGIN OF BEARING SYSTEM: Iron monuments found and the record calls of Copperfield, Section One as recorded in Volume 532, Page 821 of the Deed Records of Brazos County, Texas, were used as the Basis of Bearings shown on this plat.
- This property is not located in a special flood hazard area according to the Brazos County, Texas and Incorporated Areas Flood Insurance Rate Maps, Community Panel Nos. 480082 0142 C, effective date July 2, 1992.
- All distances shown along curves are arc distances.
- All lot corners are monumented as follows:
 - 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - 3/4" Iron Pipe Set in Concrete

FILED
95 OCT 30 AM 11:00
BRAZOS COUNTY CLERK
591802

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
FIRST LS & W JOINT VENTURE, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to it in the Official Records of Brazos County in Volume 1082, Page 86, and designated herein as COPPERFIELD SECTION ELEVEN 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.

FIRST LS & W JOINT VENTURE

By: _____
NONE
Lienholder

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 purposes and consideration therein stated. Given under my hand and seal on this _____ day of _____, 1994.

LYNETTE FRIEDEL
Notary Public, State of Texas
My Commission Expires
FEB. 4, 1997
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Michael R. McClure, Registered Professional Land Surveyor No. 2856, in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey of the property made under my supervision on the ground and that the metes and bounds describing the subdivision will describe a closed geometric form.

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 the engineering consideration has been given this plat.

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.

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.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, John G. DORSEY, 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 OCTOBER, 1994, and same was duly approved on the 30th day of NOVEMBER, 1994.

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 are filed for record in my office on the 22 day of OCTOBER, 1994, in the Official Records of Brazos County, Texas in Volume 1463, Page 27.

FIELD NOTES
1.634 Acres

Being all that certain tract or parcel of land, lying and being situated in the J.W. SCOTT LEAGUE, Abstract No. 49, Bryan, Brazos County, Texas, and being a part of that 18.319 acre tract of land conveyed to First LS & W Joint Venture by deed recorded in Volume 1082, Page 86 of the Official Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: at a 1/2" iron rod found marking the most northerly corner of the said 18.319 acre tract, said corner also being the most westerly corner of a 98.362 acre tract of land conveyed to TAC REALTY, Inc. by Resolution Trust Corporation by deed recorded in Volume 1463, Page 27 of the Official Records of Brazos County, Texas, said corner also lying in the southeast right-of-way line of Copperfield Drive as recorded with Copperfield Section One in Volume 532, Page 821 of the Deed Records of Brazos County, Texas, said corner also being 146.02 feet in a southeasterly and counterclockwise direction along an arc with a radius of 750.00 feet from the most westerly corner of Lot 2-R, Block 21 of Copperfield Section Five Replat as recorded in Volume 1190, Page 215 of the Official Records of Brazos County, Texas;

THENCE: 93.92 feet along the aforesaid Copperfield Drive right-of-way line in a southeasterly and counterclockwise direction along the arc of a curve having a central angle of 7°10'30", a radius of 750.00 feet, a tangent of 47.02 feet and a long chord bearing S 24°35'18" W for a distance of 93.86 feet to a 1/2" iron rod found for the Point of Tangency;

THENCE: S 21°00'03" W continuing along said Copperfield Drive right-of-way line for a distance of 188.11 feet to a 1/2" iron rod found for the Point of Curvature of a curve to the right;

THENCE: 212.48 feet continuing along said right-of-way line in a clockwise direction along an arc having a central angle of 14°19'28", a radius of 850.00 feet, a tangent of 106.80 feet and a long chord bearing S 28°09'46" W for a distance of 211.95 feet to a 1/2" iron rod found for the Point of Tangency;

THENCE: S 35°19'29" W continuing along said right-of-way line for a distance of 100.79 feet to a 3/4" iron pipe set in concrete for the POINT OF BEGINNING;

FINAL PLAT

COPPERFIELD SECTION ELEVEN

Lot 1, Block 30

J. W. SCOTT LEAGUE, A-49

BRYAN, BRAZOS COUNTY, TEXAS

October, 1994
Scale: 1" = 40'

Owner:
First LS & W Joint Venture
1701 Briarcrest Drive
Bryan, Texas

Surveyor:
McClure Engineering, Inc.
1722 Broadmoor, Suite 210
Bryan, Texas 77802
(409) 776-8700