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Frank Barnhill COUNTY CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS

BY _____ DEPUTY

A CERTIFICATE 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
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
MICHAEL R. McCLURE
32740
REGISTERED
PROFESSIONAL ENGINEER

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

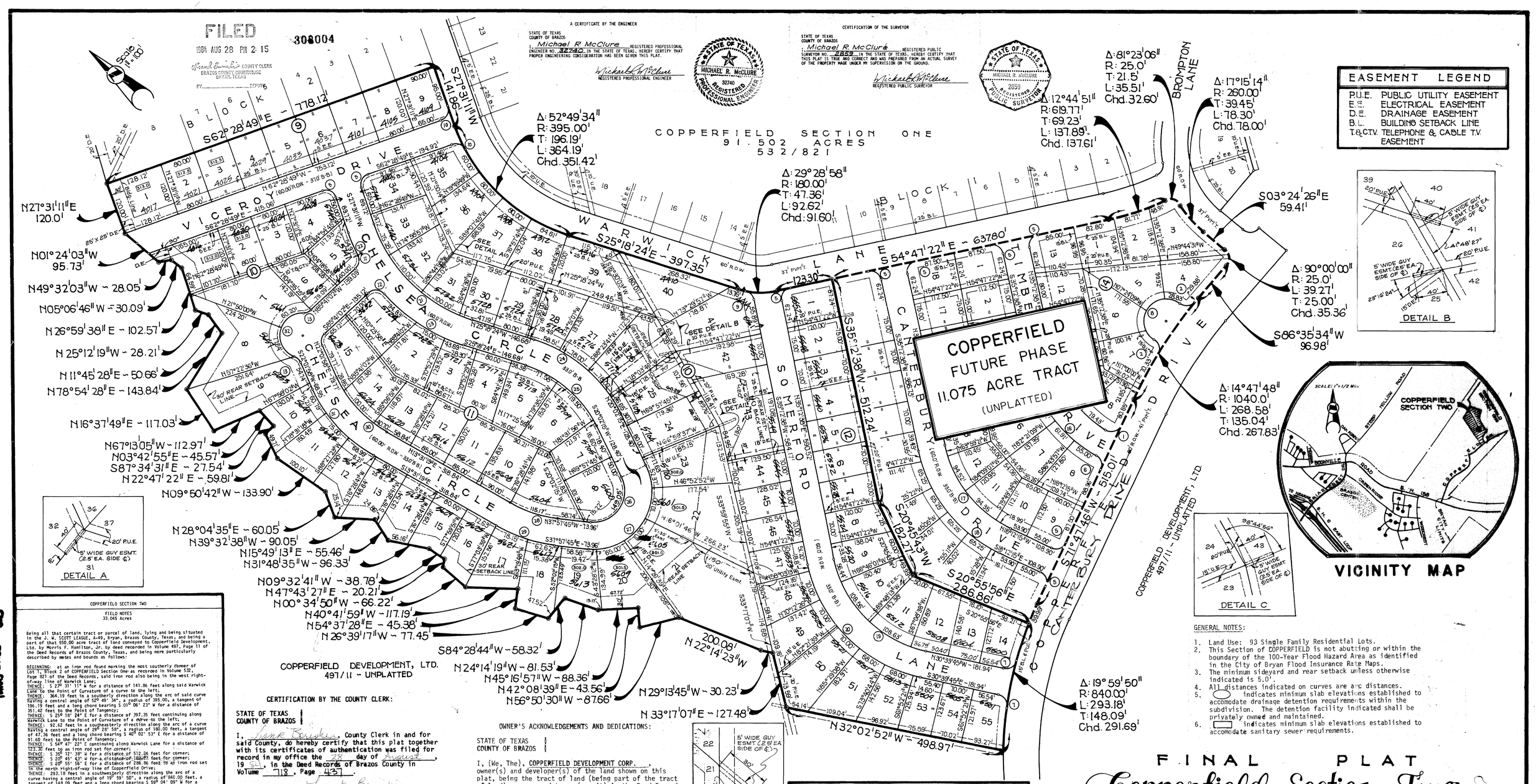
I, Michael R McClure REGISTERED PUBLIC SURVEYOR NO. 2859 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Michael R McClure
REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS
MICHAEL R. McCLURE
2859
REGISTERED
PUBLIC SURVEYOR

COPPERFIELD SECTION ONE
91.502 ACRES
532/821

EASEMENT LEGEND	
P.U.E.	PUBLIC UTILITY EASEMENT
E.E.	ELECTRICAL EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
T.&C.T.V.	TELEPHONE & CABLE T.V. EASEMENT



COPPERFIELD SECTION TWO

FIELD NOTES
33.045 Acres

Being all that certain tract or parcel of land, lying and being situated in the J. W. SCOTT LEAGUE, A-49, Bryan, Brazos County, Texas, and being a part of that 550.00 acre tract of land conveyed to Copperfield Development, Ltd. by Morris F. Hamilton, Jr. by deed recorded in Volume 497, Page 11 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at an iron rod found marking the most southerly corner of Lot 1, Block 2 of COPPERFIELD Section One as recorded in Volume 532, Page 821 of the Deed Records, said iron rod also being in the west right-of-way line of Warwick Lane;
THENCE: S 27° 31' 11" W for a distance of 141.86 feet along said Warwick Lane to the Point of Curvature of a curve to the left;
THENCE: 364.19 feet in a southerly direction along the arc of said curve having a central angle of 52° 49' 34", a radius of 395.00, a tangent of 196.19 feet and a long chord bearing S 01° 06' 23" W for a distance of 351.42 feet to the Point of Tangency;
THENCE: S 25° 18' 24" E for a distance of 397.35 feet continuing along Warwick Lane to the Point of Curvature of a curve to the left;
THENCE: 92.62 feet in a southeasterly direction along the arc of a curve having a central angle of 29° 28' 58", a radius of 180.00 feet, a tangent of 47.36 feet and a long chord bearing S 40° 02' 53" E for a distance of 91.60 feet to the Point of Tangency;
THENCE: S 54° 47' 22" E continuing along Warwick Lane for a distance of 123.30 feet to an iron rod set for corner;
THENCE: S 35° 12' 38" W for a distance of 512.24 feet for corner;
THENCE: S 20° 45' 43" W for a distance of 182.27 feet for corner;
THENCE: S 20° 55' 56" E for a distance of 286.86 feet to an iron rod set in the north right-of-way line of Copperfield Drive;
THENCE: 293.18 feet in a southwesterly direction along the arc of a curve having a central angle of 19° 59' 50", a radius of 840.00 feet, a tangent of 148.09 feet and a long chord bearing S 59° 04' 09" W for a distance of 291.69 feet to an iron rod for corner;

THENCE: N 32° 02' 52" W for a distance of 498.97 feet and corner in the centerline of an existing 12-inch sewer line;
THENCE: N 39° 17' 07" E along said sewer line centerline for a distance of 127.48 feet for corner;
THENCE: N 22° 13' 45" W for a distance of 30.23 feet and corner in the centerline of an unnamed tributary of Hudson Creek;
THENCE: Along the centerline of said creek for the following calls:
N 22° 14' 23" W for a distance of 200.08 feet,
N 56° 50' 30" W for a distance of 87.66 feet,
N 42° 08' 39" E for a distance of 43.56 feet,
N 45° 16' 57" W for a distance of 88.36 feet,
N 24° 14' 19" W for a distance of 81.53 feet,
S 84° 28' 44" W for a distance of 58.32 feet,
N 26° 39' 17" W for a distance of 77.45 feet,
N 54° 37' 28" E for a distance of 45.38 feet,
N 40° 41' 59" W for a distance of 117.19 feet,
N 00° 34' 50" W for a distance of 66.22 feet,
N 47° 43' 27" E for a distance of 20.21 feet,
N 09° 32' 41" W for a distance of 38.78 feet,
N 31° 48' 35" W for a distance of 96.33 feet,
N 15° 49' 13" E for a distance of 55.46 feet,
N 39° 32' 38" W for a distance of 90.05 feet,
N 28° 04' 35" E for a distance of 60.05 feet,
N 09° 50' 42" W for a distance of 133.90 feet,
N 22° 47' 22" E for a distance of 59.81 feet,
S 87° 34' 31" E for a distance of 27.54 feet,
N 03° 42' 55" E for a distance of 45.57 feet,
N 67° 13' 05" W for a distance of 112.97 feet,
N 16° 37' 49" E for a distance of 117.03 feet,
N 78° 54' 28" E for a distance of 143.84 feet,
N 11° 45' 28" E for a distance of 50.66 feet,
N 25° 12' 19" W for a distance of 28.21 feet,
N 26° 59' 38" E for a distance of 102.57 feet,
N 05° 06' 46" W for a distance of 30.09 feet,
N 49° 32' 03" W for a distance of 28.05 feet,
N 01° 24' 03" W for a distance of 95.73 feet,
N 27° 31' 11" E for a distance of 120.00 feet to an iron rod found for corner, said iron rod also being the most westerly corner of Lot 8, Block 2 of the aforesaid COPPERFIELD Section One Addition;
THENCE: S 62° 28' 49" E for a distance of 778.12 feet to the POINT OF BEGINNING and containing 33.045 acres of land, more or less, according to a survey made under the supervision of Michael R. McClure, Registered Public Surveyor No. 2859 in March, 1984.

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Barnhill, 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 28 day of August, 19 84, in the Deed Records of Brazos County in Volume 718, Page 195.

Frank Barnhill
County Clerk, Brazos County, Texas
By Karen Murphy

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, HANK McGUIRE, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 1ST day of MARCH, 19 84, and same was duly approved on the 15TH day of MARCH, 19 84, by said Commission.

Hank McGuire
Chairman, City Planning Commission
Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), COPPERFIELD DEVELOPMENT CORP., owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume FILE No Page 00499, and designated herein as the COPPERFIELD SECTION TWO 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.

William J. Lero
Owner
William J. Lero

President

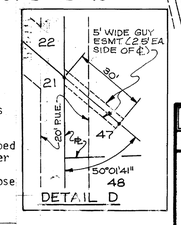
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared WILLIAM J. LERO, 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 purpose and consideration therein stated.

Given under my hand and seal of office this 24 day of AUGUST, 19 84.

Michael R McClure
Notary Public in and for Brazos County, Texas

NOTARY PUBLIC
STATE OF TEXAS



CURVE SCHEDULE					
NUMBER	DELTA	RADIUS	LENGTH	CHORD	TANGENT
1	97°17'35"	25.00'	42.45'	37.53'	28.40'
2	198°55'54"	25.00'	86.89'	34.73'	24.14'
3	59°26'52"	"	25.94'	24.79'	14.27'
4	30°33'08"	"	13.33'	13.17'	6.83'
5	90°00'00"	"	39.27'	35.36'	25.00'
6	84°45'35"	"	36.98'	33.70'	22.81'
7	86°21'16"	25.0'	37.68'	34.21'	23.46'
8		50.00'			
9	60°31'02"	62.19'	66.33'	63.28'	36.63'
10	81°21'12"	25.00'	35.50'	32.59'	21.49'
11	74°34'24"	"	32.54'	30.29'	19.04'
12	90°35'03"	"	39.53'	35.54'	25.26'
13	42°50'00"	"	18.69'	18.26'	9.81'
14	72°17'00"	25.00'	31.54'	29.49'	18.26'
15	48°04'05"	275.00'	221.11'	215.20'	116.92'
16	48°10'27"	325.00'	273.26'	265.26'	145.29'
17	53°24'52"	270.00'	251.11'	242.69'	135.84'
18	53°24'52"	330.00'	307.85'	296.63'	166.015'
19	65°52'23"	270.00'	310.42'	293.60'	174.92'
20	65°52'23"	330.00'	379.40'	358.85'	213.79'
21	52°49'35"	345.00'	318.09'	306.94'	171.36'
22	19°46'36"	405.00'	54.97'	54.93'	27.53'
23	30°12'25"	405.00'	213.52'	211.06'	109.30'
24	45°20'39"	330.00'	261.16'	254.40'	137.65
25	45°20'39"	270.00'	213.68'	208.15	112.79'
26	172°00'00"	70.00'	149.05	122.45	128.28'
27	122°00'00"	130.00'	276.81'	227.40'	234.53'
28	24°26'26"	270.00'	115.11'	114.30'	58.48'
29	24°26'26"	330.00'	140.71'	139.70'	71.41'
30	36°33'17"	270.00'	167.55'	164.87'	86.57'
31	36°33'17"	330.00'	204.78'	201.51'	105.81'
32		50.00'			

GENERAL NOTES:

1. Land Use: 93 Single Family Residential Lots.
2. This Section of COPPERFIELD is not abutting or within the boundary of the 100-Year Flood Hazard Area as identified in the City of Bryan Flood Insurance Rate Maps.
3. The minimum sideyard and rear setback unless otherwise indicated is 5.0'.
4. All distances indicated on curves are arc distances.
5. ( ) indicates minimum slab elevations established to accomodate drainage detention requirements within the subdivision. The detention facility indicated shall be privately owned and maintained.
6. [ ] indicates minimum slab elevations established to accomodate sanitary sewer requirements.

FINAL PLAT
Copperfield Section Two

33.045 ACRES OF LAND
J. W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

Scale: 1" = 100'

Date: March 1984

OWNER & DEVELOPER
COPPERFIELD DEVELOPMENT, CORP.
3131 BRIARCREST DRIVE
BRYAN, TEXAS 77803

ENGINEER & SURVEYOR
McCLURE ENGINEERING, INC.
P.O. BOX 4604
BRYAN, TEXAS 77803

* 15' DE RELEASED JAN., 1989
VOL. 1083, PG. 262
RESOLUTION NO. 1777

18.1300