

OWNER'S ACKNOWLEDGMENTS 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 762, Page 73 and designated herein as the Replat of Lot 1, Block 19 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.

[Signature]
Owner
[Signature]
Lienholder Approval

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
1	93° 28' 35"	25.00	40.79	26.56	36.41	N 72° 50' 12" W
2	17° 52' 42"	275.00	85.81	43.26	85.46	N 17° 09' 33" W
3	9° 46' 57"	275.00	46.95	23.53	46.90	N 03° 19' 44" W
4	54° 15' 03"	50.00	47.34	25.61	45.59	N 28° 41' 16" E
5	90° 00' 00"	25.00	39.27	25.00	35.36	S 79° 11' 13" E
6	4° 37' 54"	275.00	22.23	11.12	22.22	N 27° 17' 44" E
7	59° 10' 00"	270.00	278.82	153.28	266.59	N 04° 36' 13" W

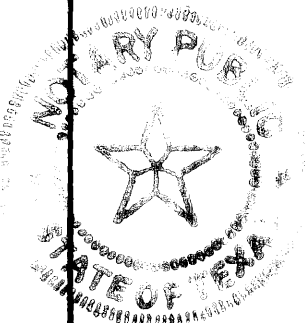
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **RANDY PENCE**, 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.

LINE	BEARING	DISTANCE
1	N 26° 05' 55" W	48.49
2	N 24° 58' 46" E	50.00
3	N 34° 11' 22" W	12.62

Given under my hand and seal of office this 27th day of December, 1985.

[Signature]
Notary Public in and for Brazos County, Texas
FRANCES M. URBANDUSKY
Printed Name
My term expires: 4-16-88

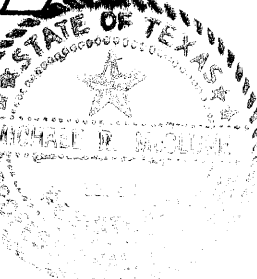


A CERTIFICATE BY THE ENGINEER:

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.

[Signature]
Registered Professional Engineer



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, **Frank Bouskie**, 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 17 day of January, 1986, in the Deed Records of Brazos County in Volume 854, Page 559.

[Signature]
County Clerk, Brazos County, Texas
By: *[Signature]*
Deputy

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this ordinance.

[Signature]
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, **GENNY MALLARD**, 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 29 day of October, 1985, and same was duly approved on the 25 day of November, 1985, by said Commission.

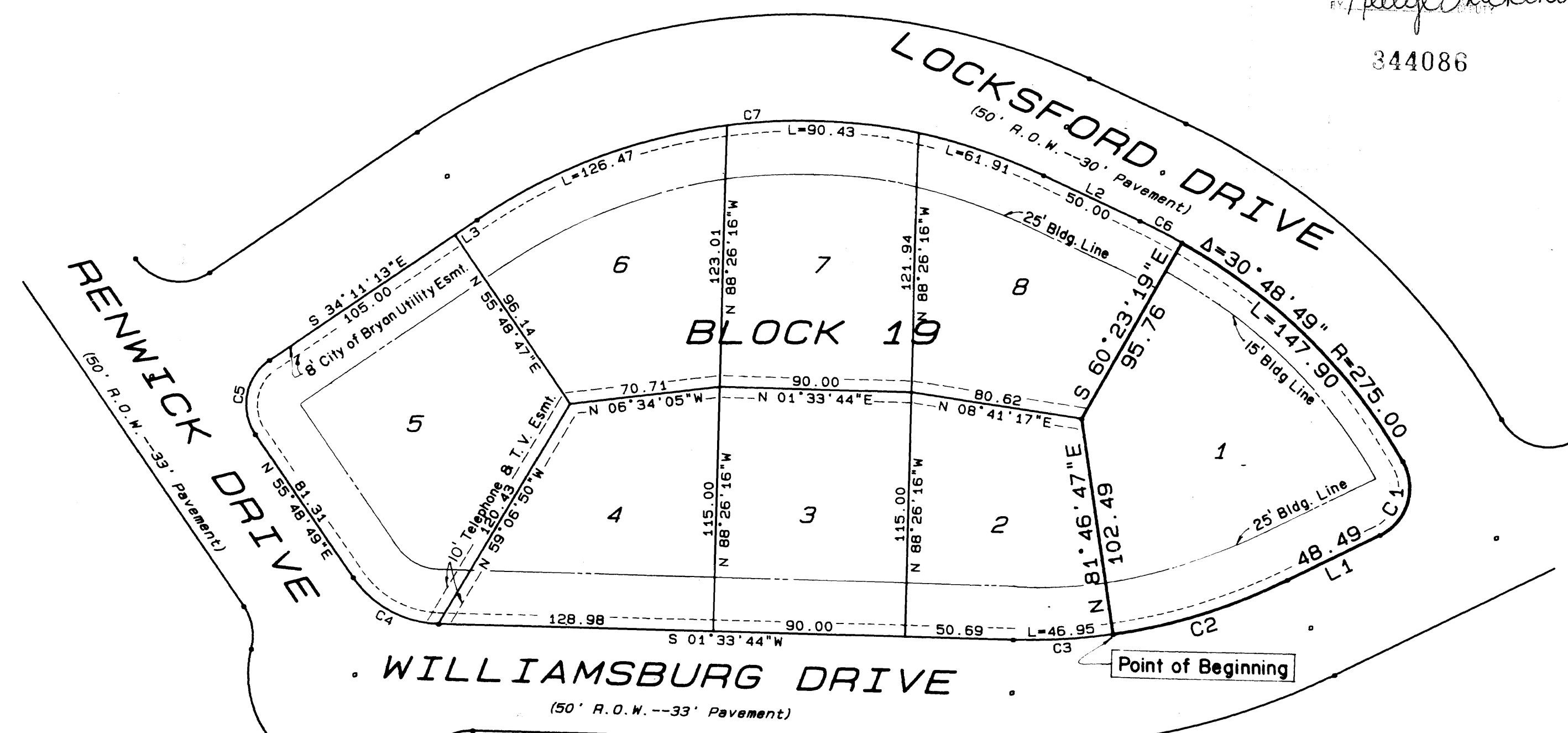
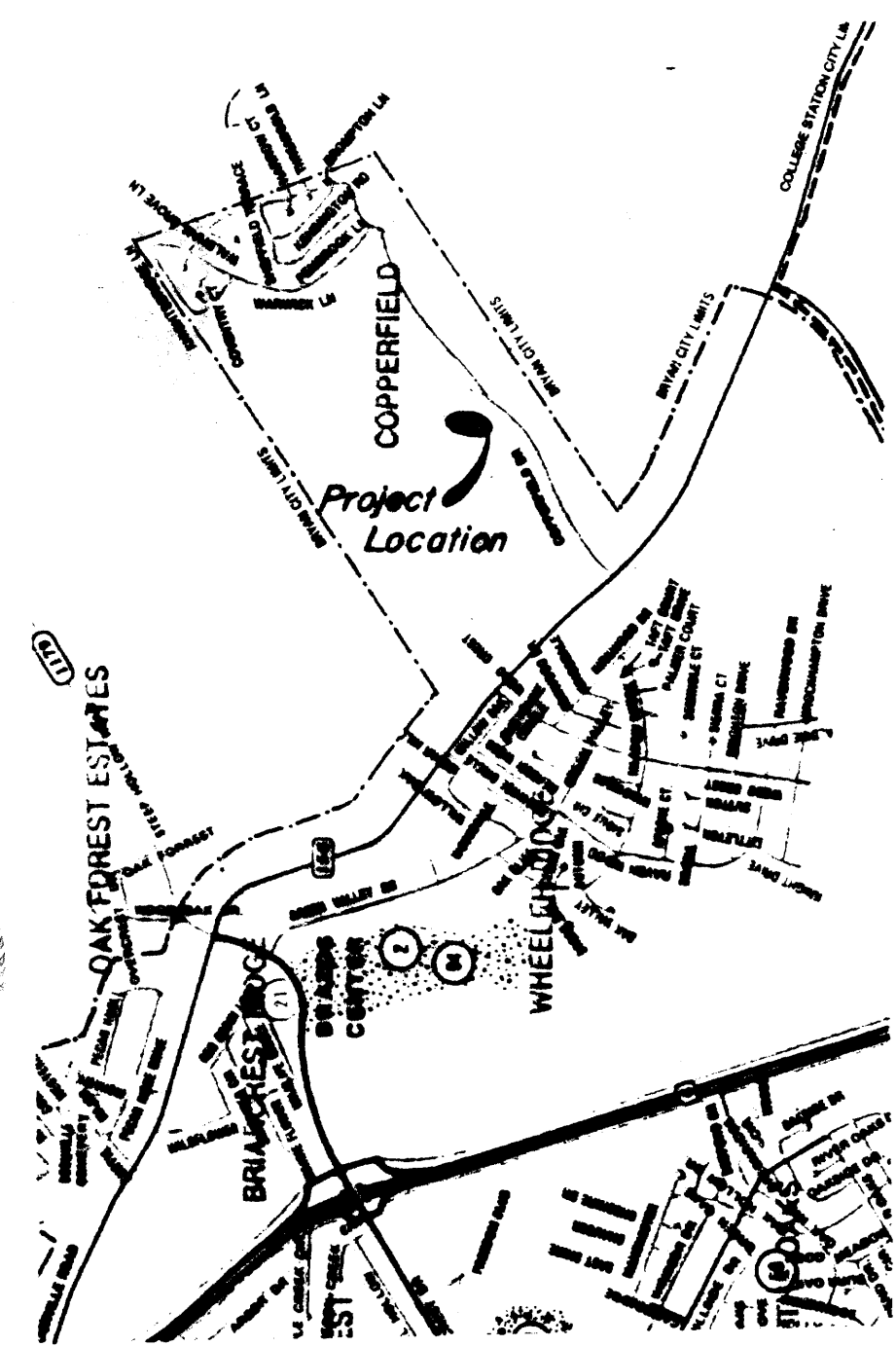
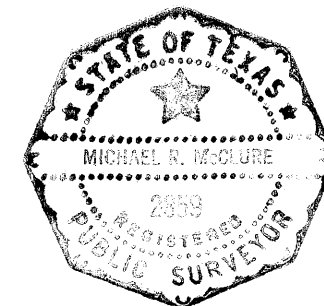
[Signature]
Chairman, City Planning Commission
Bryan, Texas

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.

[Signature]
Registered Public Surveyor



REVISED PLAT

FIELD NOTES
Lot 1, Block 19
COPPERFIELD SECTION FOUR

Being all that certain tract or parcel of land lying and being situated in Bryan, Brazos County, Texas and being all of Lot 1, Block 19 of COPPERFIELD SECTION FOUR as recorded in Volume 767, Page 29 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at the common corner of Lots 1 and 2, Block 19 of the aforementioned COPPERFIELD SECTION FOUR, said corner also being in the east right-of-way line of Williamsburg Drive;

THENCE: N 81° 46' 47" E along the said common line of lots 1 and 2 for a distance of 102.49 feet to a 1/2-inch iron rod for corner, said iron rod also being the common corner of Lots 1, 2 and 8 of Block 19;

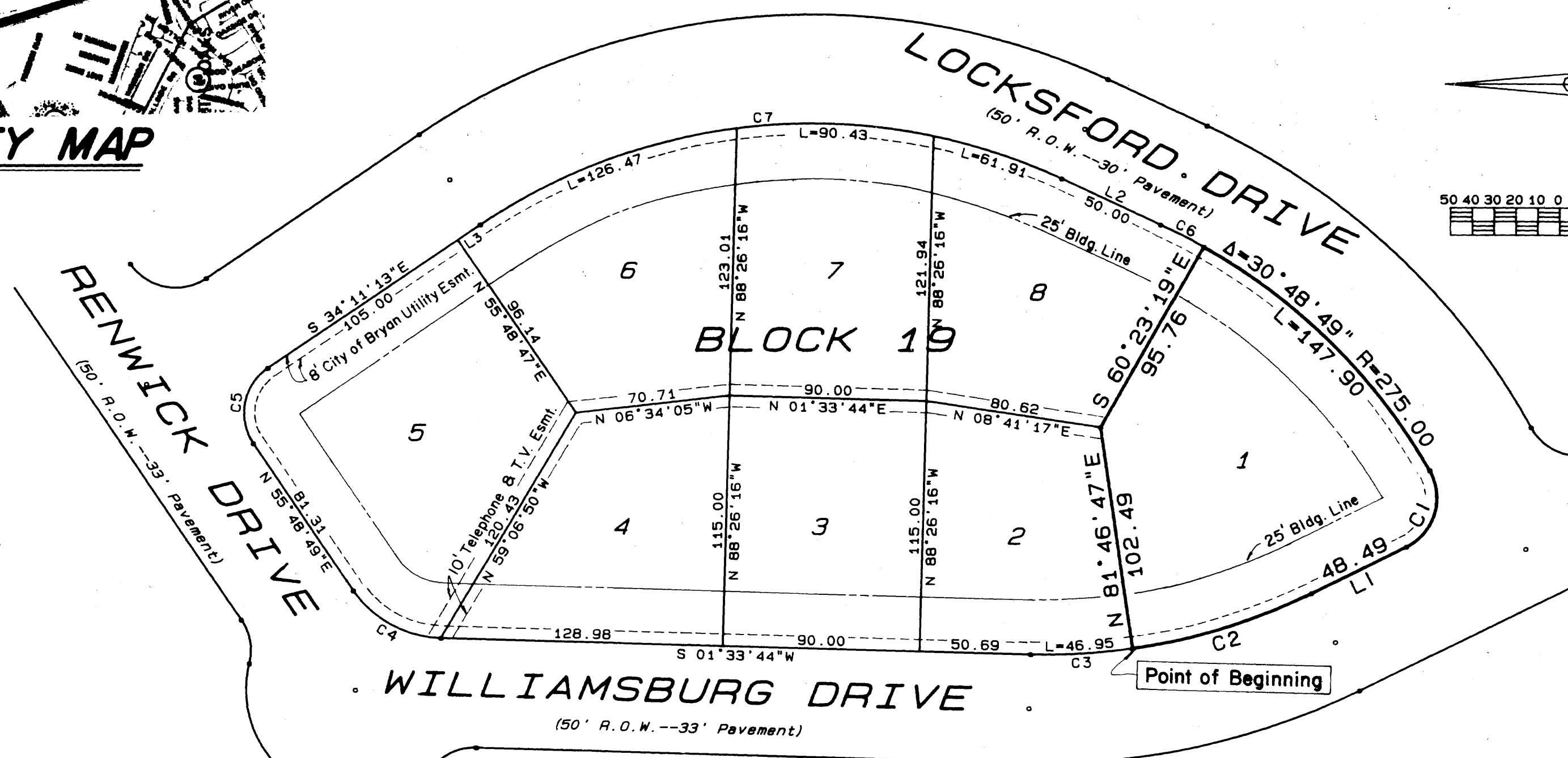
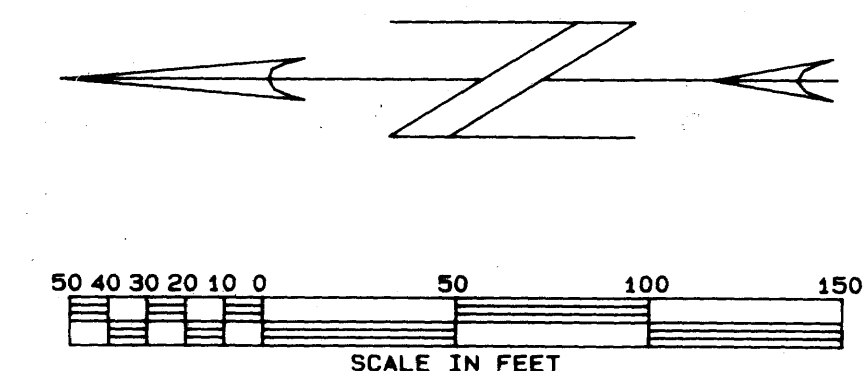
THENCE: S 60° 23' 19" E along the common line of Lots 1 and 8 for a distance of 95.76 feet to a 1/2-inch iron rod set for corner, said corner also being in the west right-of-way line of Locksford Drive;

THENCE: 147.90 feet in a southwesterly direction along the arc of a curve having a central angle of 30° 48' 49", a radius of 275.00 feet and a tangent of 75.78 feet to a 1/2-inch iron rod at the point of tangency;

THENCE: 40.79 feet in a southwesterly direction along the arc of a curve having a central angle of 17° 52' 42", a radius of 275.00 feet and a tangent of 26.57 feet to a 1/2-inch iron rod in the east right-of-way line of the aforementioned Williamsburg Drive;

THENCE: N 26° 05' 55" W continuing along said Williamsburg Drive for a distance of 48.49 feet to the Point of Curvature of a curve to the right;

THENCE: 85.81 feet in a northwesterly direction along the arc of said curve having a central angle of 17° 52' 42", a radius of 275.00 feet and a tangent of 43.26 feet to the POINT OF BEGINNING and containing 0.4076 acres of land, more or less.



ORIGINAL PLAT

GENERAL NOTES:

- Unless otherwise indicated, the minimum sideyard and rear building setback requirement is 5.0'.
- The current 100-Year Flood Hazard area for Hudson Creek extends approximately 500' northeast of Farm Road 158. Copperfield Section Four is not abutting or within the boundaries of the Flood Hazard Area. (See City of Bryan Flood Insurance Rate Map Community Panel No. 280082 0013 B, dated May 19, 1981.)

REPLAT

COPPERFIELD ADDITION

REPLAT OF LOT 1, BLOCK 19
SECTION FOUR (VOL. 767, PG. 29)

0.4096 ACRES

J. W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER, 1985

Owner & Developer:
COPPERFIELD DEVELOPMENT CORP.
3131 BRIARCREST DRIVE
BRYAN, TEXAS

Engineer & Surveyor:
MCCLURE ENGINEERING, INC.
1722 BROADMOOR DRIVE
BRYAN, TEXAS

on hand bases
3/6/81
WD

18.1510