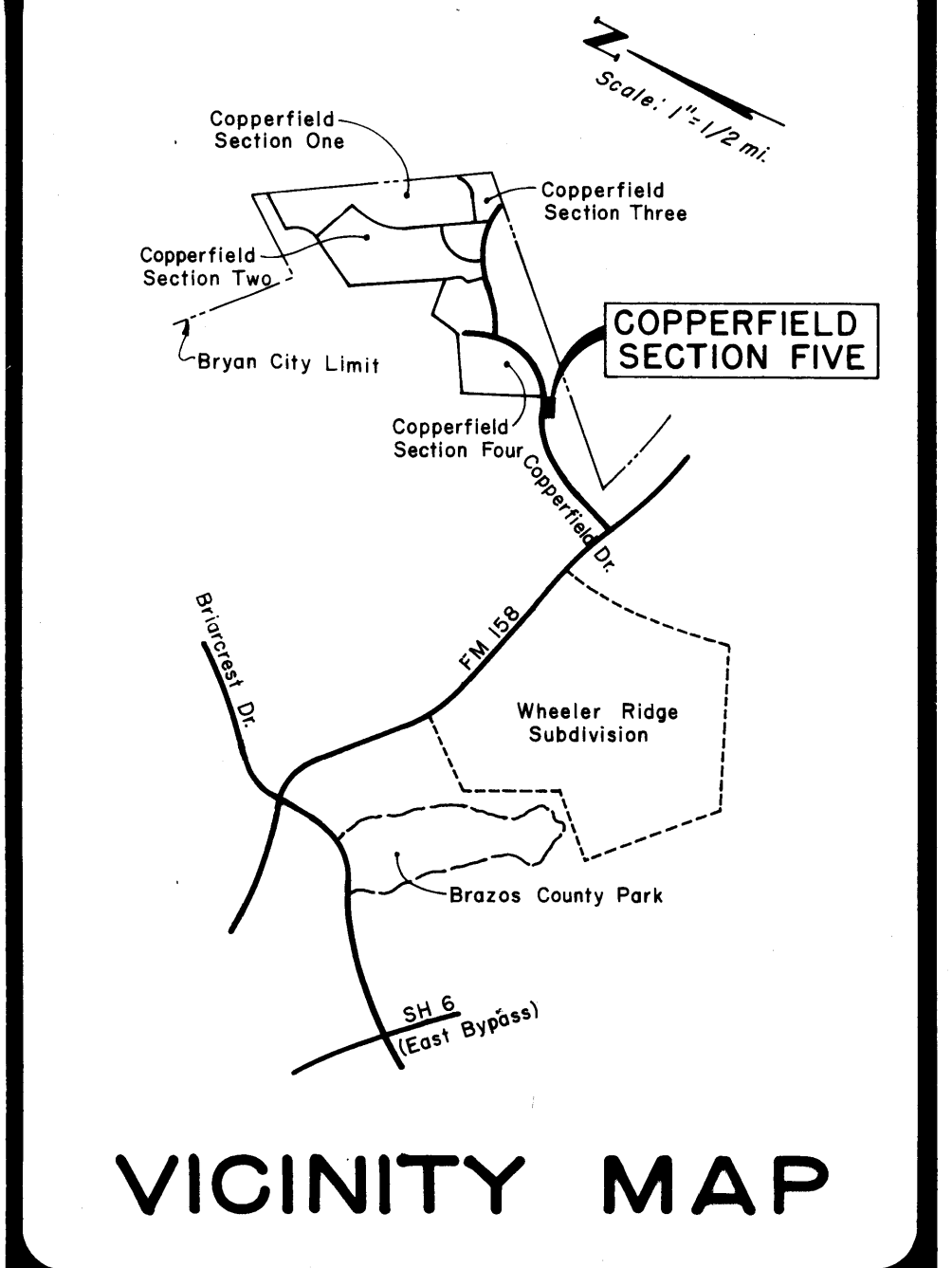
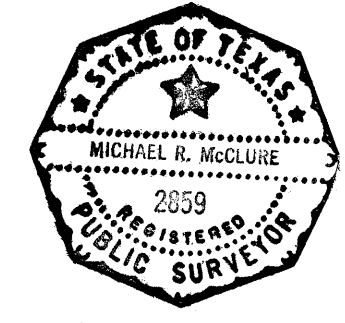


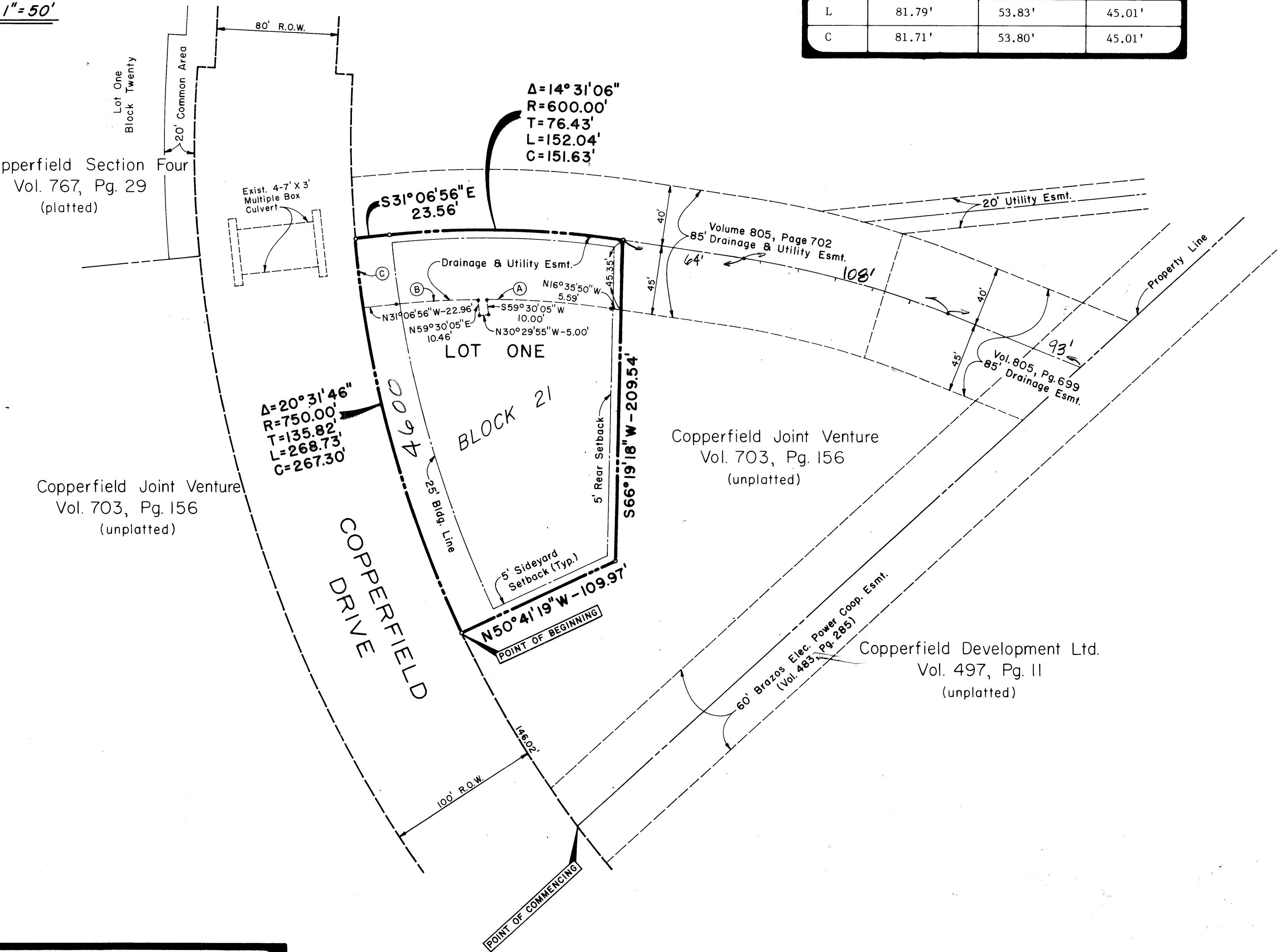
Scale: 1" = 50'

EASEMENT CURVE DATA			
	A	B	C
Δ	8° 26' 36"	5° 33' 24"	3° 26' 19"
R	555.00'	555.00'	750.00'
T	40.97'	26.93'	22.51'
L	81.79'	53.83'	45.01'
C	81.71'	53.80'	45.01'

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 6/27/85
 Registered Public Surveyor



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 6/27/85
 Registered Professional Engineer



FIELD NOTES
 0.8184 ACRE TRACT
 COPPERFIELD SECTION FIVE

Being all that certain tract or parcel of land, lying and being situated in the J. W. SCOTT LEAGUE, Abstract No. 49, in Bryan, Brazos County, Texas and being a part of that 106,938 acre tract conveyed to Copperfield Joint Venture by Exchange Two, Inc. by deed recorded in Volume 703, Page 156 in the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING: at a 1/4-inch iron rod found marking the most southwesterly corner of the said 106,938 acre tract, said iron rod also being in the centerline of a sixty (60) foot wide Brazos Electric Power Cooperative Easement as recorded in Volume 483, Page 285 and being in the East right-of-way line of the one hundred (100) foot wide Copperfield Drive;

THENCE: 146.02 feet in a northeasterly direction along the arc of a curve in said Copperfield Drive having a central angle of 11° 09' 18", a radius of 750.00 feet, a tangent of 73.24 feet and a long chord bearing N 33° 44' 03" E for a distance of 145.79 feet to the POINT OF BEGINNING;

THENCE: 268.73 feet in a northeasterly direction continuing along a curve in said Copperfield Drive having a central angle of 20° 31' 46", a radius of 750.00 feet, a tangent of 135.82 feet and a long chord bearing N 49° 34' 34" E for a distance of 267.30 feet to a point in the centerline of a tributary of Hudson Creek;

THENCE: S 31° 06' 56" E for a distance of 23.56 feet along said creek centerline to the Point of Curvature of a curve to the right;

THENCE: 152.04 feet in a southeasterly direction along said curve having a central angle of 14° 31' 06", a radius of 600.00 feet, a tangent of 76.43 feet and a long chord bearing S 23° 51' 23" E for a distance of 151.63 feet for corner;

THENCE: S 66° 19' 18" W for a distance of 209.54 feet for corner;

THENCE: N 50° 41' 19" W for a distance of 109.97 feet to the POINT OF BEGINNING and containing 0.8184 acres of land, more or less.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Frank Borucki, 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 18 day of July, 1985, in the Deed Records of Brazos County in Volume 808, Page 235.

Frank Borucki
 County Clerk, Brazos County, Texas
 By: Taren Murphy, 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, G. KENNY MALLARD JR., 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 28th day of MAY, 1985, and same was duly approved on the 20th day of JUNE, 1985, by said Commission.

G. Kenny Mallard Jr.
 Chairman, City Planning Commission
 Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We, The), Copperfield Joint Venture, 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 703, Page 156, and designated herein as the 0.8184 Acre Tract 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 Randy French, Managing Venturer

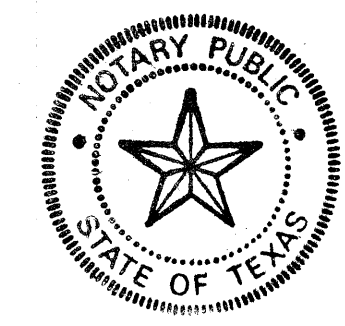
[Signature]
 Lienholder Approval

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Randy French, 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 11th day of July, 1985.

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

Michael R. McClure
 Printed Name
 My term expires: 5/27/86



- GENERAL NOTES:
1. This property is not located in a designated 100-Year Flood Hazard Area.
 2. The proposed development of this site is consistent with calculations made in the Master Drainage Plan and COPPERFIELD SECTION FOUR Drainage Report dated 12/20/84 and on file at the City Engineer's Office. No onsite storm water detention is proposed for this property.
 3. Land Use: Swimming Pool Amenity for Subdivision and Sales Office Facility

FILED
 1985 JUL 18 AM 11:16
 COUNTY CLERK
 BRAZOS COUNTY, TEXAS
 BY: Taren Murphy
 331277

FINAL PLAT

COPPERFIELD SECTION FIVE

0.8184 ACRE

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

JUNE 1985

OWNER & DEVELOPER
 Copperfield Joint Venture
 3131 Briarcrest Drive
 Bryan, Texas

ENGINEER & SURVEYOR
 McClure Engineering, Inc.
 1722 Broadmoor, Suite 210
 Bryan, Texas

one base of sales

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