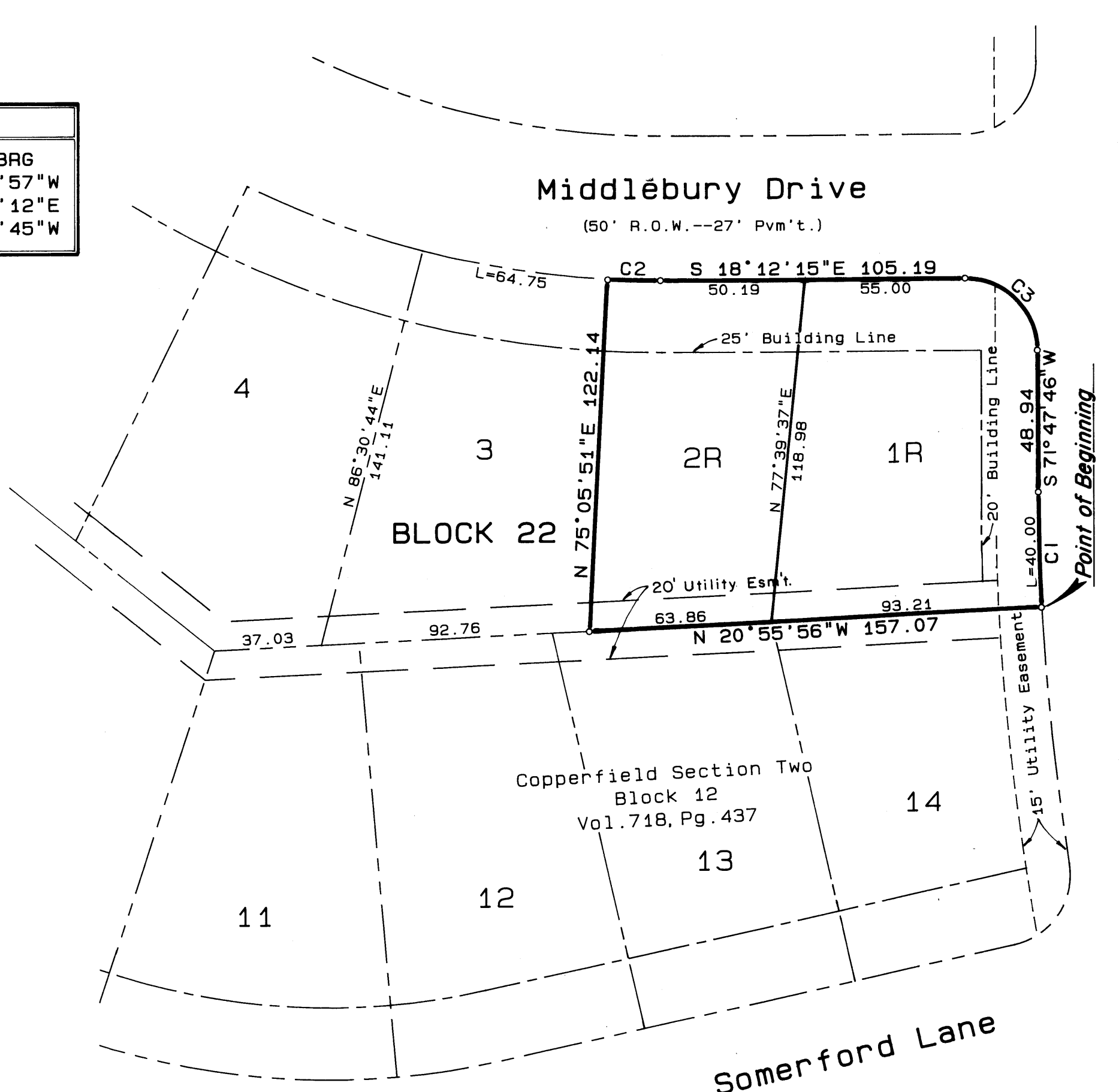
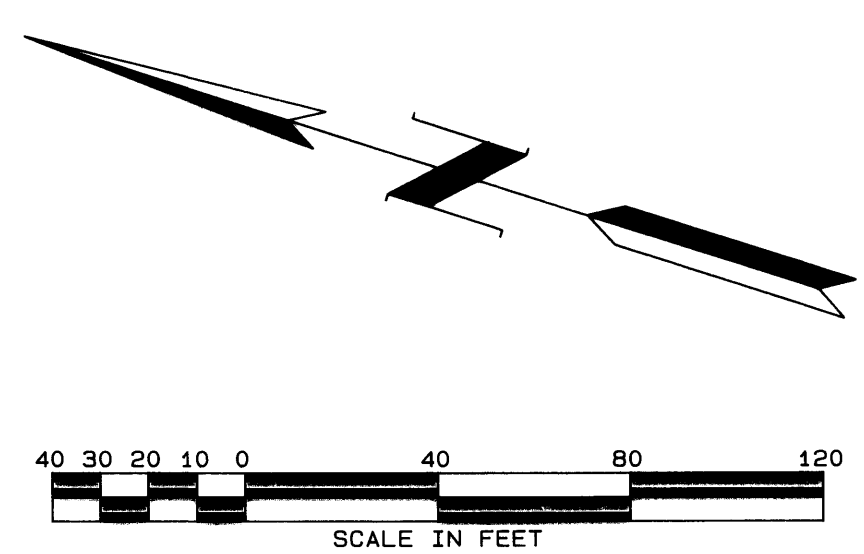


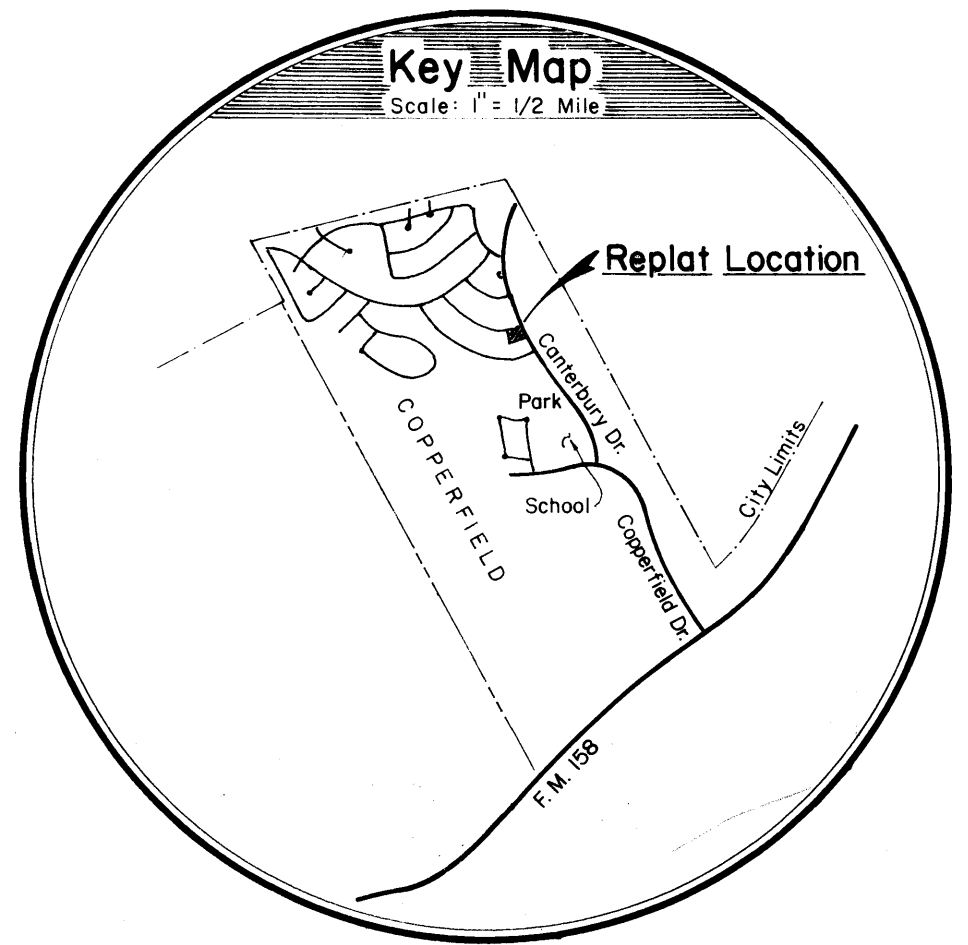
HORIZONTAL CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	2° 43' 42"	840.00	40.00	20.00	40.00	S 70° 25' 57" W
2	3° 18' 06"	325.00	18.73	9.37	18.73	S 16° 33' 12" E
3	90° 00' 01"	25.00	39.27	25.00	35.36	S 26° 47' 45" W



**ORIGINAL PLAT**

(COPPERFIELD SECTION SIX FINAL PLAT IS FILED FOR RECORD IN VOL. 900, PG. 511)

**REVISED PLAT**



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (We, They), Michael W. Hlavinka, 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 912, Page 1, and designated herein as the Lot 1, Block 22 Copperfield Section Six 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.

Michael Hlavinka  
 Owner  
 Not Applicable  
 Lienholder Approval

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (We, The), Mariott-Walston Properties, 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 962, Page 103, and designated herein as the Lot 2, Block 22 Copperfield Section Six 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.

Larry Mariott  
 Owner  
Steve Marley E.V.P.  
 Lienholder Approval  
 United Citizens Bank

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Michael Hlavinka, 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 2nd day of August, 1988.  
Michael R. McClure  
 Notary Public in and for Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Larry Mariott, 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 3rd day of August, 1988.  
Michael R. McClure  
 Notary Public in and for Brazos County, Texas

Michael R. McClure  
 Printed Name  
 My term expires: 5-27-90

Michael R. McClure  
 Printed Name  
 My term expires: 5-27-90

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 8/4/88  
 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.

Michael R. McClure 8/4/88  
 Registered Public Surveyor

FIELD NOTES  
 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 all of Lots One (1) and Two (2) of Block Twenty-Two (22) of COPPERFIELD SECTION SIX ADDITION as recorded in Volume 900, Page 511 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:  
 BEGINNING: at a 1/2-inch iron rod found marking the most southerly common corner of said Lot One (1), Block Twenty-Two (22) of COPPERFIELD SECTION SIX ADDITION and Lot Fourteen (14), Block Twelve (12) of COPPERFIELD SECTION TWO, a plat of which is recorded in Volume 718, Page 437, said iron rod also being in the north right-of-way line of Canterbury Drive (based on an 80-foot width);  
 THENCE: N 20° 55' 56" W for a distance of 157.07 feet to a 1/2-inch iron rod found marking the northwest corner of the said Lot Two (2), Block Twenty-Two (22);  
 THENCE: N 75° 05' 51" E for a distance of 122.14 feet to a 1/2-inch iron rod found for the northeast corner of said Lot Two (2), said iron rod also being in the west right-of-way line of Middlebury Drive (based on a 50-foot width);  
 THENCE: 18.73 feet in a southeasterly direction and counter-clockwise along the arc of a curve having a central angle of 03° 18' 06", a radius of 325.00 feet, a tangent of 9.37 feet and a long chord bearing S 16° 33' 12" E at a distance of 18.73 feet to a 1/2-inch iron rod found marking the Point of Tangency;  
 THENCE: S 18° 12' 15" E continuing along said Middlebury Drive line for a distance of 105.19 feet to the Point of Curvature of a curve to the right;  
 THENCE: 39.27 feet in a southwesterly direction and clockwise along the arc of said curve having a central angle of 90° 00' 01", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 26° 47' 45" W at a distance of 35.36 feet to a 1/2-inch iron rod found for the Point of Tangency, said iron rod also being in the beforementioned right-of-way line of Canterbury Drive;  
 THENCE: S 71° 47' 46" W for a distance of 48.94 feet to the Point of Curvature of a curve to the left;  
 THENCE: 40.00 feet in a southwesterly direction and counter-clockwise along the arc of said curve having a central angle of 02° 43' 42", a radius of 840.00 feet, a tangent of 20.00 feet and a long chord bearing S 70° 25' 57" W at a distance of 40.00 feet to the POINT OF BEGINNING and containing 0.409 acres of land, more or less.

CERTIFICATION BY THE COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Frank Borsuski, 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 2 day of August, 1988, in the Deed Records of Brazos County in Volume 1065, Page 213.

Frank Borsuski  
 County Clerk, Brazos County, Texas  
By: Karen McAllen

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 CITY ENGINEER  
 I, the undersigned, City 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.

Buel Kan  
 City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:  
 I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by said Commission.

Ed Wagoner  
 Chairman, City Planning Commission  
 Bryan, Texas

FILED  
 1988 AUG -5 PM 1:12  
[Signature]  
 COUNTY CLERK

412381

- GENERAL NOTES:
1. The current 100-Year Flood Hazard area for Hudson Creek extends approximately 500' northeast of Farm Road No. 158. This property in COPPERFIELD PHASE SIX is not abutting or within the boundaries of the 100-Year Flood Hazard Area (See Flood Insurance Rate Map No. 480082 0013B, dated May 12, 1981).
  2. Unless otherwise indicated, the minimum sideyard and rear building setback requirement is 5.0'.
  3. All distances indicated along curves are arc lengths.
  4. Unless otherwise indicated, all corners are marked with 1/2-inch iron rods.
  5. ▲ Denotes 1/2-inch iron rods embedded in pavement at centerline of street intersections.
  6. No direct driveway access shall be allowed onto Canterbury Drive.

**REPLAT**

**COPPERFIELD ADDITION**

Replat of Lots 1 & 2, Block 22  
 Copperfield Section Six (Vol. 900, Pg. 511)

0.409 ACRES  
 J. W. SCOTT LEAGUE, A-49  
 BRYAN, BRAZOS COUNTY, TEXAS  
 AUGUST, 1988

Owners:  
 Michael W. Hlavinka  
 5601 Middlebury Drive  
 Mariott-Walston Properties  
 P.O. Box 4851  
 Bryan, Texas 77805

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

on books and photos