



Field Notes
COPPERFIELD SECTION SIX
11.075 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 tract called 318.96 acres of land conveyed to Copperfield Joint Venture by Exchange Two, Inc., by deed recorded in Volume 703, Page 156 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 intersection of the north right-of-way line of Canterbury Drive (formerly called Copperfield Drive) and the west right-of-way line of Brompton Lane as recorded in Volume 532, Page 821 of the subdivision plat of COPPERFIELD SECTION ONE;
THENCE: S 86° 35' 34" W along said north line of Canterbury Drive for a distance of 96.98 feet to the Point of Curvature of a curve to the left;
THENCE: 268.58 feet in a southwesterly direction along the arc of said curve having a central angle of 14° 47' 48", a radius of 1040.00 feet, a tangent of 135.04 feet and a long chord bearing S 79° 11' 40" W for a distance of 267.83 feet to the Point of Tangency;
THENCE: S 71° 47' 46" W for a distance of 515.01 feet to the Point of Curvature of a curve to the left;
THENCE: 39.99 feet in a southwesterly direction along the arc of a curve having a central angle of 2° 43' 40", a radius of 840.00 feet, a tangent of 20.00 feet and a long chord bearing S 70° 25' 56" W for a distance of 39.99 feet to a 1/2-inch iron rod found for corner at the most easterly corner of Lot 14, Block 12 of COPPERFIELD SECTION TWO as recorded in Volume 718, Page 437;
THENCE: N 20° 55' 56" W for a distance of 286.86 feet to an iron rod for corner;
THENCE: N 20° 45' 43" E for a distance of 182.27 feet to an iron rod for corner;
THENCE: N 35° 12' 38" E for a distance of 512.24 feet to an iron rod for corner, said iron rod also being in the southwest right-of-way line of Warwick Lane, as dedicated in said COPPERFIELD SECTION ONE;
THENCE: S 54° 47' 22" E for a distance of 637.80 feet to the Point of Curvature of a curve to the left;
THENCE: 137.89 feet in a southeasterly direction along the arc of a curve having a central angle of 12° 44' 51", a radius of 619.77 feet, a tangent of 69.23 feet and a long chord bearing S 61° 09' 48" E for a distance of 137.61 feet to the Point of Curvature of a curve to the right;
THENCE: 35.51 feet in a southeasterly direction along the arc of a curve having a central angle of 81° 23' 06", a radius of 25.00 feet, a tangent of 21.50 feet and a long chord bearing S 26° 50' 45" E for a distance of 32.60 feet to the Point of Curvature of a curve to the left;
THENCE: 78.30 feet in a southwesterly direction along the arc of a curve having a central angle of 17° 15' 14", a radius of 260.00 feet, a tangent of 39.45 feet and a long chord bearing S 05° 13' 11" W for a distance of 78.00 feet to the Point of Tangency;
THENCE: S 03° 24' 26" E for a distance of 59.41 feet to the Point of Curvature of a curve to the right;
THENCE: 39.27 feet in a southwesterly direction along the arc of a curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 41° 35' 34" W for a distance of 35.36 feet to the POINT OF BEGINNING and containing 11.075 acres of land, more or less.

Owner's Acknowledgements

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 703, Page 156, and designated herein as **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.

[Signature] Owner
[Signature] Lienholder Approval

General Notes

- Land Use: 43 Single Family Residential Lots.
- The current 100-Year Flood Hazard area for Hudson Creek extends approximately 500' northeast of Farm Road No. 158. This proposed phase of COPPERFIELD is not abutting or within the boundaries of the 100-Year Flood Hazard Area (See Flood Insurance Rate Map No. 480082 0013B, dated May 19, 1981).
- Unless otherwise indicated, the minimum sideyard and rear building setback requirement is 5.0'.
- All distances indicated along curves are arc lengths.
- Unless otherwise indicated, all lot lines intersect street right-of-way lines perpendicularly.
- Denotes 1/2-inch iron rods embedded in pavement at centerline of street intersections.
- Indicates concrete monuments set.
- 1/2-inch iron rods set at all remaining corners.
- No direct driveway access shall onto Canterbury Drive.

Planning Director Certification

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

Planning Commission Approval

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 8 day of APRIL, 1986, and same was duly approved on the 1 day of MAY, 1986, by said Commission.

[Signature]
Chairman, City Planning Commission
Bryan, Texas

Tables

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	12° 44' 51"	619.77	137.89	69.23	137.61	S 61° 09' 48" E
2	81° 23' 06"	25.00	35.51	21.50	32.60	S 26° 50' 45" E
3	17° 15' 14"	260.00	78.30	39.45	78.00	S 05° 13' 11" W
4	90° 00' 00"	25.00	39.27	25.00	35.36	S 41° 35' 34" W
5	14° 47' 48"	1040.00	268.58	135.04	267.83	S 79° 11' 40" W
6	2° 43' 40"	840.00	39.99	20.00	39.99	S 70° 25' 56" W
7	90° 00' 00"	25.00	39.27	25.00	35.36	S 09° 47' 22" E
8	4° 17' 09"	325.00	24.30	12.16	24.30	S 33° 04' 05" W
9	3° 18' 08"	325.00	18.73	9.37	18.73	S 16° 33' 12" E
10	90° 00' 01"	25.00	39.27	25.00	35.36	S 26° 47' 45" W
11	89° 59' 59"	25.00	39.27	25.00	35.36	S 63° 12' 15" W
12	5° 17' 17"	275.00	25.38	12.70	25.37	S 15° 33' 37" W
13	90° 00' 00"	25.00	39.27	25.00	35.36	S 80° 12' 38" E
14	90° 00' 00"	25.00	39.27	25.00	35.36	S 09° 47' 22" E
15	84° 45' 35"	25.00	36.98	22.81	33.70	S 29° 24' 58" W
16	1° 12' 14"	1040.00	21.85	10.93	21.85	S 72° 23' 56" W
17	97° 20' 47"	25.00	42.48	28.43	37.55	S 59° 31' 51" W
18	90° 00' 00"	25.00	39.27	25.00	35.36	S 80° 12' 38" E
19	0° 39' 58"	619.77	7.20	3.60	7.20	S 55° 07' 20" E
20	87° 58' 55"	25.00	36.39	24.13	34.73	S 32° 53' 02" E
21	87° 58' 55"	25.00	36.39	24.13	34.73	S 51° 03' 45" E
22	1° 38' 46"	1040.00	29.88	14.94	29.88	S 85° 46' 14" E
23	58° 26' 52"	25.00	25.94	14.27	24.79	S 56° 52' 05" E
24	90° 00' 00"	25.00	39.27	25.00	35.36	S 08° 30' 11" E
25	53° 24' 53"	325.00	25.37	12.68	24.73	S 08° 30' 11" W
26	48° 10' 27"	325.00	27.26	14.52	26.52	S 11° 07' 24" E
27	48° 04' 05"	275.00	22.11	11.06	21.50	S 12° 10' 35" W

Engineer/Surveyor Certification

STATE OF TEXAS
COUNTY OF BRAZOS

I, **Michael R. McClure**, Registered Professional Engineer No. 32740 in the State of Texas, and Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that proper engineering consideration has been given this plat; and 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]
Michael R. McClure
Engineer/Surveyor

County Clerk Certification

STATE OF TEXAS
COUNTY OF BRAZOS

I, **Frank Serisbie**, 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, 1986, in the Deed Records of Brazos County in Volume 900, Page 511.

[Signature]
Frank Serisbie
County Clerk, Brazos County, Texas

FINAL PLAT

356767
FILED
1986 JUL 18 AM 11:15
COUNTY CLERK

11.075 ACRES
J. W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
APRIL, 1986

Owner & Developer:
COPPERFIELD DEVELOPMENT CORP.
3122 BROADMOOR DRIVE
BRYAN, TEXAS

Engineer & Surveyor:
MCCLURE ENGINEERING, INC.
3122 BROADMOOR DRIVE
BRYAN, TEXAS

ON Lanes
11/4/86
WD