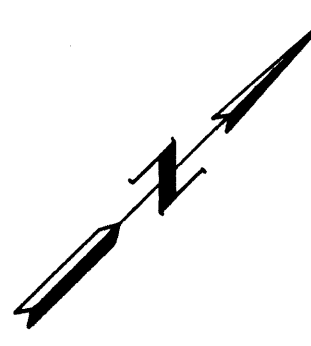


863.615 Acres
The Bardon Group, Inc.
Vol. 599, Pg. 531

POINT OF BEGINNING

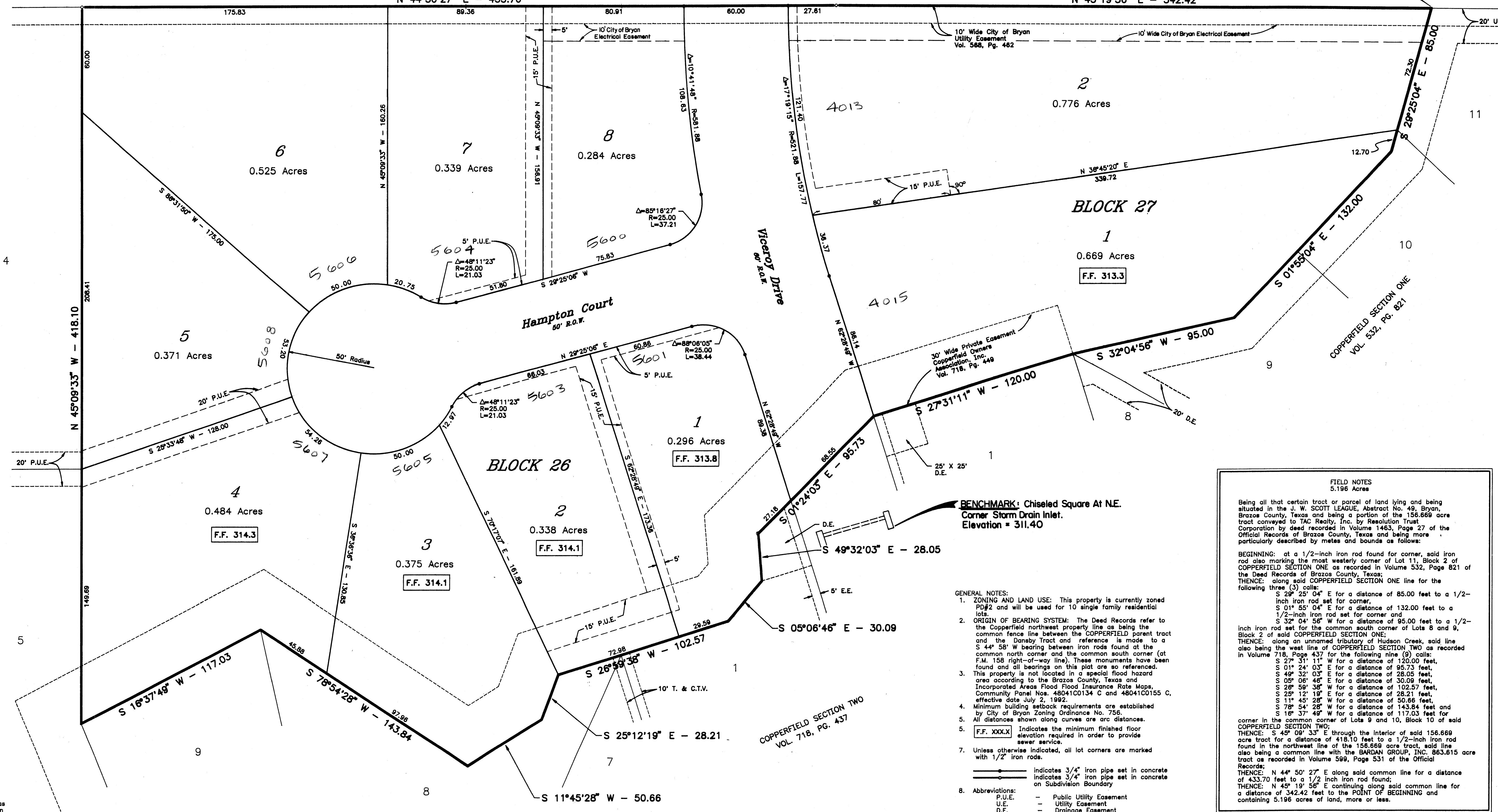
N 44°50'27" E - 433.70

N 45°19'56" E - 342.42



Scale: 1" = 30'

COURTLAND ESTATES OF COPPERFIELD SECTION SEVEN, FINAL PLAT APPROVED AUGUST 6, 1992



FIELD NOTES
5.196 Acres

Being all that certain tract or parcel of land lying and being situated in the J. W. SCOTT LEAGUE, Abstract No. 49, Bryan, Brazos County, Texas and being a portion of the 156.669 acre tract conveyed to TAC Realty, Inc. by Resolution Trust Corporation by deed recorded in Volume 1463, Page 27 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 for corner, said iron rod also marking the most westerly corner of Lot 11, Block 21 of COPPERFIELD SECTION ONE as recorded in Volume 532, Page 821 of the Deed Records of Brazos County, Texas;

THENCE: along said COPPERFIELD SECTION ONE line for the following three (3) calls:

- S 28° 25' 04" E for a distance of 85.00 feet to a 1/2-inch iron rod set for corner;
- S 01° 55' 04" E for a distance of 132.00 feet to a 1/2-inch iron rod set for corner and
- S 32° 04' 58" W for a distance of 95.00 feet to a 1/2-inch iron rod set for the common south corner of Lots 8 and 9, Block 2 of said COPPERFIELD SECTION ONE;

THENCE: along an unnamed tributary of Hudson Creek, said line also being the west line of COPPERFIELD SECTION TWO as recorded in Volume 718, Page 437 for the following nine (9) calls:

- S 27° 31' 11" W for a distance of 120.00 feet,
- S 01° 24' 03" E for a distance of 85.73 feet,
- S 49° 32' 03" E for a distance of 28.05 feet,
- S 05° 06' 46" E for a distance of 30.09 feet,
- S 28° 59' 38" W for a distance of 102.57 feet,
- S 25° 12' 19" E for a distance of 28.21 feet,
- S 11° 45' 28" W for a distance of 50.66 feet,
- S 78° 54' 28" W for a distance of 143.84 feet and
- S 10° 37' 49" W for a distance of 117.03 feet for corner in the common corner of Lots 9 and 10, Block 10 of said COPPERFIELD SECTION TWO;

THENCE: S 45° 09' 33" E through the interior of said 156.669 acre tract for a distance of 418.10 feet to a 1/2-inch iron rod found in the northwest line of the 156.669 acre tract, said line also being a common line with the BARDON GROUP, INC. 863.615 acre tract as recorded in Volume 599, Page 531 of the Official Records;

THENCE: N 44° 50' 27" E along said common line for a distance of 433.70 feet to a 1/2-inch iron rod found;

THENCE: N 45° 19' 56" E continuing along said common line for a distance of 342.42 feet to the POINT OF BEGINNING and containing 5.196 acres of land, more or less.

GENERAL NOTES:

- ZONING AND LAND USE:** This property is currently zoned PD#2 and will be used for 10 single family residential lots.
- ORIGIN OF BEARING SYSTEM:** The Deed Records refer to the Copperfield northwest property line as being the common fence line between the COPPERFIELD parent tract and the Donaby Tract and reference is made to a S 44° 58' W bearing between iron rods found at the common north corner and the common south corner (at F.M. 158 right-of-way line). These monuments have been found and all bearings on this plat are so referenced.
- This property is not located in a special flood hazard area according to the Brazos County, Texas and Incorporated Areas Flood Flood Insurance Rate Maps, Community Panel Nos. 48041C0134 C and 48041C0155 C, effective date July 2, 1992.
- Minimum building setback requirements are established by City of Bryan Zoning Ordinance No. 756.
- All distances shown along curves are arc distances.
- [F.F. XXXX] Indicates the minimum finished floor elevation required in order to provide sewer service.
- Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.
- Indicates 3/4" iron pipe set in concrete on Subdivision Boundary
- Abbreviations:
 - P.U.E. - Public Utility Easement
 - U.E. - Utility Easement
 - D.E. - Drainage Easement
 - E.E. - Electrical Easement
 - T. & C.T.V. - Telephone & Cable Television Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, TAC REALTY, INC. owner and developer of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 1463, Page 27 and designated herein as the COPPERFIELD SECTION EIGHT 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.

By: *Donald A. Adam, President*
TAC REALTY, INC.
President of TAC REALTY, Inc., a Texas corporation.

Before me, the undersigned authority, on this day personally appeared *Donald A. Adam*, 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, and gave under my hand and seal on this *30* day of *March*, 1994.

CERTIFICATION 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 3/29/94
Michael R. McClure, P.E. No. 32740

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

[Signature]
City Engineer
City of Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *John Goodrey*, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the *15* day of *SEPTEMBER*, 1994 and same was duly approved on the *15* day of *OCTOBER*, 1994.

[Signature]
Chairman, Bryan Planning and Zoning Commission

CERTIFICATE OF THE COUNTY CLERK

I, *Mary Ann Ward*, 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 on the *31* day of *November*, 1994, in the Official Records of Brazos County, Texas in Volume *599*, Page *531*.

[Signature]
County Clerk
Brazos County, Texas

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner 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.

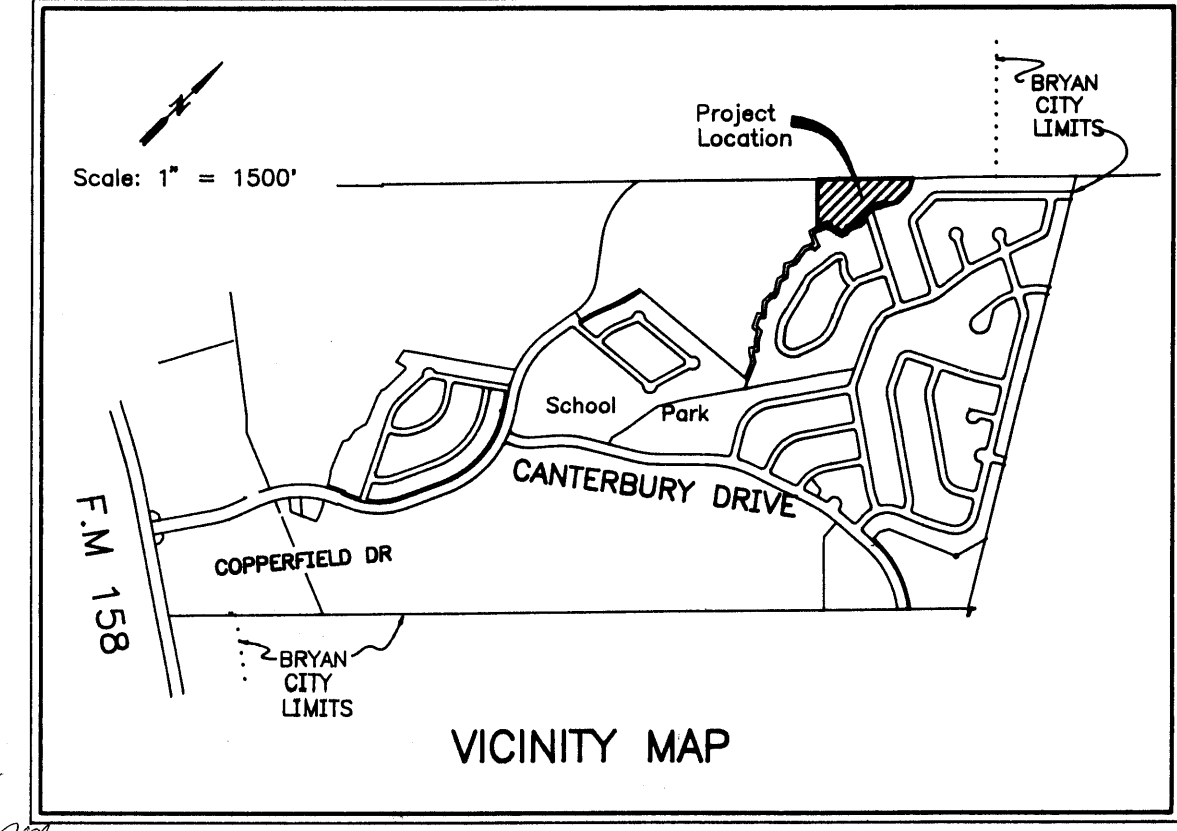
[Signature]
City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Land 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 3/29/94
Michael R. McClure, R.P.L.S. No. 2859



FILED
95 NOV 21 PM 3:49
Brazos County Clerk
Mary Ann Ward
County Clerk
Bryan, Texas

FINAL PLAT

COPPERFIELD SECTION EIGHT

5.196 ACRES

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

MAY, 1994

Owner and Developer: TAC REALTY, Inc. 1111 Broadmoor Dr., Suite 300 Bryan, Texas 77802 (409) 696-5688

Prepared by: McClure Engineering, Inc. 1722 Broadmoor Dr., Suite 210 Bryan, Texas 77802 (409) 776-6700

on launch 11/16/94 WD