

FIELD NOTES
16.168 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 marking the most northerly corner of Lot 23, Block 20 of COPPERFIELD SECTION FOUR as recorded in Volume 767, Page 29 of the Official Records, said corner also being in the west right-of-way line of Copperfield Drive (based on a 80-foot wide right-of-way);

THENCE: S 55° 48' 47" E along said COPPERFIELD SECTION FOUR line for a distance of 835.98 feet to a 1/2-inch iron rod found for corner, said corner being the common north corner of Lots 14 and 15 of said Block 20;

THENCE: through the interior of the said 156.669 acre tract for the following nine (9) calls:

N 16° 27' 35" W for a distance of 71.80 feet, to a 1/2-inch iron rod set for corner,
 N 64° 52' 13" W for a distance of 90.37 feet, to a 1/2-inch iron rod set for corner,
 N 78° 48' 14" W for a distance of 63.99 feet, to a 1/2-inch iron rod set for corner,
 N 49° 16' 46" W for a distance of 127.44 feet, to a 1/2-inch iron rod set for corner,
 N 12° 11' 34" E for a distance of 138.57 feet, to a 1/2-inch iron rod set for corner,
 N 41° 01' 23" E for a distance of 115.28 feet, to a 1/2-inch iron rod set for corner,
 N 20° 20' 18" W for a distance of 43.62 feet to a 1/2-inch iron rod set for corner and
 N 34° 11' 13" W for a distance of 80.00 feet to a 1/2-inch iron rod set for corner;

THENCE: N 55° 48' 47" E for a distance of 402.98 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right;

THENCE: 397.50 feet in a clockwise direction along the arc of said curve having a central angle of 42° 58' 18", a radius of 530.00 feet, a tangent of 208.62 feet and a long chord bearing N 77° 17' 57" E at a distance of 388.25 feet to a 1/2-inch iron rod set for the Point of Tangency;

THENCE: S 81° 12' 54" E for a distance of 148.37 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left;

THENCE: 38.31 feet in a counter-clockwise direction along the arc of said curve having a central angle of 42° 58' 18", a radius of 25.00 feet, a tangent of 24.06 feet and a long chord bearing N 54° 52' 56" E at a distance of 34.67 feet to a 1/2-inch iron rod set for a Point of Tangency, said iron rod also being in the aforementioned west right-of-way line of Copperfield Drive;

THENCE: along said Copperfield Drive right-of-way for a distance of 39.84 feet in a counter-clockwise direction along the arc of a curve having a central angle of 02° 11' 41", a radius of 1040.00 feet, a tangent of 18.92 feet and a long chord bearing S 09° 52' 50" W at a distance of 39.84 feet to a 1/2-inch iron rod set for the Point of Tangency;

THENCE: S 08° 47' 08" W for a distance of 184.59 feet to a 1/2-inch iron rod found for the Point of Curvature of a curve to the left;

THENCE: 425.36 feet in a counter-clockwise direction along the arc of said curve having a central angle of 29° 00' 50", a radius of 840.00 feet, a tangent of 217.35 feet and a long chord bearing S 05° 43' 19" E at a distance of 420.83 feet to the POINT OF BEGINNING and containing 16.168 acres of land, more or less.

LINE DATA

LINE	BEARING	DISTANCE
L1	N 16°27'35" W	71.80
L2	N 64°52'13" W	90.37
L3	N 78°48'14" W	63.99
L4	N 49°16'46" W	127.44
L5	N 12°11'34" E	138.57
L6	N 41°01'23" E	115.28
L7	N 20°20'18" W	43.62
L8	N 34°11'13" W	80.00

CURVE DATA

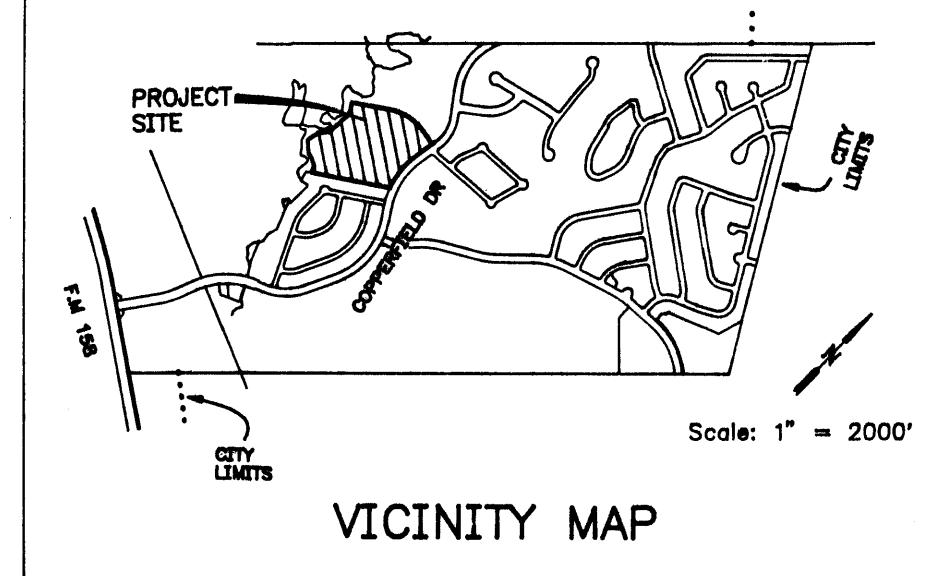
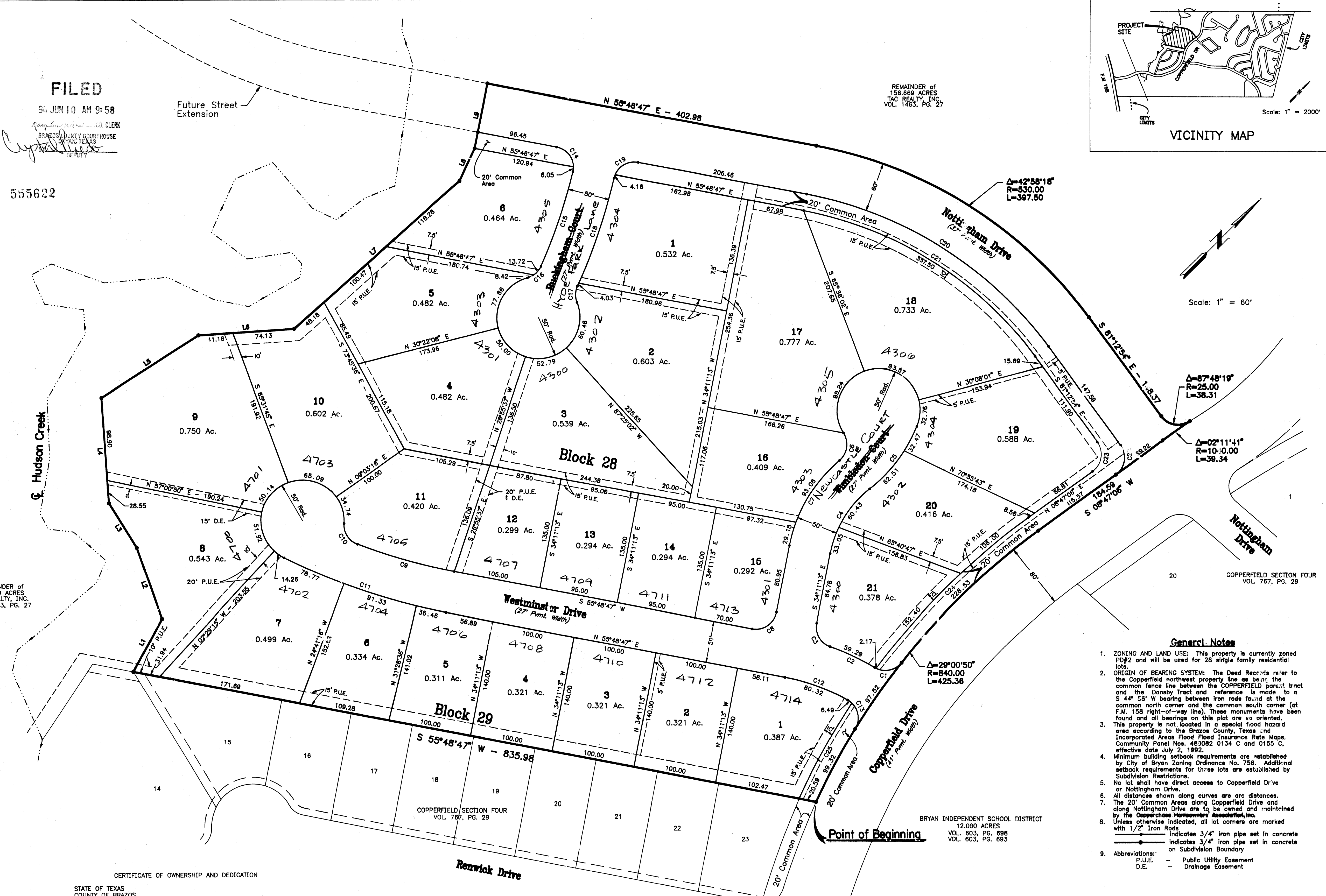
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	82°36'46"	25.30	36.05	21.97	S 34°30'13" W	33.00
C2	11°13'18"	302.74	59.29	29.74	S 70°11'58" W	59.20
C3	81°13'29"	25.00	35.44	21.44	N 74°47'57" W	32.55
C4	40°18'21"	132.84	93.49	48.77	N 14°01'32" W	91.57
C5	28°27'23"	191.24	94.98	48.49	N 08°05'33" W	94.01
C6	82°00'49"	25.00	35.79	21.74	S 38°52'56" E	32.81
C7	38°18'41"	182.84	122.26	63.51	S 19°01'52" E	119.99
C8	90°00'00"	25.00	39.27	25.00	S 10°48'47" W	35.36
C9	09°37'53"	720.76	121.16	60.72	S 60°37'44" W	121.02
C10	73°24'57"	25.00	32.03	18.84	N 77°50'51" W	29.89
C11	19°21'18"	770.78	208.56	103.90	N 63°29'26" E	205.94
C12	18°12'30"	252.74	80.32	40.50	N 64°55'02" E	79.98
C13	92°31'27"	25.00	40.37	26.13	S 59°42'59" E	36.13
C14	92°19'25"	25.00	40.28	26.03	S 78°01'30" E	36.06
C15	10°43'01"	641.82	120.01	60.18	S 28°30'17" E	119.84
C16	50°44'13"	25.00	22.14	11.85	S 04°13'20" W	21.42
C17	49°54'50"	25.00	20.03	10.59	N 43°44'29" W	19.50
C18	11°24'12"	691.82	137.85	69.05	N 28°29'10" W	137.42
C19	88°00'00"	25.00	38.40	24.14	N 11°48'46" E	34.73
C20	47°58'18"	470.00	352.50	185.00	N 77°17'57" E	344.30
C21	47°58'18"	450.00	337.50	177.13	N 77°17'57" E	329.84
C22	90°00'01"	25.00	39.27	25.00	S 38°12'54" E	35.36
C23	90°00'01"	25.00	39.27	25.00	S 38°12'54" E	35.36
C24	17°12'54"	860.00	258.39	130.18	S 00°10'39" W	257.42
C25	08°43'57"	860.00	131.07	65.86	S 38°11'36" E	130.95

FILED
94 JUN 10 AM 9:58

CLERK
Brazos County Courthouse
Brazos County, Texas

555622

REMAINDER of 156.669 ACRES
TAC REALTY, INC.
VOL. 1463, PG. 27



Scale: 1" = 60'

COPPERFIELD SECTION FOUR
VOL. 767, PG. 29

- General Notes**
- ZONING AND LAND USE: This property is currently zoned PD#2 and will be used for 28 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 parcel 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 I.M. 158 right-of-way line). These monuments have been found and all bearings on this plat are so oriented.
 - This property is not located in a special flood hazard area according to the Brazos County, Texas and Incorporated Area Flood Insurance Rate Maps Community Panel Nos. 483082 0134 C and 0155 C, effective date July 2, 1992.
 - Minimum building setback requirements are established by City of Bryan Zoning Ordinance No. 756. Additional setback requirements for these lots are established by Subdivision Restrictions.
 - No lot shall have direct access to Copperfield Drive or Nottingham Drive.
 - All distances shown along curves are arc distances.
 - The 20' Common Area along Copperfield Drive and along Nottingham Drive are to be owned and maintained by the Copperfield Homeowners Association, Inc.
 - Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
 - indicates 3/4" iron pipe set in concrete on Subdivision Boundary
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 - Abbreviations:
 - P.U.E. - Public Utility Easement
 - D.E. - Drainage Easement

on base
11/22/00 WD

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 NINE in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, paths, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

TAC REALTY, INC.
By: *Donald A. Adam*
President

STATE OF TEXAS
COUNTY OF BRAZOS

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.

Given under my hand and seal on this *23rd* day of *June*, 19*94*.

Kathryn Dicka
Notary Public, Brazos County, 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 described said subdivision will describe a closed geometric form.

Michael R. McClure 5/20/94
Michael R. McClure, R.P.L.S. No. 2859

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 5/20/94
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.

Ray Shanna
City Engineer
City of Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Art King*, 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 *21st* day of *June*, 19*94*, and same was duly approved on the *23rd* day of *June*, 19*94*.

Art King
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 the *17th* day of *June*, 19*94*, in the Official Records of Brazos County, Texas in Volume *1463*, Page *27*.

Mary Ann Ward
County Clerk
Brazos County, Texas

FINAL PLAT

COPPERFIELD SECTION NINE
LOTS 1 THRU 6, BLOCK 28
LOTS 1 THRU 21, BLOCK 29

16.168 Acres

J.W. SCOTT LEAGUE A-49
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 1992

Owner and Developer:
TAC Realty, Inc.
1111 Briarcrest Dr., Suite 300
Bryan, Texas 77802
(409) 696-5685

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