

Scale 1" = 100'

Δ=49°14'35"
R=640.00
L=550.05
T=293.30
LC=533.28
CB=N 12°37'03" W

Remainder of 156.669 Acres
TAC REALTY, INC
VOL 1463, PG 27

Δ=49°12'54"
R=370.20
L=170.99
T=169.55
LC=308.30
CB=N 12°37'53" W

FIELD NOTES
40.251 ACRE TRACT

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 3/4-inch iron pipe found marking the most northwesterly corner of the Copperfield Drive Right-of-way as described on the plat of COPPERFIELD SECTION FOUR recorded in Volume 767, Page 29 of the Official Records;

THENCE: 317.99 feet in a counter-clockwise direction along the arc of a curve having a central angle of 49° 12' 54", a radius of 370.20 feet, a tangent of 169.55 feet and a long chord bearing N 12° 37' 53" W at a distance of 308.30 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: N 37° 14' 20" W for a distance of 309.51 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

THENCE: 550.05 feet along the arc of said curve having a central angle of 49° 14' 35", a radius of 640.00 feet, a tangent of 293.30 feet and a long chord bearing N 12° 37' 03" W at a distance of 533.28 feet to a 3/4-inch iron pipe set for corner, said iron pipe also being in the northwest line of the beforementioned 156.669 acre tract;

THENCE: N 44° 50' 27" E for a distance of 1364.78 feet along the said northwest line of the 156.669 acre tract to a 3/4-inch iron pipe set for corner;

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 centerline of an unnamed tributary of Hudson Creek, said iron rod also marking the most westerly common corner of Lots 9 and 10, Block Ten of COPPERFIELD SECTION TWO as recorded in Volume 718, Page 437;

THENCE: along the west line of said COPPERFIELD SECTION TWO Addition for the following twenty-one (21) calls:

- S 67° 13' 05" E for a distance of 112.97 feet,
- S 03° 42' 55" W for a distance of 45.57 feet,
- N 87° 34' 31" W for a distance of 27.54 feet,
- S 22° 47' 22" W for a distance of 59.81 feet,
- S 09° 50' 42" E for a distance of 133.90 feet,
- S 28° 04' 35" W for a distance of 80.05 feet,
- S 39° 32' 38" E for a distance of 90.05 feet,
- S 15° 49' 13" W for a distance of 55.46 feet,
- S 31° 48' 35" E for a distance of 66.33 feet,
- S 09° 32' 41" E for a distance of 38.78 feet,
- S 47° 43' 27" W for a distance of 20.21 feet,
- S 02° 34' 50" E for a distance of 66.22 feet,
- S 40° 41' 59" E for a distance of 117.19 feet,
- S 54° 37' 28" W for a distance of 45.38 feet,
- S 28° 39' 17" E for a distance of 77.45 feet,
- N 84° 28' 44" E for a distance of 58.32 feet,
- S 24° 14' 19" E for a distance of 81.53 feet,
- S 45° 18' 57" E for a distance of 88.36 feet,
- S 42° 08' 35" W for a distance of 43.56 feet,
- S 56° 50' 30" E for a distance of 87.66 feet and
- S 22° 14' 23" E for a distance of 155.55 feet to a 1/2-inch iron rod found for the most northeasterly corner of Lot 10, Block 15 of said COPPERFIELD SECTION FOUR as recorded in Volume 767, Page 29 of the Official Records;

THENCE: S 89° 03' 31" W for a distance of 1117.94 feet to a 3/4-inch iron pipe set in the most northwesterly corner of Lot 4, Block 15 of said COPPERFIELD SECTION FOUR;

THENCE: 224.44 feet in a southwesterly direction along the arc of a curve having a central angle of 12° 21' 53", a radius of 1040.00 feet, a tangent of 112.66 feet and a long chord bearing S 15° 46' 09" W for a distance of 224.00 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 21° 57' 06" W for a distance of 123.76 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 167.14 feet in a southwesterly direction along the arc of a curve having a central angle of 09° 58' 32", a radius of 980.00 feet, a tangent of 83.78 feet and a long chord bearing S 16° 57' 50" W for a distance of 168.93 feet to a 3/4-inch iron pipe set in the east right-of-way line of Copperfield Drive (based on a 80-foot width);

THENCE: N 7° 01' 26" W across the right-of-way line of said Copperfield Drive for a distance of 80.00 feet to the POINT OF BEGINNING; and containing 40.251 acres of land, more or less.

547648

Chris Darling

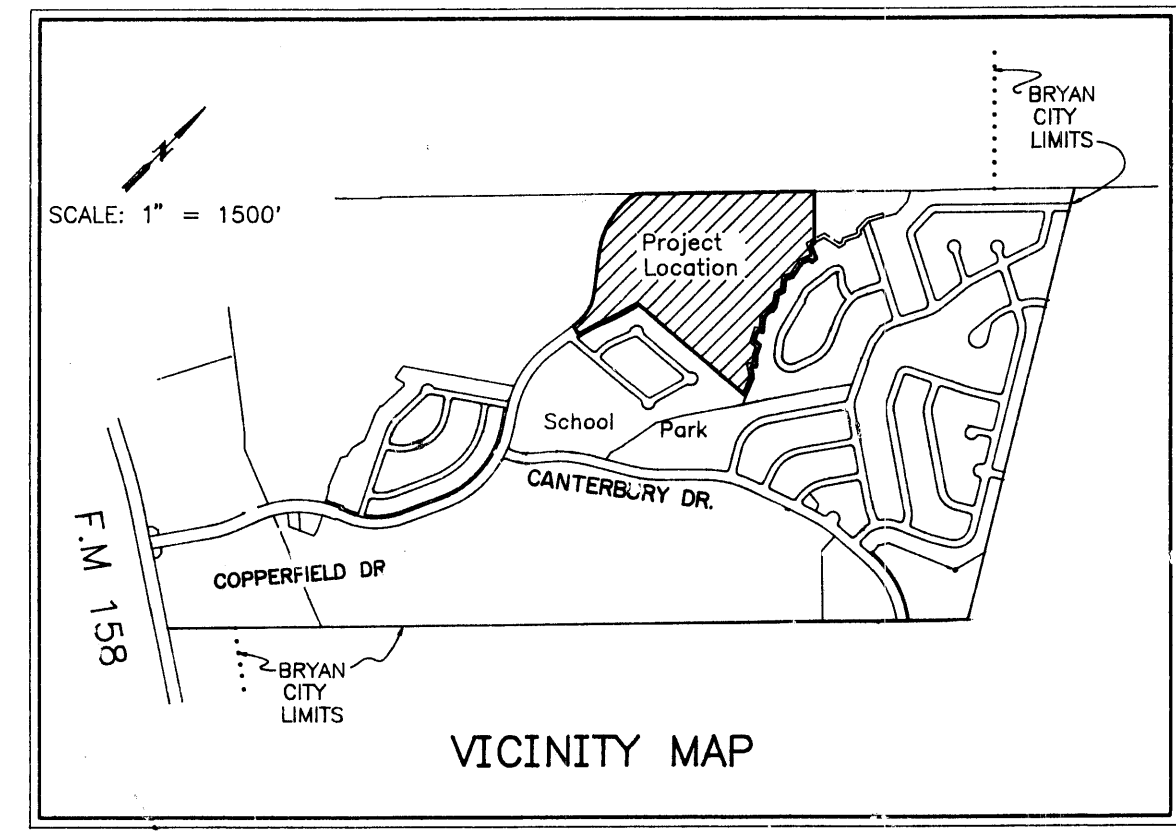
POINT OF BEGINNING

Curve Data

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	55°44'49"	560.00	544.86	296.17	S 09°21'56" E	523.62
C2	55°44'49"	520.00	505.94	275.02	S 09°21'56" E	486.22
C3	90°00'00"	25.00	39.27	25.00	N 82°14'20" W	35.36
C4	51°20'08"	355.00	318.07	170.60	S 27°05'36" W	307.54
C5	108°24'16"	25.00	46.43	33.42	S 51°46'37" E	40.04
C6	38°56'33"	25.00	16.99	8.84	S 55°32'59" E	16.67
C7	25°7'53'06"	65.00	292.56	n/a	N 14°58'45" W	101.11
C8	38°56'33"	25.00	16.99	8.84	S 85°30'28" E	16.67
C9	07°00'10"	1661.04	203.01	101.63	N 78°31'20" E	202.89
C10	90°00'00"	25.00	39.27	25.00	N 37°01'25" E	35.36
C11	05°37'47"	2058.80	202.30	101.23	N 05°09'41" W	202.21
C12	42°48'46"	98.54	73.63	38.63	S 23°45'11" E	71.93
C13	53°58'05"	25.00	23.55	12.73	N 72°08'36" W	22.69
C14	287°56'10"	60.00	301.53	n/a	N 44°50'27" E	70.59
C15	53°58'05"	25.00	23.55	12.73	N 18°10'31" W	22.69
C16	42°48'46"	148.54	111.00	58.23	N 23°45'11" W	108.43
C17	05°37'47"	2008.80	197.38	98.77	S 05°09'41" E	197.30
C18	30°54'55"	441.47	238.20	122.08	S 2°08'02" E	235.32
C19	85°32'58"	25.00	37.33	23.13	N 81°39'59" W	33.96
C20	254°13'21"	60.00	266.22	n/a	S 02°40'13" W	95.70
C21	42°14'32"	491.47	362.34	189.85	N 29°05'51" W	354.19
C22	90°00'00"	25.00	39.27	25.00	S 52°58'35" E	35.36
C23	07°00'10"	1571.04	192.01	96.13	S 78°31'20" W	191.89
C24	78°33'46"	25.00	34.28	20.45	N 35°44'22" E	31.66
C25	56°18'11"	445.00	437.29	238.12	S 24°36'34" W	419.91
C26	90°00'00"	25.00	39.27	25.00	S 07°45'40" W	35.36
C27	49°12'54"	450.20	386.70	206.19	S 12°37'53" E	374.92
C28	30°13'51"	490.20	258.64	132.41	S 22°07'25" E	255.65
C29	09°58'32"	960.00	167.14	83.78	S 18°57'50" W	166.93
C30	12°14'33"	104.00	224.44	112.66	S 15°46'09" W	224.00
C31	09°35'42"	960.00	160.21	80.29	S 16°45'25" W	160.02

Line Data

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 67°13'05" E	112.97	L13	S 40°41'59" E	117.19
L2	S 03°42'55" W	45.57	L14	S 54°37'28" W	45.38
L3	N 87°34'31" W	27.54	L15	S 26°39'17" E	77.45
L4	S 22°47'22" W	59.81	L16	N 84°28'44" E	58.32
L5	S 09°50'42" E	133.90	L17	S 24°14'19" E	81.53
L6	S 28°04'35" W	60.05	L18	S 45°16'17" E	88.36
L7	S 39°32'38" E	90.05	L19	S 42°08'39" W	43.56
L8	S 15°49'13" W	55.46	L20	S 56°50'30" E	87.66
L9	S 31°48'35" E	96.33	L21	S 22°14'23" E	155.55
L10	S 09°32'41" E	38.78	L22	S 21°57'06" W	123.76
L11	S 47°43'27" W	20.21	L23	N 78°01'26" W	80.00
L12	S 00°34'50" E	66.22	L24	N 82°39'04" E	46.19



on base to 112760

COPPERFIELD SECTION FOUR VOL. 767 PG. 29

N 44°50'27" E - 1364.78

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

N 44°50'27" E 433.70' & N 45°19'56" E 342.42'
To North Corner, 156.669 Acre Tract

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

and DONALD A. ADAM, Individually,

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 COURTLANDT ESTATES OF COPPERFIELD 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 any purpose and consideration therein expressed.

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

Witness DONALD A. ADAM, Individually

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Don 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 4th day of March, 1992.

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 describing said subdivision will describe a closed geometric form.

Witness my hand and seal on this 3rd day of March, 1992.

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 to the plat.

Witness my hand and seal on this 3rd day of March, 1992.

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.

Witness my hand and seal on this 3rd day of March, 1992.

City Engineer, Bryan, 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.

Witness my hand and seal on this 3rd day of March, 1992.

City Planner, 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 1st day of JULY, 1992 and the same was duly approved on the 6th day of AUGUST, 1992.

Witness my hand and seal on this 6th day of August, 1992.

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 11th day of March, 1992 and the same was duly approved on the 6th day of AUGUST, 1992.

Witness my hand and seal on this 6th day of August, 1992.

County Clerk, Brazos County, Texas

General Notes

- ZONING AND LAND USE: This property is currently zoned PD#2 and will be used for 23 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 Daraby 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 Insurance Rate Maps, Community Panel Nos. 4800B2 0134 C and 0155 C, effective date July 21, 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.
- All distances shown along curves are arc distances.
- The 40' Common Area on Copperfield Drive and the Landscaped Medians on Courtlandt Place are to be owned and maintained by the Courtlandt Estates Homeowner's Assoc. Additionally, the stormwater detention facility on Lot 12 will be maintained by the Homeowner's Assoc.
- Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
- Indicates 3/4" iron pipe set in concrete
- Indicates 3/4" iron pipe set in concrete on Subdivision Boundary
- Abbreviations:
 - Public Utility Easement
 - Drainage Easement

FINAL PLAT

COURTLANDT ESTATES OF COPPERFIELD
SECTION SEVEN
LOTS 1 THRU 23, BLOCK 25
40.251 Acres
J.W. SCOTT LEAGUE A-49
BRYAN, BRAZOS COUNTY, TEXAS
JUNE 1992

Owner and Developer:
TAC REALTY, INC.
1111 Briarcrest 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

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