



- GENERAL NOTES**
- ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5000 AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL LOTS.
  - ALL LOTS ARE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP # 48041C0142 C.
  - ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 736.
  - ELECTRICAL SERVICES ARE UNDERGROUND.
  - PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITH THE PARK SITE IN PHASE ONE AND TWO OF TIFFANY PARK SUBDIVISION.
  - THE BASIS OF BEARINGS ARE TAKEN FROM THE PLAT RECORDED IN VOLUME 2735, PAGE 313.
  - ALL CORNERS ARE 1/2" IRON RODS FOUND UNLESS OTHERWISE NOTED.
  - THERE WILL BE NO RESIDENTIAL ACCESS (CURB CUTS) ALLOWED ALONG COPPERFIELD DRIVE.
  - THE EASEMENTS RECORDED IN VOLUME 98, PAGE 74 AND VOLUME 98, PAGE 213 ARE BLANKET EASEMENTS.
  - THIS PROPERTY IS ZONED SF-5000.
  - THE BENCHMARK FOR THIS PROPERTY IS LOCATED ON THE SOUTH SIDE OF F.M. 158 BEING SOUTHWEST 1/4 MILES FROM THE ENTRANCE OF COPPERFIELD DRIVE AND 20.5' SOUTH OF THE ROAD. THE BENCHMARK IS A BRASS DISK SET IN CONCRETE CALLED MONUMENT NO. 46; G.P.S. ELEVATION = 295.53'

Filed for Record in:  
BRAZOS COUNTY,  
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As a  
**Plats**

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Amount **55.00**

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By: Jackie Brown

- LEGEND**
- 1/2" IRON ROD(FND)
  - FIRE HYDRANT
  - TELEPHONE BOX
  - WATER METER
  - WATER VALVE
  - TRANSFORMER
  - GTE VAULT

**ORIGINAL** **AMENDING PLAT**

STATE OF TEXAS  
COUNTY OF BRAZOS

**WAYNE & JULIE HOPKINS**  
I, the undersigned, being the husband and wife of the above named parties, do hereby certify that the above and foregoing plat is a true and correct representation of the actual survey made under my supervision and that there are no encroachments or omissions of any kind, and that the metes and bounds describing said subdivision will describe a closed geometric form.

**Karen C. Poehl**  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 10-8-2001

STATE OF TEXAS  
COUNTY OF BRAZOS

**John A. Bradshaw**  
City Engineer, Bryan, Texas

**Jim Jones**  
City Engineer, Bryan, Texas

**Wayne & Julie Hopkins**  
I, the undersigned, being the husband and wife of the above named parties, do hereby certify that the above and foregoing plat is a true and correct representation of the actual survey made under my supervision and that there are no encroachments or omissions of any kind, and that the metes and bounds describing said subdivision will describe a closed geometric form.

**Karen C. Poehl**  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 10-8-2001

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

**METES AND BOUNDS DESCRIPTION OF A 0.1997 ACRE TRACT OF LAND CALLED LOT 9R, BLOCK TWO, LOCH "N" GREEN SUBDIVISION 2735/313**  
J.W. SCOTT LEAGUE, A-49  
RICHARD CARTER LEAGUE, A-8  
BRYAN COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the J.W. Scott League, A-49 and the Richard Carter League, A-8, and being the same tract of land conveyed to Stylecraft Builders, Inc., as recorded in Volume 3597, Page 297, of the Brazos County Official Records, also being Lot 9, Block Two, Loch "N" Green Subdivision, Phase One, as recorded in Volume 2735, Page 313, of the Brazos County Official Records, and now more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the most southeasterly corner of this tract, also being the most southeasterly corner of Lot 9, Block Two, Loch "N" Green Subdivision, Phase One, as recorded in Volume 2735, Page 313, of the Brazos County Official Records, also being the most southeasterly corner of Lot 10 owned by Wayne and Julie Hopkins, as recorded in Volume 3267, Page 271, of the Brazos County Official Records, also being a point in the north line of the John A. Bradshaw 147.13 acre residual tract, as recorded in Volume 784, Page 640, of the B.C.O.R.;

**THENCE** South 84 degrees 29 minutes 19 seconds West, a distance of 56.83 feet along the common line between this tract and said Bradshaw tract to a 1/2" iron rod found for the southeasterly corner of this tract, also being the most southeasterly corner of the said Lot 9, also being the most southeasterly corner of Lot 9, Block Two, of said Loch "N" Green Subdivision;

**THENCE** North 05 degrees 30 minutes 41 seconds West, a distance of 124.77 feet along the common line of this tract and said Lot 9 to a 1/2" iron rod found for the most northwesterly corner of this tract, also being the most northwesterly corner of said Lot 9, also being a point in the south right-of-way line of Brighton Drive;

**THENCE** around a curve in a clockwise direction having a delta angle of 10 degrees 48 minutes 33 seconds, an arc distance of 86.77 feet, a radius of 459.93 feet, and a chord of South 87 degrees 51 minutes 32 seconds East, a distance of 86.64 feet along the common line between this tract and said south right-of-way line of Brighton Drive, to a 1/2" iron rod found for the most northwesterly corner of this tract, also being the most northwesterly corner of Lot 9 and the most northwesterly corner of the said Hopkins tract, called Lot 10;

**THENCE** South 08 degrees 52 minutes 20 seconds West, a distance of 116.90 feet along the common line between this tract and said Hopkins Lot 10 to the PLACE OF BEGINNING containing 8701 square feet or 0.1997 acres of land.

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

**METES AND BOUNDS DESCRIPTION OF A 0.2956 ACRE TRACT OF LAND CALLED LOT 10R, BLOCK TWO, LOCH "N" GREEN SUBDIVISION 2735/313**  
J.W. SCOTT LEAGUE, A-49  
RICHARD CARTER LEAGUE, A-8  
BRYAN COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the J.W. Scott League, A-49 and the Richard Carter League, A-8, and being the same tract of land conveyed to Wayne and Julie Hopkins, as recorded in Volume 3267, Page 271, of the Brazos County Official Records, also being Lot 10, Block Two, Loch "N" Green Subdivision, Phase One, as recorded in Volume 2735, Page 313, of the Brazos County Official Records, and now more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the most southeasterly corner of this tract, also being the most southeasterly corner of Lot 10, Block Two, Loch "N" Green Subdivision, Phase One, as recorded in Volume 2735, Page 313, of the Brazos County Official Records, also being a point in the west right-of-way line of Copperfield Drive, also being a northeast corner of the John A. Bradshaw 147.13 acre residual tract, as recorded in Volume 784, Page 640, of the B.C.O.R.;

**THENCE** North 71 degrees 30 minutes 55 seconds West, a distance of 96.04 feet along the common line between this tract and said Bradshaw tract to a 1/2" iron rod found for a southeasterly corner of this tract, also being the most southeasterly corner of the said Lot 10, also being an exterior angle point on the north line of the said Bradshaw tract, also being the most southeasterly corner of Lot 9;

**THENCE** North 08 degrees 52 minutes 20 seconds East, a distance of 116.90 feet through said Lot 9 to a 1/2" iron rod found for the most northwesterly corner of this tract, also being a point in the south right-of-way line of Brighton Drive;

**THENCE** around a curve in a clockwise direction having a delta angle of 11 degrees 22 minutes 10 seconds, an arc distance of 91.27 feet, a radius of 459.93 feet, and a chord of South 77 degrees 38 minutes 39 seconds East, a distance of 91.12 feet along the common line between this tract and said south right-of-way line of Brighton Drive, to a 1/2" iron rod found for the beginning of a curve to the right;

**THENCE** around a curve in a clockwise direction having a delta angle of 89 degrees 52 minutes 56 seconds, an arc distance of 39.22 feet, a radius of 25.00 feet, and a chord of South 26 degrees 30 minutes 04 seconds East, a distance of 35.32 feet along the common line between this tract and said right-of-way of Brighton Drive, to a 1/2" iron rod found for the most northwesterly corner of this tract, also being the most northwesterly corner of said Lot 10, also being the intersection point of the said south right-of-way of Brighton Drive and the said west right-of-way line of Copperfield Drive;

**THENCE** South 18 degrees 29 minutes 05 seconds West, a distance of 99.93 feet along the common line between this tract and said right-of-way of Copperfield Drive to the PLACE OF BEGINNING containing 12878 square feet or 0.2956 acres of land.

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

**WAYNE & JULIE HOPKINS**  
I, the undersigned, being the husband and wife of the above named parties, do hereby certify that the above and foregoing plat is a true and correct representation of the actual survey made under my supervision and that there are no encroachments or omissions of any kind, and that the metes and bounds describing said subdivision will describe a closed geometric form.

**Karen C. Poehl**  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 10-8-2001

**AMENDING PLAT OF LOCH "N" GREEN SUBDIVISION PHASE ONE LOT 9 & LOT 10 BLOCK TWO 0.2956 ACRES, 0.1997 ACRES J.W. SCOTT LEAGUE, A-49 RICHARD CARTER LEAGUE, A-8 BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1" = 20' **OCTOBER 1999**

**CARLOMAGNO Surveying Inc.**  
2714 Finleather Road, Bryan, Texas 77801  
Phone 409-775-2873 Fax 409-775-4787 e-mail: Misters@AOL.com

DRAWN BY: D. VANN  
CHECKED BY: D. CARLOMAGNO

DRAWING NO. 98289R  
SHEET 1 OF 1

99 Janbase 6/7/00 wd

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