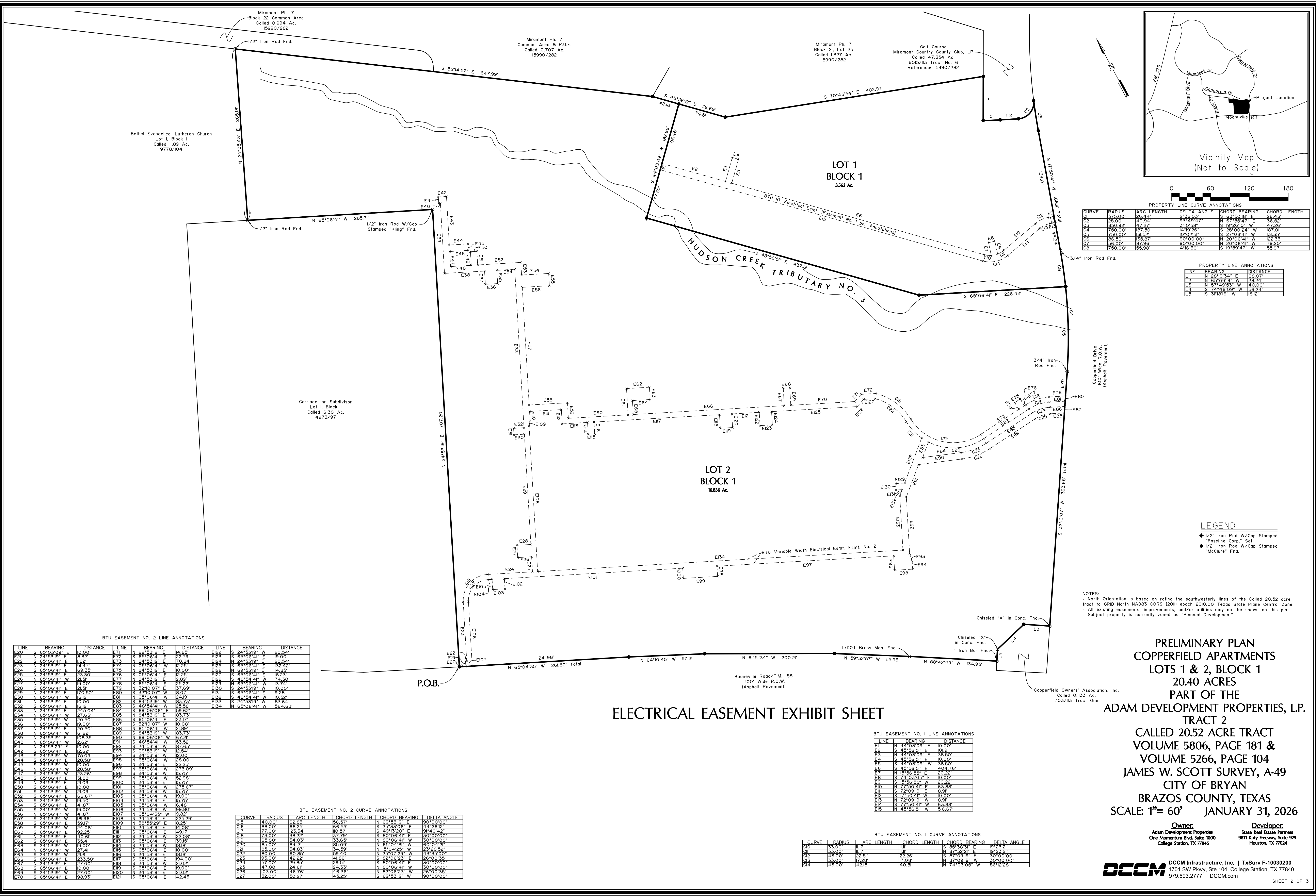




PROPERTY LINE CURVE ANNOTATIONS					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	575.00'	26.44'	2°38'03"	S 63°50'18" E	26.43'
C2	25.00'	40.34'	3°49'47"	N 87°49'47" W	36.52'
C3	850.92'	47.27'	3°10'58"	S 19°26'10" W	47.26'
C4	750.00'	187.50'	14°19'25"	S 28°00'24" W	197.01'
C5	750.00'	187.50'	14°19'25"	S 27°08'41" W	191.35'
C6	86.50'	135.87'	90°00'00"	N 20°06'41" W	122.33'
C7	56.00'	87.96'	90°00'00"	N 20°06'41" W	79.20'
C8	750.00'	55.98'	4°16'36"	S 19°59'47" W	55.97'

PROPERTY LINE ANNOTATIONS		
LINE	BEARING	DISTANCE
L1	N 28°19'34" E	68.07'
L2	N 65°09'19" W	28.24'
L3	N 57°49'53" W	40.00'
L4	S 74°46'09" W	36.24'
L5	S 31°16'16" W	16.12'

- LEGEND**
- 1/2" Iron Rod W/Cap Stamped "Baseline Corp." Set
 - 1/2" Iron Rod W/Cap Stamped "McClure" Fnd.

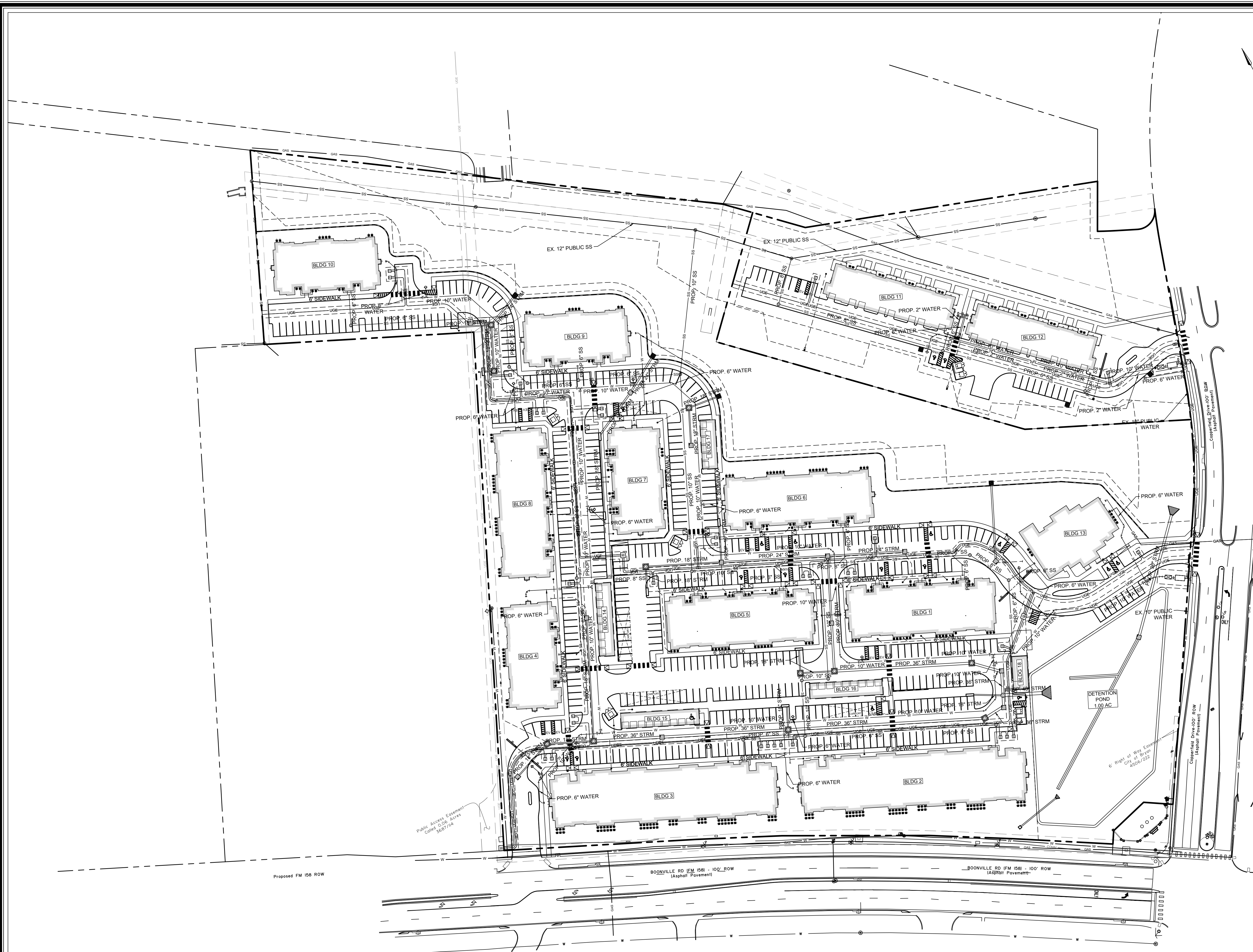
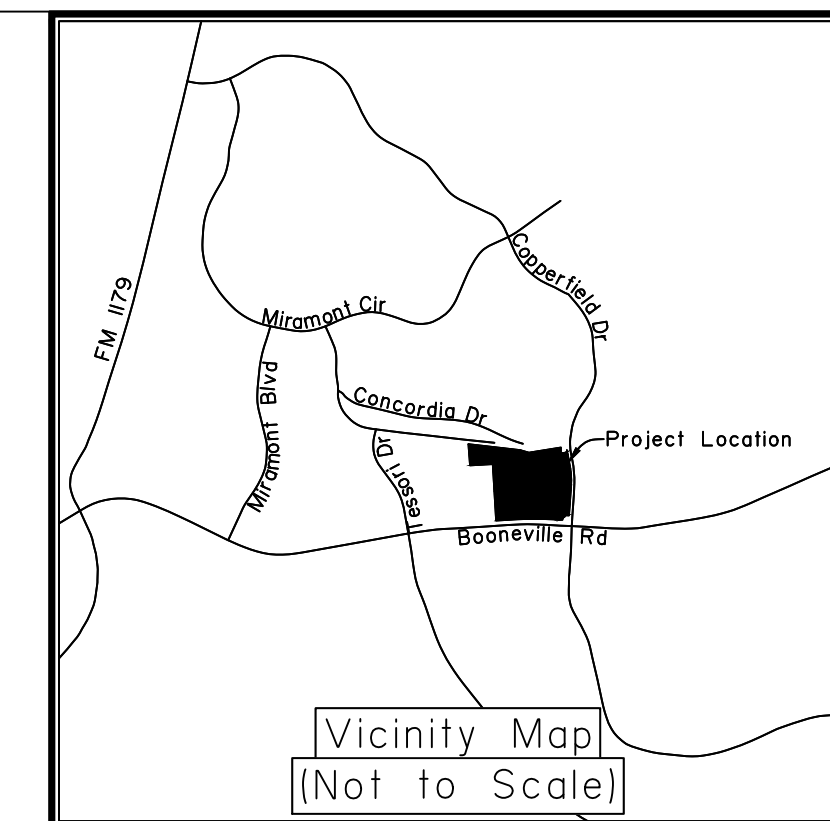
NOTES:
- North Orientation is based on rating the southwesterly lines of the Called 20.52 acre tract to GRID North NAD83 CORN (2011) epoch 2010.00 Texas State Plane Central Zone.
- All existing easements, improvements, and/or utilities may not be shown on this plat.
- Subject property is currently zoned as "Planned Development"

**PRELIMINARY PLAN
COPPERFIELD APARTMENTS
LOTS 1 & 2, BLOCK 1
20.40 ACRES
PART OF THE
ADAM DEVELOPMENT PROPERTIES, L.P.
TRACT 2
CALLED 20.52 ACRE TRACT
VOLUME 5806, PAGE 181 &
VOLUME 5266, PAGE 104
JAMES W. SCOTT SURVEY, A-49
CITY OF BRYAN
BRAZOS COUNTY, TEXAS
SCALE: 1"= 60' JANUARY 31, 2026**

Owner:
Adam Development Properties
One Momentum Blvd. Suite 1000
College Station, TX 77845

Developer:
State Real Estate Partners
9811 Katy Freeway, Suite 925
Houston, TX 77024

DCCM DCCM Infrastructure, Inc. | TxSurv F-10032020
1701 SW Pkwy, Ste 104, College Station, TX 77840
979.693.2777 | DCCM.com



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