

NOTES:
 - North Orientation is based on rating the southerly lines of the Called 20.52 acre tract to GRID North NAD83 CORs (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-Housing District (PD-H) according to Ordinance No.2744 approved on August 13, 2025.
 - All setbacks will conform with the adopted zoning ordinance.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 - No improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown.
 - This property is not located within a 100 - year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 4804C0220F, DATED: APRIL 2, 2014.

SCHEDULE B NOTES:
 - The easement to Magnolia Pipe Line described in Volume 127, Page 412 does effect this tract and is shown.
 - The easement to the City of Bryan in Volume 525, Page 576 does effect this tract and is shown.
 - The easement agreement between Carriage Inn-Bryan, L.P. and CSL of Texas in Volume 3687, Page 114 does effect this tract and is shown.
 - The sanitary sewer easement to the City of Bryan, Texas in 3697, Page 121 does effect this tract and is shown.
 - The public utility easement to the City of Bryan, Texas in Volume 3697, Page 121 does effect this tract and is shown.
 - The Right-of-Way easement to the City of Bryan, Texas in Volume 4418, Page 218 does effect this tract and is shown.
 - The Right-of-Way easement to the City of Bryan, Texas in Volume 4506, Page 222 does effect this tract and is shown.
 - The easement agreement to Bethel Evangelical Lutheran Church of Bryan, Texas in Volume 10061, Page 224 does effect this tract and is shown.
 - The 15' private drainage easement and 15' public utility easement set out on a plot of Miramont, Section 7 in Volume 15990, Page 282 does effect this tract and is shown.

FIELD NOTES
 OF A
 20.40 ACRE TRACT
 BEING PART OF THE
 ADAM DEVELOPMENT PROPERTIES, L.P.
 TRACT 2
 CALLED 20.52 ACRES
 VOLUME 5806, PAGE 181
 BEING DESCRIBED IN
 VOLUME 5266, PAGE 104
 J.W. SCOTT SURVEY, A-49
 BRAZOS COUNTY, TEXAS
 JANUARY 31, 2026

All that certain lot, tract or parcel of land being 20.40 acres situated in the J.W. SCOTT SURVEY, Abstract No. 49, Brazos County, Texas, and being part of that certain called 20.52 acre tract described as Tract 2 in deed from College Main Apartments, LTD, to TAC Realty, Inc. of record in Volume 5266, Page 104, Official Records of Brazos County, Texas, now commonly known as Adam Development Properties, L.P., according to Affidavit Regarding Conversion in Volume 5806, Page 181, Official Records of Brazos County, Texas, said 20.40 acres being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2" Iron Rod with Cap stamped "McClure" found in the northeast right of way line of The State of Texas FM 158, also known as Booneville Road, as depicted on a plot of record in Volume 4309, Page 64, Official Records of Brazos County, Texas for the most westerly corner, said corner being the most westerly corner of said Called 20.52 acre tract, said corner also being the most southerly corner of Lot 1, Block 1, Carriage Inn Subdivision, as depicted on a plot of record in Volume 4973, Page 97, Official Records of Brazos County, Texas, a 1/2" Iron Rod with Cap stamped "Kling" found for the most westerly corner of said Lot 1 bears N 64°04'36" W a distance of 380.06 feet;

THENCE N 24°53'19" E along an interior northwest line of said Called 20.52 acre tract and the southeast line of said Lot 1 a distance of 707.20 feet to a 1/2" Iron Rod with Cap stamped "Kling" found for an interior angle corner, said corner being an interior angle corner of said Called 20.52 acre tract, said corner also being the most easterly corner of said Lot 1;

THENCE N 65°06'41" W along an interior southwest line of said Called 20.52 acre tract and the northeast line of said Lot 1 a distance of 285.71 feet to a 1/2" Iron Rod found for a northwesterly corner, said corner being a southeasterly corner of Lot 1, Block 1, Bethel Evangelical Lutheran Church as depicted on a plot of record in Volume 9778, Page 104, Official Records of Brazos County, Texas, said corner being a northwesterly corner of said Called 20.52 acre tract;

THENCE N 24°05'43" E along a northwest line of said Called 20.52 acre tract and a southeast line of said Lot 1, Block 1, Bethel Evangelical Lutheran Church a distance of 265.18 feet to a 1/2" Iron Rod found in the southwest line of a Called 0.994 acre tract - Common Area, Miramont Section 7 as depicted on a plot of record in Volume 15990, Page 282, Official Records of Brazos County, Texas, for the most northerly corner, said corner being the most northerly corner of said Called 20.52 acre tract, said corner also being the most northerly corner of said Lot 1, Block 1, Bethel Evangelical Lutheran Church;

THENCE S 55°14'57" E along a northeast line of said Called 20.52 acre tract and the southwest line of said Called 0.994 acre tract a distance of 358.68 feet passing the most westerly corner of a Called 0.707 acre tract - Common Area & P.U.E., Miramont Section 7 as depicted on a plot of record in Volume 15990, Page 282, Official Records of Brazos County, Texas, and continuing along a northeast line of said Called 20.52 acre tract a distance of 47.26 feet to a 1/2" Iron Rod found for a total distance of 647.99 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for an interior angle corner, said corner being an interior angle corner of said Called 20.52 acre tract, said corner being the most westerly corner of Lot 25, Block 21, Miramont Section 7 plot of record in Volume 15990, Page 282, Official Records of Brazos County, Texas, said corner also being the most southerly corner of said Called 0.707 acre tract;

THENCE S 45°56'51" E along a northeast line of said Called 20.52 acre tract and a southwest line of said Lot 25 a distance of 116.69 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for an interior angle corner;

THENCE S 70°43'54" E along a northeast line of said Called 20.52 acre tract and a southwest line of said Lot 25 a distance of 402.97 feet to a 1/2" Iron Rod with Cap stamped "McClure" found in an interior northwest line of the Miramont Country Club Properties Called 47.354 acre tract-TRACT No.6 as described in Volume 6015, Page 113, Official Records of Brazos County, Texas for a northeasterly corner, said corner also being the most southerly corner of said Lot 25;

THENCE along the lines of said Called 47.354 acre tract for the following calls:
 S 28°19'34" W a distance of 68.07 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for an interior angle corner and the beginning of a curve, said corner also being a southeasterly corner of said Called 47.354 acre tract.
 Around a curve in a counterclockwise direction having an arc distance of 26.44 feet, a radius of 575.00 feet, with a delta angle of 2°38'03", a chord bearing of S 63°50'18" E, and a chord distance of 26.43 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for an interior angle corner.
 S 65°09'19" E a distance of 28.24 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for the point of tangency of a curve.
 Around a curve in a counterclockwise direction having an arc distance of 40.94 feet, a radius of 25.00 feet, with a delta angle of 93°49'47", a chord bearing of N 67°55'47" E, and a chord distance of 36.52 feet to a 1/2" Iron Rod with Cap stamped "McClure" found in the northwest right of way line of Copperfield Drive for a northeasterly corner, said corner also being the beginning of a curve;

THENCE along the northwest right of way of said Copperfield Drive and southeast lines of said Called 20.52 acre tract for the following calls:
 Around a curve in a counterclockwise direction having an arc distance of 47.27 feet, a radius of 850.92 feet, with a delta angle of 3°05'52", a chord bearing of S 19°26'10" W, a chord distance of 47.26 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for the end of said curve.
 S 17°50'41" W a distance of 188.11 feet to a 3/4" Iron Rod found for the point of tangency of a curve.
 Around a curve in a clockwise direction having an arc distance of 187.50 feet, a radius of 750.00 feet, with a delta angle of 1°49'25", a chord bearing of S 29°02'24" W, a chord distance of 187.01 feet to a 3/4" Iron Rod found for the end of curve.
 S 32°10'07" W a distance of 393.65 feet to a Chiseled "X" in Concrete found for a southeasterly corner, said corner also being the northeasterly corner of the Copperfield Owners' Association, Inc., Called 0.133 acre tract-TRACT One, Official Records of Brazos County, Texas, said corner also being the most southerly corner of said Called 20.52 acre tract;

THENCE along interior lines of said Called 20.52 acre tract and northeast and northwest lines of said Called 0.133 acre tract for the following calls:
 N 57°49'53" W a distance of 40.00 feet to a 1/2" Iron Rod with Cap stamped "McClure" found for an interior angle corner,
 S 74°46'09" W a distance of 56.24 feet to a Chiseled "X" in Concrete found for an interior angle corner,
 S 3°16'16" W a distance of 181.2 feet to a 1" Iron Bar found in the northeast right of way of said FM 158 for a the most southerly corner;

THENCE along the northeast right of way of said FM 158 and southwest lines of said Called 20.52 acre tract for the following calls:
 N 58°42'49" W a distance of 134.95 feet to a TxDOT Brass Monument found for an angle corner,
 N 59°32'57" W a distance of 115.93 feet to a 1/2" Iron Rod with Cap stamped "McClure" found,
 N 61°51'34" W a distance of 200.21 feet to a 1/2" Iron Rod with Cap stamped "McClure" found,
 N 64°10'45" W a distance of 117.21 feet to a 1/2" Iron Rod with Cap stamped "McClure" found,
 N 65°04'35" W a distance of 261.80 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 20.40 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during the month of January 2023 under the supervision of John Raymond Rojo, Registered Professional Land Surveyor No. 6917 and working under Firm No. 10093500, North Orientation is based on rotating the southerly lines of the called 20.52 acre tract to grid north, NAD83(2011)epoch 2010.00 Texas State Plane, Central Zone as derived by GPS observations.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, John Raymond Rojo, Registered Public Surveyor No. 6917 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, 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 _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

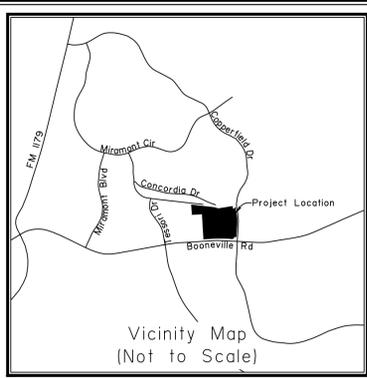
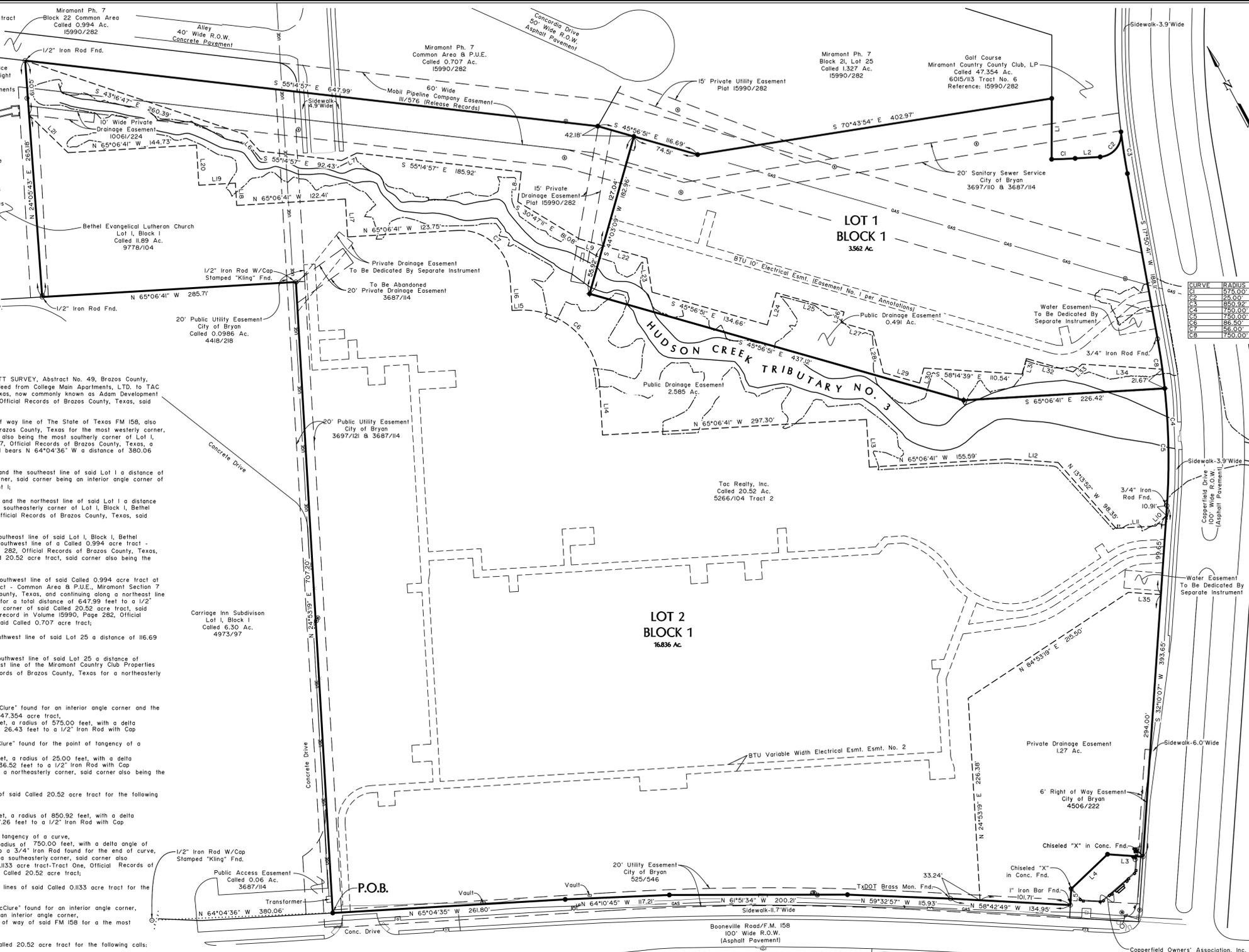
STATE OF TEXAS
 COUNTY OF BRAZOS
 I (we), Adam Development Properties, L.P., the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land conveyed to me (us, it) in the Deed Records of Brazos County in Volume 5806, Page 181, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner:

STATE OF TEXAS

COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
 Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas:



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	750.00'	40.94'	3°05'52"	N 67°55'47" E	36.52'
C3	850.92'	47.27'	3°10'58"	S 19°26'10" W	47.26'
C4	750.00'	187.50'	1°49'25"	S 29°02'24" W	187.01'
C5	750.00'	393.65'	32°10'07"	S 32°10'07" W	393.65'
C6	86.50'	135.87'	90°00'00"	N 20°06'41" W	122.33'
C7	58.00'	87.96'	90°00'00"	N 20°06'41" W	73.20'
C8	750.00'	55.98'	4°16'36"	S 19°29'47" W	55.97'

LINE	BEARING	DISTANCE
L1	N 28°19'34" E	68.07
L2	N 63°09'19" W	23.24
L3	S 17°50'41" W	40.00
L4	S 74°46'09" W	56.24
L5	S 3°16'16" W	181.2
L6	S 13°44'44" E	25.30
L7	S 34°45'03" W	33.55
L8	S 45°56'51" E	27.48
L9	S 45°56'51" E	116.69
L10	S 70°43'54" E	402.97
L11	N 65°06'41" W	44.59
L12	N 65°06'41" W	297.30
L13	N 24°05'43" E	265.18
L14	N 24°05'43" E	58.50
L15	N 24°05'43" E	6.91
L16	N 24°05'43" E	37.04
L17	N 24°05'43" E	42.40
L18	N 24°05'43" E	42.40
L19	N 65°06'41" W	41.17
L20	N 24°53'19" E	43.04
L21	N 17°49'53" W	60.73
L22	S 45°56'51" E	58.15
L23	S 45°56'51" E	116.69
L24	N 44°03'09" E	37.45
L25	N 14°03'09" W	47.34
L26	S 44°03'09" W	18.88
L27	S 45°56'51" E	42.36
L28	N 44°03'09" E	37.43
L29	N 72°50'41" W	13.55
L30	N 44°03'09" E	17.40
L31	N 44°03'09" E	18.00
L32	S 45°56'51" E	54.60
L33	N 72°50'41" W	13.55
L34	S 58°13'02" E	90.41
L35	S 57°49'53" E	36.71

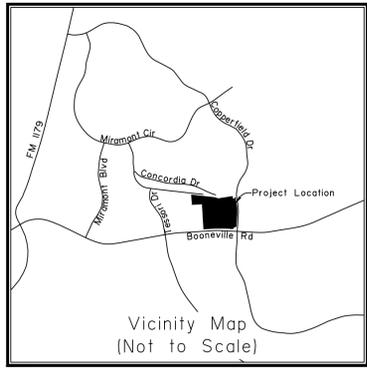
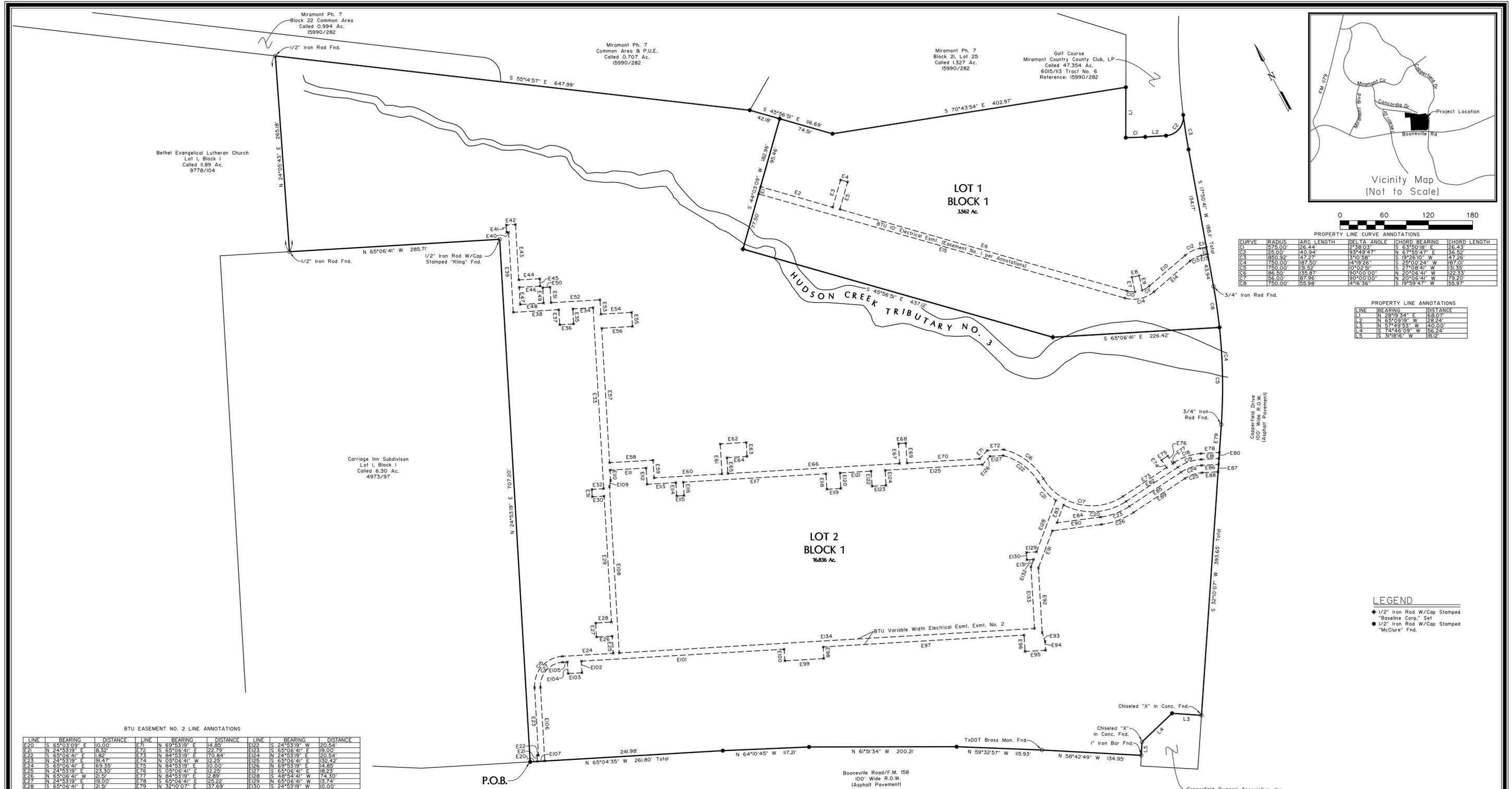
- LEGEND**
- 1/2" Iron Rod W/Cap Stamped "Baseline Corp." Set
 - 1/2" Iron Rod W/Cap Stamped "McClure" Fnd.
 - Sign
 - Light Pole
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Fire Hydrant
 - Water Meter
 - Water Valve
 - Irrigation Control Valve
 - Gas Pipeline Marker
 - Gas Pipeline
 - Fiber Optic Line
 - Underground Electric
 - Waterline
 - Chain-Link Fence
 - Proposed 100 Year Floodplain

This survey was prepared with the benefit of a title commitment prepared by Lowrey's Title Company of Brazos County. Easements are shown based on this commitment and no additional research has been made by Baseline Corporation. Easement Information is based on GF NO. S44955.

FINAL PLAT
COPPERFIELD APARTMENTS
LOTS 1 & 2, BLOCK 1
20.40 ACRES
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



PROPERTY LINE CURVE ANNOTATIONS

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	575.00'	26.44'	2°38'03"	S 83°50'18" E	26.43'
C2	25.00'	40.34'	53°49'47"	N 57°49'53" W	35.52'
C3	850.92'	47.27'	3°10'58"	S 19°26'10" W	47.26'
C4	1750.00'	187.50'	14°19'25"	S 25°00'24" W	187.01'
C5	750.00'	31.82'	3°02'25"	S 27°08'41" W	31.35'
C6	86.50'	135.87'	90°00'00"	N 20°06'41" W	122.33'
C7	56.00'	87.36'	90°00'00"	N 20°06'41" W	73.20'
C8	1750.00'	55.98'	4°16'36"	S 19°09'47" W	55.97'

PROPERTY LINE ANNOTATIONS

LINE	BEARING	DISTANCE
L1	N 28°19'34" E	63.07'
L2	N 55°02'19" W	23.24'
L3	N 57°49'53" W	40.00'
L4	S 74°46'09" W	56.24'
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.

BTU EASEMENT NO. 2 LINE ANNOTATIONS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E20	S 65°03'09" E	10.00'	E71	N 69°53'19" E	14.85'	E122	S 24°53'19" W	20.34'
E21	N 24°53'19" E	8.32'	E72	S 65°06'41" E	22.79'	E123	S 65°06'41" E	19.00'
E22	S 65°06'41" E	18.27'	E73	N 84°53'19" E	10.84'	E124	N 24°53'19" E	20.54'
E23	N 24°53'19" E	31.47'	E74	N 03°06'41" W	12.25'	E125	S 65°06'41" E	132.42'
E24	S 65°06'41" E	83.35'	E75	N 84°53'19" E	10.00'	E126	N 89°53'19" E	14.85'
E25	N 24°53'19" E	23.30'	E76	S 03°06'41" E	12.25'	E127	S 65°06'41" E	18.23'
E26	S 65°06'41" W	8.31'	E77	N 84°53'19" E	2.89'	E128	S 48°54'41" W	14.30'
E27	N 24°53'19" E	19.00'	E78	S 65°06'41" E	23.22'	E129	N 65°06'41" W	13.74'
E28	S 65°06'41" E	15.51'	E79	N 32°10'07" W	13.63'	E130	S 24°53'19" W	10.00'
E29	N 24°53'19" E	170.50'	E80	S 32°10'07" W	8.07'	E131	S 65°06'41" E	9.28'
E30	S 65°06'41" W	16.12'	E81	N 65°06'41" W	24.19'	E132	S 48°54'41" W	10.32'
E31	N 24°53'19" E	10.00'	E82	S 84°53'19" E	33.73'	E133	S 24°53'19" W	83.64'
E32	S 65°06'41" E	16.12'	E83	S 48°54'41" W	23.58'	E134	N 65°06'41" W	564.63'
E33	N 24°53'19" E	243.04'	E84	N 69°03'06" E	34.62'			
E34	S 65°06'41" W	27.63'	E85	N 84°53'19" E	83.73'			
E35	S 24°53'19" W	20.50'	E86	S 65°06'41" E	23.17'			
E36	N 65°06'41" W	19.00'	E87	S 32°10'07" W	10.02'			
E37	N 24°53'19" E	20.50'	E88	N 65°06'41" W	21.89'			
E38	S 65°06'41" W	61.82'	E89	S 84°53'19" E	83.73'			
E39	N 24°53'19" E	109.35'	E90	S 69°06'06" W	14.30'			
E40	S 65°06'41" W	2.62'	E91	S 48°54'41" W	53.52'			
E41	S 65°06'41" W	10.00'	E92	S 24°53'19" W	187.50'			
E42	S 65°06'41" E	12.62'	E93	S 09°53'19" W	12.54'			
E43	S 24°53'19" W	78.09'	E94	S 24°53'19" W	12.00'			
E44	S 65°06'41" E	28.98'	E95	S 65°06'41" W	23.00'			
E45	S 24°53'19" W	10.00'	E96	N 24°53'19" E	22.25'			
E46	N 65°06'41" W	28.98'	E97	S 65°06'41" W	23.09'			
E47	S 24°53'19" W	33.22'	E98	S 24°53'19" W	15.73'			
E48	S 65°06'41" E	31.88'	E99	S 65°06'41" W	32.98'			
E49	N 24°53'19" E	13.09'	E100	N 24°53'19" E	15.74'			
E50	S 65°06'41" E	10.00'	E101	N 65°06'41" W	275.67'			
E51	S 24°53'19" W	21.09'	E102	S 24°53'19" W	15.74'			
E52	S 65°06'41" E	68.67'	E103	N 65°06'41" E	19.00'			
E53	S 24°53'19" W	9.50'	E104	N 24°53'19" E	15.73'			
E54	S 65°06'41" E	43.87'	E105	N 65°06'41" W	15.48'			
E55	S 24°53'19" W	19.00'	E106	S 24°53'19" W	99.80'			
E56	S 65°06'41" W	41.87'	E107	N 65°06'41" W	9.82'			
E57	N 24°53'19" W	181.94'	E108	N 24°53'19" E	123.29'			
E58	S 65°06'41" E	89.17'	E109	N 38°56'23" E	18.25'			
E59	S 65°06'41" E	74.09'	E110	S 65°06'41" E	14.30'			
E60	S 65°06'41" E	92.26'	E111	S 65°06'41" E	43.17'			
E61	N 24°53'19" E	55.41'	E112	S 24°53'19" W	22.08'			
E62	S 65°06'41" E	13.09'	E113	S 65°06'41" E	15.00'			
E63	S 24°53'19" W	19.00'	E114	S 24°53'19" W	18.18'			
E64	S 65°06'41" W	27.41'	E115	S 65°06'41" E	10.00'			
E65	S 24°53'19" W	21.01'	E116	N 24°53'19" E	18.18'			
E66	S 65°06'41" E	233.50'	E117	S 65°06'41" E	194.00'			
E67	N 24°53'19" E	27.00'	E118	S 24°53'19" W	12.02'			
E68	S 65°06'41" E	10.00'	E119	S 65°06'41" E	24.33'			
E69	S 24°53'19" W	27.00'	E120	N 24°53'19" E	21.02'			
E70	S 65°06'41" E	39.33'	E121	S 65°06'41" E	42.43'			

BTU EASEMENT NO. 2 CURVE ANNOTATIONS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	40.00'	62.83'	56.57'	N 69°53'19" E	90°00'00"
C16	88.00'	125.66'	113.14'	S 22°53'06" E	44°26'18"
C17	77.00'	123.34'	110.57'	S 49°13'20" E	91°46'42"
C18	13.00'	38.22'	37.79'	S 80°06'41" E	30°00'00"
C19	85.00'	144.03'	133.65'	N 80°08'41" W	30°00'00"
C20	85.00'	89.12'	85.09'	N 65°04'31" W	60°04'21"
C21	85.00'	14.83'	14.59'	N 19°02'23" W	23°28'52"
C22	80.00'	60.85'	59.40'	N 25°07'29" W	43°35'00"
C23	93.00'	42.22'	41.86'	S 82°06'23" E	26°00'35"
C24	17.00'	29.89'	29.51'	S 80°08'41" E	30°00'00"
C25	47.00'	24.61'	24.33'	N 80°08'41" W	30°00'00"
C26	103.00'	46.76'	46.36'	N 82°06'23" W	26°00'35"
C27	32.00'	50.27'	45.82'	S 69°53'19" W	80°00'00"

BTU EASEMENT NO. 1 LINE ANNOTATIONS

LINE	BEARING	DISTANCE
E1	N 44°03'09" E	10.00'
E2	S 45°56'51" E	101.91'
E3	N 44°03'09" E	10.00'
E4	S 45°56'51" E	10.00'
E5	S 44°03'09" W	58.50'
E6	S 45°56'51" E	404.76'
E7	N 15°56'55" E	20.22'
E8	S 74°03'05" E	10.00'
E9	S 16°46'45" W	20.22'
E10	N 77°50'41" E	63.88'
E11	N 77°50'41" E	8.39'
E12	S 17°50'41" W	10.00'
E13	N 72°09'19" W	8.39'
E14	S 77°50'41" W	63.88'
E15	N 45°56'51" W	216.67'

BTU EASEMENT NO. 1 CURVE ANNOTATIONS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C10	33.00'	111.7'	111.1'	S 55°38'31" E	18°23'21"
C11	33.00'	111.7'	111.1'	N 87°32'21" E	18°23'21"
C12	43.00'	122.8'	122.2'	S 87°09'19" E	30°00'00"
C13	33.00'	117.28'	117.08'	N 87°09'19" W	30°00'00"
C14	43.00'	121.8'	120.51'	N 74°03'05" W	56°12'28"

ELECTRICAL EASEMENT EXHIBIT SHEET

**FINAL PLAT
COPPERFIELD APARTMENTS
LOTS 1 & 2, BLOCK 1
20.40 ACRES
JAMES W. SCOTT SURVEY, A-49
CITY OF BRYAN
BRAZOS COUNTY, TEXAS
SCALE: 1"= 60' JANUARY 31, 2026**

Owner: Adam Development Properties
1701 SW Pkwy, Suite 1000
College Station, TX 77845

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