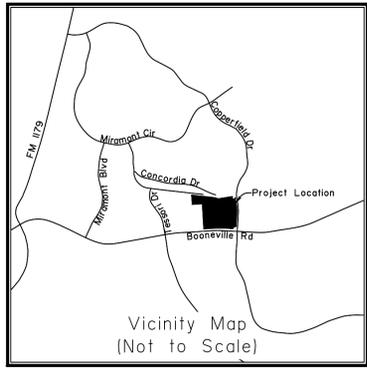


NOTES:  
 - North Orientation is based on rating the southwesterly lines of the Called 20.52 acre tract to GRID North NAD83 CORS (2011) epoch 2010.00 Texas State Plane Central Zone.  
 - All existing easements, improvements, and/or utilities may not be shown on this plot.  
 - Subject property is currently 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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. 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.



CURVE	RADIUS	ARC LENGTH	BELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	575.00'	26.44'	2°59'04"	S 83°50'18" E	26.43'
C2	65.00'	40.34'	5°48'47"	N 87°49'47" E	36.22'
C3	850.92'	47.27'	3°10'58"	S 19°26'10" W	47.26'
C4	750.00'	187.50'	14°59'25"	S 27°08'41" W	197.35'
C5	750.00'	187.50'	14°59'25"	N 20°06'41" W	197.35'
C6	86.50'	135.87'	90°00'00"	N 20°06'41" W	123.33'
C7	86.50'	135.87'	90°00'00"	S 20°06'41" W	123.33'
C8	750.00'	55.38'	4°16'36"	S 19°49'47" W	55.97'

LINE	BEARING	DISTANCE
L1	N 28°19'34" E	68.07'
L2	N 61°03'01" 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	19.6'
L6	S 13°44'44" E	26.30'
L7	S 87°56'50" E	19.4'
L8	S 34°45'03" W	33.55'
L9	S 45°56'51" E	27.46'
L10	N 74°49'45" W	16.76'
L11	N 65°06'41" W	44.59'
L12	N 20°06'41" W	27.16'
L13	N 24°43'19" E	34.40'
L14	N 24°43'19" E	58.50'
L15	N 24°43'19" E	6.91'
L16	N 24°43'19" E	37.04'
L17	N 24°43'19" E	42.48'
L18	N 24°43'19" E	26.00'
L19	N 65°06'41" W	41.17'
L20	N 24°43'19" E	45.04'
L21	N 17°43'23" W	60.73'
L22	S 45°56'51" E	58.15'
L23	S 19°49'47" W	38.44'
L24	N 44°03'09" E	37.45'
L25	S 45°56'51" E	73.07'
L26	S 44°03'09" W	16.88'
L27	S 45°56'51" E	37.43'
L28	N 14°03'09" W	47.44'
L29	S 45°56'51" E	42.36'
L30	N 44°03'09" E	17.46'
L31	N 44°03'09" E	13.35'
L32	S 45°56'51" E	54.60'
L33	N 77°49'41" E	13.35'
L34	S 58°13'02" E	90.41'
L35	S 57°49'53" E	36.71'

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 plot of Miramont, Section 7 in Volume 15990, Page 282 does effect this tract and is shown.

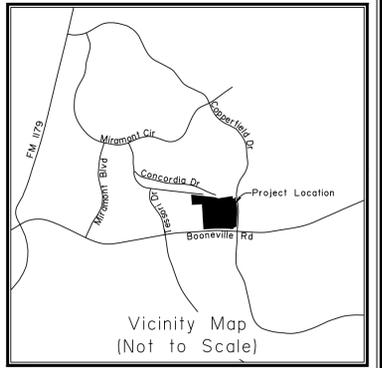
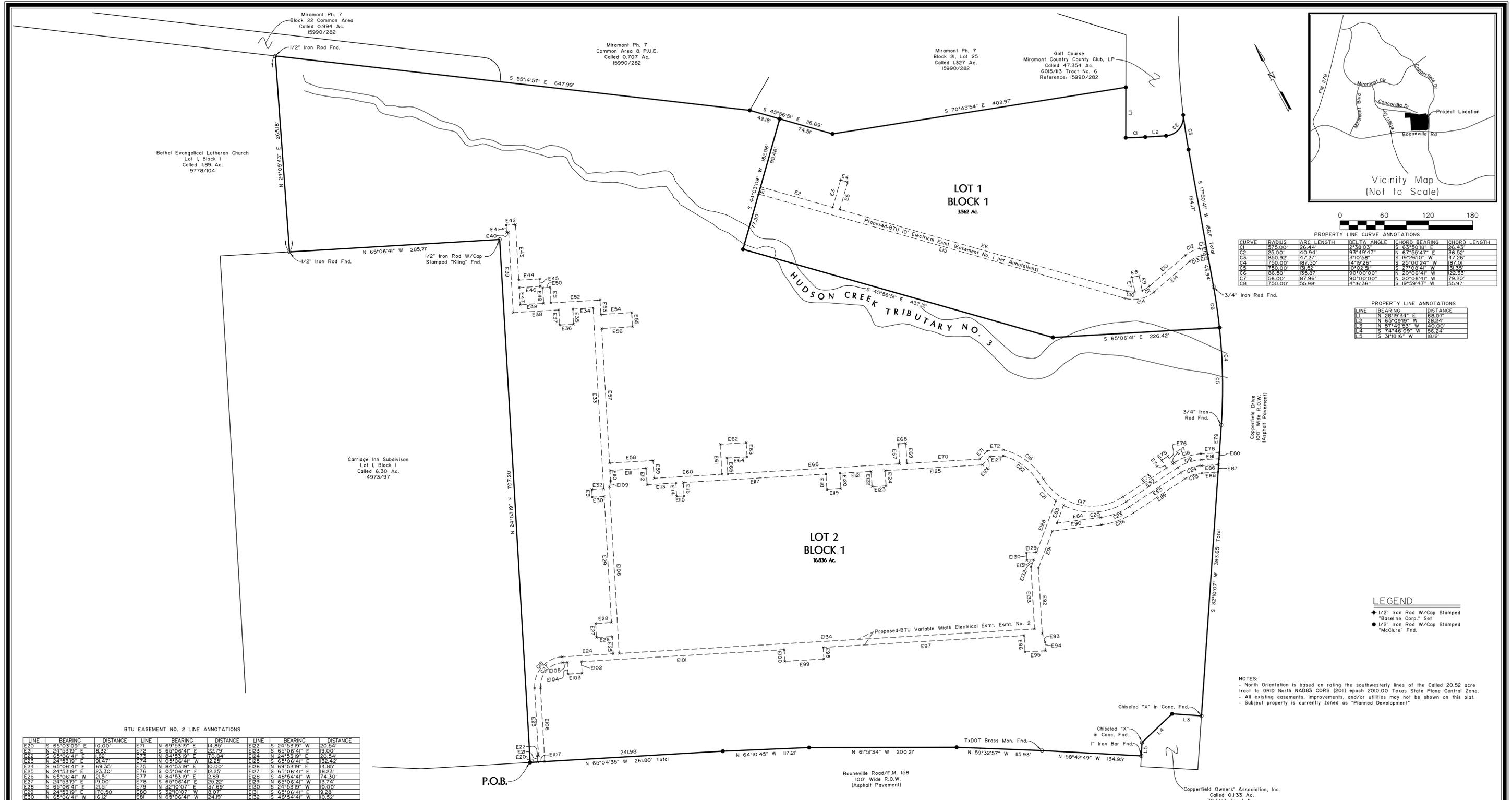
- LEGEND**
- ◆ 1/2" Iron Rod W/Cap Stamped "Baseline Corp." Set
  - 1/2" Iron Rod W/Cap Stamped "McClure" Fnd.
  - 4 Sign
  - ⊕ Light Pole
  - ⊙ Sanitary Sewer Manhole
  - ⊙ Storm Sewer Manhole
  - ⊙ Fire Hydrant
  - ⊙ Water Meter
  - ⊙ Water Valve
  - ⊙ Irrigation Control Valve
  - ⊙ Gas Pipeline Marker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

**NOT FOR RECORD**  
**PRELIMINARY PLAN**  
**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

**DCCM** DCCM Infrastructure, Inc. | TxSurv F-10030200  
 1701 SW Pkwy, Ste 104, College Station, TX 77840  
 979.693.2777 | DCCM.com



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	28.00'	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.

**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"

BTU EASEMENT NO. 2 LINE ANNOTATIONS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E20	S 65°04'09" 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 05°06'41" E	12.25'	E127	S 65°06'41" E	18.23'
E26	S 65°06'41" W	8.32'	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	15.81'	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	S 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	10.09'			
E37	N 24°53'19" E	20.50'	E88	N 65°06'41" W	21.89'			
E38	S 65°06'41" W	19.00'	E89	S 84°53'19" E	83.73'			
E39	N 24°53'19" E	109.35'	E90	N 69°06'06" W	61.72'			
E40	S 65°06'41" W	2.62'	E91	S 48°54'41" W	53.52'			
E41	S 65°06'41" E	10.00'	E92	S 24°53'19" W	87.69'			
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	28.99'	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	S 65°06'41" E	28.99'	E97	S 65°06'41" W	23.09'			
E47	S 24°53'19" W	33.22'	E98	S 24°53'19" W	15.72'			
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	10.00'			
E53	S 24°53'19" W	9.50'	E104	N 24°53'19" E	15.72'			
E54	S 65°06'41" E	43.87'	E105	N 65°06'41" W	6.48'			
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	18.94'	E108	N 24°53'19" E	229.29'			
E58	S 65°06'41" E	89.17'	E109	N 38°56'23" E	18.25'			
E59	S 24°53'19" W	72.09'	E110	S 65°06'41" E	14.30'			
E60	S 65°06'41" E	92.25'	E111	S 65°06'41" E	431.17'			
E61	N 24°53'19" E	40.61'	E112	S 24°53'19" W	22.08'			
E62	S 65°06'41" E	155.41'	E113	S 65°06'41" E	14.30'			
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	21.09'	E116	N 24°53'19" E	18.18'			
E66	S 65°06'41" E	233.50'	E117	S 65°06'41" E	194.60'			
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	39.35'	E121	S 65°06'41" E	42.43'			

BTU EASEMENT NO. 2 CURVE ANNOTATIONS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C05	40.00'	62.83'	56.57'	N 69°53'19" E	90°00'00"
C06	88.00'	125.66'	66.56'	S 22°53'06" E	44°26'12"
C07	77.00'	123.34'	110.87'	S 49°13'20" E	91°46'42"
C08	173.00'	338.22'	37.79'	S 80°06'41" E	30°00'00"
C09	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 80°06'23" E	26°00'35"
C24	17.00'	29.89'	29.51'	S 80°06'41" 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 80°06'23" E	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	18.50'
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**

**PRELIMINARY PLAN  
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:**  
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One Momentum Blvd. Suite 1000  
College Station, TX 77845

**Developer:**  
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9811 Katy Freeway, Suite 925  
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**DCCM** DCCM Infrastructure, Inc. | TxSurv F-10030200  
1701 SW Pkwy, Ste 104, College Station, TX 77840  
979.693.2777 | DCCM.com