



COPELAND POINT PROFESSIONAL PARK

*Once in a great while, land that time has forgotten is renewed into something breathtaking, lasting and certainly worthy of our attention...**welcome to Copeland Point Professional Park.***

You'll be captivated by the mature hardwood trees grouped together in the natural centerpiece of this professional office setting. This preserved area, with its unique water feature, quaint seating areas and abundant landscaping, will assure that the freedom of nature, coexists with commerce on a personal level. Looking outside ones window at this serene tempo, will relax and inspire you to do great things. All the while maintaining a professional setting, that will be second to none.

With merely twenty-four individual suites available, there is no worry of an overcrowded and bustling environment. Unnecessary foot traffic will be reduced to the occasional knock, limiting interruptions that steal away the solitude of workflow. Sitting aloft some twenty feet above the New Copeland Rd corridor, often distracting road noise will be a distant memory.

Architecturally, these buildings boast superior exterior and interior design elements. At first glance there will be no mistaking the beauty of the high-arch stone openings and Old World charm, encompassing interior features such as high ceilings, hardwood floors and wonderfully placed windows that capture the best of each day's sunlight. Every time you enter the space, you'll be assured you made the right choice.

This newly offered Ownership opportunity is available to professionals who desire something more out of their personal office setting. Perhaps it's a sense of accomplishment, or just a way to indulge oneself for all the years of hard work. Whether you're intending to gear up for success, or just ready to enjoy some,

Copeland Point Professional Park will be one of the best business decisions you will ever make.



NOTICE: SETTING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

OWNER'S STATEMENT:

THAT WE, HAMPTON HILL COURT LLC, ACTING HEREIN BY AND THROUGH ITS SOLELY AUTHORIZED OFFICERS, ARE THE OWNERS OF THE TRACTS SHOWN HEREON AND DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVISION INTO LOTS AND BLOCKS IS THE PROPERTY OWNERS RESPONSIBILITY TO VERIFY EXISTENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

WITNESS MY HAND AND SEAL THIS DAY OF 12th 2014

BY: [Signature] **SCOTT GREENE, MANAGER, HAMPTON HILL COURT LLC**

SUBSCRIBED AND SIGNED BEFORE ME, A NOTARY PUBLIC, IN AND FOR BATH COUNTY, TEXAS, THIS THE 28th DAY OF 12th, 2014

[Signature]



SURVEYOR'S STATEMENT:

I, ROBERT MATUSH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2682, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF DECEMBER, 2013. GIVEN UNDER MY HAND AND SEAL THIS DATE 12th JANUARY, 2014.

ROBERT MATUSH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS



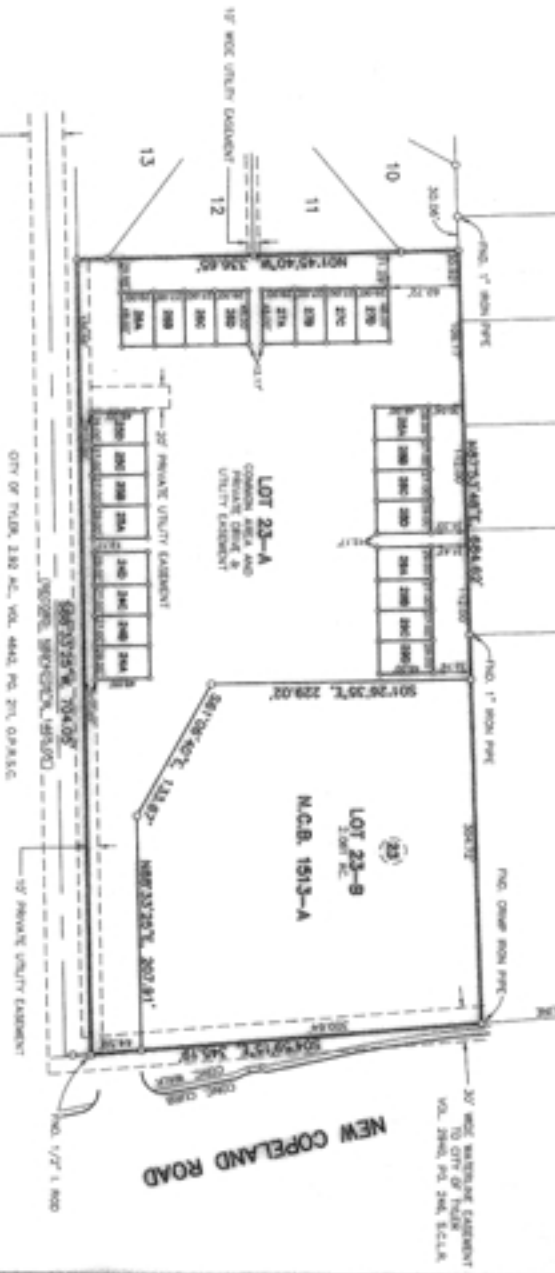
APPROVAL:
 THIS PLAN APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF TYLER, THIS THE 27th DAY OF 12th, 2014.

[Signature] **CHAIRMAN**

[Signature] **SECRETARY**

ONE SUBDIVISION VOL. 247, P. 46
 23
 24
 25
 26
 27

JOHN A. WATTS, 2012
 C/P, 2012-0008877,
 C/P, 2012-0008877,
 C/P, 2012-0008877.



LOTS 24A, 24D, 25A, 25D, 26A, 26D, 27A, 27D, 28A, 28D, 29A & 29D ARE 29.00' X 48.00' (1,392 SQ. FT.)
 LOTS 24B, 24C, 25B, 25C, 26B, 26C, 27B, 27C, 28B, 28C, 29B & 29C ARE 27.00' X 48.00' (1,296 SQ. FT.)

NOTE: PRIVATE DRAIN AND UTILITY EASEMENTS ARE TO BE MAINTAINED AND SHARED UNDER THE SAME EASEMENT RIGHTS BY THE OWNERS OF THE LOTS SHOWN ON THIS INSTRUMENT.

2014 000003276
 (This plat is to be filed for Bath County, Texas on 12/29/2014. Received by 11:50 AM. Registered by Robert Matush, Registered Professional Land Surveyor No. 2682, State of Texas. I hereby certify that this instrument is a true and correct copy of the original as recorded in the public records of Bath County, Texas. Scott Green



INDICATES SET 1/2" = 80'

PLAT RECORDED IN COUNTY T. BOOK 2918
 DATE RECORDED 12/29/2014

**COPELAND POINT PROFESSIONAL PARK
 AN AMENDING REPLAT OF
 HAMPTON HILL COURT ADDITION
 LOT 23, N.C.B. 1513-A
 SUSANNAH BUTLER SURVEY, A-86
 CITY OF TYLER
 SMITH COUNTY, TEXAS**

BOB MATUSH SURVEYING, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 2504 WINDING OAK, SUITE 107 TYLER, TEXAS 75703
 TEL: (936) 961-2287 FAX: (936) 961-2833 WWW.DLSURVEY.COM
 008 VOL. 13-078 DATE: 18 JANUARY 2014 SCALE: 1"=80'



COPELAND POINT PROFESSIONAL PARK

Property Highlights

- Ownership within a community of office suites, alongside other professionals with like-minded, long-term goals: **investing** in the future of their business.
- Professionally managed Owner's Association for continual compliance and care of the common areas and building exteriors.
- Secluded and private setting with an abundance of on-site parking spaces, well lit, with durable paved concrete surfaces.
- Accessible and easy to find South Tyler location, with prominent signage along the New Copeland Rd corridor.
- A unique natural park setting is the centerpiece of this property, unlike any other professional office setting in the Tyler area. Complete with a wonderful water feature and multiple seating areas for enjoying this preserved open space.
- Old World architecture encompassing well planned suites, maximizing use of space, with enhanced interior design elements.
- Sustained property values established by current market conditions for owned properties, in lieu of leased spaces.



COPELAND POINT

PROFESSIONAL PARK

Below is a list of pre-defined acreage and suite sizes available at Copeland Point, along with pricing that reflects our high standard of finish out. If you have a need for more space than shown, we can easily combine multiple suites to accommodate and work with you to achieve your desired office layout. Please contact us at your earliest convenience to discuss all options and availability.

Frontage Tract	Acreage/SQFT	Price	Availability
23B	2.061 ac	-	Call for details
Building 1	4560		UNAVAILABLE
110	1163	SOLD	-
120	1117	SOLD	-
130	1117	SOLD	-
140	1163	SOLD	-
Building 2	4560		UNAVAILABLE
210	-	SOLD	-
220	1117	SOLD	-
230	1117	SOLD	-
240	1163	SOLD	-
Building 3	4560		Summer 2018
310	1163	SOLD	-
320	1117	SOLD	-
330	1117	\$229,900	Yes
340	1163	SOLD	-
Building 4	4560		Summer 2018
410	1163	\$249,900	Yes
420	1117	SOLD	-
430	1117	SOLD	-
440	1163	SOLD	-
Building 5	4560		Spring 2019
510	1163	\$254,900	Yes



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520	1117	\$239,900	Yes
530	1117	\$239,900	Yes
540	1163	\$254,900	Yes
Building 6	4560		Spring 2019
610	1163	\$254,900	Yes
620	1117	\$239,900	Yes
630	1117	\$239,900	Yes
640	1163	\$254,900	Yes

The information contained herein is believed to be reliable, however Copeland Point, LLC (CP) makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property for sale or exchange are subject to errors, omissions, change of price, or conditions, prior to sale, or withdraw without notice.