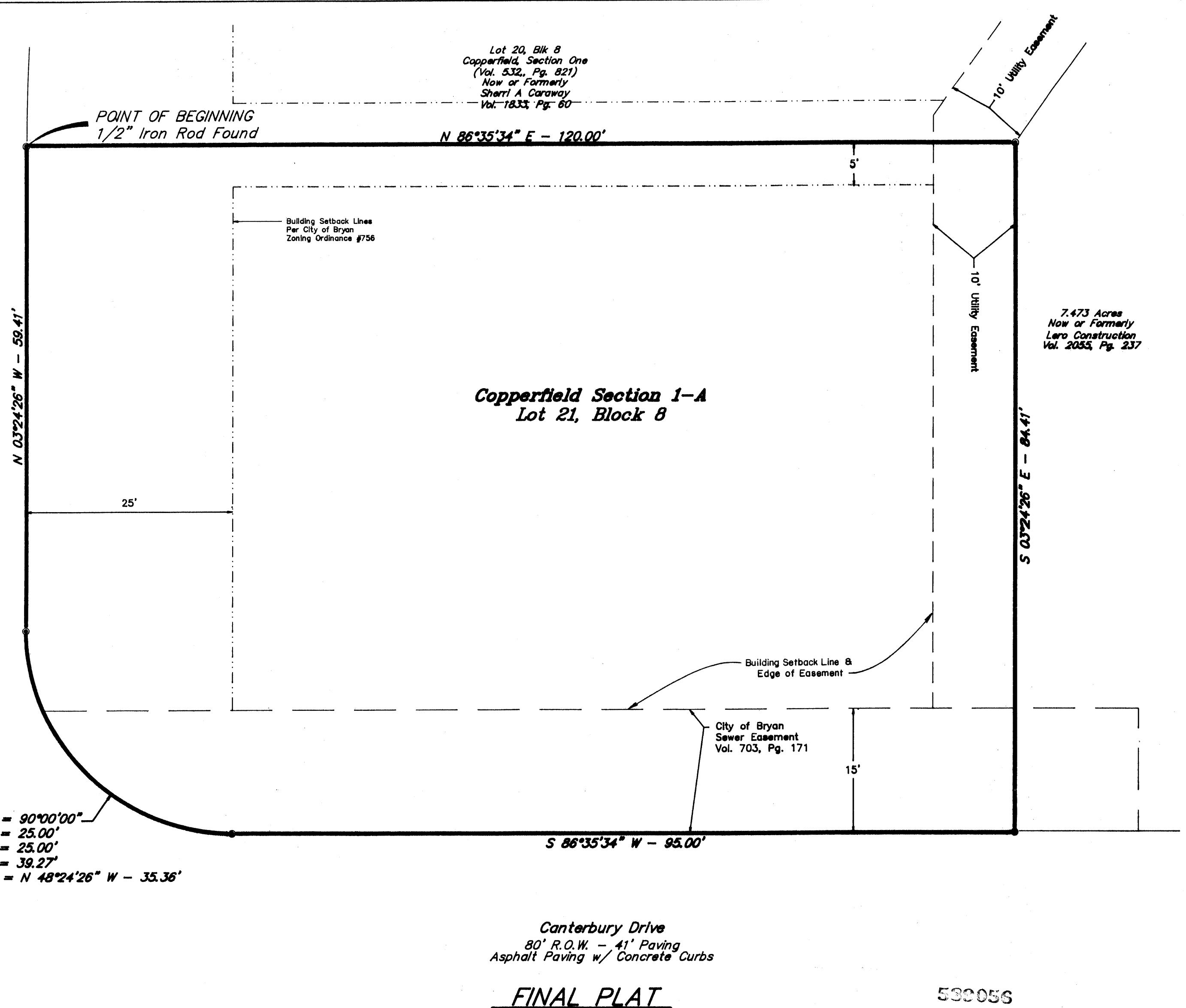


0.229 Acre Tract
Stylecraft Builders, Inc.
 Vol. 2354, Pg. 180
 & Vol. 2403, Pg. 25

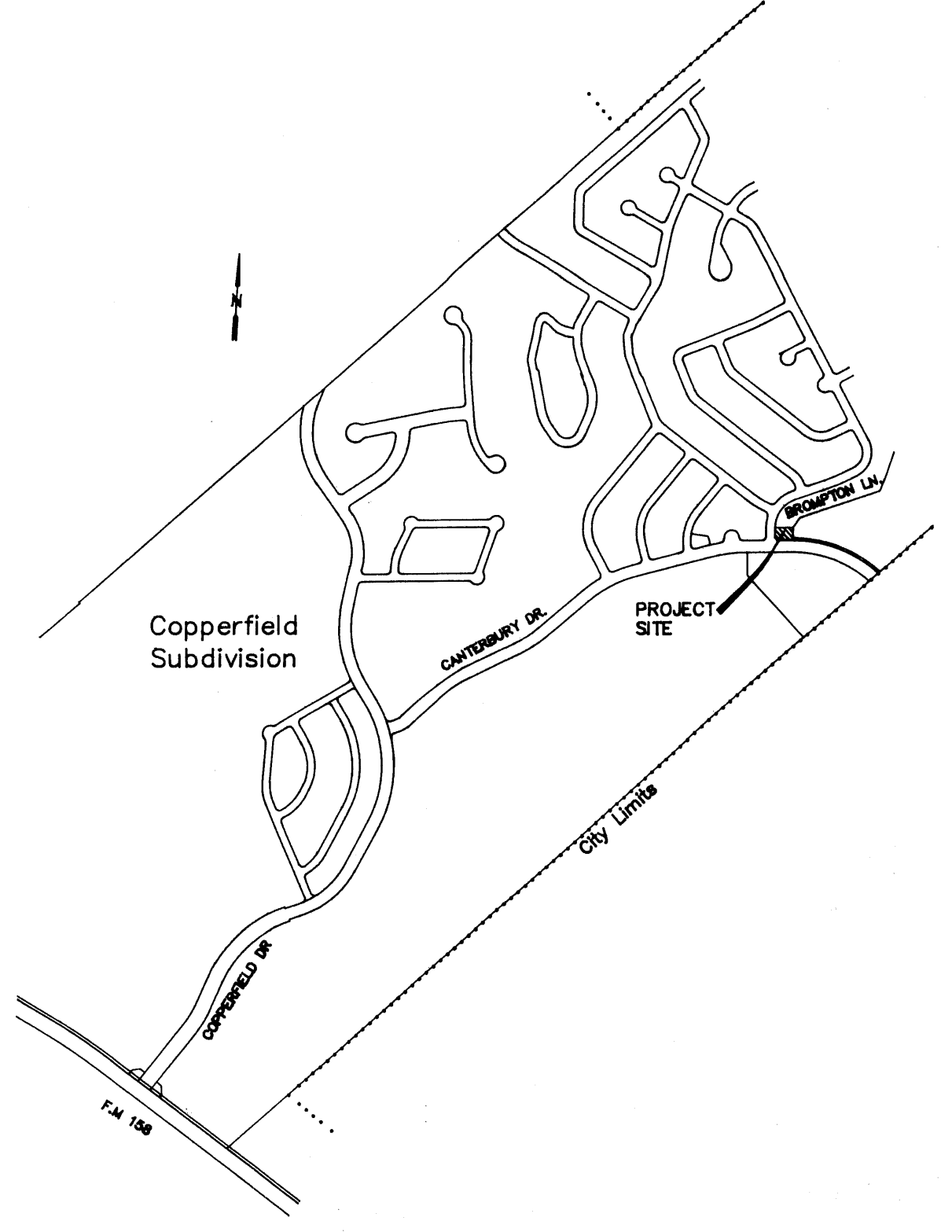
EXISTING CONDITIONS
 (Existing Ground Elevations Based On City Datum)



Copperfield Section 1-A
Lot 21, Block 8

FINAL PLAT

530058
 FILED
 SEP 19 1995
 CLERK OF COURTS
 BRAZOS COUNTY TEXAS
 CHRISTOPHER
 DEPUTY



VICINITY MAP

N.T.S.

FINAL PLAT
COPPERFIELD SECTION 1-A
Lot 21, Block 8
0.2295 ACRES
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST, 1995
SCALE: 1" = 10'

Owner & Developer:
 Stylecraft Builders, Inc.
 7610 Eastmark, Suite 201
 Bryan, Texas 77804
 (409) 696-0398

Surveyor:
 McClure Engineering, Inc.
 1722 Broadmoor, Suite 210
 Bryan, Texas 77802
 (409) 778-8700

on base
 11/24/95

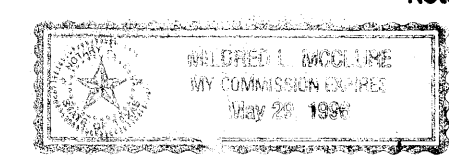
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

STYLECRAFT BUILDERS, INC., owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volumes 2354, Page 180 and Volume 2403, Page 25, and designated herein as **COPPERFIELD SECTION 1-A** in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Randy French, President
 First Vice President
 Lynn Holder, Secretary
 John Howard, Vice President

Before me, the undersigned authority, on this day personally appeared Randy French, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.
 Given under my hand and seal on this 14th day of SEPTEMBER, 1995.



APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce K...
 City Engineer
 City of Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
 I, Mary Ann Ward, 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 14th day of SEPTEMBER, 1995, in the Official Records of Brazos County, Texas in Volume 2443, Page 7.

Mary Ann Ward by Barbara J...
 County Clerk
 Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, JOHN GODFREY, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 14TH day of AUGUST, 1995 and same was duly approved on the 7TH day of SEPTEMBER, 1995.

John Godfrey
 Chairman, Bryan Planning and Zoning Commission

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

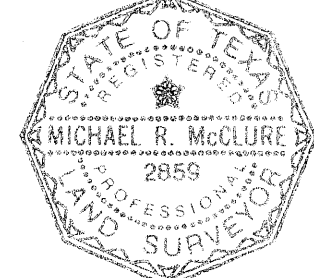
Rebecka Sharma
 City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on an actual survey of the metes and bounds describing said subdivision will describe a closed geometric form.

Michael R. McClure 9/11/95
 Michael R. McClure, R.P.L.S. No. 2859



CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure 9/11/95
 Michael R. McClure, P.E. No. 32740



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. W. SCOTT LEAGUE, Abstract No. 49 in Bryan, Brazos County, Texas, said tract being all of the 0.038 Acre tract conveyed from BHLS & W INVESTMENTS to Stylecraft Builders, Inc. by deed dated June 15, 1995 and recorded in Volume 2403, Page 25 of the Official Records of Brazos County, Texas and all of the 0.191 Acre tract conveyed by Special Warranty Deed from TAC REALTY, INC. to Stylecraft Builders, Inc. by deed dated May 18, 1995 and recorded in Volume 2354, Page 180 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod found for the most Northwest corner of the said 0.191 Acre Tract, said corner also being the most southwest corner of Lot 20, Block 8 of COPPERFIELD SECTION ONE as recorded in Volume 532, Page 821 of the Deed Records, said corner also being in the east right-of-way line of Brompton Lane (based on a 60-foot width);

THENCE: N 86° 35' 34" E along said Lot 20 line for a distance of 120.00 feet to a 1/2-inch iron rod found for corner;

THENCE: S 03° 24' 26" E for a distance of 84.41 feet to a 1/2-inch iron rod found for corner, said corner also being in the north right-of-way line of Canterbury Drive (based on a 60-foot width);

THENCE: S 86° 35' 34" W along said Canterbury Drive line for a distance of 95.00 feet to a 1/2-inch iron rod found for the Point of Curvature of a curve to the right;

THENCE: 39.27 feet in a clockwise direction along the arc of said curve having a central angle of 90° 00' 00", a tangent of 25.00 feet, a radius of 25.00 feet and a long chord bearing N 48° 24' 26" W at a distance of 35.36 feet to a 1/2-inch iron rod found for the Point of Tangency;

THENCE: N 03° 24' 26" W along the east right-of-way line of the before-said Brompton Lane for a distance of 59.41 feet to the POINT OF BEGINNING and containing 0.2295 acres of land, more or less.