

CERTIFICATE OF OWNERSHIP AND DEDICATION

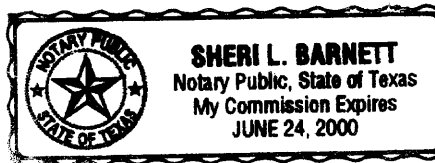
STATE OF TEXAS
COUNTY OF BRAZOS
We, COPPERFIELD TEN, LTD., a Texas Limited Partnership...

COPPERFIELD TEN, LTD., a Texas Limited Partnership
By its General Partner, Seadrift Realty, Inc. Morris F. Hamilton, President

STATE OF TEXAS
COUNTY OF BRAZOS

This instrument was acknowledged before me on the 17th day of March, 1999 by MORRIS F. HAMILTON, President of Seadrift Realty, Inc., a Texas Corporation...

Given under my hand and seal on this 17th day of March, 1999. Sheri L. Barnett, Notary Public, Brazos County, Texas



APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development 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...

APPROVAL OF THE PLANNING ADMINISTRATOR

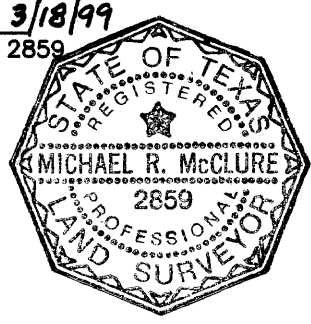
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan...

APPROVAL OF PLANNING AND ZONING COMMISSION

Richard Perkins, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan...

CERTIFICATION OF THE SURVEYOR

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...



CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS) (COUNTY OF BRAZOS) 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...

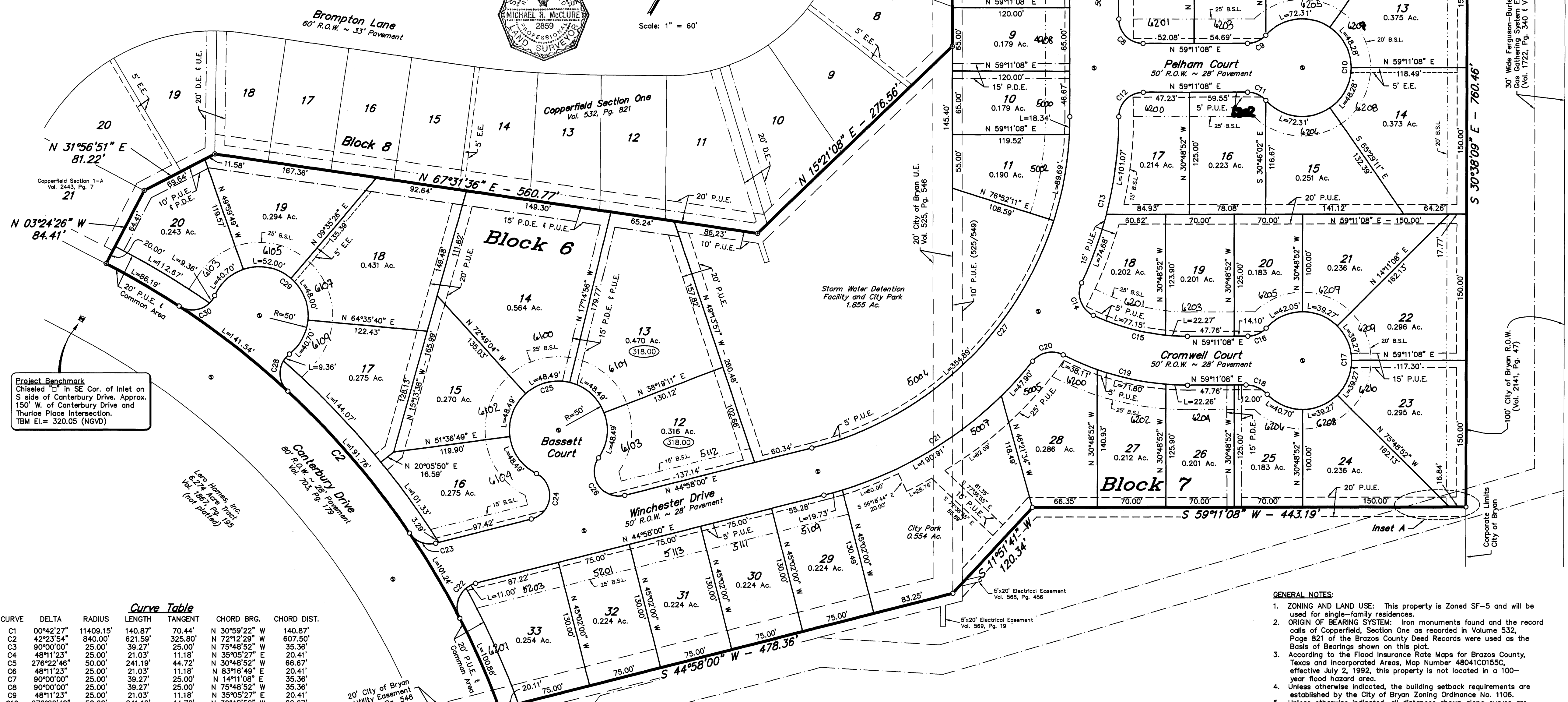
APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

County Judge of Brazos County, Texas do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 19th day of March, 1999.

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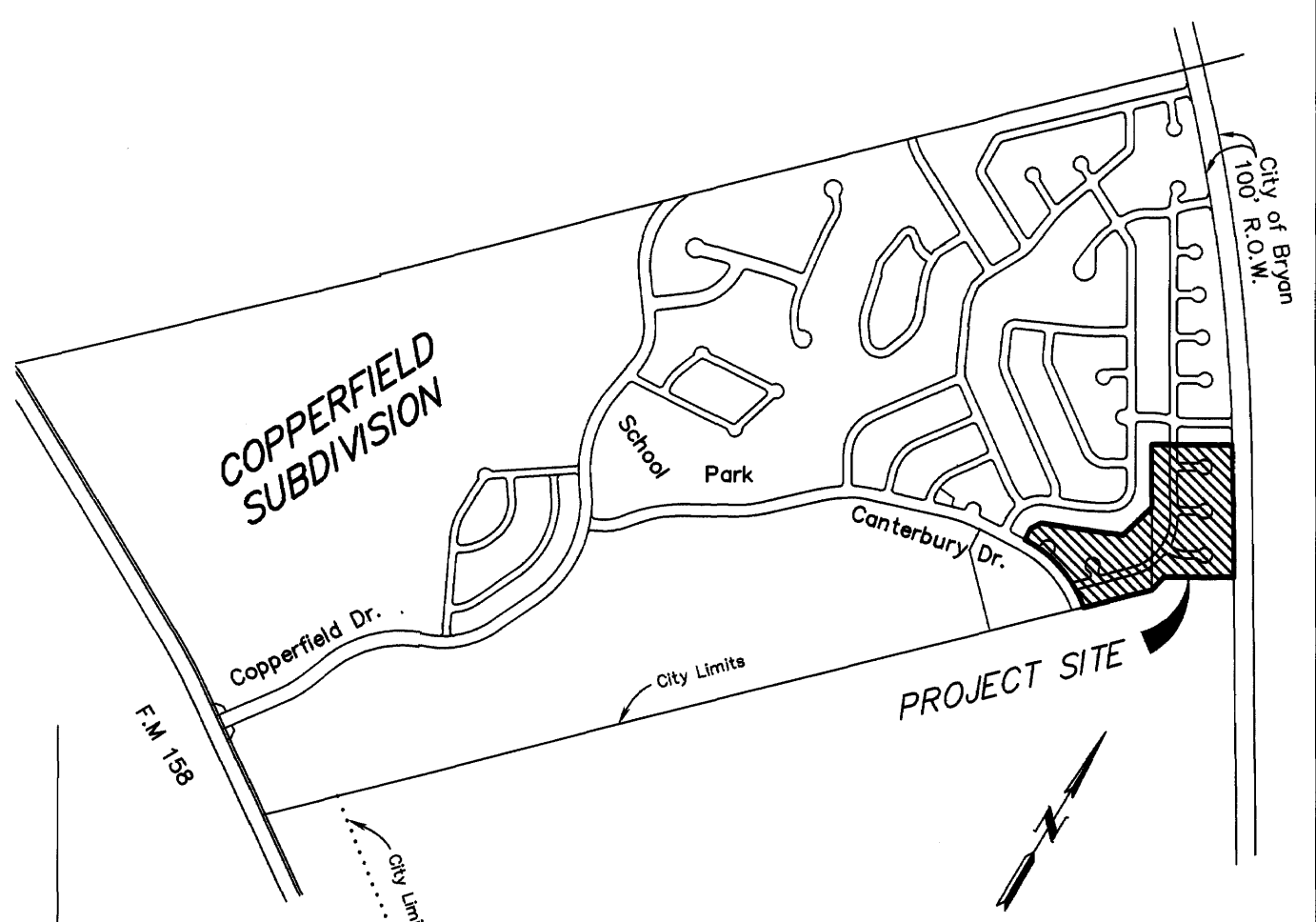
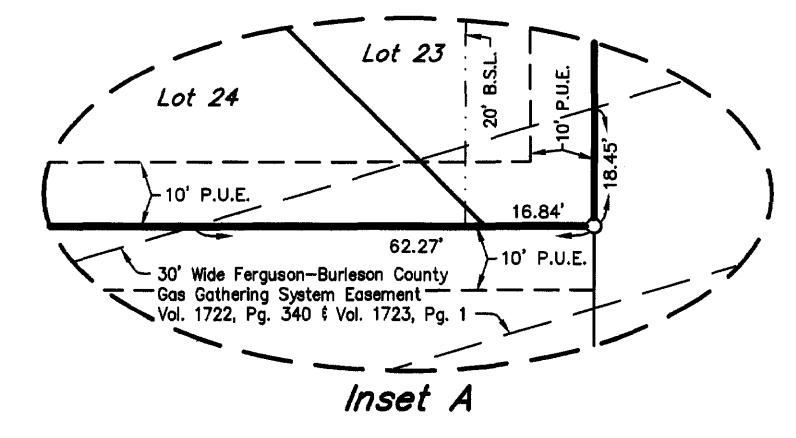
Filed for Record in the Public Records of Brazos County, Texas on Apr. 14, 1999 at 10:25 AM. As a Plat. Document Number: 0682686. Receipt Number: 129025. By: BJ Endler, R.L. Surveyor.



Project Benchmark: Chiseled 'C' in SE Cor. of Inlet on S side of Canterbury Drive, approx. 150' W. of Canterbury Drive and Thurloe Place Intersection. TBM EL. = 320.05 (NGVD)

Curve Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Rows C1 through C30.

Remainder 37.303 Acres Copperfield Ten, Ltd. Vol. 3021, Pgs. 25 & 42



VICINITY MAP (nts)

FIELD NOTES 18.445 ACRES

Being all that certain tract or parcel of land lying and being situated in the J. W. SCOTT LEAGUE, Abstract No. 49, Brazos County, Texas, and being a part of that 37.303 acres recorded to Copperfield Ten Ltd. by F.W. Bert Wheeler by deed recorded in Volume 3021, Page 25 of the Official Records of Brazos County, Texas (O.R.B.C.), and also being all that 7.473 Acre Tract conveyed to Copperfield Ten Ltd. by Lero Homes, Inc. by deed recorded in Volume 3021, Page 42 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

- BEGINNING: at a found 1/2-inch iron rod marking the most easterly corner of Copperfield, Section 10B as recorded in Volume 2656, Page 347 (O.R.B.C.), said iron rod also being in the southwest line of a 100-foot wide City of Bryan Right-of-Way described in Volume 2141, Page 47 (O.R.B.C.); THENCE: 140.87 feet clockwise along the arc of a curve in said 100-foot wide City Right-of-Way, said curve having a central angle of 00° 42' 27", a radius of 11409.15 feet, a tangent of 70.44 feet and a long chord bearing S 30° 59' 22" E at a distance of 140.87 feet for the Point of Tangency; THENCE: S 30° 38' 09" E continuing along said 100-foot wide City Right-of-Way for a distance of 760.46 feet for corner; THENCE: into the interior of the said 37.303 acre tract for the following two (2) calls: (1) S 59° 11' 08" W for a distance of 413.19 feet for corner and (2) S 11° 51' 41" W for a distance of 120.34 feet for corner, said corner also marking the most easterly corner of the said 7.473 Acre tract; THENCE: S 44° 58' 00" W along the southeast line of the said 7.473 acre tract for a distance of 478.36 feet to a found 1/2-inch iron rod for corner, said iron rod also being the east corner of a 1.254 acre easement and Right-of-Way dedication commonly known as Canterbury Drive as described in Volume 703, Page 179 (O.R.B.C.); THENCE: 621.59 feet in a counter-clockwise direction along the arc of a curve in the northeast line of said Canterbury Drive, said curve having a central angle of 42° 23' 54", a radius of 840.00 feet, a tangent of 325.80 feet and a long chord bearing N 72° 12' 29" W at a distance of 607.50 feet to a found 1/2-inch iron rod for corner, said iron rod also being the southeast corner of Lot 21, Block 8, Copperfield Section 1-A as recorded in Volume 2443, Page 7 (O.R.B.C.); THENCE: N 03° 24' 26" W for a distance of 84.41 feet along the east line of said Lot 21 for corner, said corner also being the southeast corner of Lot 20, Block 8 of Copperfield, Section One as recorded in Volume 532, Page 821 (O.R.B.C.); THENCE: along the southeast line of said Block 8 of Copperfield, Section One and the northwest line of the said 7.473 acre tract for the following three (3) calls: (1) N 31° 56' 51" E for a distance of 81.22 feet, (2) N 67° 31' 36" E for a distance of 560.77 feet and (3) N 15° 21' 08" E for a distance of 276.56 feet for corner, said corner also being an angle point in Lot 8, Block 8 of said Copperfield, Section One; THENCE: N 30° 48' 52" W continuing along the east line of said Block 8 for a distance of 429.70 feet for corner; THENCE: N 59° 13' 58" E for a distance of 526.70 feet to the POINT OF BEGINNING and containing 18.445 acres of land, more or less.

- GENERAL NOTES: 1. ZONING AND LAND USE: This property is Zoned SF-5 and will be used for single-family residences. 2. ORIGIN OF BEARING SYSTEM: Iron monuments found and the record calls of Copperfield, Section One as recorded in Volume 532, Page 821 of the Brazos County Deed Records were used as the Basis of Bearings shown on this plat. 3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0155C, effective July 2, 1992, this property is not located in a 100-year flood hazard area. 4. Unless otherwise indicated, the building setback requirements are established by the City of Bryan Zoning Ordinance No. 1108. 5. Unless otherwise indicated, all distances shown along curves are arc distances. 6. No Lot shall have driveway access to Canterbury Drive. 7. Unless otherwise indicated, all lot corners are marked with 1/2" iron rods. 8. - indicates 1/2" iron rod found. 9. - indicates 1/2" iron pipe set. 10. - PK Nail Control Monuments set in asphalt pavement. Monuments set at 6" intersections and selected Points of Curvature. 11. LEGEND: P.U.E. - Public Utility Easement P.D.E. - Public Drainage Easement E.E. - Electrical Easement B.S.L. - Building Setback Line 12. (318.00) Denotes Minimum Slab Elevation to Accommodate Storm Water Detention Facility. 13. The 20' wide common area shown along the north side of Canterbury Drive shall be owned and maintained by the Home Owners' Association.

FINAL PLAT
COPPERFIELD SECTION 10-C
18.445 ACRES
LOTS 3-20, BLOCK 6
LOTS 1-33, BLOCK 7
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 1999
SCALE: 1" = 60'
Owner: COPPERFIELD TEN, Ltd. 3151 Briarcrest, Suite 111, Bryan, Texas 77802, 776-2300
Surveyor: McClure Engineering, Inc. 1722 Broadmoor, Suite 210, Bryan, Texas 77802, (409) 776-6700