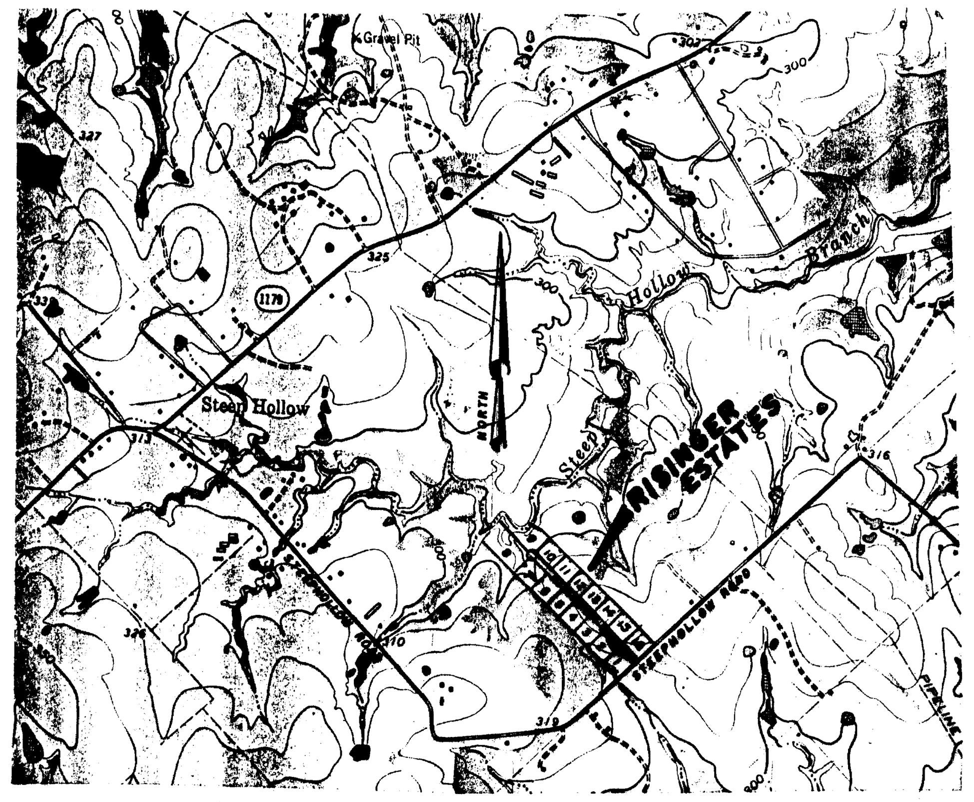


LOCATION MAP
Scale: 1" = 2000'

CERTIFICATION OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk of Brazos County, Texas, do hereby certify that this plat with its Certificates of Authentification was filed for Record in my Office on the 19 day of May, 1997, and duly recorded in Volume 2838, Page 157, of the Official Records of Brazos County, Texas.

Mary Ann Ward by Barbara Johnson
COUNTY CLERK, BRAZOS COUNTY, TEXAS

629784

FILED
97 MAY 19 PM 2:34
Mary Ann Ward CO. CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY Barbara Johnson
DEPUTY

CERTIFICATION OF THE PLANNING AND ZONING COMMISSION

I Richard Perkins Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this plat was duly approved by the Planning and Zoning Commision on the 2nd day of February 1997.

Chairman, Planning and Zoning Commission

GENERAL NOTES:

(1) No Private Sewage Facility may be installed on any lot in this subdivision without the prior issuance of a Permit by the Brazos county Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, Texas, pursuant the provisions of the Section 21.084 of the Texas Water Code.

(2) A Floodplain Permit will be required on all lots or tracts prior to the construction of any structure. The permit may be obtained at the County Engineers Office at 2617 Highway 21 West, Bryan, Texas.

(3) This property is in the Extra-territorial Jurisdiction of the City of Bryan, Texas. All Regulations pertaining to the development and building in the ETJ will be strictly adhered to at all times.

(4) A 5-feet wide anchor and guy-wire easement where necessary to support overhead poles and wires is granted on all lots and will extend 20-feet beyond all utility easements.

CERTIFICATION OF THE SURVEYOR/ENGINEER

I, Martin L. Riley, Jr., R.P.E. No. 50316 and R.P.L.S. No. 4089, hereby declare that this plat was prepared from a survey made under my supervision on-the-ground and that proper engineering consideration has been given this plat.

Martin L. Riley, Jr. 1/13/97
Martin L. Riley, Jr., R.P.E. No. 50316
R.P.L.S. No. 4089

STATE OF TEXAS
MARTIN L. RILEY, JR.
50316
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
MARTIN L. RILEY, JR.
4089
PROFESSIONAL
LAND SURVEYOR

NOTE: A variance to the Subdivision requirements relating to the Block Length, the curb and gutter requirement and the cul-de-sac length was granted by the City Council on October 8, 1996.

A variance to the Park Land Dedication requirement was granted by the Planning and Zoning Commission on September 5, 1996.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, **COPPERFIELD TEN, LTD.**, A Texas Limited Partnership by its Owner and Developer of the land shown on this plat, being part of the tract of land conveyed to us in the Deed Recorded in Volume 2746, Page 44, of the Official Records of Brazos County, Texas, and designated hereon as RISINGER ESTATES Subdivision in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the Public forever, all streets, easements and public places thereon shown for the purpose and consideration therein expressed.

COPPERFIELD TEN LTD., A Texas Limited Partnership:

By its General Partner, Seadrift Realty, Inc., Morris F. Hamilton, President

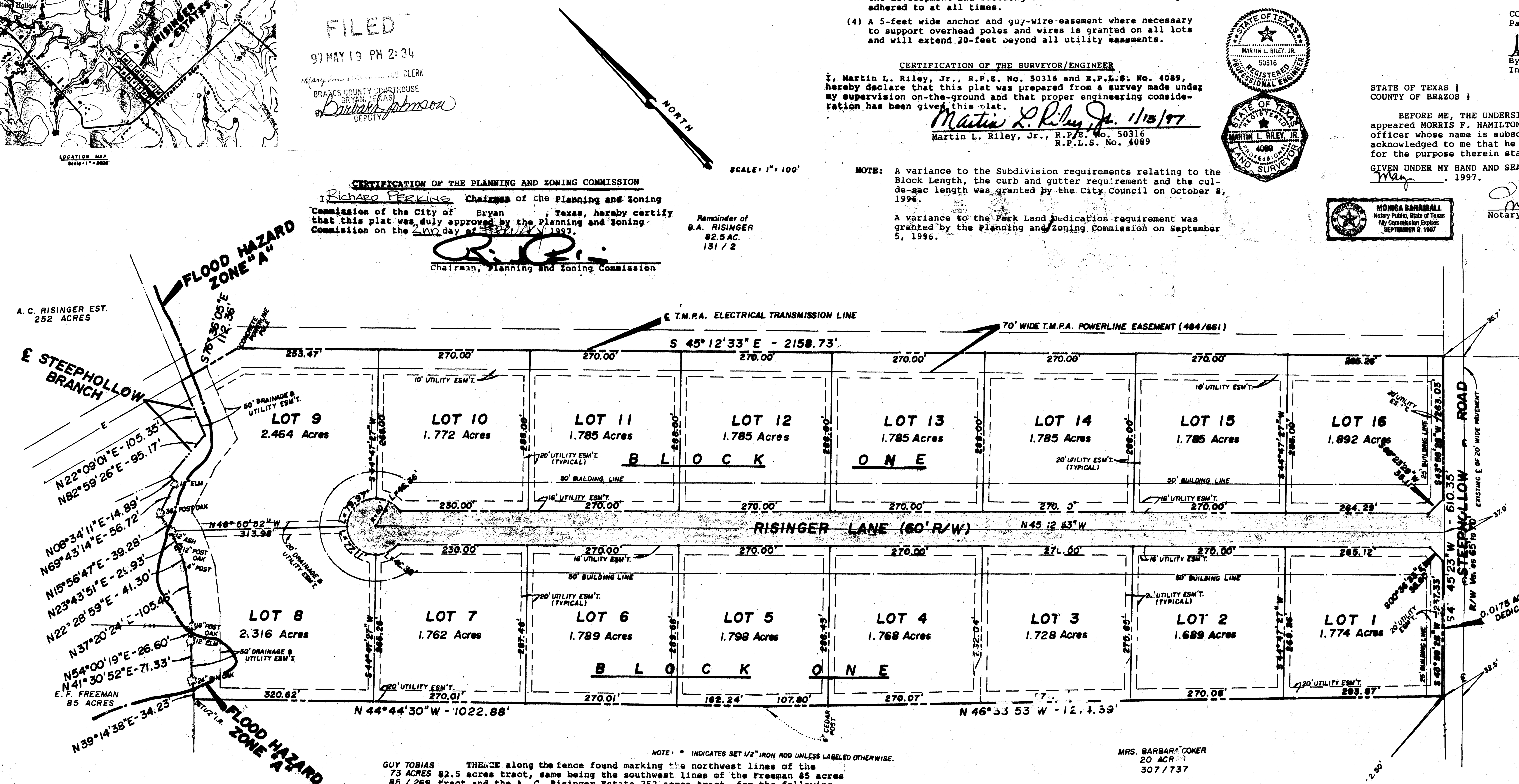
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared MORRIS F. HAMILTON, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purpose therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13 day of May, 1997.

MONICA BARRIBALL
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 8, 1997

Monica Barriball
Notary Public, Brazos County, Texas



CERTIFICATION OF THE DEVELOPMENT ENGINEER

I, Linda Grubbs Huff, Development Engineer for the City of Bryan, Texas, hereby certify that this subdivision plat conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

Development Engineer, Bryan, Texas

CERTIFICATE OF THE CITY PLANNER

I, Joey Dunn, City Planner of the City of Bryan, Texas, hereby certify that this plat conforms to the City Master Plan, the Major Street Plan, the Land Use Plan and the Standards and Specifications set forth in the Subdivision Ordinance of the City of Bryan, Texas.

City Planner, City of Bryan, Texas

32.458 ACRES TRACT
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

FIELD Notes of a 32.458 acres tract or parcel of land lying and being situated in the Richardson Perry League, A-44, Brazos County, Texas, and being part of the 82.5 acres tract described as SECOND TRACT in the Deed recorded in Volume 131, Page 2, of the Deed Records of Brazos County, Texas, said 32.483 acres tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set at a 6-inch Cedar Post fence corner located in the northwest right-of-way line of Steephollow Road, said iron rod being located in the southwest line of the 82.5 acres tract, said iron rod marking the southeast corner of the Mrs. Barbara Coker 20 acres tract described in the Deed recorded in Volume 307, Page 737, of the Deed Records of Brazos County, Texas;

THENCE along the fence found marking the southwest line of the 82.5 acres tract, same being the northeast lines of the Coker 20 acres tract and the Guy Tobias 73 acres tract described in the Deed recorded in Volume 35, Page 269, of the Deed Records of Brazos County, Texas, for the following calls:

N 46° 33' 53" W for a distance of 1214.39 feet to a 6-inch Cedar Post for angle point;

N 44° 44' 30" W for a distance of 1,022.88 feet to a 1/2-inch iron rod set for corner, said iorn rod marking the northwest corner of the 82.5 acres tract, same being the northeast corner of the Guy Tobias 73 acres tract, said iron rod being locate in the southeast line of the E. F. Freeman 85 acres tract;

THENCE along the fence found marking the northwest lines of the 82.5 acres tract, same being the southwest lines of the Freeman 85 acres tract and the A. C. Risinger Estate 252 acres tract, for the following calls:

N 39° 14' 38" E for a distance of 34.23 feet to a 24-inch Pin Oak Tree for angle point;

N 41° 30' 52" E for a distance of 71.33 feet to a 12-inch Elm Tree for angle point;

N 54° 00' 19" E for a distance of 26.60 feet to an 18-inch Post Oak Tree for angle point;

N 37° 20' 34" E for a distance of 105.46 feet to a 4-inch Post for angle point;

N 22° 28' 59" E for a distance of 41.30 feet to a 12-inch Post Oak Tree for angle point;

N 23° 43' 51" E for a distance of 29.93 feet to a 12-inch Ash Tree for angle point;

N 15° 56' 47" E for a distance of 39.28 feet to a 36-inch Post Oak Tree for angle point;

N 69° 43' 14" E for a distance of 56.72 feet to an 18-inch Elm Tree for angle point;

N 08° 34' 11" E for a distance of 14.89 feet to a 1/2-inch iron rod set for corner in the centerline of Steephollow Branch;

N 82° 59' 26" E for a distance of 95.17 feet to a point for angle point in the centerline of Steephollow Branch;

N 22° 09' 01" E for a distance of 105.35 feet to a 1/2-inch iron rod set for corner in the centerline of Steephollow Branch, said iron rod being located in the centerline of the TMPA 70-feet wide Powerline Easement described in the Agreed Judgement recorded in Volume 484, Page 661, of the Deed Records of Brazos County, Texas;

CERTIFICATE OF THE COUNTY JUDGE

I, Alvin W. Jones, County Judge of Brazos County, Texas, hereby certify that this plat with its Dedications was duly approved by the Commissioners Court of Brazos County, Texas, on the 11th day of February, 1997.

County Judge, Brazos County, Texas

THENCE along the centerline of the said easement, same being the line of the existing powerline, for the following calls:

S 76° 36' 05" E for a distance of 112.36 feet to a concrete electrical pole for angle point;

S 45° 12' 33" E for a distance of 2158.73 feet to a 1/2-inch iron rod set for corner in the fence found marking the northwest right-of-way line of Steephollw Road;

THENCE S 43° 45' 23" W along the fence found marking the northwest right-of-way line of Steephollow Road for a distance of 610.35 feet to the PLACE OF BEGINNING containing 32.458 acres of land, more or less.

PREPARED FROM A SURVEY MADE UNDER MY SUPERVISION IN JULY, 1996 AND NOVEMBER, 1996

Martin L. Riley, Jr. 1/26/97
Martin L. Riley, Jr., R.P.L.S. No. 4089

STATE OF TEXAS
MARTIN L. RILEY, JR.
50316
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
MARTIN L. RILEY, JR.
4089
PROFESSIONAL
LAND SURVEYOR

FINAL PLAT
RISINGER ESTATES
32.458 ACRES
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS
1 BLOCK DECEMBER, 1996 16 LOTS

DEVELOPER
COPPERFIELD TEN, LTD.
3131 BRIARCREST DR.
BRYAN, TEXAS
77803
409-776-2300

SURVEYOR/ENGINEER
RILEY ENGINEERING CO.
7182 RILEY ROAD
BRYAN, TEXAS
77808
409-589-2457

NOTE: These Lots will be used for Residential Purposes Only.

NATIONAL PRINTFAST NO. 155BL-24X36

46.9103