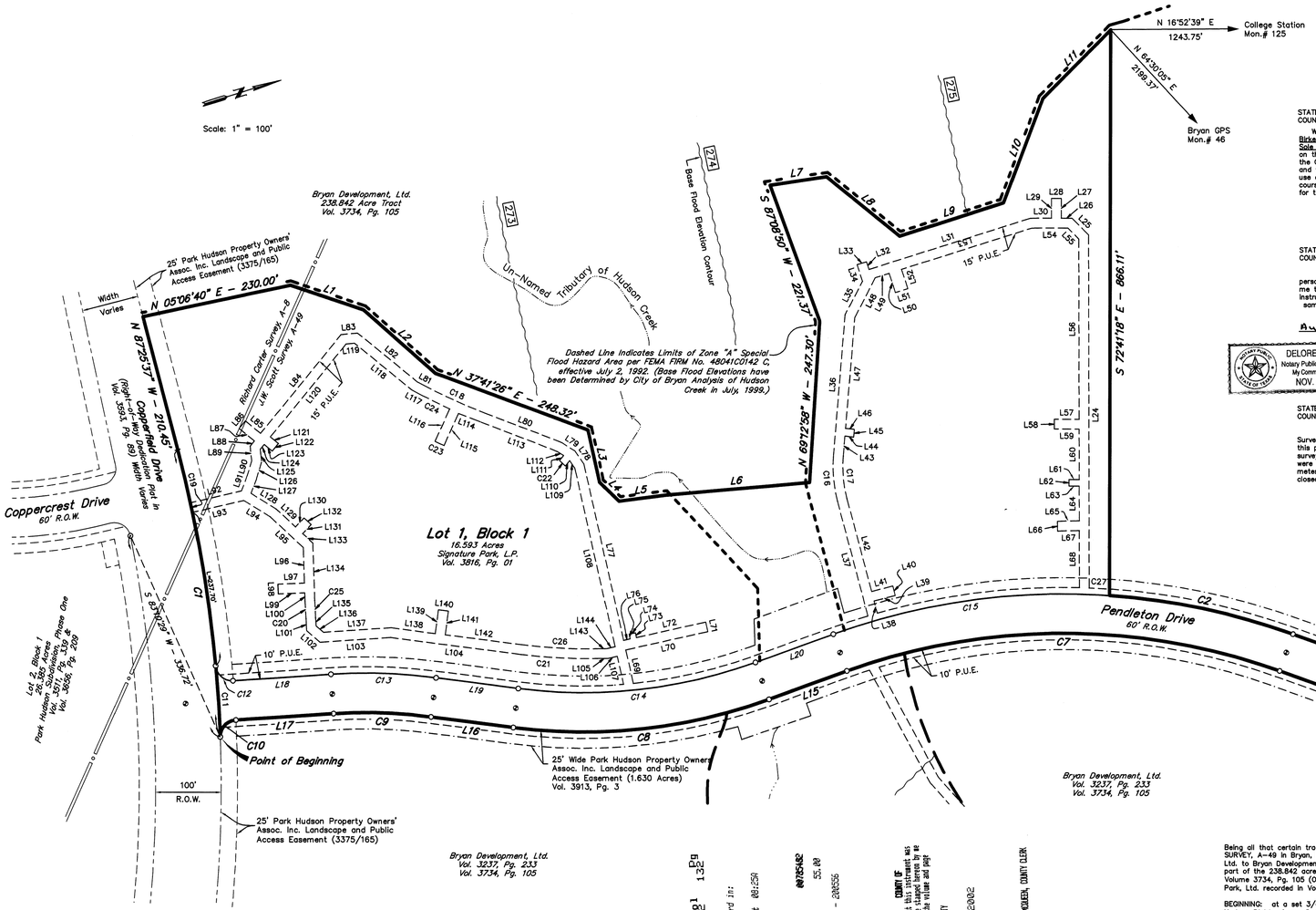


CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Bryan Development Ltd., a Texas Limited Partnership, By: Bryan Development General Partner, Inc., General Partner owner and developer of the land shown on this plat, being part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 3237, Page 233 and Volume 3734, Page 105 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 shown hereon for the purposes identified.

William J. Laro, President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared William J. Laro, 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 purpose stated.

Given under my hand and seal on this 23rd day of July, 2002

Allison Lee Woodyard
Notary Public, Brazos County, Texas

ALLISON LEE WOODYARD
Notary Public, State of Texas
My Commission Expires
APRIL 1, 2003

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Signature Park, L.P., a Texas Limited Partner, By: Birkel Signature Park Corporation, a Texas Corporation, Its Sole General Partner, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3816, Page 1, 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 shown hereon for the purposes identified.

John Godfrey, President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Frederic Godfrey 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 purpose stated.

Given under my hand and seal on this 14th day of August 2001.

Delores M. Soto
Notary Public, Brazos County, Texas

DELORES M. SOTO
Notary Public, State of Texas
My Commission Expires
NOV. 14, 2001

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 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Michael R. McClure 7/30/01
Michael R. McClure, R.P.L.S. No. 2859

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City 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 and was approved on the 10 day of August 2002.

W. Randolph Appg
City Engineer, Bryan, Texas
for Linda Huff

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 13 day of Aug. 2002 in the Official Records of Brazos County, Texas

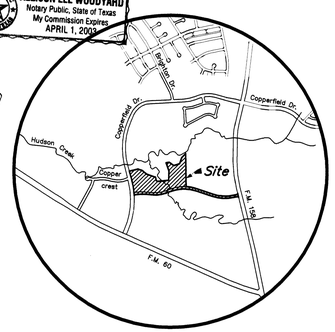
In Volume 4782 Page 132

Karen McQueen
County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 and was approved on the 10 day of August 2002

Planning Administrator, Bryan, Texas



VICINITY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 35°51'44" E	117.70'
L2	N 58°28'47" E	146.79'
L3	S 85°28'44" E	81.45'
L4	N 61°29'19" E	41.66'
L5	N 09°58'17" E	71.16'
L6	N 12°06'26" E	221.33'
L7	N 08°46'40" E	87.00'
L8	N 56°03'45" E	143.72'
L9	N 00°37'03" W	166.62'
L10	N 52°16'02" W	170.39'
L11	N 28°13'11" W	148.29'
L12	N 04°24'54" E	84.47'
L13	S 85°35'14" E	110.00'
L14	S 04°24'54" W	84.47'
L15	S 02°47'19" E	126.59'
L16	S 24°35'33" W	126.59'
L17	S 13°29'13" W	150.00'
L18	S 13°29'13" W	150.00'
L19	S 24°35'33" W	126.59'
L20	S 02°47'19" E	126.59'
L21–L23 were deleted		
L24	N 72°53'52" W	550.84'
L25	S 62°06'08" W	35.90'
L26	S 17°06'08" W	16.55'
L27	N 72°53'53" W	30.00'
L28	S 17°06'08" W	15.00'
L29	S 72°53'53" E	30.00'
L30	S 17°06'08" W	32.14'
L31	S 00°35'15" E	258.78'
L32	S 89°24'45" W	12.50'
L33	S 00°35'15" E	15.00'
L34	N 89°24'45" E	26.77'
L35	S 45°35'15" E	57.87'
L36	S 68°05'15" E	215.81'
L37	S 87°36'01" E	181.60'
L38	N 87°36'01" W	19.09'
L39	N 02°23'59" E	33.41'
L40	N 87°36'01" W	15.00'
L41	S 02°23'59" W	33.41'
L42	N 87°36'01" W	147.11'
L43	N 68°05'15" W	30.75'
L44	N 23°47'40" E	13.51'
L45	N 68°05'15" W	12.01'
L46	S 23°47'40" W	13.51'
L47	N 68°05'15" W	170.07'
L48	N 45°35'15" W	68.85'
L49	N 00°35'15" W	22.18'
L50	N 89°24'45" E	31.14'
L51	N 00°35'15" W	20.00'
L52	S 89°24'44" W	31.14'
L53	N 00°35'15" W	208.78'
L54	N 17°06'08" E	55.15'
L55	N 62°06'08" E	23.48'
L56	S 72°53'52" E	276.42'
L57	S 17°06'07" W	38.14'
L58	S 72°53'52" E	15.00'
L59	N 17°06'07" E	38.14'
L60	S 72°53'52" E	76.92'
L61	S 17°06'37" W	15.79'
L62	S 72°53'52" E	10.00'
L63	N 17°05'37" E	15.79'
L64	S 72°53'52" E	53.29'
L65	S 15°36'22" W	33.71'
L66	S 75°01'01" E	15.00'
L67	N 15°36'22" E	33.16'
L68	S 72°53'52" E	87.52'
L69	N 85°28'43" W	52.64'
L70	N 04°31'17" E	128.33'
L71	N 85°28'43" W	15.00'
L72	S 04°31'17" W	108.17'
L73	N 85°28'43" W	7.50'
L74	S 04°31'17" W	10.00'
L75	S 85°28'43" E	7.50'
L76	S 04°31'17" W	10.15'
L77	N 85°28'43" W	277.21'
L78	S 71°59'58" W	23.99'
L79	S 49°29'58" W	23.23'
L80	S 38°14'58" W	127.80'
L81	S 45°11'13" W	16.80'
L82	S 56°26'13" W	117.27'
L83	S 11°26'13" W	25.44'
L84	S 33°40'19" E	194.71'
L85	S 56°19'41" W	30.07'
L86	S 33°33'47" E	15.00'
L87	N 56°19'41" E	30.10'
L88	S 33°40'19" E	10.22'
L89	S 78°40'19" E	22.37'
L90	S 56°10'19" E	23.92'
L91	S 52°14'13" E	24.70'
L92	S 04°00'47" W	80.02'
L93	N 04°00'47" E	80.36'
L94	N 49°00'47" E	47.73'
L95	N 60°15'47" E	68.70'
L96	S 74°44'13" E	54.63'
L97	S 15°15'47" W	40.51'
L98	S 74°44'13" E	15.00'
L99	N 15°15'47" E	40.51'
L100	S 74°44'13" E	11.99'
L101	S 76°39'26" E	18.67'
L102	N 58°20'34" E	27.21'
L103	N 13°20'34" E	108.12'
L104	N 24°35'34" E	198.25'
L105	N 15°46'17" E	11.41'
L106	N 04°31'17" E	14.24'
L107	S 85°28'43" E	44.12'
L108	S 85°28'43" E	280.77'
L109	N 71°59'58" E	13.67'
L110	N 33°50'38" W	10.50'
L111	S 33°50'38" E	9.88'
L112	N 49°29'58" E	10.89'
L113	N 38°14'58" E	126.32'
L114	N 38°14'58" E	35.99'
L115	N 48°40'01" W	53.78'
L116	S 48°40'01" E	54.50'
L117	N 45°11'13" E	18.28'
L118	N 56°26'13" E	112.54'
L119	N 11°26'13" E	12.99'
L120	N 33°40'19" W	183.24'
L121	S 56°19'41" W	15.75'
L122	N 33°40'19" W	15.00'
L123	N 56°19'41" E	15.75'
L124	N 33°40'19" W	9.24'
L125	N 78°40'19" W	19.14'
L126	N 56°10'19" W	27.42'
L127	N 52°14'13" W	23.68'
L128	S 49°00'47" W	45.44'
L129	S 60°15'47" W	40.17'
L130	S 29°44'13" E	18.91'
L131	S 60°15'47" W	15.00'
L132	N 29°44'13" W	18.91'
L133	S 60°15'47" W	21.22'
L134	N 74°44'13" W	87.83'
L135	N 76°39'26" W	12.46'
L136	S 58°20'34" W	14.79'
L137	S 13°20'34" W	103.39'
L138	S 24°35'34" W	68.33'
L139	S 65°24'26" E	36.71'
L140	S 24°35'34" W	15.00'
L141	N 65°24'26" W	36.71'
L142	S 24°35'34" W	116.40'
L143	S 15°46'17" W	9.93'
L144	S 04°31'17" W	12.76'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD, BRG.	CHORD
C1	12°25'58"	2050.00'	444.83'	223.29'	N 81°12'38" W	443.86'
C2	15°58'21"	1030.00'	287.14'	144.50'	N 29°04'07" E	286.21'
C3	32°38'23"	970.00'	552.58'	284.01'	N 20°44'06" E	545.14'
C4	90°00'08"	25.00'	39.27'	25.00'	N 40°35'10" W	35.36'
C5	89°59'52"	25.00'	39.27'	25.00'	S 49°24'50" W	35.35'
C6	32°38'23"	1030.00'	586.76'	301.58'	S 20°44'06" W	578.86'
C7	39°50'36"	970.00'	674.54'	351.55'	S 17°07'59" W	661.03'
C8	27°22'52"	830.00'	396.65'	202.19'	S 10°54'07" W	392.88'
C9	11°06'21"	770.00'	149.25'	74.86'	S 19°02'23" W	149.02'
C10	88°28'52"	25.00'	38.61'	24.35'	S 30°45'13" E	34.88'
C11	3°02'16"	2050.00'	108.69'	54.36'	N 76°30'47" W	108.67'
C12	88°28'49"	25.00'	38.61'	24.35'	S 57°43'37" W	34.88'
C13	11°06'21"	830.00'	160.88'	80.69'	S 19°02'23" W	160.63'
C14	27°22'52"	770.00'	367.97'	187.57'	N 10°54'07" E	364.48'
C15	23°52'15"	1030.00'	429.12'	217.72'	S 09°08'49" W	426.03'
C16	19°30'46"	207.50'	70.67'	35.68'	S 77°50'38" E	70.33'
C17	19°30'46"	192.50'	65.56'	33.10'	S 77°50'38" E	65.24'
C18	6°56'15"	792.50'	95.96'	48.04'	N 41°43'06" E	95.90'
C19	0°25'10"	2050.00'	15.00'	7.50'	N 84°53'07" W	15.00'
C20	1°55'13"	807.50'	27.06'	13.53'	S 75°41'49" E	27.06'
C21	8°49'17"	807.50'	124.32'	62.29'	N 20°10'55" E	124.20'
C22	0°51'43"	800.00'	12.03'	6.02'	N 60°24'16" E	12.03'
C23	1°03'52"	807.50'	15.00'	7.50'	N 41°36'27" E	15.00'
C24	3°19'19"	807.50'	46.82'	23.42'	N 43°31'34" E	46.81'
C25	1°55'13"	792.50'	26.56'	13.28'	S 75°41'49" E	26.56'
C26	8°49'17"	792.50'	122.02'	61.13'	N 20°10'55" E	121.89'
C27	1°43'16"	1040.00'	31.24'	15.62'	S 20°11'08" W	31.24'

Vol 4782 Pg 132

Filed for Record in: BRAZOS COUNTY
On: Aug 13,2002 at 08:25A
As a Plats
Document Number: 00735482
Amount 55.00
Receipt Number - 200556
By, Karen McQueen

STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped hereon by me.
Aug 13, 2002
HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

00735482 BK 4782

FIELD NOTES
20.427 ACRES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER SURVEY, A–8 and the J.W. SCOTT SURVEY, A–49 in Bryan, Brazos County, Texas, and being part of the 50.000 acre tract described in the deed from M.D. Wheeler, Ltd. to Bryan Development, Ltd. recorded in Volume 3237, Page 233 of the Official Records of Brazos County, Texas (O.R.B.C.), part of the 238.842 acre tract described in the deed from Bryan Park Investments, Ltd. to Bryan Development, Ltd. recorded in Volume 3734, Pg. 105 (O.R.B.C.) and all of the 16.593 acre tract described in the deed from Bryan Development, Ltd. to Signature Park, Ltd. recorded in Volume 3816, Page 01 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a set 3/4–inch iron pipe in the northeast right–of–way line of Copperfield Drive as described on the Park Hudson Right–of–way Dedication Plat recorded in Volume 3593, Page 89, from whence a found 3/4–inch iron pipe marking the intersection of the southwest right–of–way line of the said Copperfield Drive and the southeast right–of–way line of Coppercrest Drive as described in the said Park Hudson Right–of–way Dedication Plat bears S 83°10'29" W at a distance of 336.72 feet for reference;
THENCE: 444.83 feet continuing in a counter–clockwise direction along the arc of a curve in said Copperfield Drive line, said curve having a central angle of 12° 25' 58", a radius of 2050.00 feet, a tangent of 223.29 feet and a long chord bearing N 81° 12' 38" W at a distance of 443.96 feet to a 1/2–inch iron rod found for the Point of Tangency;
THENCE: N 87° 25' 37" W for a distance of 210.45 feet to a 1/2–inch iron rod set for corner;
THENCE: N 05° 06' 40" E for a distance of 230.00 feet to a 1/2–inch iron rod set for corner;
THENCE: N 35° 51' 44" E for a distance of 117.70 feet to a 1/2–inch iron rod set for corner;
THENCE: N 58° 28' 47" E for a distance of 146.79 feet to a 1/2–inch iron rod set for corner;
THENCE: N 37° 41' 26" E for a distance of 248.32 feet to a 1/2–inch iron rod set for corner;
THENCE: S 85° 28' 44" E for a distance of 81.45 feet to a 1/2–inch iron rod set for corner;
THENCE: N 61° 29' 19" E for a distance of 41.66 feet to a 1/2–inch iron rod set for corner;
THENCE: N 09° 58' 17" E for a distance of 71.16 feet to a 1/2–inch iron rod set for corner;
THENCE: N 12° 06' 26" E for a distance of 221.33 feet to a 1/2–inch iron rod set for corner;
THENCE: N 69° 12' 58" W for a distance of 247.30 feet to a 1/2–inch iron rod set for corner;
THENCE: S 87° 08' 50" W for a distance of 221.37 feet to a 1/2–inch iron rod set for corner;
THENCE: N 08° 46' 40" E for a distance of 87.00 feet to a 1/2–inch iron rod set for corner;
THENCE: N 56° 03' 45" E for a distance of 143.72 feet to a 1/2–inch iron rod set for corner;
THENCE: N 00° 37' 03" W for a distance of 166.62 feet to a 1/2–inch iron rod set for corner;
THENCE: N 52° 16' 02" W for a distance of 170.39 feet to a 1/2–inch iron rod set for corner;
THENCE: N 28° 13' 11" W for a distance of 148.29 feet to a 1/2–inch iron rod set for corner;
THENCE: S 72° 41' 18" E for a distance of 866.11 feet to a 1/2–inch iron rod set for corner;
THENCE: 287.14 feet in a clockwise direction along the arc of a curve having a central angle of 15° 58' 21", a radius of 1030.00 feet, a tangent of 144.50 feet and a long chord bearing N 29° 04' 07" E at a distance of 286.21 feet to a 3/4–inch iron pipe set for the Point of Tangency;
THENCE: N 37° 03' 18" E for a distance of 435.69 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the left;
THENCE: 552.58 feet along the arc of said curve having a central angle of 32° 38' 23", a radius of 970.00 feet, a tangent of 284.01 feet and a long chord bearing N 20° 44' 06" E at a distance of 545.14 feet to a 3/4–inch iron pipe set for the Point of Tangency;
THENCE: N 04° 24' 54" E for a distance of 84.47 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the left;
THENCE: 39.27 feet along the arc of said curve having a central angle of 90° 00' 08", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 40° 35' 10" W at a distance of 35.36 feet to a 3/4–inch iron pipe set for corner in the proposed new F.M. 158 right–of–way;
THENCE: S 85° 35' 14" E along said right–of–way for a distance of 110.00 feet to a 3/4–inch iron pipe set for corner;
THENCE: 39.27 feet in a counter–clockwise direction along the arc of a curve having a central of angle of 89° 59' 52", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 49° 24' 50" W at a distance of 35.35 feet to a 3/4–inch iron pipe set for the Point of Tangency;
THENCE: S 04° 24' 54" W for a distance of 84.47 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the right;
THENCE: 586.76 feet along the arc of said curve having a central angle of 32° 38' 23", a radius of 1030.00 feet, a tangent of 301.58 feet and a long chord bearing S 20° 44' 06" W at a distance of 578.86 feet to a 3/4–inch iron pipe set for the Point of Tangency;
THENCE: S 37° 03' 18" W for a distance of 435.69 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the left;
THENCE: 674.54 feet along the arc of said curve having a central angle of 39° 50' 36", a radius of 970.00 feet, a tangent of 351.55 feet and a long chord bearing S 17° 07' 59" W at a distance of 661.03 feet to a 3/4–inch iron pipe set for the Point of Tangency;
THENCE: S 02° 47' 19" E for a distance of 126.59 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the right;
THENCE: 396.65 feet along the arc of said curve having a central angle of 27° 22' 52", a radius of 830.00 feet, a tangent of 202.19 feet and a long chord bearing S 10° 54' 07" W at a distance of 392.88 feet to a 3/4–inch iron pipe set for the Point of Tangency;
THENCE: S 24° 35' 33" W for a distance of 126.59 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the left;
THENCE: 149.25 feet along the arc of said curve having a central angle of 11° 06' 21", a radius of 770.00 feet, a tangent of 74.86 feet and a long chord bearing S 19° 02' 23" W at a distance of 149.02 feet to a 3/4–inch iron pipe set for the Point of Tangency;
THENCE: S 13° 29' 13" W for a distance of 150.00 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the left;
THENCE: 38.61 feet along the arc of said curve having a central angle of 88° 28' 52", a radius of 25.00 feet, a tangent of 24.35 feet and a long chord bearing S 30° 45' 13" E at a distance of 34.88 feet to the POINT OF BEGINNING and containing 20.427 acres of land, more or less.

GENERAL SURVEYOR NOTES

1. PROPERTY OWNERS: Signature Park, L.P. P.O. Box 2778 Bryan, Texas 77805 — Bryan Development Ltd. 3131 Briarcrest Drive, Suite 111 Bryan, Texas 77802
2. ORIGIN OF BEARING SYSTEM: Bearings and coordinates refer to the Texas Coordinate System, NAD–83, CENTRAL ZONE and are based upon the position of Horizontal Control Monument No. 125 located near west entrance to City of Bryan Substation on FM 158 (est. in 1994)
   Y Coordinate = 10226777.214
   X Coordinate = 3564806.303
   Z Coordinate = 289.97 (N.G.V.D.)
   Grid Azimuth reference to center of red light on radio tower is N 088° 09' 35"
3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas Map Number 48041C0142 C, effective July 2, 1992, a portion of this property is located within a 100–year flood hazard area.
4. Unless otherwise indicated, all property corners are marked with 1/2" iron rod.
   – Indicates 3/4–inch iron pipe set
   – Indicates 3/4–inch iron pipe found
   – PK Nail Control Monuments set in Asphalt Pavement. Monuments set at ℄ Intersections and ℄ Points of Curvature.
5. Abbreviations: P.U.E. – Public Utility Easement

FINAL PLAT

SIGNATURE PARK APARTMENTS

20.427 ACRES

RICHARD CARTER SURVEY, A–8
J.W. SCOTT SURVEY, A–49
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2000
SCALE: 1" = 100'

Surveyor:
McClure Engineering, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

0006–fp.dwg

rev 8/8/02