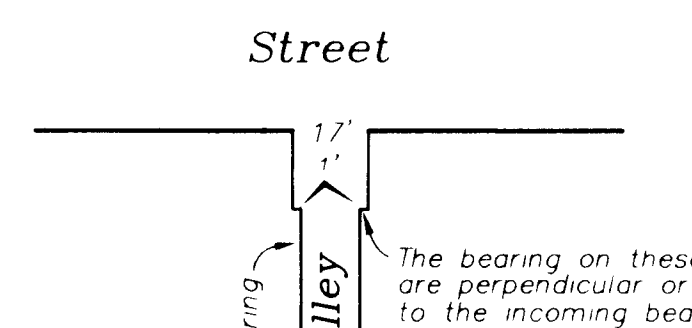
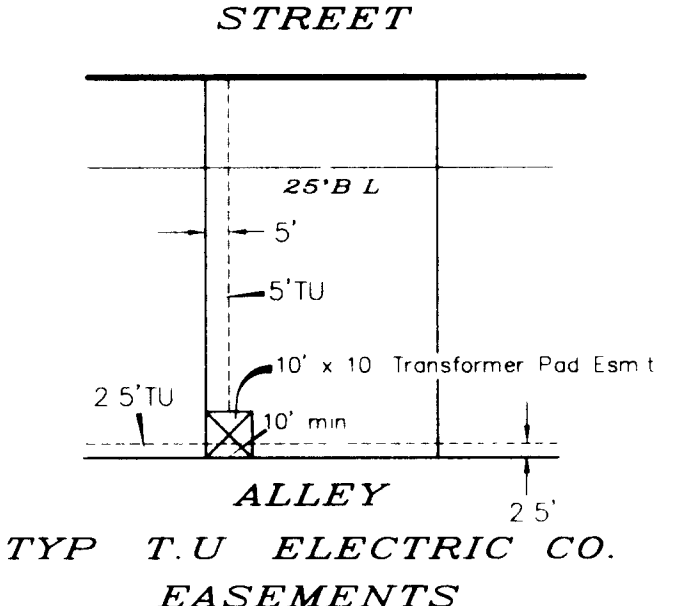


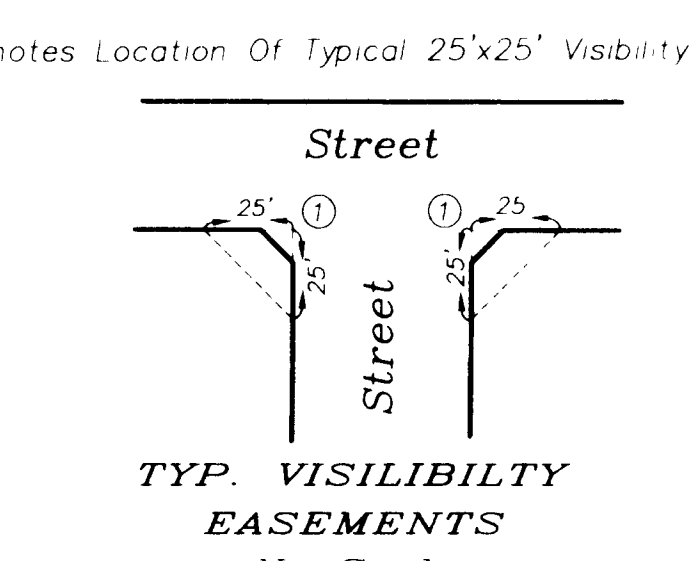
CURVE DATA

NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	20.00'	90°00'00"	20.00'	31.42'	28.28'	S44°48'18"W
C-2	109.00'	10°30'47"	10.03'	20.00'	19.97'	N47°57'47"E
C-3	126.00'	09°05'40"	10.02'	20.00'	19.98'	N47°02'28"E
C-4	50.00'	130°07'31"	107.53'	113.55'	90.68'	S20°40'40"W
C-5	250.00'	29°18'00"	65.35'	127.84'	126.46'	S25°45'17"W
C-6	40.00'	90°00'00"	40.00'	62.83'	56.57'	S86°07'46"W
C-7	50.00'	165°45'47"	400.37'	144.65'	99.23'	N02°51'32"W
C-8	225.00'	12°48'04"	25.24'	50.27'	50.17'	S47°46'56"E
C-9	40.00'	73°07'16"	29.66'	61.05'	47.65'	S89°52'44"W
C-10	40.00'	89°59'56"	40.00'	62.83'	56.57'	S45°11'40"E
C-11	40.00'	90°00'04"	40.00'	62.83'	56.57'	S44°48'20"W
C-12	40.00'	90°00'00"	40.00'	62.83'	56.57'	N03°52'14"W
C-13	110.00'	35°35'12"	36.36'	70.24'	69.05'	N71°30'46"E
C-14	125.00'	38°13'04"	43.31'	83.38'	81.84'	N70°41'50"E
C-15	50.00'	233°28'15"	99.26'	203.74'	89.31'	S33°04'07"E
C-16	50.00'	127°43'39"	101.90'	111.46'	89.77'	N27°11'20"W
C-17	40.00'	95°18'44"	43.89'	66.54'	59.13'	S06°31'36"E
C-18	385.00'	11°34'00"	38.99'	77.72'	77.59'	N46°54'46"E
C-19	275.00'	15°13'22"	36.75'	73.06'	72.85'	N53°49'47"E
C-20	225.00'	39°13'30"	80.17'	154.08'	151.05'	N64°03'15"E
C-21	225.00'	15°48'09"	31.23'	62.05'	61.86'	S29°08'53"E
C-22	275.00'	32°56'10"	81.29'	158.08'	155.91'	S37°42'53"E
C-23	225.00'	32°56'10"	73.90'	143.71'	141.74'	S37°42'53"E
C-24	40.00'	53°59'16"	20.38'	37.69'	36.31'	N27°11'20"W
C-25	40.00'	90°00'00"	40.00'	62.83'	56.57'	N44°48'18"E
C-26	40.00'	86°23'45"	37.56'	60.31'	54.76'	N46°36'25"E
C-27	232.00'	03°36'15"	7.30'	14.59'	14.59'	N01°36'25"E
C-28	247.00'	15°45'21"	34.18'	67.92'	67.71'	N07°40'58"E
C-29	250.00'	16°15'37"	35.71'	70.95'	70.71'	N07°56'06"E
C-30	250.00'	15°42'41"	34.49'	68.55'	68.34'	S08°12'34"W
C-31	40.00'	90°00'00"	40.00'	62.83'	56.57'	N45°11'42"W
C-32	40.00'	51°19'04"	19.22'	35.83'	34.64'	S64°32'10"E
C-33	40.00'	90°00'00"	40.00'	62.83'	56.57'	S44°48'18"W
C-34	40.00'	90°00'00"	40.00'	62.83'	56.57'	S45°11'42"E
C-35	250.00'	42°32'14"	97.31'	185.60'	181.37'	N62°23'53"E
C-36	5.00'	180°00'00"	N/A	17.28'	11.00'	S00°11'42"E
C-37	5.00'	180°00'00"	N/A	17.28'	11.00'	S00°11'42"E
C-38	2.50'	151°23'39"	9.81'	6.61'	4.85'	S63°09'28"E
C-39	215.50'	24°09'54"	46.13'	90.89'	90.22'	S24°37'18"W
C-40	14.00'	90°00'01"	14.01'	19.61'	14.01'	N00°52'48"W
C-41	15.50'	94°23'26"	16.74'	25.54'	22.74'	S83°53'58"W

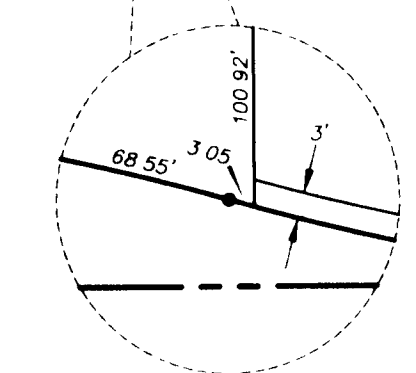
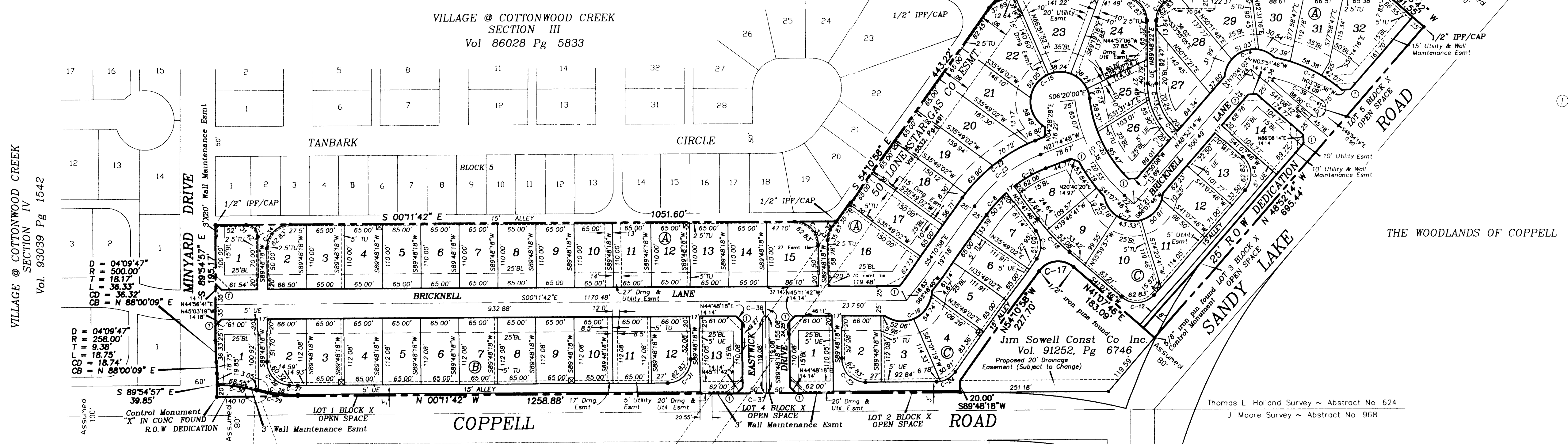
EXHIBIT "A"



TYP STREET TO ALLEY INTERSECTIONS



TYP. VISIBILITY EASEMENTS
No Scale



NOTE:
Due to the proximity of DFW Airport to the Village at Cottonwood Creek Section V, Purchasers of Lots Are Hereby Notified that There May Be Occurrences of Ambient Aircraft Noise Due to Aircraft Overflights

NOTES REGARDING LONE STAR PIPELINE EASEMENT

- 1) No construction within Lone Star Pipeline Easement without 48 hour prior notice.
- 2) No grade changes within the easement.
- 3) No permanent structures within the easement.
- 4) All utility crossings to be at ninety degree angle to the pipeline, beneath the pipeline and at a minimum of 18 inches clearance.

UTILITY CERTIFICATE	
This Plat correctly presents the required easements for this development	
GENERAL TELEPHONE (GTE)	BY / DATE
SOUTHWESTERN BELL	N/A /
LONE STAR GAS	3-13-97
TU ELECTRIC	3-12-97
LONE STAR GAS PIPELINE CO	3-19-97
PARAGON CABLE	3-11-97

FINAL PLAT VILLAGE at COTTONWOOD CREEK SECTION V

THOMAS L. HOLLAND SURVEY, ABSTRACT NO. 624
CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNER
GRAND LAND 96, L.P.

11300 N Central Expressway ~ Suite 200 ~ Dallas, Texas 75243-6705
(972) 750-6528

ENGINEER / SURVEYOR
TIPTON ENGINEERING, INC.

6330 Broadway Blvd ~ Suite C ~ Garland, Texas 75043
(972) 226-2967

59 RESIDENTIAL LOTS

3/10/97 (db) /3950R

V-99061 P. 3057

STATE OF TEXAS)(
COUNTY OF DALLAS)(

OWNERS CERTIFICATE

3950 OWN.
WHEREAS, Grand Land, 96, L.P. is the owner of a tract of land situated in the Thomas L Holland Survey, Abstract No. 624, City of Coppell, Dallas County, Texas, the subject tract being all of that same 16 208 acre tract conveyed to said Grand Land 96, L.P. by the Special Warranty Deed recorded in Volume 96120, Page 1039 of the Deed Records of Dallas, County, Texas (DRDCT), the subject tract being more particularly described as follows,

BEGINNING at the point of intersection of the East line of Coppell Road (a called 50' ROW) and the South line of Minyard Drive (a 60' ROW) as dedicated by the plat recorded in Volume 85237, Page 5014 (DRDCT), an "X" in concrete found at corner,

THENCE, Along the said Minyard Drive South line, the following,

S 89° 54' 57" E, a distance of 39.85 feet,

Around a tangent curve to the Left having a central angle of 04° 09' 47", a radius of 258.00 feet and a chord bearing of N 88° 00' 09" E, with a distance of 18.74 feet, an arc distance of 18.75 feet,

Around a reverse tangent curve to the Right having a central angle of 04° 09' 47", a radius of 500.00 feet and a chord bearing of N 88° 00' 09" E, with a distance of 36.32 feet, an arc distance of 36.33 feet;

S 89° 54' 57" E, a distance of 195.17 feet to a point on the West line of Village at Cottonwood Creek Section III, an addition to the City of Coppell according to the final plat recorded in Volume 86028, Page 5833 (DRDCT), a 1/2" iron pin with a cap found at corner,

THENCE, S 00° 11' 42" E, along the West line of a 15 feet wide alley and said Village at Cottonwood Creek Section III addition, a distance of 1051.60 feet to an angle point of said Village at Cottonwood Creek Section III addition, a 5/8" iron pin with a cap found at corner,

THENCE, S 54° 10' 58" E, along the Southwesterly line of the previously mentioned property line, a distance of 443.22 feet to a 1/2" iron pin with a cap found at corner,

THENCE, continuing along the previously mentioned property lines and around a tangent curve to the Right having a central angle of 53° 59' 07", a radius of 40.00 feet and a chord bearing of S 27° 11' 20" E, with a distance of 36.31 feet, an arc distance of 37.69 feet to a point on the Westerly line of Village of Cottonwood Creek Section I, an addition to the City of Coppell according to the final plat recorded in Volume 85237, Page 5022 (DRDCT), a 1/2" iron pin with a cap found at corner,

THENCE, along the West line of a 15 feet wide alley and said Village at Cottonwood Creek Section I addition, the following,

S 00° 11' 42" W, a distance of 633.22 feet to a 1/2" iron pin with a cap found at corner;

S 73° 02' 30" E, a distance of 7.85 feet to a 1/2" iron pin with a cap found at corner,

THENCE, S 41° 08' 42" W, along the West line of Lot 19, Block 9 of said Village at Cottonwood Creek Section I part of the way, a distance of 91.55 feet to a point on the Northeasterly line of Sandy Lake Road, said point being the most Southerly corner of said Grand Land 96, L.P. 16 208 acre tract, a 1/2" iron pin with a cap found at corner,

THENCE, N 48° 52' 14" W, along said Sandy Lake Road Northeasterly line, a distance of 695.44 feet to a 5/8" iron pin found at corner,

THENCE, N 41° 07' 46" E, a distance of 183.09 feet to a 1/2" iron pin found at corner,

THENCE, Around a tangent curve to the Left with a central angle of 95° 18' 42", a radius of 40.00 feet and a chord bearing of N 06° 31' 35" W, with distance of 59.13 feet, an arc distance of 66.54 feet to a 1/2" iron pin found at corner,

THENCE, N 54° 10' 58" W, a distance of 227.70 feet to a 1/2" iron pin found at corner,

THENCE, S 89° 48' 18" W, a distance of 20.00 feet to a point on the previously mentioned Coppell Road East line, a 1/2" iron pin found at corner,

THENCE, N 00° 11' 42" W, along said Coppell Road East line, a distance of 1258.88 feet to the PLACE OF BEGINNING with the subject tract containing 706,011 square feet or 16.208+ acres of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GRAND LAND 96, L.P., does hereby adopt this plat designating the hereinabove described property as Village at Cottonwood Creek Section V, an addition to the City of Coppell, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easements strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity, at any time, of procuring the permission of anyone.

WITNESS MY HAND AT DALLAS, TEXAS, this the 10th day of March, 1997

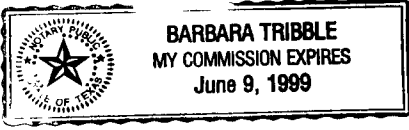
GRAND LAND 96, L.P.
BY: GRAND TEXAS HOMES, INC.
General Partner

Edward D. Toole III, Executive Vice President

THE STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, on this day personally appeared Edward D. Toole III, 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 on behalf of Grand Texas Homes, Inc., the General Partner of Grand Land 96, L.P. and as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated

GIVEN UNDER MY HAND SEAL OF OFFICE this 10th day of March, '99

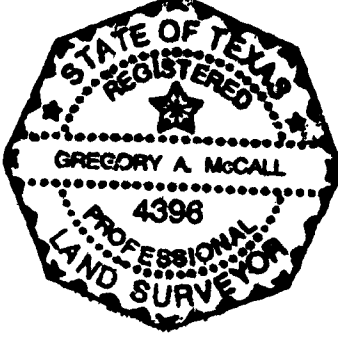


Barbara Tribble
Notary Public, in and for the State of Texas

SURVEYORS CERTIFICATE

I, GREGORY A. MCCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made on October 24, 1996, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Coppell, Texas

Date This the 10th day of March, 1997

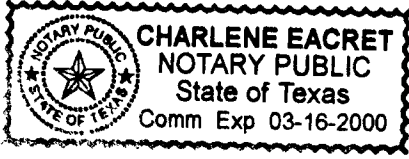


TIPTON ENGINEERING, INC.
Gregory A. McCall
GREGORY A. MCCALL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4396

THE STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, on this day personally appeared GREGORY A. MCCALL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TIPTON ENGINEERING, INC. a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 10 day of March, A.D. 1997



Charlene Eacret
Notary Public, in and for the State of Texas

"RECOMMENDED FOR APPROVAL"

Chairman, Planning and Zoning Commission
City of Coppell, Texas

3-24-97
Date

Mayor
City of Coppell, Texas

3/27/97
Date

APPROVED, THIS THE 10th DAY OF September, 1996

Chairman, Planning and Zoning Commission
Mayor, City of Coppell, Texas

THE UNDERSIGNED, hereby certify that the above and foregoing plat of VILLAGE AT COTTONWOOD CREEK SECTION V, an addition to the City of Coppell, Texas, was approved by the City Council of the City of Coppell, on the day of September, 1996. This approval shall be invalid unless the approved plat for such addition is recorded in the Office of the County Clerk of Dallas, County, Texas, within 6 months from said date of final approval

WITNESS MY HAND this 10th day of March, 1997

CITY SECRETARY, CITY OF COPPELL, TEXAS

NOTE:

Lots 1-5, Block X to be maintained by the H.O.A.

"The developer, builder, seller, or agent shall inform in writing, each prospective buyer of subdivision lots or property located within special flood hazard areas of this site that such property is in an identified flood hazard area and that all development must conform to the provisions of the City of Coppell Floodplain Management Ordinance. The written notice shall be filed for record in the Deed Records of Dallas County, Texas and a copy of the notice must accompany the application for development permit."

"Floodplain Development Permit, Application No. 1996-114 has been filed with the City of Coppell Floodplain Administrator

Kim Buff
Floodplain Administrator
3-24-97 Date

FINAL PLAT
VILLAGE at COTTONWOOD CREEK
SECTION V
THOMAS L. HOLLAND SURVEY, ABSTRACT NO. 624
CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNER
GRAND LAND 96, L.P.
11300 N. Central Expressway ~ Suite 200 ~ Dallas, Texas 75243-6705
(214) 750-6528

ENGINEER / SURVEYOR
TIPTON ENGINEERING, INC.
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043
(972) 226-2967

59 RESIDENTIAL LOTS

3/10/97 (db) /3950ROWN

V-91061 P. 3057