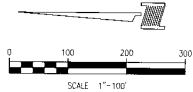
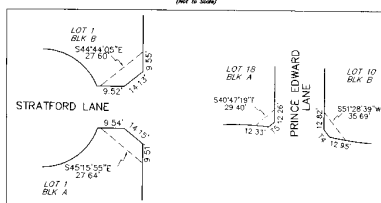


Exhibit A - Plat
Page 1 of 1



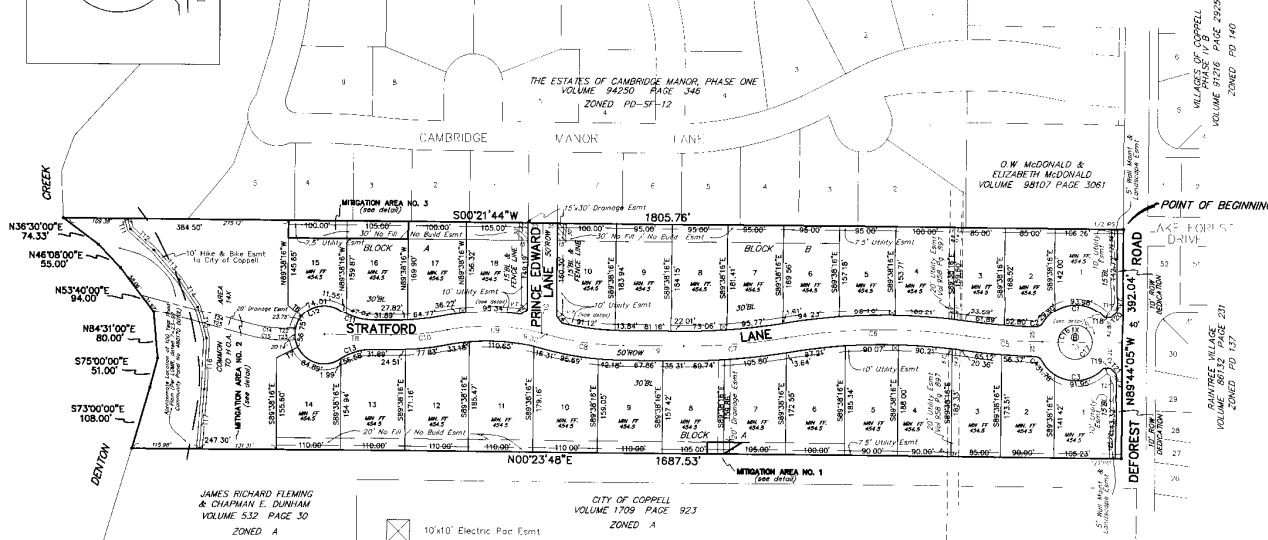
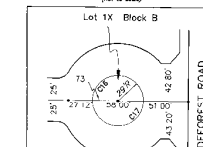
DETAILS
VISIBILITY TRIANGLE (V.T.)
(Not to Scale)



LINE	BEARING	LENGTH
11	S60°40'30\"/>	29.89
12	S69°30'30\"/>	31.87
13	S00°12'30\"/>	126.12
14	S51°58'30\"/>	15.68
15	S40°28'30\"/>	15.67
16	S39°06'40\"/>	30.00
17	S32°25'17\"/>	40.80
18	S00°14'44\"/>	114.80
19	S00°14'44\"/>	103.17
20	S08°18'18\"/>	186.70
21	S74°17'09\"/>	18.54
22	S41°28'24\"/>	53.71
23	S48°17'00\"/>	103.00
24	N58°23'18\"/>	56.29
25	S74°03'28\"/>	56.67
26	N87°28'47\"/>	86.08
27	N85°17'08\"/>	105.89
28	S00°21'44\"/>	11.18
29	S00°21'44\"/>	11.32
30	S44°01'11\"/>	14.72
31	S45°18'49\"/>	14.15
32	N00°21'44\"/>	11.18
33	N00°21'44\"/>	24.44
34	N14°56'30\"/>	197.84
35	N41°58'30\"/>	174.90

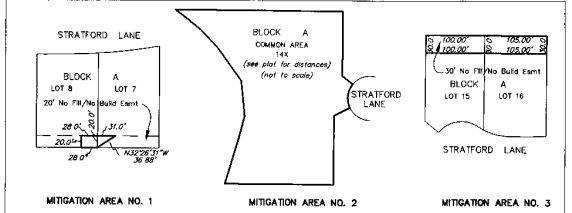
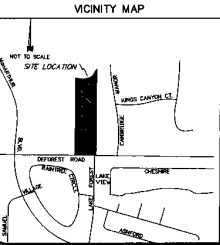
CURVE	DELTA	RADIUS	TANGENT	CHORD	BEG.	END
C1	108°30'36\"/>	65.00	91.01	124.58	N60°31'17\"/>	109.79
C2	81°30'36\"/>	14.00	8.20	14.87	S42°26'20\"/>	14.33
C3	108°30'36\"/>	65.00	91.01	124.58	S00°14'44\"/>	109.88
C4	58°47'07\"/>	14.00	8.20	14.81	S00°14'44\"/>	13.95
C5	0°28'12\"/>	700.00	65.43	135.86	S04°04'21\"/>	132.99
C6	17°30'13\"/>	1000.00	183.99	305.49	N00°34'08\"/>	304.31
C7	107°00'36\"/>	1000.00	87.63	174.81	S04°38'40\"/>	174.59
C8	153°32'46\"/>	500.00	86.63	133.31	S07°33'08\"/>	130.83
C9	28°12'56\"/>	375.00	87.32	171.58	N00°18'04\"/>	170.69
C10	117°00'17\"/>	500.00	48.86	87.47	S02°33'03\"/>	87.31
C11	33°33'36\"/>	100.00	35.15	58.57	S17°08'27\"/>	57.74
C12	33°33'36\"/>	100.00	35.15	58.57	N09°26'16\"/>	58.53
C13	33°33'36\"/>	100.00	35.15	58.57	N09°26'16\"/>	57.74
C14	143°44'24\"/>	190.00	24.29	46.37	S07°38'54\"/>	48.19
C15	15°12'30\"/>	20.00	3.82	3.82	S01°35'54\"/>	3.82
C16	180°00'00\"/>	29.00	inf	91.11	S00°00'00\"/>	58.00
C17	180°00'00\"/>	29.00	inf	91.11	N00°00'00\"/>	58.00

DETAIL
Common Area, Utility Easement,
Wall Maint. & Landscape Esmt.
(Not to Scale)



VARIANCES REQUESTED
1. WAIVER OF ALLEY REQUIREMENT

NOTES
1. All common areas are dedicated to and maintained by the H.O.A.
2. 5' Foot Wall Maintenance & Landscape Easement to be maintained by the H.O.A.
3. Garages will not have direct frontal access and will not have front "Swing-in" access.
4. Stone Veneer Headwall to be maintained by the H.O.A.



Recommended for Approval
City of Coppel, Texas
Approved and Accepted
City of Coppel, Texas
The undersigned, the City Secretary of the City of Coppel, Texas, hereby certifies that the foregoing amendment to the Plat of Stratford Manor Addition to the City of Coppel was submitted to the City Council on the 12th day of February, 1999, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his name as declarative subordinate.
Witness my hand this 12th day of February, A.D. 1999
City Secretary

Floodplain Development Permit Application No. 940819 DA has been filed with the City of Coppel Floodplain Administrator on 1/27/99
Floodplain Administrator, 1/27/99 Date

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PROSPER LAND COMPANY, L.L.C., and BRENTWOOD BUILDERS, INC. are the owners of a tract of land situated in the Wilam A. Trimble Survey, Abstract No. 1268 in the City of Coppel, Dallas County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod set for corner being on the north line of DeForest Road to a 40' right of way, said point also being the southwest corner of a tract of land as conveyed to O.W. McDonald and Elizabeth McDonald by deed recorded in Volume 98107, Page 3061 of the Deed Records of Dallas County, Texas;
THENCE N89°44'05\"/>

THENCE N89°44'05\"/>

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
THAT, PROSPER LAND COMPANY, L.L.C., and BRENTWOOD BUILDERS, INC., acting herein by and through it's duly authorized officers, do hereby adopt this plat designating the hereinabove described property as STRATFORD MANOR, in addition to the City of Coppel, Texas and do hereby dedicate to the public use forever, the streets and easements shown herein are hereby reserved for the purpose as indicated

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easements" as shown. Said "Utility Easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easements" and all public utilities shall at all times have the full right of ingress and egress to and from, and upon the said "Utility Easements" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing from all or parts of its respective system without the necessity of any time of procuring the permission of anyone

Witness my hand at Coppel, Texas this 17th day of January, A.D. 1999
PROSPER LAND COMPANY, L.L.C.
By: Harvey K. Hue
BRENTWOOD BUILDERS, INC.
By: Robert G. Delanier, President

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Harvey K. Hue, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Prosper Land Company, L.L.C., and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of January, 2001
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Robert G. Delanier, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Brentwood Builders, Inc., and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of January, 2001
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN
I, V. L. MATOCHA, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown herein were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Coppel, Texas

V. L. Matocha
Registered Professional Land Surveyor
No. 1816
STATE OF TEXAS
COUNTY OF COLLIN
Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared V. L. MATOCHA, 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 and considerations therein expressed, and in the capacity therein stated
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of January, A.D. 2000

Notary Public in and for the State of Texas
AMENDING PLAT
STRATFORD MANOR
AN ADDITION TO THE CITY OF COPPELL
WILLIAM A. TRIMBLE SURVEY, ABSTRACT NO. 1268
DALLAS COUNTY, TEXAS
DATE: NOVEMBER 1999 SCALE: 1"=100'
28 LOTS
2 COMMON AREAS

OWNER
LOT 2 BLOCK B
BRENTWOOD BUILDERS, INC.
P.O. BOX 707468
DALLAS, TEXAS 75270
972-248-2260
DEVELOPER/OWNER
PROSPER LAND COMPANY, L.L.C.
14275 MIDWAY ROAD, SUITE 100
ADDISON, TEXAS 75001
972-880-4170
ENGINEER
DOWNEY, ANDERSON & ASSOCIATES, INC.
5225 VILLAGE CREEK DRIVE, SUITE 200
PLANO, TEXAS 75093
(972) 837-0804 Fax (972) 837-9518
RECORDED IN VOLUME 2000-034 PAGE 0167
W.D. 97022