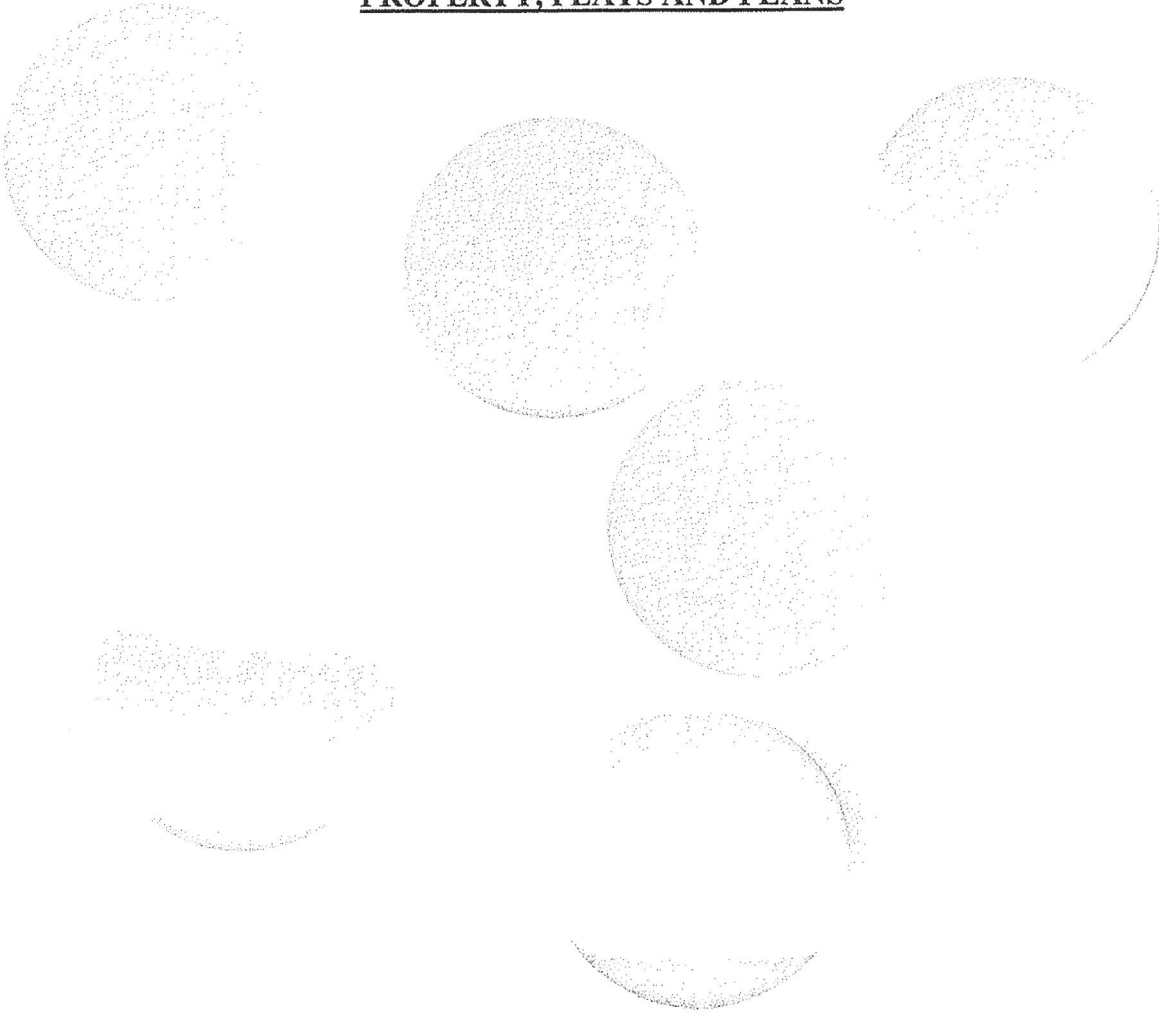


EXHIBIT "A"
TO
DECLARATION OF COPPER CREEK CONDOS
PROPERTY, PLATS AND PLANS





CITY MAP
(NOT TO SCALE)

Approximate Location of 100-Year Flood Risk

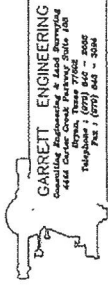
301 Southwest Parkway
85° Right-of-Way
Asphalt Pavement (Avg Width: 56')

P.O.B.

ALTA/ACSM LAND TITLE SURVEY

OF
LOT 2R (6.33 Acres)

WILLIAM BROOKE HUNTER ESTATES
CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7
301 SOUTHWEST PARKWAY
COLLEGE STATION, BRAZOS COUNTY TEXAS



GARRETT ENGINEERING
4444 Oliver Street, Suite 200
College Station, TX 77805
Phone: (979) 444-2000
Fax: (979) 444-2001

SYMBOLS LEGEND	LINE LEGEND
Manhole	Property Line
Pipe Hydrant	Trunk/Arterial Line
Sign	Building Subgrade Line
Open-End	Easement Line
Light Pole	Overhead Electric Line
Power Pole	Piping Line
Gate Valve	Fence
Water Meter	Pavement/Concrete
Transformer Box	
Cuts	

PROJECT LOCATION

Project Circle
(508/591)
Lot 1

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Variable Width Drainage Easement (508/591)
N 35°22'52" W - 167.16' (Actual & Plat)

Being Lot 2R of WILLIAM BROOKE HUNTER ESTATES, lying and being situated in the Crawford Burnett League, A-7, in Brazos County, Texas.
The undersigned hereby certifies to said parties as of the 24th day of July, 2015, that the survey contained in the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1-5, 7(a), 7(b), 7(c), 4.9, 10(a), 10(b), 11(a), 11-15, 20(a) of Table A thereof. The field work was completed on August 10, 2015.
I, Donald Quinn, GARRETT ENGINEERING CONSULTING ENGINEERING & LAND SURVEYING, a registered land surveyor, do hereby certify to the CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, that this instrument is a true and correct survey made on the ground under my supervision.
I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown.



Donald Quinn
Registered Professional Engineer
State of Texas, No. 2972

VE	RADIUS	DELTA	TANGENT	LENGTH	CHD.	L.C.
C1	25.00'	90°00'00"	25.00'	39.27'	N 09°20'35" E	35.36'

Lot 18
Contd: 4.133 Acres

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

S 35°39'25" E - 423.01' (Actual & Plat)

DATE: 09/27/14
A 1

COPPER CREEK CONDOS
COLLEGE STATION
TEXAS
Transition Design Service
301 W. Villa Maria Road • Bryan, Texas 77801 • (937) 832-7777



INDEX OF DRAWINGS

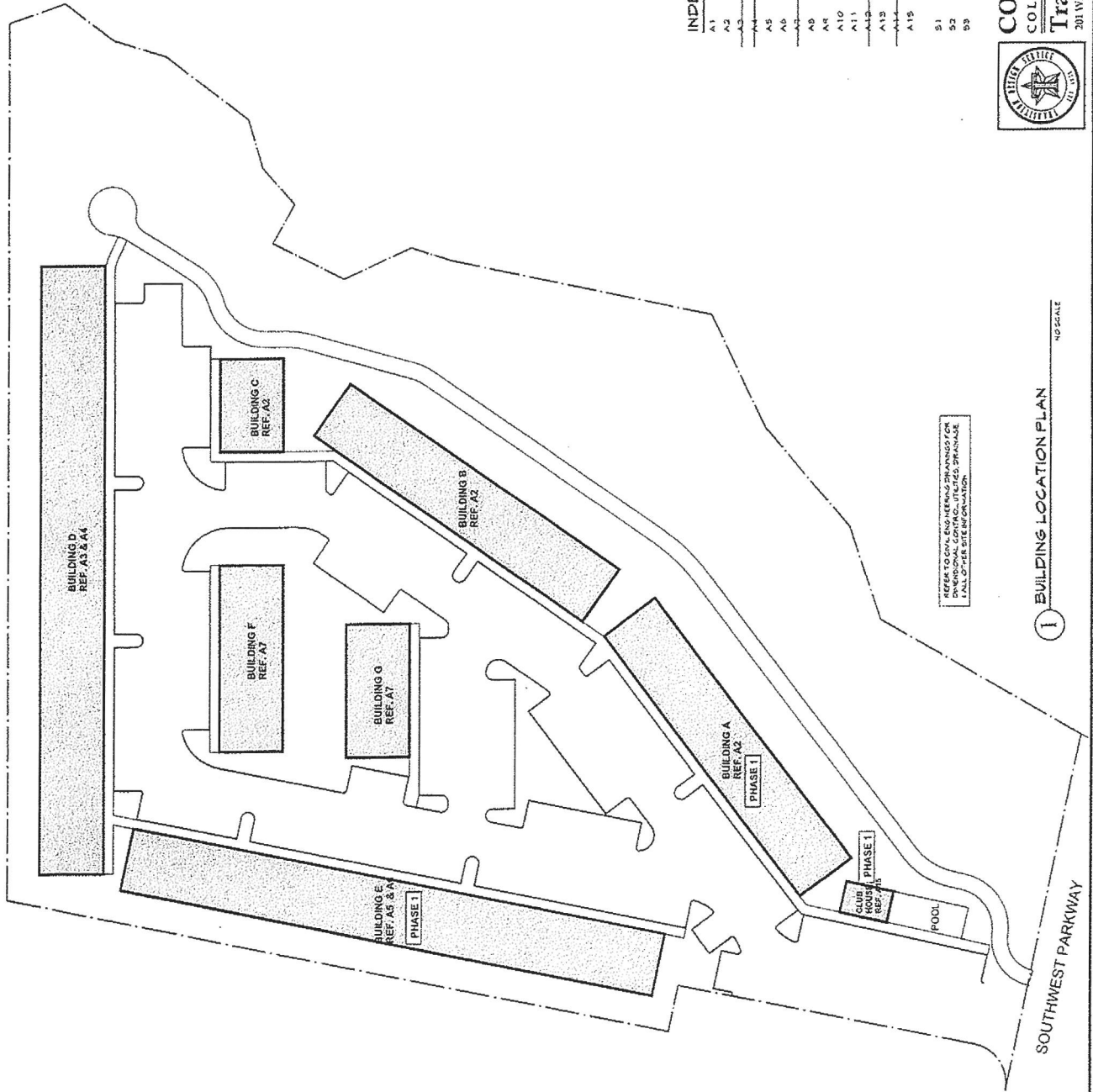
A1	BUILDING LOCATION PLAN
A2	BUILDING A, B1-C - 1st & 2nd FLOOR PLANS
A3	BUILDING D - 1st FLOOR PLAN
A4	BUILDING G - 2nd FLOOR PLAN
A5	BUILDING E - 1st FLOOR PLAN
A6	BUILDING E - 2nd FLOOR PLAN
A7	BUILDING E16 - 1st & 2nd FLOOR PLANS
A8	UNIT PLANS - 4 BEDROOM, 4 BATH
A9	UNIT PLANS - 2 BEDROOM, 2 BATH
A10	MALL SECTION DETAILS & NOTES
A11	BUILDING A, B1-C - ELEVATIONS
A12	BUILDING D - ELEVATIONS
A13	BUILDING E - ELEVATIONS
A14	BUILDING E16 - ELEVATIONS
A15	CLUB HOUSE, DISC STOP & MAILBOX PLANS
S1	FOUNDATION PLAN & DETAILS, BUILDING A
S2	FOUNDATION PLAN & DETAILS, BUILDING E
S3	FOUNDATION PLAN & DETAILS, MISC. BLDGS.

SHEET NOT RELEVANT TO
PHASE 1 DEVELOPMENT

REFER TO CIVIL ENGINEERING DRAWINGS FOR
EXISTING UTILITIES, ELEVATIONS, AND
ALL OTHER SITE INFORMATION

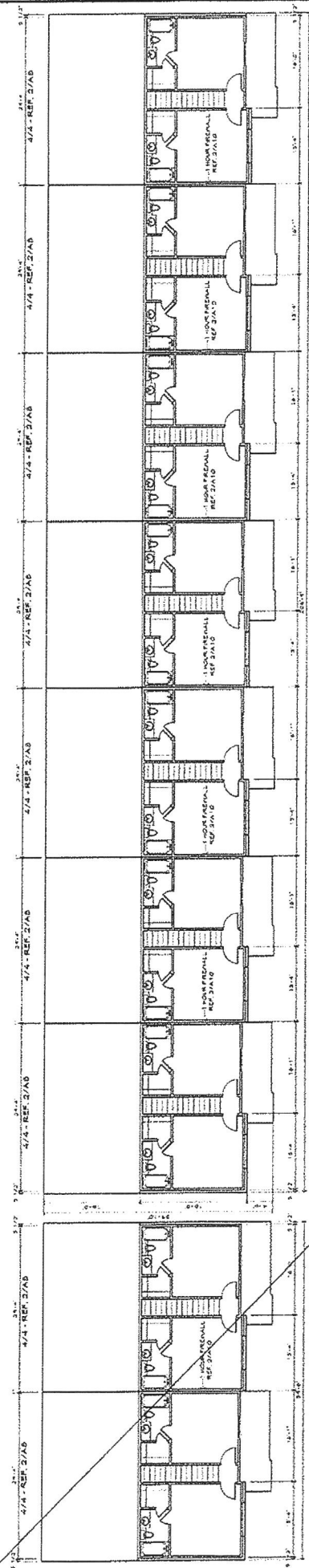
1 BUILDING LOCATION PLAN
NO SCALE

SOUTHWEST PARKWAY



A1: 5/14/14
Transition Design Service, L.P. 11/10/14

43 Building ABC
Issued: September 2, 2014 1:01 PM

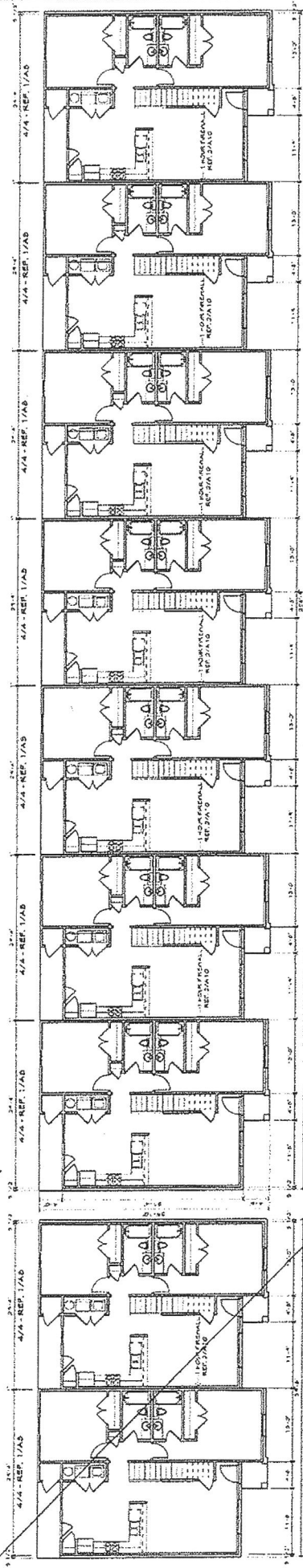


BLDG. A - PHASE 1

2 BLDG. A & B - 2nd FLOOR PLAN
1/8" = 1'-0"

PHASE 3

4 BLDG. C - 2nd FLOOR PLAN
1/8" = 1'-0"



BLDG. A - PHASE 1

1 BLDG. A & B - 1st FLOOR PLAN
1/8" = 1'-0"

PHASE 3

3 BLDG. C - 1st FLOOR PLAN
1/8" = 1'-0"

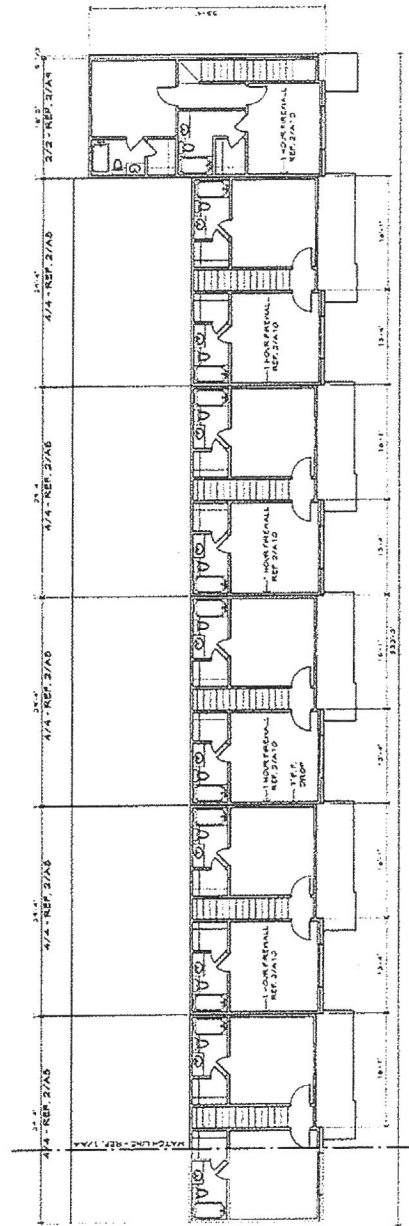
HEATED AREA INDICATED BY
HATCHING. SEE NOTE 1.
PAGE OF 21A001 DOES NOT
INCLUDE BRGA VENERA,
PORCHES OR BALCONIES.

HEATED AREA INDICATED BY
HATCHING. SEE NOTE 1.
PAGE OF 21A001 DOES NOT
INCLUDE BRGA VENERA,
PORCHES OR BALCONIES.

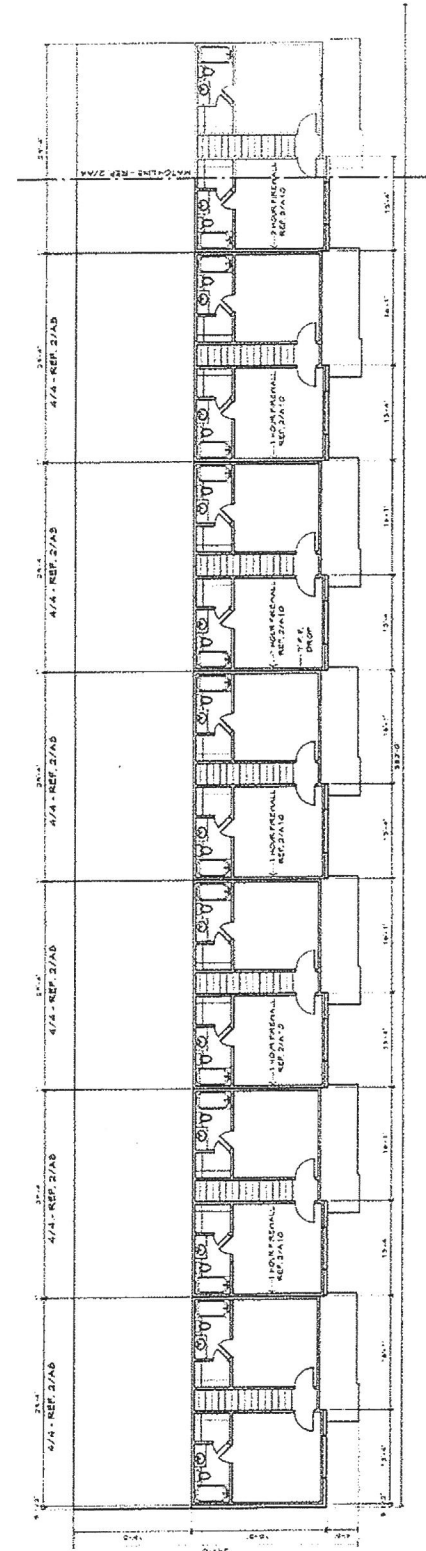


COPPER CREEK CONDOS
COLLEGE STATION
TEXAS
Transition Design Service
201 W. Villa Maria Road • Bryan, Texas 77801 • (979) 822-7777

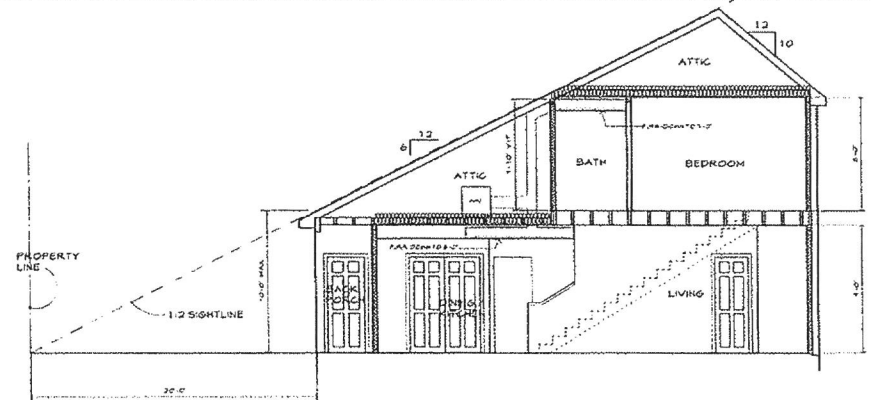
DATE: SEP. 2014
A2



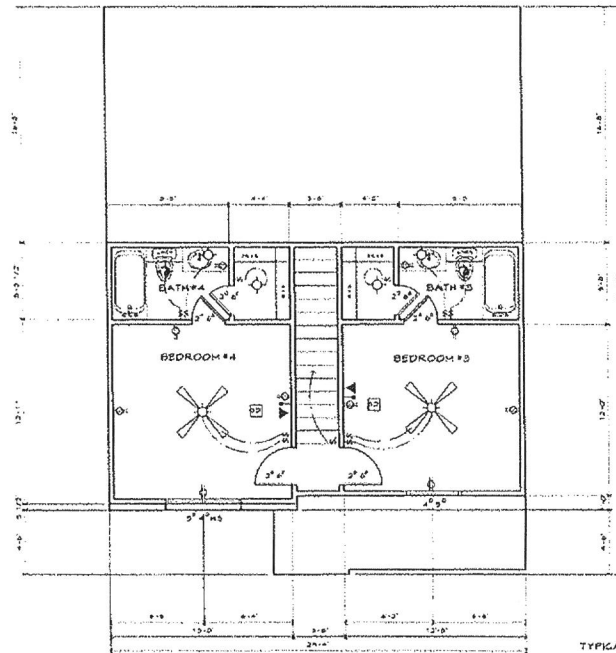
2 BLDG. E - 2nd FLOOR PLAN (W/OUT)
1/8" = 1'-0"



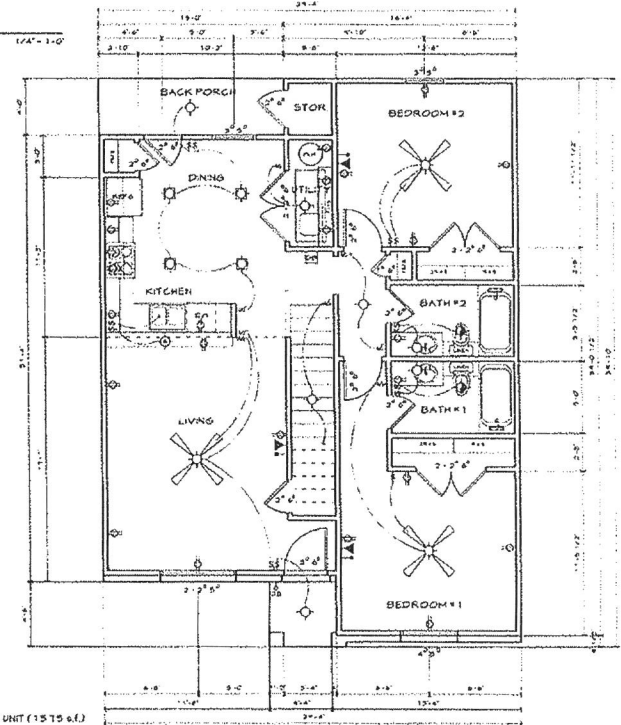
1 BLDG. E - 2nd FLOOR PLAN (REV.)
1/8" = 1'-0"



③ 4-4 SECTION



② 2nd FLOOR PLAN 4-4 (532 S.F.)
1/4" = 1'-0"



① 1st FLOOR PLAN 4-4 (1049 S.F.)
1/4" = 1'-0"

- DUPLEX OUTLET
- GROUND FAULT ISOLATED OUTLET
- WATERPROOF DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- ▲ TELEPHONE JACK
- CABLE OUTLET
- SWITCH
- 3-WAY SWITCH
- SURFACE MOUNTED LIGHT
- PENDANT MOUNTED LIGHT
- RECESSED INCANDESCENT
- EXHAUST FAN
- DOOR BELL
- DOOR BELL CHIMES
- SMOKE DETECTOR
- CEILING FAN w/ LIGHT KIT



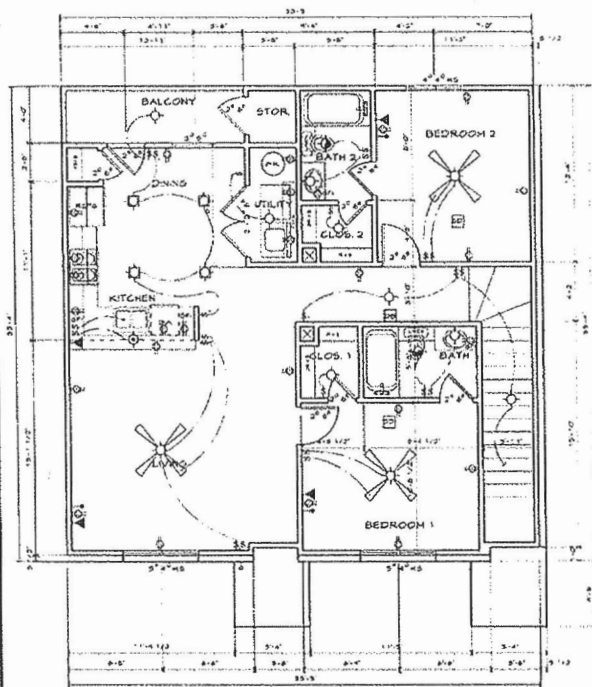
COPPER CREEK CONDOS
COLLEGE STATION TEXAS
Transition Design Service
201 W. Villa Maria Road • Bryan, Texas 77801 • (979) 822-7777

DATE: 05/07/2014

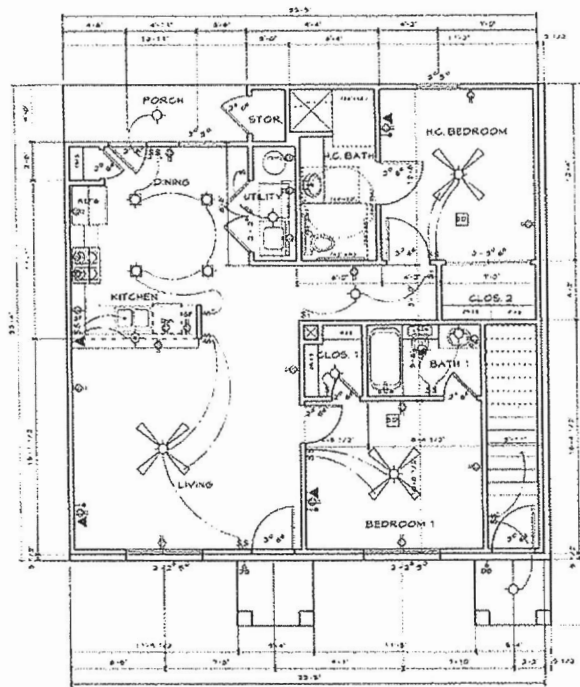
A8

EXHIBIT "A"

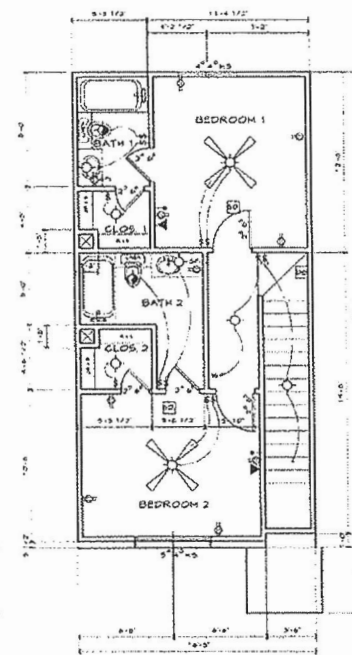
- DUPLEX OUTLET
- GROUND FAULT ISOLATED OUTLET
- WATERPROOF DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- TELEPHONE JACK
- CABLE OUTLET
- SWITCH
- 3-WAY SWITCH
- SURFACE MOUNTED LIGHT
- PENDANT MOUNTED LIGHT
- RECESSED INCANDESCENT
- EXHAUST FAN
- DOOR BELL
- DOOR BELL CHIMES
- SMOKE DETECTOR
- CEILING FAN w/ LIGHT KIT



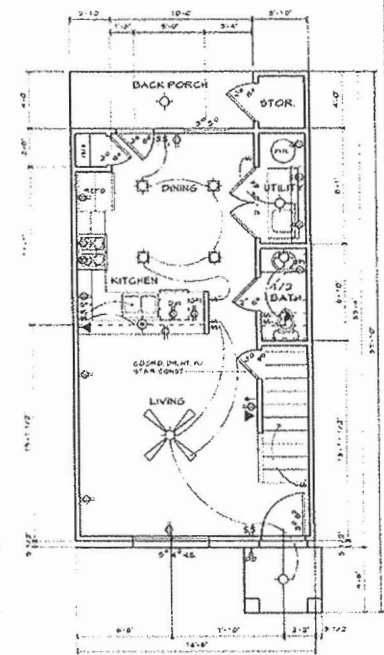
④ 2nd FLOOR PLAN 2-2 "B" MEASURED AREA: 1024 SF
1/4" = 1'-0"



③ 1st FLOOR PLAN 2-2 "HC" MEASURED AREA: 173 SF
1/4" = 1'-0"



② 2nd FLOOR PLAN 2-2
1/4" = 1'-0"



① 1st FLOOR PLAN 2-2
1/4" = 1'-0"

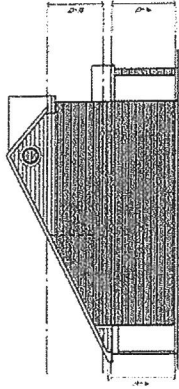


COPPER CREEK CONDOS
COLLEGE STATION TEXAS

Transition Design Service
201 W. Villa Maria Road • Bryan, Texas 77801 • (979) 822-7777

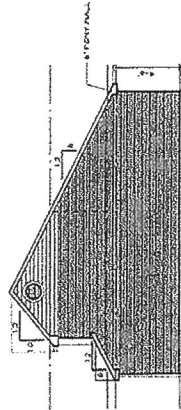
DATE: SEPT. 2014

A9



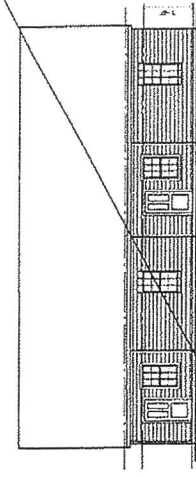
6 BLDG. A, B & C - LEFT SIDE ELEV. 1/8" = 1'-0"

BLDG. A - PHASE 1

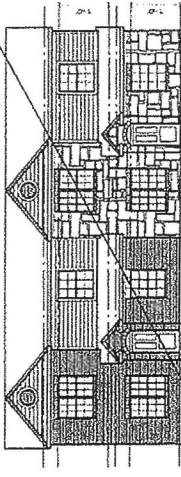


5 BLDG. A, B & C - RIGHT SIDE ELEV. 1/8" = 1'-0"

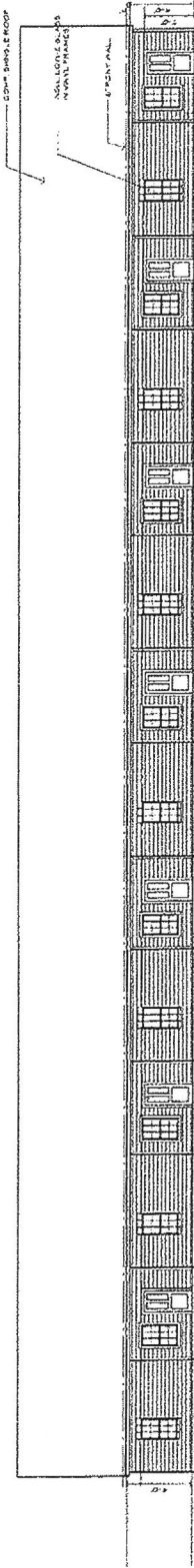
BLDG. A - PHASE 1



4 BLDG. C - BACK ELEVATION 1/8" = 1'-0"

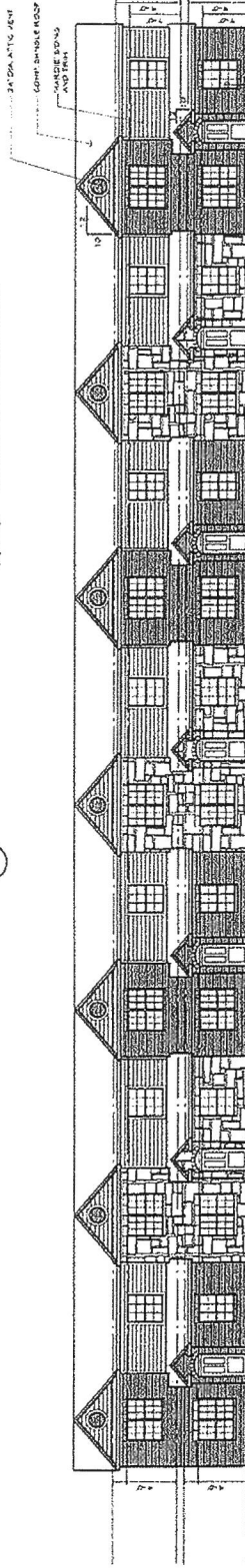


3 BLDG. C - FRONT ELEVATION 1/8" = 1'-0"



2 BLDG. A & B - BACK ELEVATION 1/8" = 1'-0"

BLDG. A - PHASE 1



1 BLDG. A & B - FRONT ELEVATION 1/8" = 1'-0"

BLDG. A - PHASE 1



COPPER CREEK CONDOS

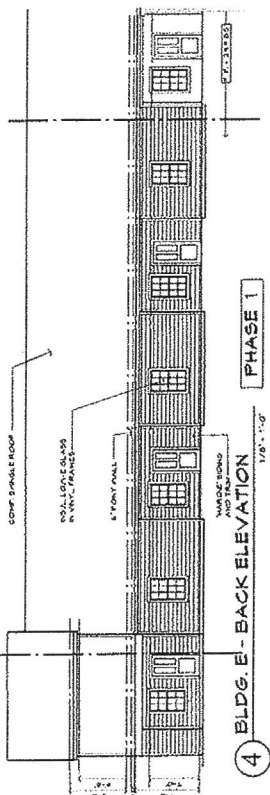
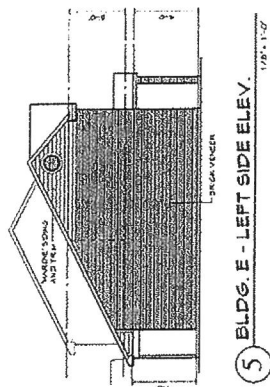
COLLEGE STATION TEXAS

Transition Design Service

201 W. Villa Maria Road • Bryan, Texas 77801 • (979) 832-7777

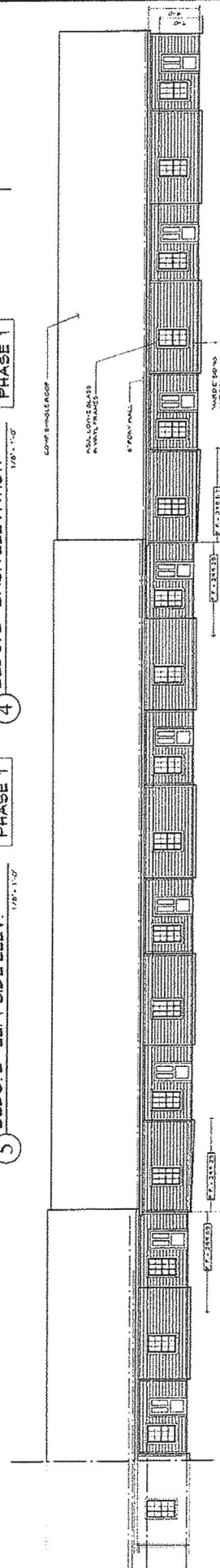
DATE: SEPT. 2014

A 11



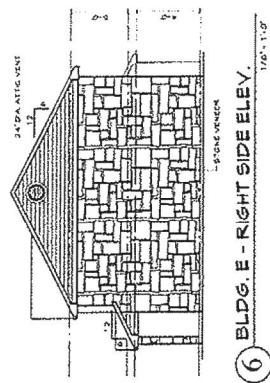
5 BLDG. E - LEFT SIDE ELEV.
1/8" = 1'-0"

4 BLDG. E - BACK ELEVATION
1/8" = 1'-0"

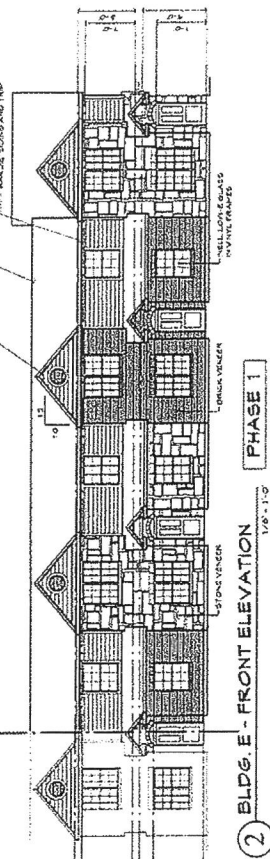


1 BLDG. E - FRONT ELEVATION
1/8" = 1'-0"

1 BLDG. E - FRONT ELEVATION
1/8" = 1'-0"



6 BLDG. E - RIGHT SIDE ELEV.
1/8" = 1'-0"



2 BLDG. E - FRONT ELEVATION
1/8" = 1'-0"

3 BLDG. E - BACK ELEVATION
1/8" = 1'-0"

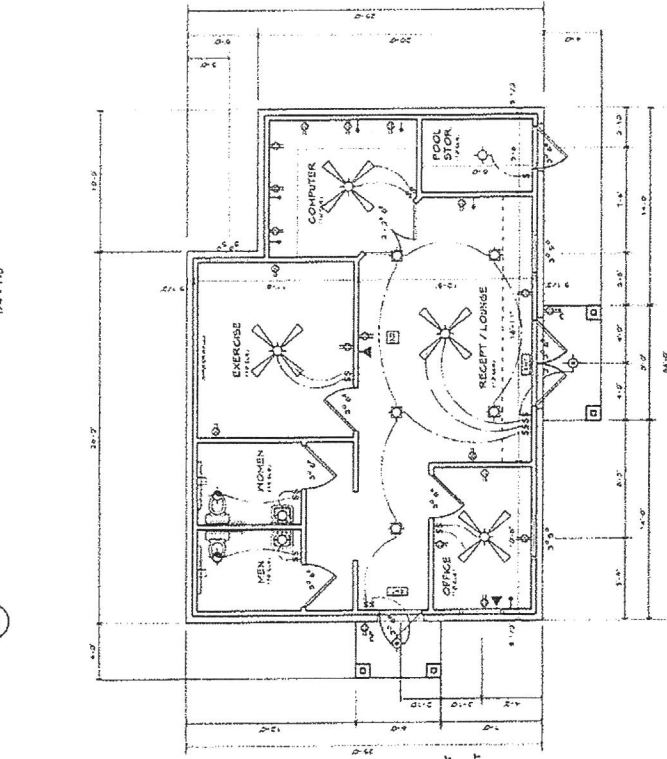
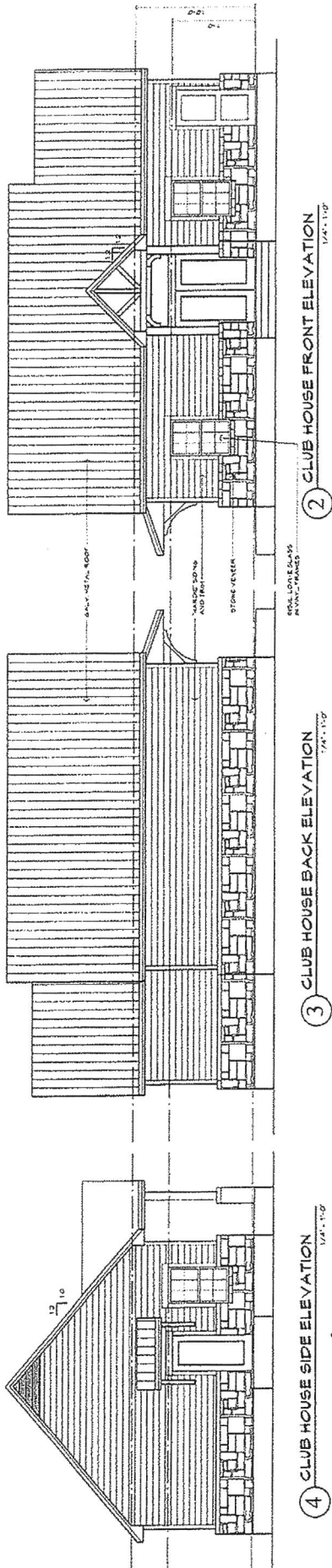
3 BLDG. E - BACK ELEVATION
1/8" = 1'-0"



COPPER CREEK CONDOS
COLLEGE STATION
TEXAS
Transition Design Service
201 W. Villa Maria Road • Bryan, Texas 77801 • (979) 822-7777

DATE: 09/01/2014
A 13

A13 and 100A
Tuesday, September 2, 2014 7:11 PM



- 1. SECURITY LIGHT
- 2. DUPLEX OUTLET
- 3. GROUND FAULT ISOLATED OUTLET
- 4. WATERPROOF DUPLEX OUTLET
- 5. SPECIAL PURPOSE OUTLET
- 6. TELEPHONE JACK
- 7. CABLE OUTLET
- 8. SWITCH
- 9. 3-WAY SWITCH
- 10. SURFACE MOUNTED INCANDESCENT
- 11. PENDANT MOUNTED INCANDESCENT
- 12. RECESSED INCANDESCENT
- 13. EXHAUST FAN
- 14. SMOKE DETECTOR
- 15. CEILING FAN W/ LIGHT KIT

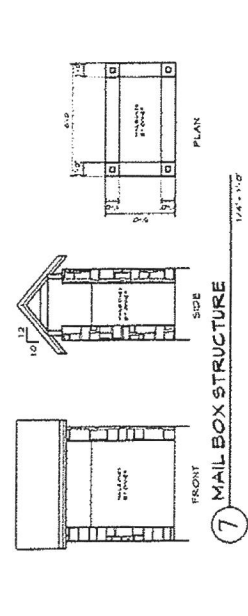
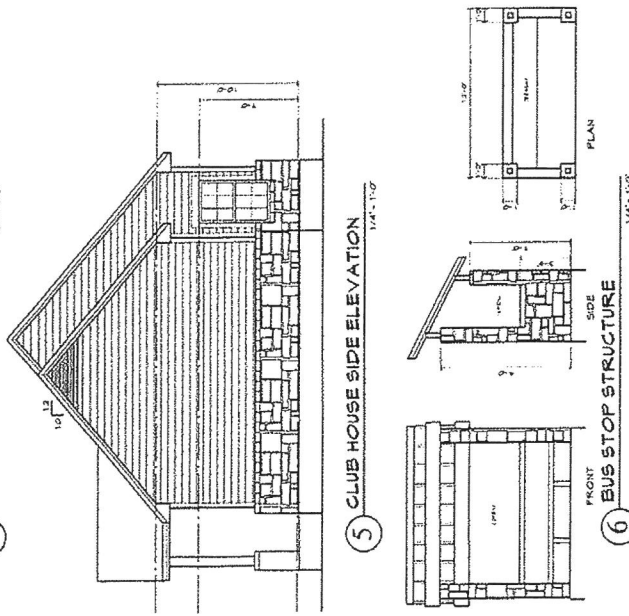
CEILING AREA 100 SQ. FT.
SLAB AREA 400 SQ. FT.
HEATED AREA 145 SQ. FT.

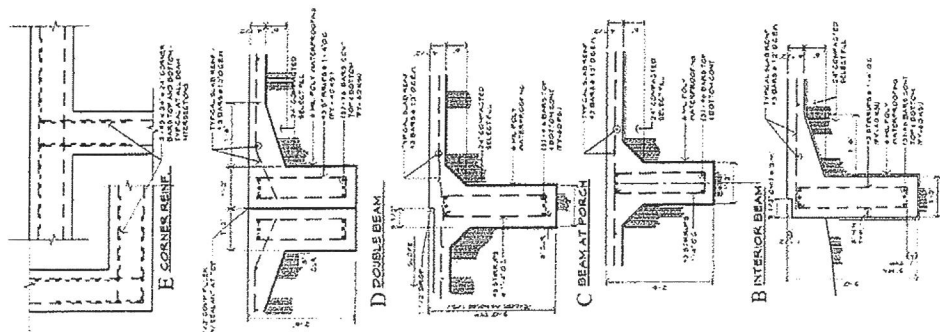
1 CLUB HOUSE FLOOR PLAN 1/4\"/>



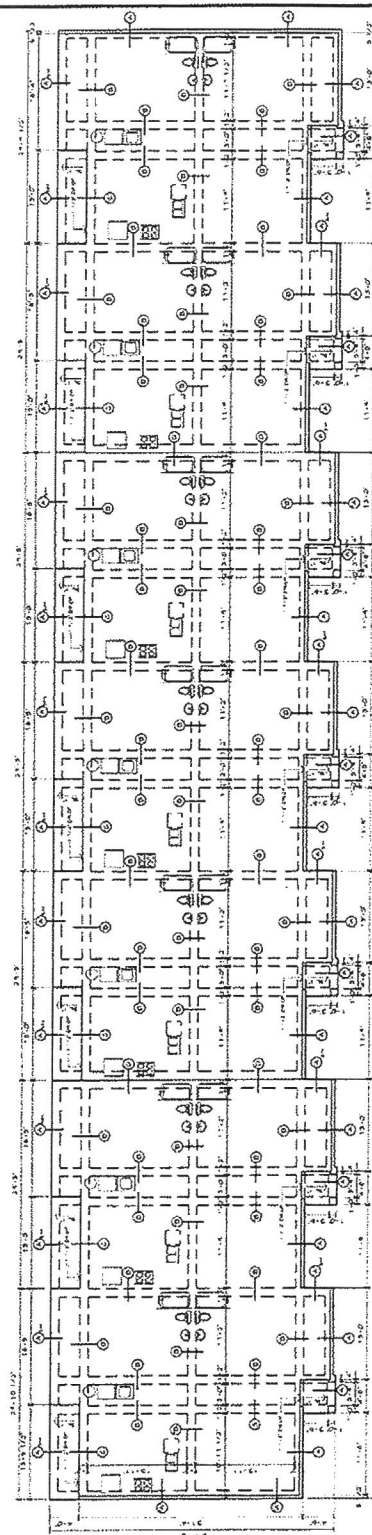
COPPER CREEK CONDOS
COLLEGE STATION TEXAS
Transition Design Service
201 W. Villa Maria Road • Bryan, Texas 77801 • (979) 822-7777

DATE: SEPT 2014
A13





A TYP. EXT. BEAM



THE COMPANY REPORTED THAT IT HAS DISCOVERED THE AREA AROUND THE STRUCK-UP PIER BEING DRIVEN RAPIDLY AND "WAS THE ONLY PIER BEING DRIVEN IN THE STRUCK-UP AREA." THE COMPANY REPORTED THAT IT HAS DISCOVERED THE AREA AROUND THE STRUCK-UP PIER BEING DRIVEN RAPIDLY AND "WAS THE ONLY PIER BEING DRIVEN IN THE STRUCK-UP AREA."

1 FOUNDATION PLAN BUILDING "A" PHASE 1

COPPER CREEK CONDOS
COLLEGE STATION TEXAS
Transition Design Service
201 W. Villa Maria Road • Bryan, Texas 77801 • (979) 952-7777

45890 (Rev. 11)
 London, September 2, 2011 / 1:08 PM

FOUNDATION SPECIFICATIONS

1. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

2. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

3. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

4. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

5. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

6. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

7. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

8. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

9. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

10. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

11. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

12. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

13. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

14. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

15. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

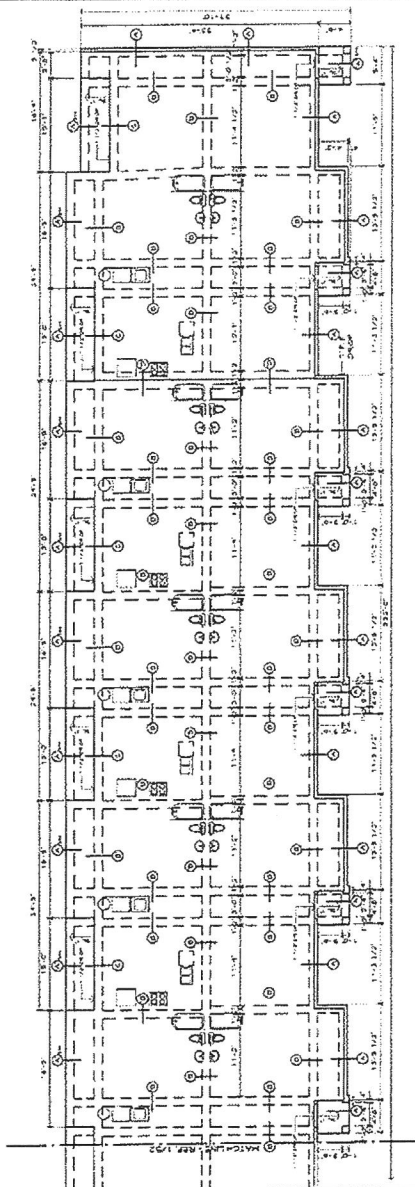
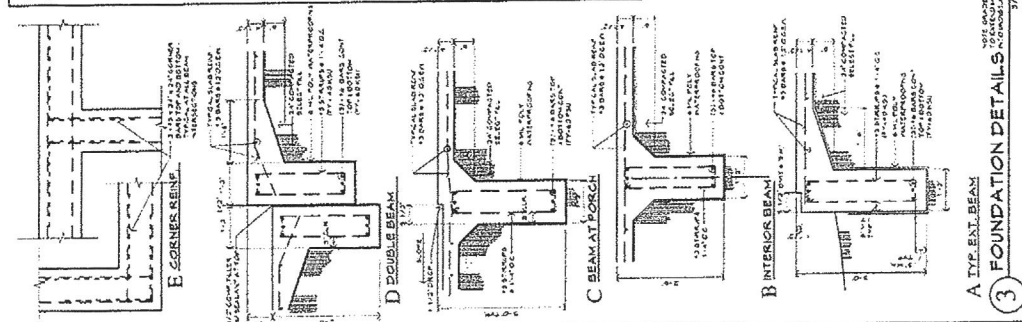
16. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

17. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

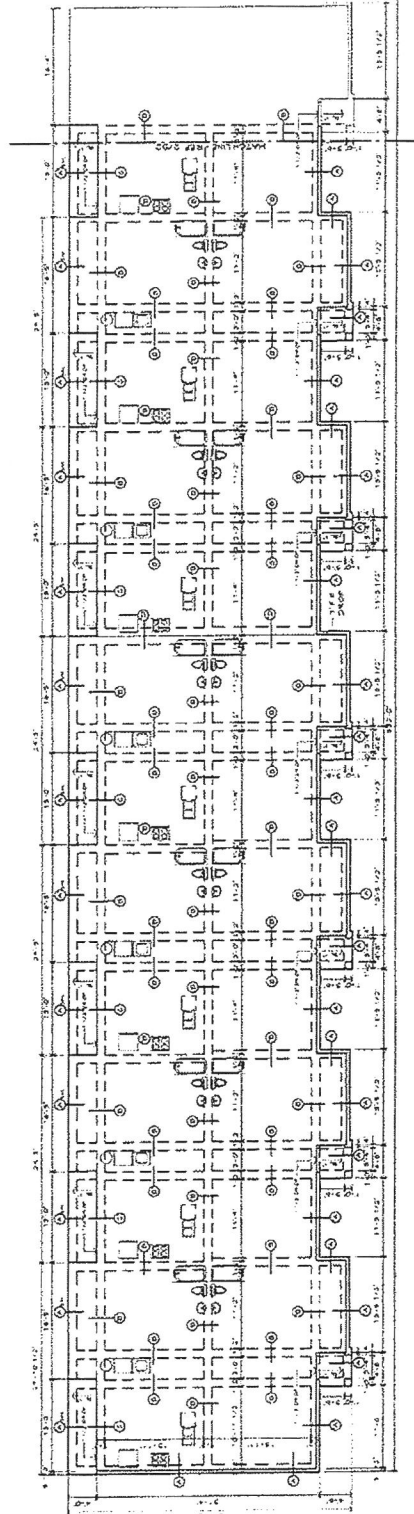
18. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

19. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.

20. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 318 BUILDING CODE FOR STRUCTURAL CONCRETE.



2 BLDG. E - 1ST FLOOR PLAN (CONT.)
 1/8" = 1'-0"

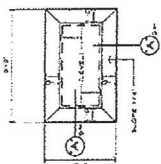


1 BLDG. E - 1ST FLOOR PLAN (CONT.)
 1/8" = 1'-0"

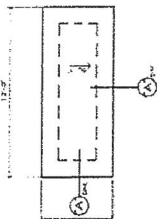


COPPER CREEK CONDOS
 COLLEGE STATION
 TEXAS
Transition Design Service
 201 W. Villa Maria Road • Bryan, Texas 77801 • (979) 822-7777

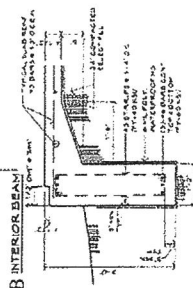
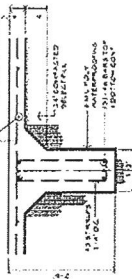
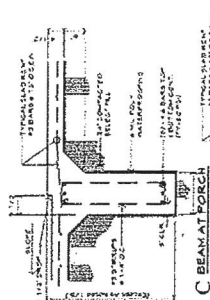
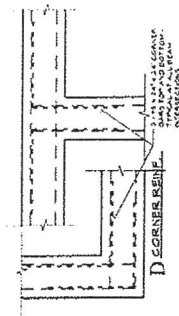
DATE: SEPT. 2014
S2



3 FOUND. PLAN MAILBOX 1'4" - 1'6"



2 FOUND. PLAN BUS STOP
1/4" = 1'-0"

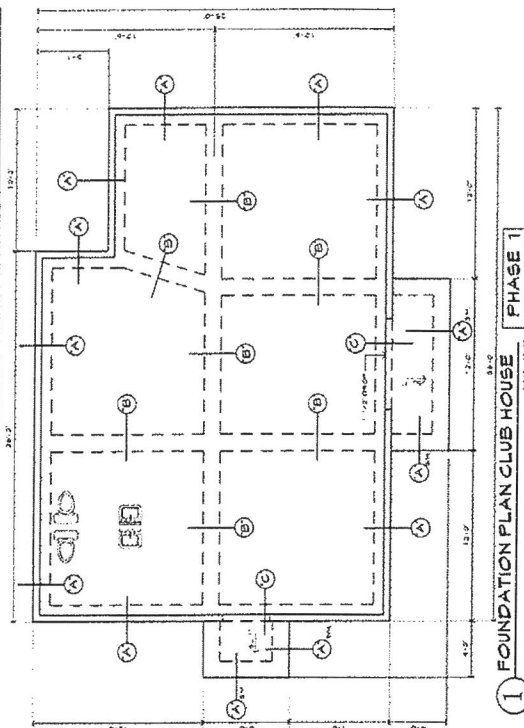


A TYPE EXT. BEAM

4 FOUNDATION DETAILS

NOTE: GRADE BEARING
TENDENCY 1.0
AND ADJUSTED BEAM

3/4" x 1/2"



1 FOUNDATION PLAN CLUB HOUSE 1/4" = 1'-0" PHASE 1



COPPER CREEK CONDOS TEXAS
COLLEGE STATION
Transition Design Service
201 W. Villa Maria Road • Bryan, Texas 77801 • (979) 842-7777

53
DATE: SEP. 20 1964

WFO YUL
DD 170/E