

OWNERS ACKNOWLEDGMENT AND DEDICATIONS AND NOTARY STATE OF TEXAS

SCHIEFFER DEVELOPMENT COMPANY, OWNER AND DEVELOPER OF THE LAND DESCRIBED IN THIS PLAT, BEING PART OF THE TRACT OF LAND CONVEYED TO IT IN THE DEED RECORDED IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 7090, PAGE 63 AND DESIGNATED HEREIN AS THE TIFFANY PARK SUBDIVISION PHASE THIRTEEN IN THE CITY OF BRYAN, TEXAS, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES TO THE EXTENT SHOWN WITHIN THE 19.10 ACRE TRACT DESCRIBED HEREIN.

DEAN SCHIEFFER, PRESIDENT
SCHIEFFER DEVELOPMENT COMPANY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2008, BY DEAN SCHIEFFER AS PRESIDENT OF SCHIEFFER DEVELOPMENT COMPANY, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES: _____
NOTARY NAME PRINTED: _____

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, JOHN CLARK, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2008 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2008 BY SAID COMMISSION.

JOHN CLARK
CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, KEVIN RUSSELL, THE UNDERSIGNED, CITY PLANNER 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 _____ DAY OF _____, 2008.

KEVIN RUSSELL
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, P.E. 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 _____ DAY OF _____, 2008.

PAUL KASPAR, P.E.
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR

I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502 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.

BRAD KERR, R.P.L.S. NO. 4502

CERTIFICATION BY THE COUNTY CLERK

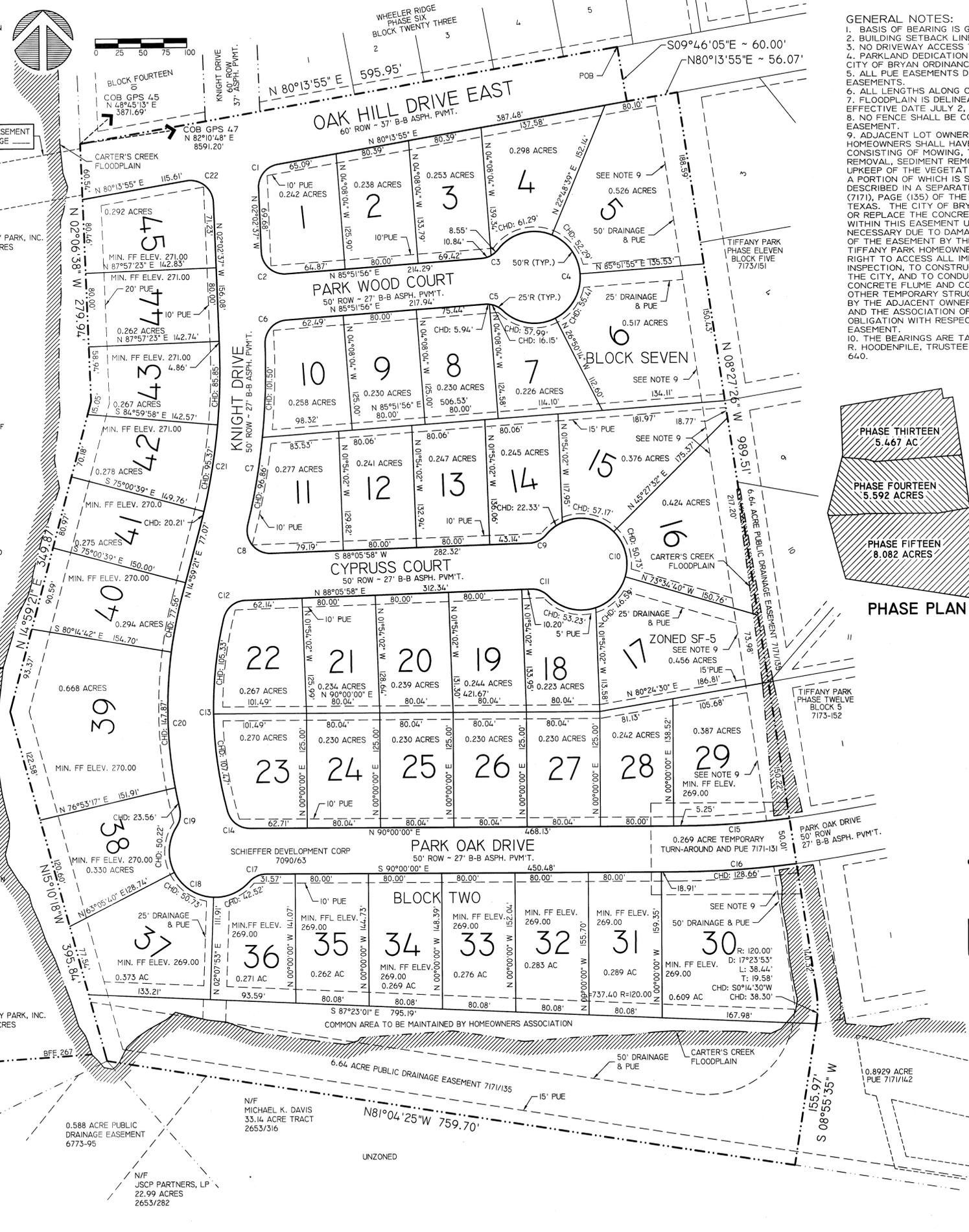
I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2008, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____.

KAREN MCQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BRG	CHORD
C1	25.00'	82°16'32"	35.90	21.84'	S39°05'39"W	32.89'	
C2	25.00'	92°05'27"	40.18	25.93'	S48°05'21"E	35.99'	
C3	25.00'	48°11'23"	21.03	11.18'	N61°46'14"E	20.41'	
C4	50.00'	276°22'46"	241.19	44.72'	N04°08'04"W	66.67'	
C5	25.00'	48°11'23"	21.03	11.18'	N70°02'23"W	20.41'	
C6	25.00'	87°54'04"	38.35	24.10'	S4°54'53"W	34.70'	
C7	721.00'	15°46'32"	198.52	99.89'	N05°51'08"E	197.89'	
C8	25.00'	105°38'26"	46.09	32.96'	S39°04'49"E	39.84'	
C9	25.00'	48°11'23"	21.03	11.18'	N64°00'17"E	20.41'	
C10	50.00'	276°22'46"	241.19	44.72'	N01°54'02"W	66.67'	
C11	25.00'	48°11'23"	21.03	11.18'	N67°48'20"W	20.41'	
C12	25.00'	74°40'38"	32.58	19.07'	S50°45'39"W	30.33'	
C13	430.00'	28°25'42"	213.35	108.92'	S00°47'31"E	211.17'	
C14	25.00'	74°40'38"	32.58	19.18'	S52°30'11"E	30.44'	
C15	975.00'	7°07'55"	121.36	60.76'	N86°26'03"E	121.29'	
C16	1025.00'	7°11'48"	128.74	64.46'	N86°24'06"E	128.66'	
C17	25.00'	48°11'23"	21.03	11.18'	S65°54'19"W	20.41'	
C18	50.00'	171°34'44"	149.73	679.15'	S52°24'01"E	99.73'	
C19	25.00'	46°23'16"	20.24	10.71'	N10°11'43"E	19.69'	
C20	480.00'	27°59'15"	234.47	119.62'	S00°59'43"W	232.14'	
C21	671.00'	17°01'58"	199.47	100.48'	N06°28'22"E	198.74'	
C22	25.00'	97°43'28"	42.64	28.62'	N50°54'21"W	37.66'	

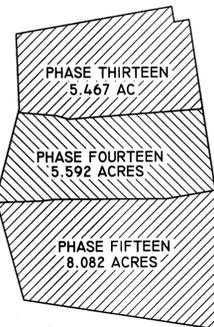
N/F REGENCY PARK, INC.
94.10 ACRES
1219/292

N/F JSCP PARTNERS, LP
22.99 ACRES
2653/282



GENERAL NOTES:

1. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
2. BUILDING SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
3. NO DRIVEWAY ACCESS TO OAK HILL DRIVE EAST ALLOWED.
4. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET PER THE CITY OF BRYAN ORDINANCE.
5. ALL PUE EASEMENTS DEDICATED BY THE PLAT ARE PUBLIC UTILITY EASEMENTS.
6. ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
7. FLOODPLAIN IS DELINEATED FROM FIRM MAP NO. 48041C0 142C, EFFECTIVE DATE JULY 2, 1992.
8. NO FENCE SHALL BE CONSTRUCTED IN THE 50-FOOT WIDE DRAINAGE EASEMENT.
9. ADJACENT LOT OWNERS OR THE ASSOCIATION OF TIFFANY PARK HOMEOWNERS SHALL HAVE THE OBLIGATION OF MAINTENANCE CONSISTING OF MOWING, TRASH, DEBRIS AND RUBBISH REMOVAL, TREE REMOVAL, SEDIMENT REMOVAL, REPAIR EROSION DAMAGE AND GENERAL UPKEEP OF THE VEGETATION OF THE 6.64 ACRE DRAINAGE EASEMENT, A PORTION OF WHICH IS SHOWN ON THIS PLAT AND WHICH IS FULLY DESCRIBED IN A SEPARATE GRANT OF EASEMENT RECORDED IN VOLUME (7171), PAGE (135) OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. THE CITY OF BRYAN SHALL HAVE THE OBLIGATION TO REPAIR OR REPLACE THE CONCRETE FLUME AND CONCRETE SLOPE PAVING WITHIN THIS EASEMENT UNLESS SUCH REPAIR OR REPLACEMENT IS NECESSARY DUE TO DAMAGE CAUSED BY INSUFFICIENT MAINTENANCE OF THE EASEMENT BY THE LOT OWNERS AND THE ASSOCIATION OF TIFFANY PARK HOMEOWNERS. THE CITY OF BRYAN SHALL HAVE THE RIGHT TO ACCESS ALL IMPROVEMENTS WITHIN THE EASEMENT FOR INSPECTION, TO CONSTRUCT ADDITIONAL STRUCTURES IF DESIRED BY THE CITY, AND TO CONDUCT REPAIRS OR REPLACEMENT OF THE CONCRETE FLUME AND CONCRETE SLOPE PAVING. NO FENCES OR OTHER TEMPORARY STRUCTURES SHALL BE ERECTED IN THE EASEMENT BY THE ADJACENT OWNERS OF LOTS. THE ADJACENT LOT OWNERS AND THE ASSOCIATION OF TIFFANY PARK HOMEOWNERS WILL HAVE NO OBLIGATION WITH RESPECT TO THE LIFT STATION WITHIN THE EASEMENT.
10. THE BEARINGS ARE TAKEN FROM THE WARRANTY DEED FROM JERRY R. HODDENPILE, TRUSTEE TO JOHN A. BRADSHAW, VOLUME 784 PAGE 640.



METES AND BOUNDS DESCRIPTION

OF A 19.141 ACRE TRACT RICHARD CARTER LEAGUE, A-8 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, A-8 TRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE RICHARD CARTER LEAGUE A-8 CATED 67.29 ACRE TRACT AS DESCRIBED BY A DEED TO SCHIEFFER CORPORATION RECORDED IN VOLUME 3396, PAGE 136 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF TIFFANY PARK PHASE ELEVEN SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 7173, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH LOT LINE OF LOT FIVE, BLOCK 23 OF THE WHEELER RIDGE SUBDIVISION, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: SOUTH ACROSS THE OAK HILL DRIVE EAST ROW FOR THE FOLLOWING CALLS:

S 09°46'05" E FOR A DISTANCE OF 59.49 FEET TO A POINT ALONG THE SOUTH RIGHT OF WAY OF OAK HILL DRIVE.

THENCE: N 80°13'55" E ALONG THE SOUTH RIGHT OF WAY LINE OF OAK HILL DRIVE EAST, FOR A DISTANCE OF 56.07 FEET TO A POINT;

THENCE: S 08°27'26" E ALONG THE WEST BOUNDARY LINE OF TIFFANY PARK PHASE ELEVEN AND TWELVE, FOR A DISTANCE OF 989.51 FEET TO A POINT;

THENCE:

ALONG A CURVE WITH A RADIUS OF 120.00 FEET, SAID CURVE THROUGH A CENTRAL ANGLE OF 17°23'53" FOR AN ARC DISTANCE OF 38.44 FEET (CHORD BEARS S 00°14'30"W - 38.30 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 08°55'35" W ALONG A LINE, FOR A DISTANCE OF 155.97 FEET TO A POINT;

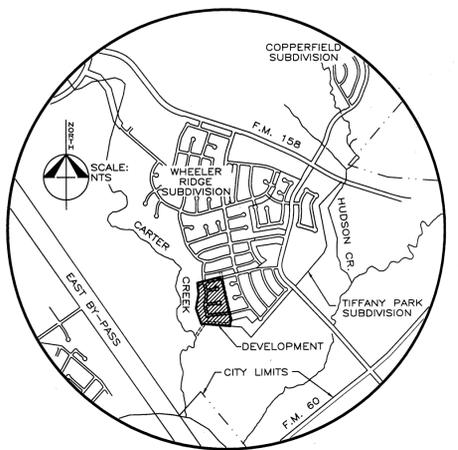
THENCE: N 81°04'25" W ALONG A LINE, FOR A DISTANCE OF 759.70 FEET TO A POINT;

THENCE: N 15°10'18" W ALONG A LINE, FOR A DISTANCE OF 395.84 FEET TO A POINT;

THENCE: N 14°59'21" E ALONG A LINE, FOR A DISTANCE OF 349.87 FEET TO A POINT;

THENCE: N 02°06'38" W ALONG A LINE, FOR A DISTANCE OF 279.94 FEET TO A POINT;

THENCE: N 80°13'55" W ALONG A LINE, FOR A DISTANCE OF 595.95 FEET TO A POINT TO THE POINT OF BEGINNING CONTAINING 19.141 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF TIFFANY PARK SUBDIVISION, PHASE, 4394/141.



KEY MAP

FINAL PLAT

TIFFANY PARK SUBDIVISION

PHASE THIRTEEN, FOURTEEN & FIFTEEN

BLOCK SEVEN, LOTS 1-29
BLOCK TWO, LOTS 30-45
19.141 ACRES
RICHARD CARTER LEAGUE A-8
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60'
JUNE 23, 2008

OWNER & DEVELOPER:
 DEAN SCHIEFFER, PRESIDENT
 SCHIEFFER CORP
 2103 TABOR ROAD
 BRYAN, TX 77803
 (979)268-8403

PREPARED BY:
 MICHAEL G. HESTER, P.E.
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 7607 EASTMARK DRIVE, SUITE 253-B
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