NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF WHEELER RIDGE SUBDIVISION, PHASE ONE, PLAT 380/337.

2. THIS PROPERTY IS CURRENTLY ZONED C-2, RETAIL DISTRICT, WITH A REZONING REQUEST SUBMITTED FOR BLOCK 1, LOTS 7 THRU 12 AND A PORTION OF THE COMMON AREA PROPOSED TO BE C-1, OFFICE DISTRICT.

3. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.

4. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0142 C, EFFECTIVE DATE: 07-02-1992, AS REVISED BY A L.O.M.R. DATED JANUARY 11, 2005.

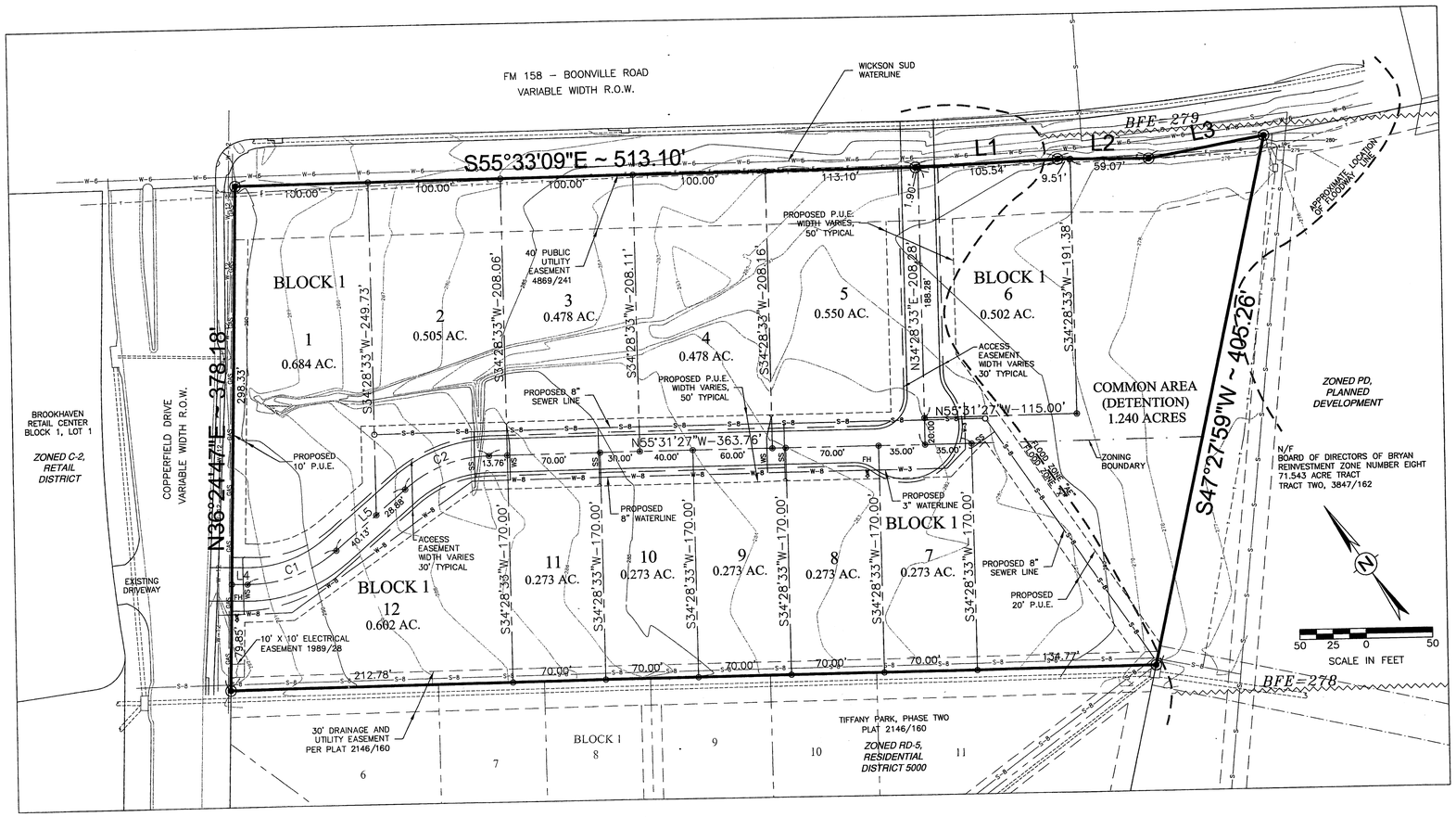
5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

6. THE OWNER OF THIS PROPERTY IS CH&H KURTEN CEMETERY ROAD PARTNERSHIP, 420 TARROW, COLLEGE STATION, TEXAS, 77840.

7. BUFFER AREAS FOR THIS TRACT SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ZONING ORDINANCE.

LEGEND

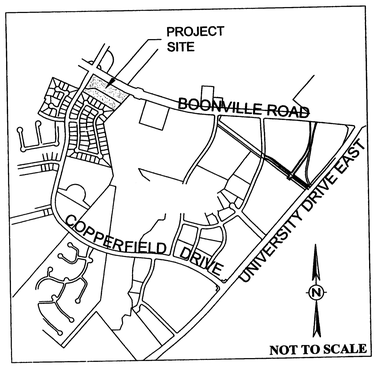
- EXISTING CONTOUR – EVEN (286)
- EXISTING CONTOUR – ODD (285)
- PLAT BOUNDARY
- LOT LINES
- PROPERTY CORNER
- EXISTING EASEMENT
- EDGE OF PAVEMENT
- ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- 100-YEAR FLOODPLAIN LINE (PER FEMA FIRM)
- BFE=278 BASE FLOOD ELEVATION
- S-8 EXISTING SEWER LINE
- GAS EXISTING NATURAL GAS LINE
- W-6 EXISTING WATERLINE
- T EXISTING UNDERGROUND PHONE LINE
- E EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING STORM SEWER LINE
- S-8 PROPOSED SEWER LINE
- W-8 PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE
- FH PROPOSED FIRE HYDRANT
- WS PROPOSED WATER SERVICE
- SS PROPOSED SEWER SERVICE



LINE TABLE		
LINE	LENGTH	BEARING
L1	107.44'	S57°19'36"E
L2	68.58'	S54°13'39"E
L3	88.07'	S65°13'25"E
L4	11.84'	S53°35'35"E
L5	69.01'	S84°38'04"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	72.91'	100.00'	41°46'21"	38.16'	71.30'	S74°28'46"E
C2	69.54'	100.00'	39°50'30"	36.24'	68.14'	N75°26'42"W

VICINITY MAP



PRELIMINARY PLAN
TIFFANY PARK BUSINESS CENTER
6.404 ACRES

BLOCK 1, LOTS 1 THRU 12

J.W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'

MAY, 2007

OWNER/DEVELOPER:
CH&H Kurten Cemetery Road Partnership
420 Tarrow
College Station, TX 77840

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

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