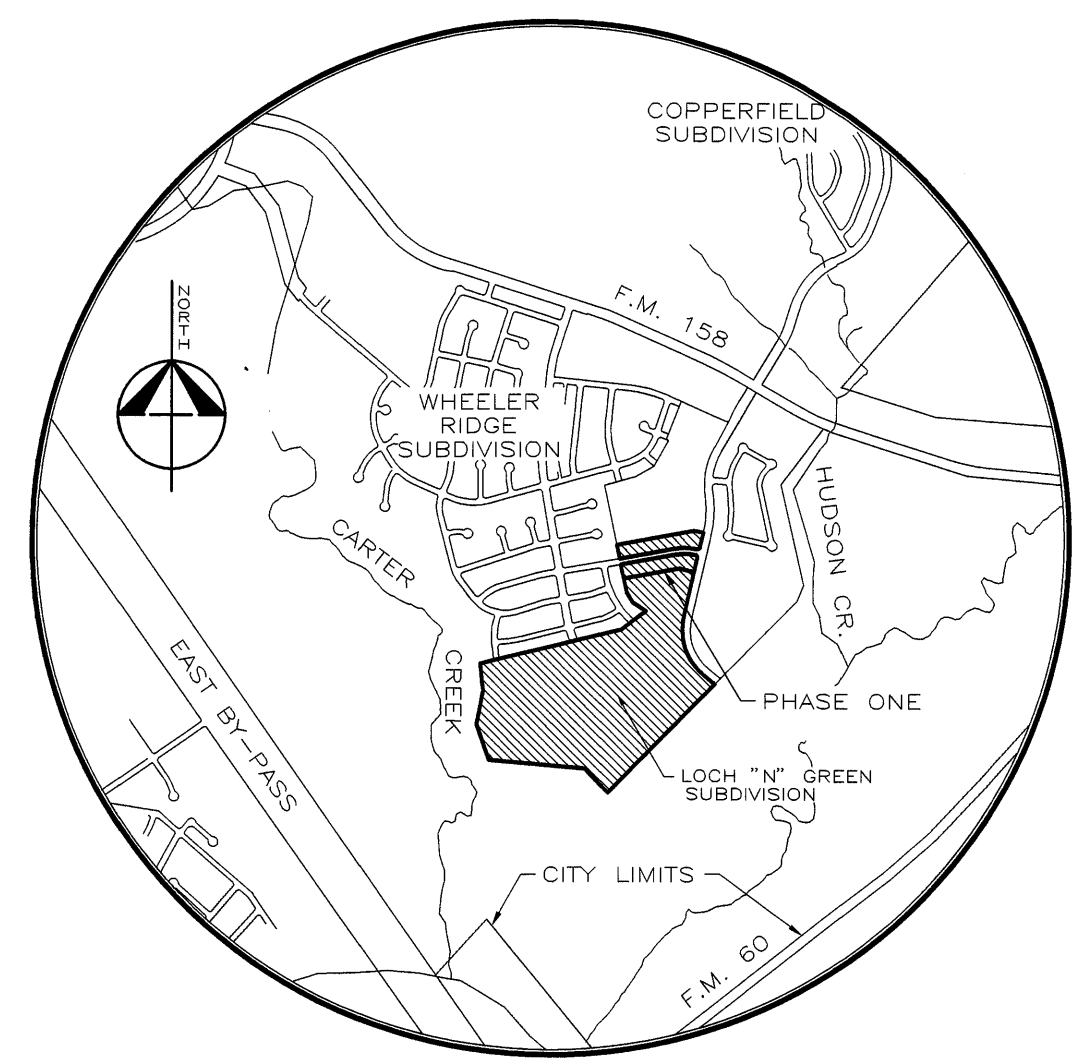
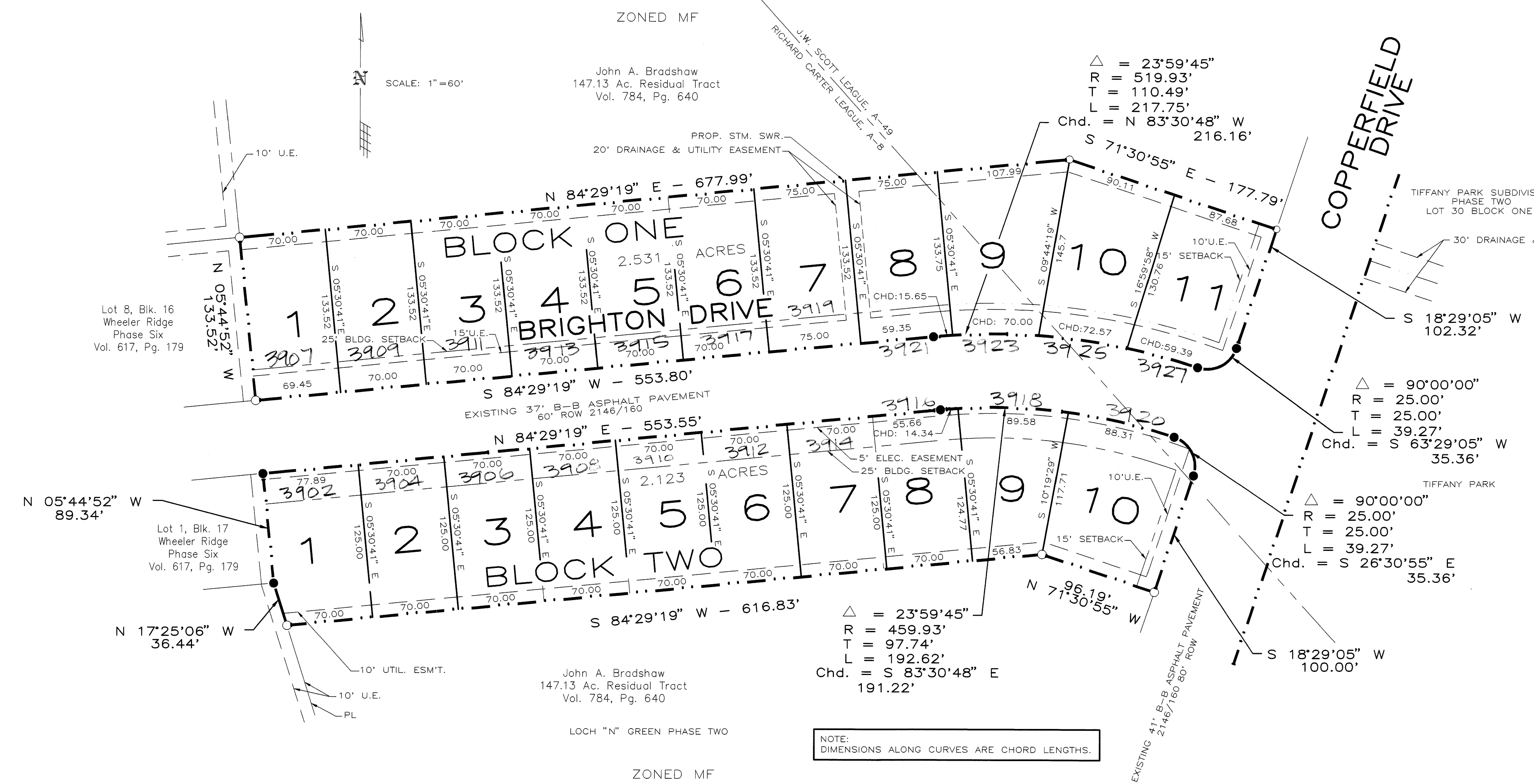


on base of file wd



- GENERAL NOTES:**
- ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED MF AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL LOTS.
 - ALL LOTS WILL BE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP #48041C0142 C.
 - ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
 - A REQUEST HAS BEEN MADE TO THE CITY OF BRYAN ELECTRICAL DEPARTMENT FOR UNDERGROUND ELECTRICAL SERVICE. THIS REQUEST IS BEING REVIEWED AND ANY ADDITIONAL EASEMENTS REQUIRED TO ACCOMMODATE THESE SERVICES WILL BE DETERMINED BY THE ELECTRICAL DEPARTMENT.
 - PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITH THE PARK SITE IN PHASE ONE AND TWO OF TIFFANY PARK SUBDIVISION.
 - THE BEARINGS ARE TAKEN FROM THE WARRANTY DEED FROM JERRY R. HOODENPILE, TRUSTEE TO JOHN A. BRADSHAW, VOLUME 784 PAGE 640.
 - ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE, AND ALL CORNERS OF BOUNDARY LINES OF THE SUBDIVISION SHALL BE MARKED BY A 1/2" IRON ROD SET IN CONCRETE.
 - ALL LOT CORNERS WILL BE MARKED WITH 1/2" IRON RODS.
 - THERE WILL BE NO RESIDENTIAL ACCESS (CURB CUTS) ALLOWED ALONG COPPERFIELD DRIVE.

NOTE:
DIMENSIONS ALONG CURVES ARE CHORD LENGTHS.

LEGEND
 ● - 1/2" I.R. Found
 ○ - 1/2" I.R. Set

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY
STATE OF TEXAS
COUNTY OF BRAZOS

I, THE UNDERSIGNED, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 784, PAGE 640, AND DESIGNATED HEREIN AS THE LOCH "N" GREEN SUBDIVISION, IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John A. Bradshaw, Pres.
JOHN BRADSHAW, JR.
2214 PARK SPRINGS BLVD.
ARLINGTON, TX 76013

CERTIFICATION BY THE ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 69104 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

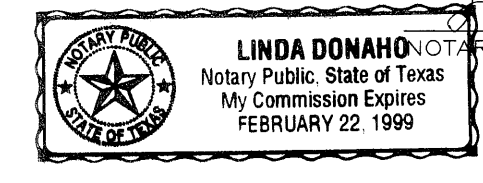
Michael G. Hester, P.E.
MICHAEL G. HESTER, P.E.
11.8.96



STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN BRADSHAW, 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 CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF Dec., 1996.



CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL R. MCCLURE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2859 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

Michael R. McClure 11/11/96
MICHAEL R. MCCLURE, R.P.L.S. NO. 2859



CERTIFICATION OF CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

[Signature]
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 16 DAY OF DECEMBER, 1996 AND SAME WAS DULY APPROVED ON THE 11 DAY OF DECEMBER, 1996 BY SAID COMMISSION.

[Signature]
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

619612

FILED

96 DEC 10 AM 11:19
Mary Ann Ward, COUNTY CLERK
BRYAN COUNTY CLERK HOUSE
BRYAN, TEXAS
K. Allen Schaefer, DEPUTY

FINAL PLAT
LOCH "N" GREEN
SUBDIVISION
PHASE ONE
BLOCK ONE, LOTS 1-11 &
BLOCK TWO, LOTS 1-10
2.531 AND 2.123 ACRE TRACTS
J.W. SCOTT LEAGUE, A-49
RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 1996

CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, MARY ANN WARD, 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 11 DAY OF DECEMBER, 1996, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 2735, PAGE 313.

Mary Ann Ward by Barbara Johnson
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE DEVELOPMENT ENGINEER

I, THE UNDERSIGNED, DEVELOPMENT 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.

Linda Huff
LINDA HUFF, P.E.
DEVELOPMENT ENGINEER, BRYAN, TEXAS

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
(409)693-1100

OWNER & DEVELOPER:
JOHN BRADSHAW, INC.
2214 PARK SPRINGS BLVD.
ARLINGTON, TX 76013
(817)461-2264