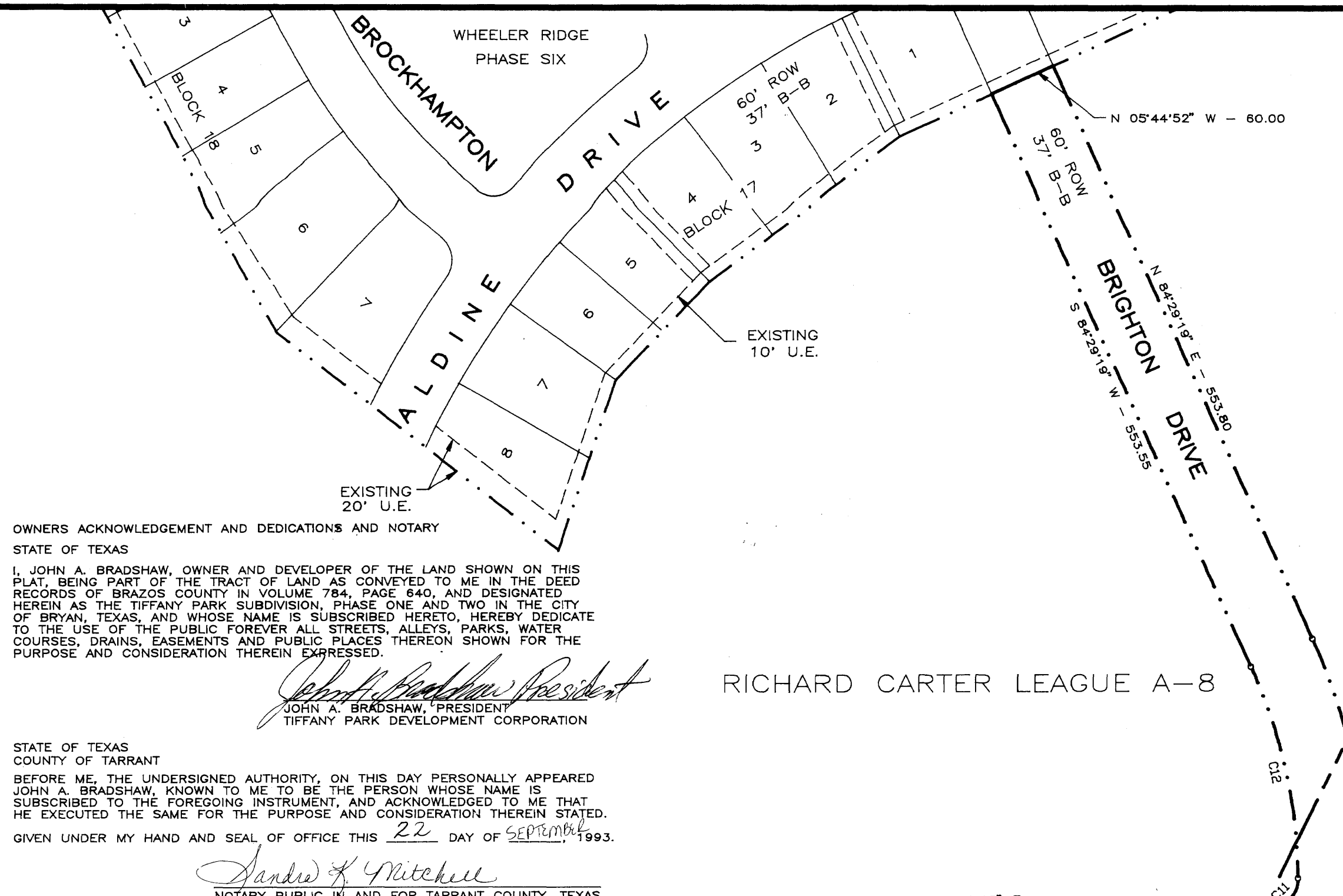


SCALE: 1"=100'

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	23°59'45"	519.93	217.75	110.49	S 83°30'48" E	216.16
C2	90°00'00"	25.00	39.27	25.00	N 83°29'05" E	35.36
C3	18°29'05"	969.54	312.79	157.77	N 09°14'32" E	311.44
C4	38°23'27"	717.58	455.76	235.87	N 18°11'44" E	448.14
C5	10°11'31"	25.00	4.45	2.23	N 31°17'42" E	4.44
C6	10°11'46"	1231.66	219.19	109.88	N 31°17'34" E	218.90
C7	38°23'27"	637.58	404.95	209.57	S 18°11'44" W	398.18
C8	18°29'05"	1049.54	338.60	170.78	S 09°14'32" W	337.14
C9	63°18'38"	500.00	552.49	308.27	S 13°10'14" E	524.81
C10	63°18'38"	580.00	640.89	357.59	N 13°10'14" W	608.78
C11	90°00'00"	25.00	39.27	25.00	N 26°30'55" W	35.36
C12	23°59'45"	459.93	192.62	97.74	N 83°30'48" W	191.22
C13	90°09'04"	25.00	41.52	27.36	S 34°04'18" E	38.91
C14	83°53'54"	25.00	38.61	22.47	N 58°24'13" E	33.42
C15	21°58'10"	492.43	188.53	95.43	N 25°25'22" E	187.38
C16	48°11'23"	25.00	21.03	11.18	N 12°17'48" E	20.41
C17	184°27'05"	50.00	160.96	1286.52	N 80°25'37" E	99.92
C18	48°11'23"	25.00	21.03	11.18	S 31°28'33" E	20.41
C19	48°11'23"	25.00	21.03	11.18	S 79°37'55" E	20.41
C20	199°22'48"	50.00	173.99	292.82	S 04°02'13" E	98.57
C21	48°11'23"	25.00	21.03	11.18	S 71°33'29" W	20.41
C22	54°00'01"	185.00	174.36	94.26	S 20°27'48" W	167.98
C23	48°11'23"	25.00	21.03	11.18	S 30°37'54" E	20.41
C24	211°24'04"	50.00	184.48	177.87	S 50°58'26" W	96.27
C25	48°11'23"	25.00	21.03	11.18	N 47°25'14" W	20.41
C26	48°11'23"	25.00	21.03	11.18	S 84°23'24" W	20.41
C27	184°15'39"	50.00	160.80	1344.10	N 27°34'28" W	99.93
C28	49°32'41"	25.00	21.62	11.54	N 39°47'01" E	20.95
C29	15°00'40"	1194.69	313.00	157.40	N 07°30'20" E	312.11
C30	83°53'54"	25.00	36.61	22.47	N 39°41'53" W	33.42
C31	90°09'04"	25.00	41.52	27.36	S 50°46'38" W	36.91
C32	38°23'27"	442.43	281.00	145.42	N 18°11'44" E	276.30
C33	88°04'19"	25.00	38.43	24.17	N 80°25'37" E	34.76
C34	103°00'02"	25.00	44.94	31.43	S 04°02'13" E	39.13
C35	54°00'01"	235.00	221.48	119.74	S 20°27'48" W	213.38
C36	115°01'18"	25.00	50.19	39.26	S 50°58'26" W	42.17
C37	86°58'55"	25.00	37.95	23.72	N 28°01'28" W	34.41
C38	15°28'00"	1244.69	336.00	169.03	N 07°44'00" E	334.98

DISTANCES ALONG CURVES ARE CHORD LENGTHS.



OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY STATE OF TEXAS

I, JOHN A. BRADSHAW, 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 TIFFANY PARK SUBDIVISION, PHASE ONE AND TWO 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, President
TIFFANY PARK DEVELOPMENT CORPORATION

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN A. 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 22 DAY OF SEPTEMBER, 1993.

Sandra K. Mitchell
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

Sandra K. Mitchell
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 7/22/98

RICHARD CARTER LEAGUE A-8

JAMES W. SCOTT LEAGUE A-49

TIFFANY PARK PHASE THREE
24.91 ACRES

- GENERAL NOTES:
1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED MF AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL LOTS.
 2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 758.
 3. THERE WILL BE NO RESIDENTIAL ACCESS (CURB CUTS) OFF OF COPPERFIELD DRIVE.
 4. ADDITIONAL 5' UTILITY EASEMENTS WILL BE REQUIRED ALONG LOT LINES FOR STREET LIGHT CIRCUITS WHERE NECESSARY.
 5. ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE, AND ALL CORNERS OF BOUNDARY LINES OF THE SUBDIVISION SHALL BE MARKED BY A 3/4" DIAMETER GALVANIZED IRON PIPE SET IN CONCRETE.
 6. ALL LOT CORNERS WILL BE MARKED WITH 1/2" IRON RODS.
 7. MONUMENTS FOUND AND RECORD BEARINGS OF 147.13 ACRE BRADSHAW PARENT TRACT WERE USED AS BASIS OF BEARINGS.
 8. ABBREVIATION: E.E. - ELECTRICAL EASEMENT

ALL LOTS ARE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0142 C, EFFECTIVE DATE JULY 2, 1992.



TIFFANY PARK PHASE FOUR
31.71 ACRES

BLOCK 1
LOT 1

7.464 ACRE SCHOOL SITE

12.536 ACRE PARK

TIFFANY PARK PHASE SEVEN
6.81 ACRES

FILED
34 JUN 29 11:11:54

557284

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.
REGISTERED PROFESSIONAL ENGINEER
69104

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
REGISTERED PROFESSIONAL LAND SURVEYOR
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.

Rafaela Shanaa
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION
I, ART KING, 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 14th DAY OF AUGUST, 1993 AND SAME WAS DULY APPROVED ON THE 22nd DAY OF SEPTEMBER, 1993 BY SAID COMMISSION.

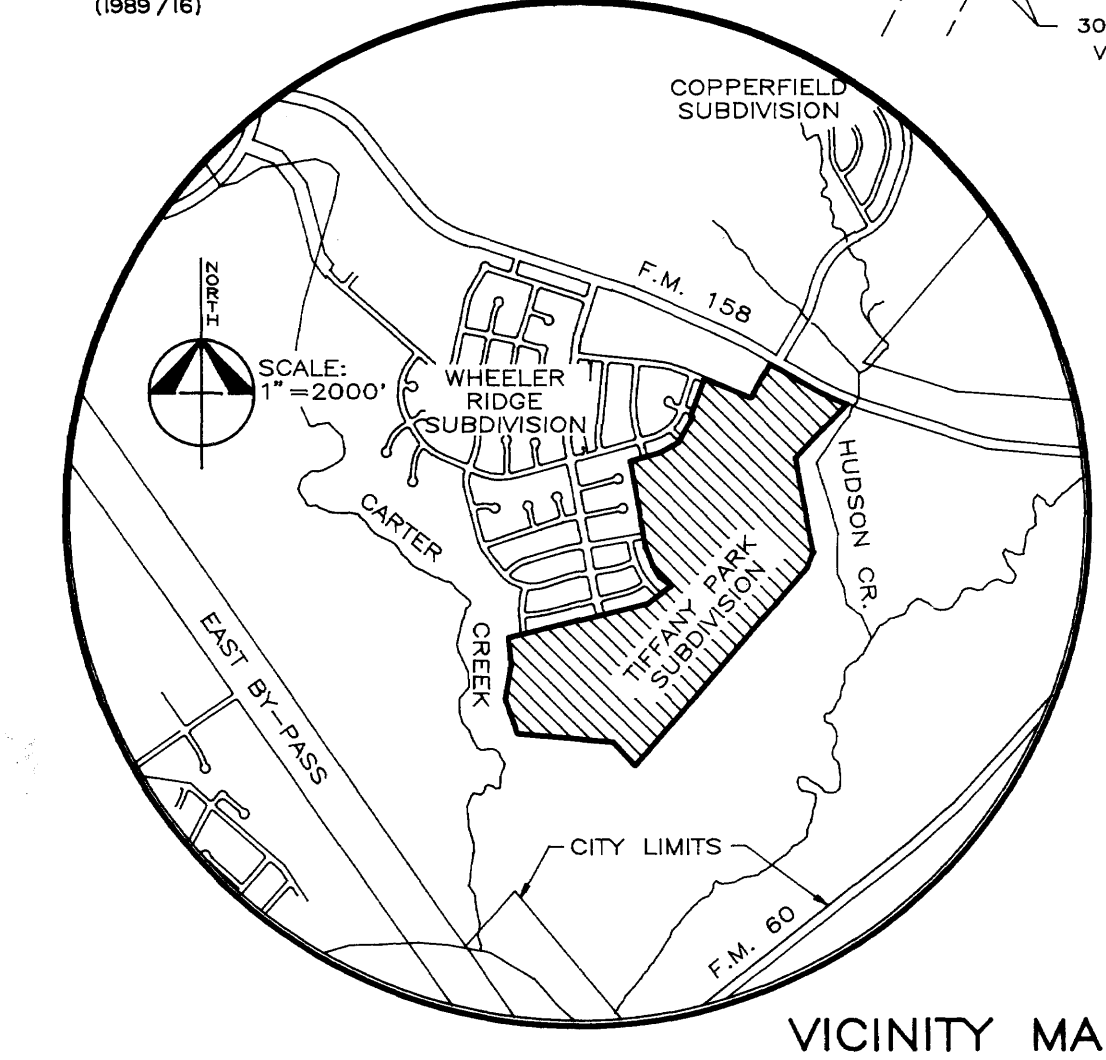
Art King
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER
I, 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.

Bruce M. Karr
CITY ENGINEER, BRYAN, TEXAS

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF SEPTEMBER, 1993 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 2146, PAGE 760.

Mary Ann Ward
COUNTY CLERK, BRAZOS COUNTY, TEXAS



FINAL PLAT
PHASE ONE & TWO
TIFFANY PARK SUBDIVISION
45.997 ACRES
PHASE TWO BLOCK ONE LOTS 1-36
PHASE TWO BLOCK TWO LOTS 1-20
RICHARD CARTER LEAGUE A-8
JAMES W. SCOTT LEAGUE A-49
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' AUGUST, 1993

OWNER & DEVELOPER
TIFFANY PARK DEVELOPMENT CORP.
2214 PARK SPRINGS BLVD.
ARLINGTON, TEXAS 76013
(817) 461-2264

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 250
COLLEGE STATION, TEXAS 77840
(409) 693-1100