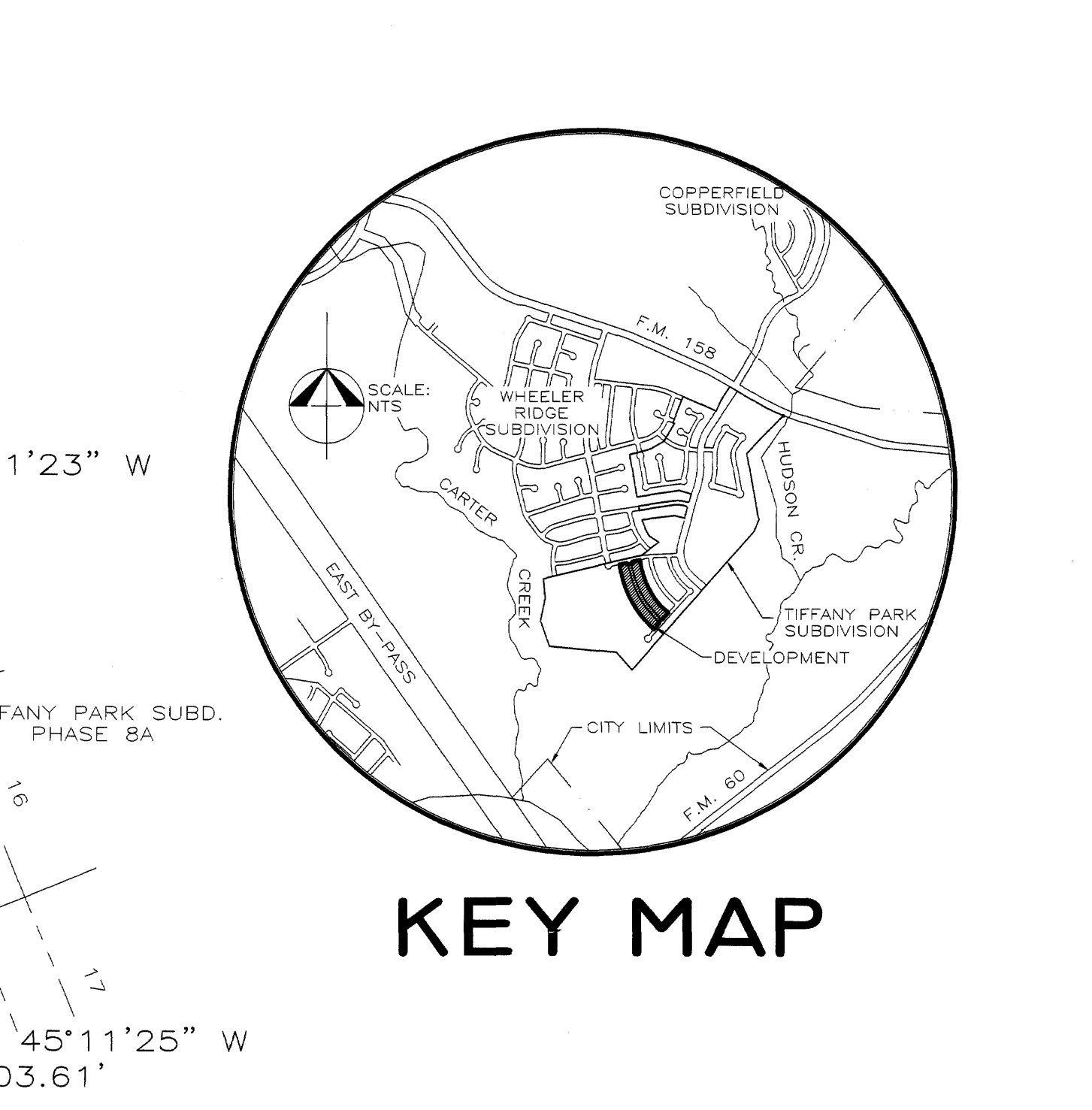
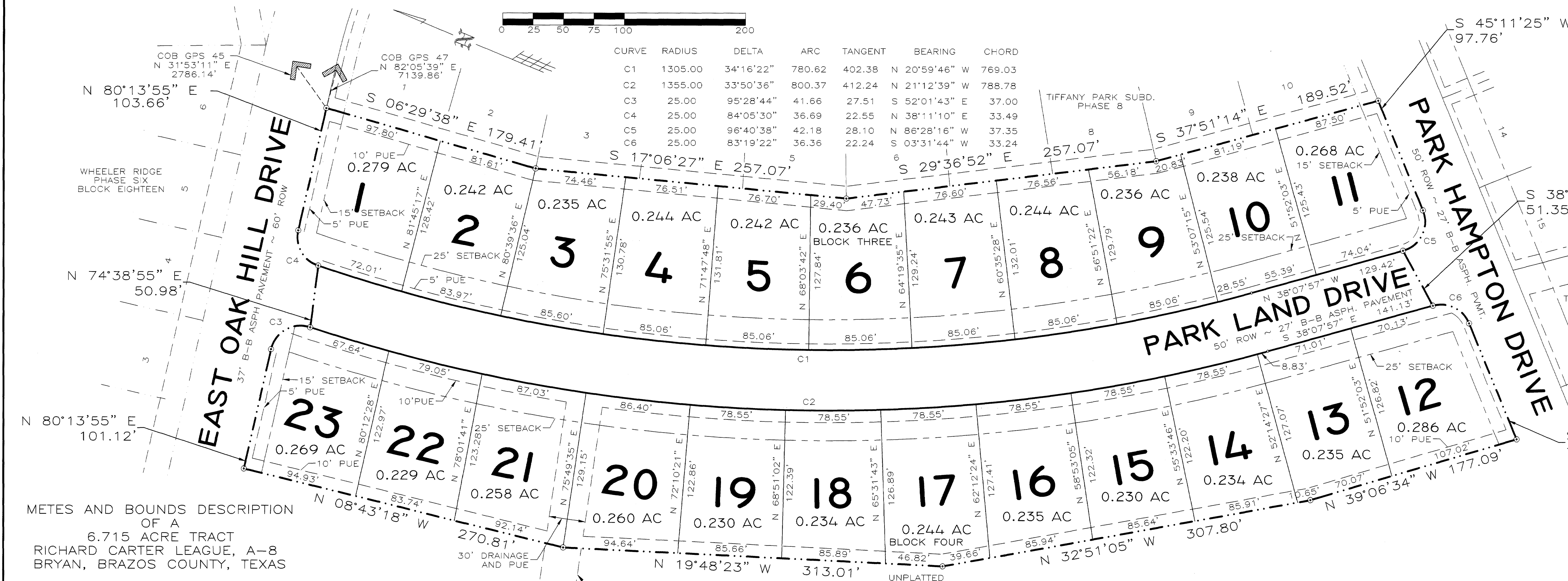


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METES AND BOUNDS DESCRIPTION OF A 6.715 ACRE TRACT RICHARD CARTER LEAGUE, A-8 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, A-8, BRYAN, BRAZOS COUNTY, TEXAS...

THENCE: ALONG THE WESTERLY LINE OF SAID BLOCK 3, TIFFANY PARK SUBDIVISION, PHASE EIGHT, FOR THE FOLLOWING CALLS: S 06° 29' 38" E FOR A DISTANCE OF 179.41 FEET TO A 5/8 INCH IRON ROD FOUND...

THENCE: S 45° 11' 25" W ALONG THE NORTHWEST LINE OF PARK HAMPTON DRIVE FOR A DISTANCE OF 97.76 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96° 40' 38" FOR AN ARC DISTANCE OF 42.18 FEET (CHORD BEARS: N 86° 28' 16" W - 37.35 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF PARK LAND DRIVE MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 38° 41' 23" W ACROSS PARK LAND DRIVE FOR A DISTANCE OF 51.35 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF PARK LAND DRIVE MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 19' 22" FOR AN ARC DISTANCE OF 36.36 FEET (CHORD BEARS: S 03° 31' 44" W - 33.24 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF PARK HAMPTON DRIVE MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 45° 11' 25" W ALONG THE NORTHWEST LINE OF PARK HAMPTON DRIVE FOR A DISTANCE OF 103.61 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 67.29 ACRE TRACT FOR THE FOLLOWING CALLS: N 39° 06' 34" W FOR A DISTANCE OF 177.09 FEET TO A 5/8 INCH IRON ROD SET; N 32° 51' 05" W FOR A DISTANCE OF 307.80 FEET TO A 5/8 INCH IRON ROD SET; N 19° 48' 23" W FOR A DISTANCE OF 313.01 FEET TO A 5/8 INCH IRON ROD SET; N 08° 43' 18" W FOR A DISTANCE OF 270.81 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH LINE OF OAK HILL DRIVE EAST MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 80° 13' 55" E ALONG THE SOUTH LINE OF OAK HILL DRIVE EAST FOR A DISTANCE OF 101.12 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95° 28' 44" FOR AN ARC DISTANCE OF 41.66 FEET (CHORD BEARS: S 52° 01' 43" E - 37.00 FEET) TO A 5/8 INCH IRON ROD SET ON THE WEST LINE OF PARK LAND DRIVE MARKING THE ENDING POINT OF SAID CURVE;

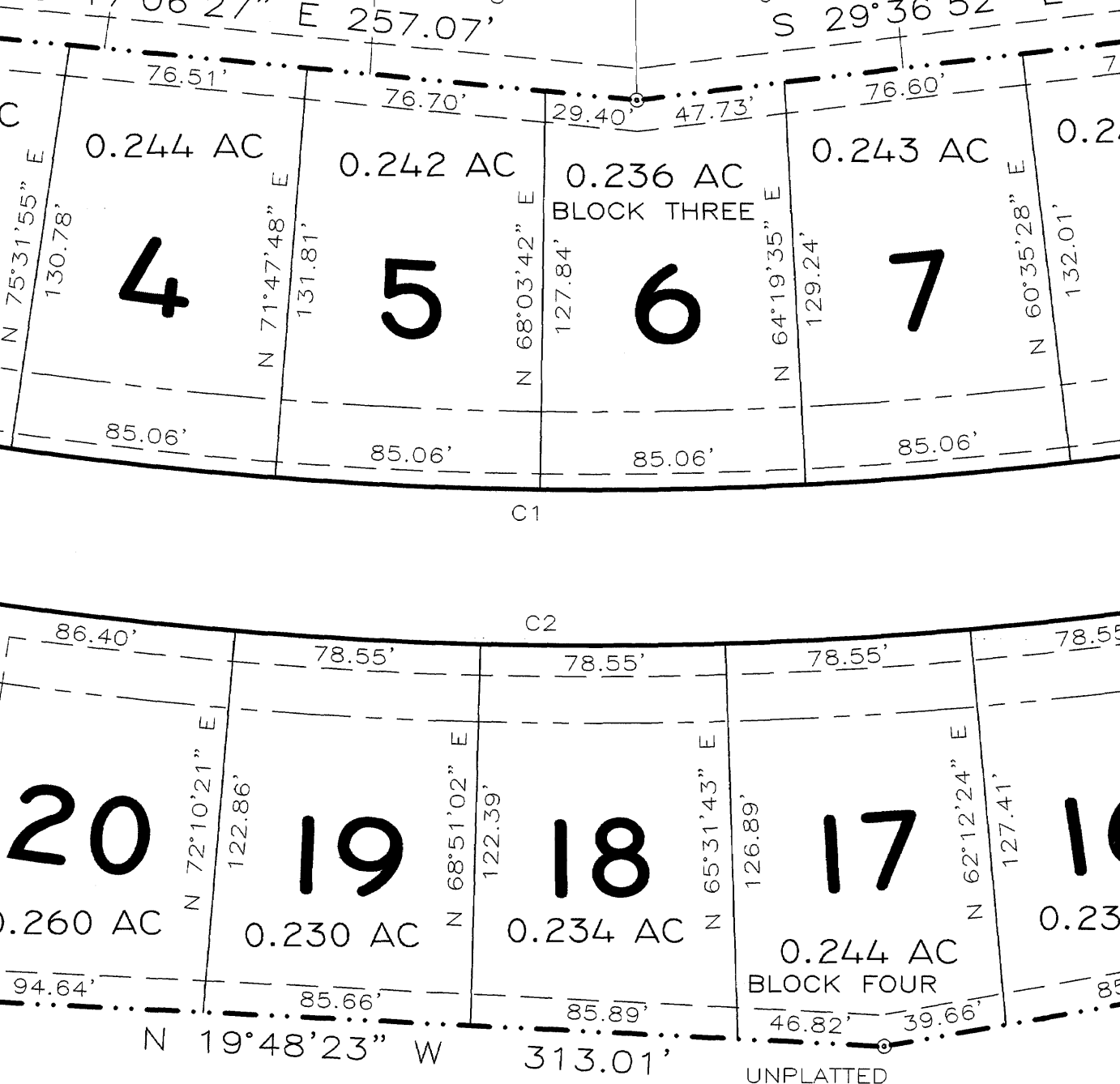
THENCE: N 74° 38' 55" E ACROSS PARK LAND DRIVE FOR A DISTANCE OF 50.98 FEET TO A 5/8 INCH IRON ROD SET ON THE EAST LINE OF PARK LAND DRIVE MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84° 05' 30" FOR AN ARC DISTANCE OF 36.69 FEET (CHORD BEARS: N 38° 11' 10" E - 33.49 FEET) TO A 5/8 INCH IRON ROD SET ON THE SOUTH LINE OF OAK HILL DRIVE EAST MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 80° 13' 55" E ALONG THE SOUTH LINE OF OAK HILL DRIVE EAST FOR A DISTANCE OF 103.66 FEET TO THE POINT OF BEGINNING CONTAINING 6.715 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF TIFFANY PARK SUBDIVISION, PHASE EIGHT, 4352/114.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502 D:\WORK\MAB\TIFF-10.MAB

Table with columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Lists curve data for C1 through C6.



CERTIFICATION BY THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH THE CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 21st DAY OF May, 2003...

CERTIFICATION OF THE SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS I, BRAD KERR, REGISTERED PROFESSIONAL LAND 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 MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY STATE OF TEXAS I, DEAN SCHIEFFER, 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 3396, PAGE 136 AND DESIGNATED HEREIN AS THE TIFFANY PARK SUBDIVISION PHASE TEN 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 UTILITIES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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.

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.

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UNPLATTED FUTURE DEVELOPMENT TIFFANY PARK SUBDIVISION N/F DEAN SCHIEFFER REMAINDER OF 67.29 ACRES 3396/136

CERTIFICATION OF THE SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS I, BRAD KERR, REGISTERED PROFESSIONAL LAND 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 MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

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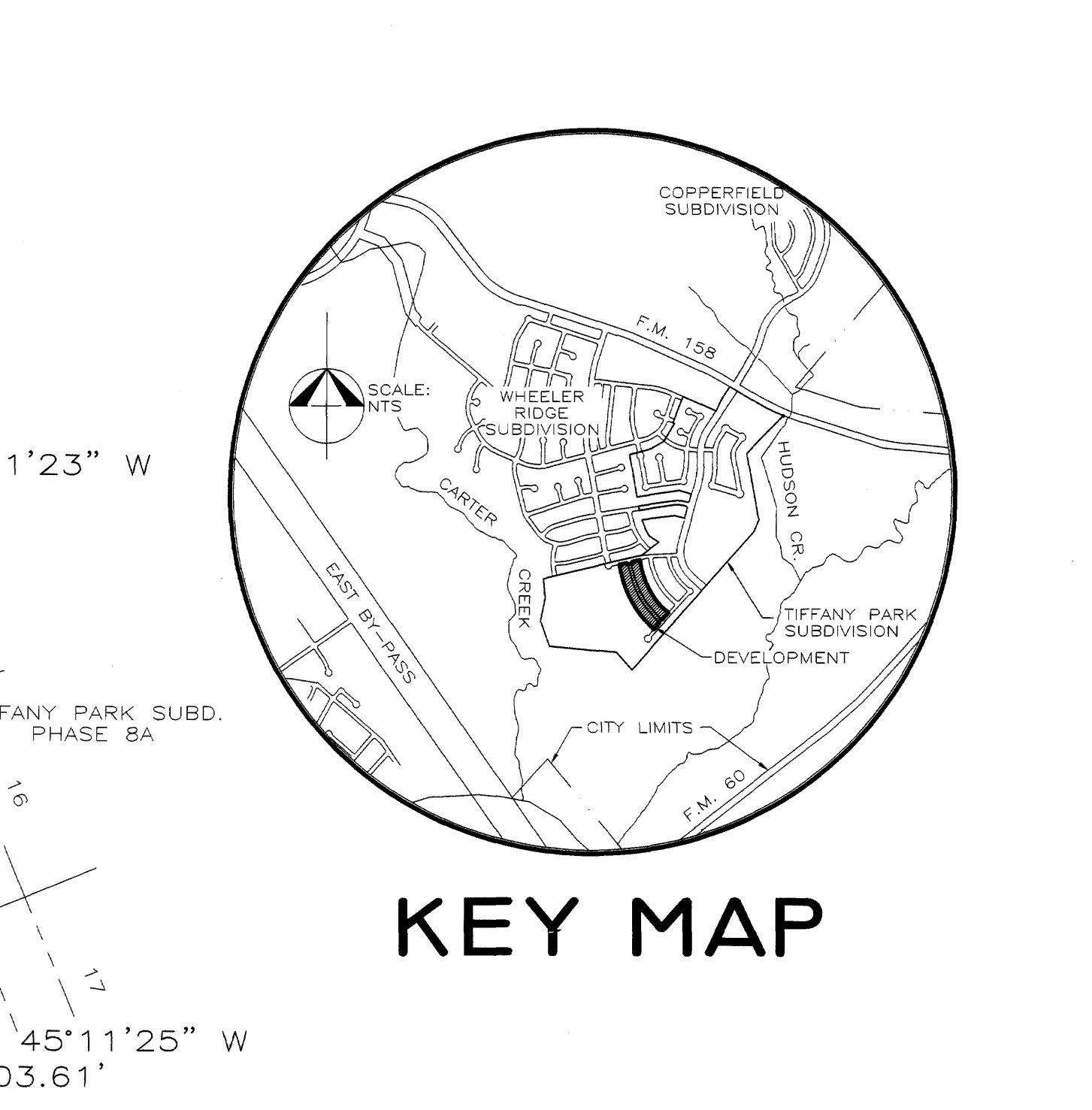
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GENERAL NOTES: 1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5. 2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE #819. 3. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITH THE PARK SITE IN PHASE ONE. 4. NO LOT SHALL HAVE DIRECT ACCESS TO OAK HILL DRIVE. 5. THE BEARINGS ARE TAKEN FROM THE WARRANTY DEED FROM JERRY R. HOODENPILE, TRUSTEE TO JOHN A. BRADSHAW, VOLUME 784 PAGE 640. 6. ALL LOTS WILL BE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0142 C.

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FINAL PLAT TIFFANY PARK SUBDIVISION PHASE TEN BLOCK THREE, LOTS I-II BLOCK FOUR, LOTS 12-23 6.715 ACRES RICHARD CARTER LEAGUE A-8 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1"=50' MAY 1, 2003 OWNER & DEVELOPER: DEAN SCHIEFFER P.O. BOX 70 KURTEN, TEXAS 77862 (979)268-8403 PREPARED BY: HESTER ENGINEERING COMPANY 7607 EASTMARK DRIVE, SUITE 253-B COLLEGE STATION, TEXAS 77840 (979) 693-1100