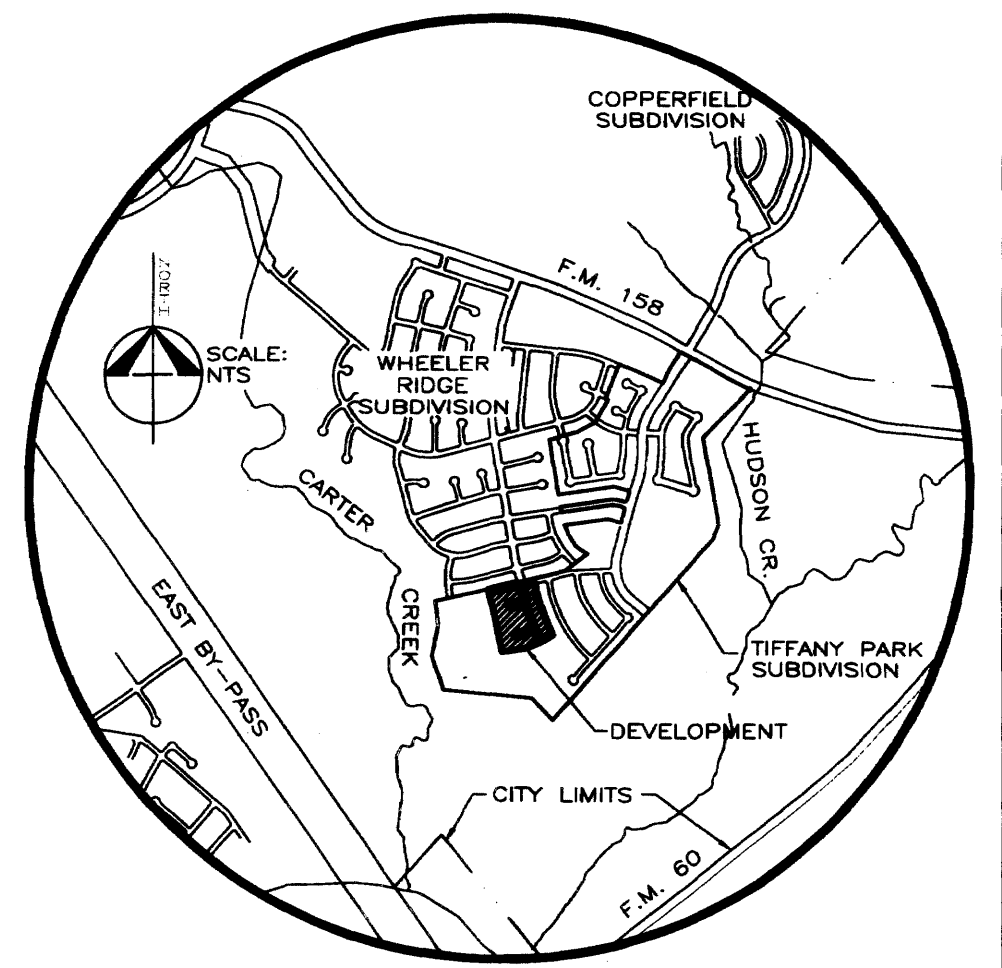


CERTIFICATION OF PLANNING ADMINISTRATOR
 I, THE UNDERSIGNED, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

Kevin Russell
 KEVIN RUSSELL
 PLANNING ADMINISTRATOR, BRYAN, TEXAS



KEY MAP

GENERAL NOTES:

1. BUILDING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5.
2. ALL ZONING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
3. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITH THE PARK SITE IN PHASE ONE.
4. NO LOT SHALL HAVE DIRECT ACCESS TO EAST 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. 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 (1171), PAGE (136) 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.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	92°20'01"	40.29	26.04	S 53°36'04" E	36.07
C2	25.00	87°39'59"	38.25	24.00	N 36°23'56" E	34.63
C3	25.00	88°34'33"	38.65	24.39	S 35°56'39" W	34.91
C4	25.00	48°11'23"	21.03	11.18	N 75°40'24" W	20.41
C5	50.00	276°22'46"	241.19	44.72	S 09°46'05" E	66.67
C6	25.00	48°11'23"	21.03	11.18	N 56°08'14" E	20.41
C7	25.00	88°00'48"	38.40	24.15	S 55°45'41" E	34.74
C8	25.00	99°52'45"	43.58	29.73	S 30°17'32" W	38.27
C9	25.00	48°11'23"	21.03	11.18	N 75°40'24" W	20.41
C10	50.00	276°22'46"	241.19	44.72	S 09°46'05" E	66.67
C11	25.00	48°11'23"	21.03	11.18	N 56°08'14" E	20.41
C12	25.00	76°38'18"	33.44	19.76	S 61°26'56" E	31.00
C13	1655.00	00°54'34"	26.27	13.13	S 07°53'21" E	26.27
C14	1655.00	07°53'33"	227.98	114.17	S 15°42'04" E	227.80
C15	1655.00	03°02'48"	88.00	44.01	S 24°39'11" E	87.99
C16	1605.00	18°50'09"	527.64	266.22	N 16°51'08" W	525.27

UNPLATTED FUTURE DEVELOPMENT TIFFANY PARK SUBDIVISION N/F SCHIEFFER DEVELOPMENT COMPANY 7090/63

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.

Linda Grubbs Huff
 LINDA GRUBBS HUFF, P.E.
 CITY ENGINEER, BRYAN, TEXAS

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 ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 11 DAY OF March, 2006, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 7173, PAGE 151.

Karen McQueen
 KAREN MCQUEEN
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

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 ELEVEN 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 7.92 ACRE TRACT DESCRIBED HEREIN, SAVE AND EXCEPT THE 6.64 ACRE PUBLIC DRAINAGE EASEMENT PARTIALLY SHOWN HEREIN AND CONVEYED IN A SEPARATE DOCUMENT.

Dean Schieffer
 DEAN SCHIEFFER, PRESIDENT
 SCHIEFFER DEVELOPMENT COMPANY

STATE OF TEXAS
 COUNTY OF BRAZOS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24th DAY OF February, 2006, BY DEAN SCHIEFFER AS PRESIDENT OF SCHIEFFER DEVELOPMENT COMPANY, ON BEHALF OF SAID CORPORATION.

Judy Segers
 JUDY SEGERS
 NOTARY PUBLIC STATE OF TEXAS
 COMMISSION EXPIRES 12/10/08
 NOTARY NAME PRINTED: Judy Segers

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 28 DAY OF October, 2006, AND SAME WAS DULY APPROVED ON THE 16 DAY OF December, 2006, BY SAID COMMISSION.

Art Hughes
 ART HUGHES
 CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

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.



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

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
 MICHAEL G. HESTER, P.E.
 69104
 REGISTERED PROFESSIONAL ENGINEER

FINAL PLAT 2.24.6

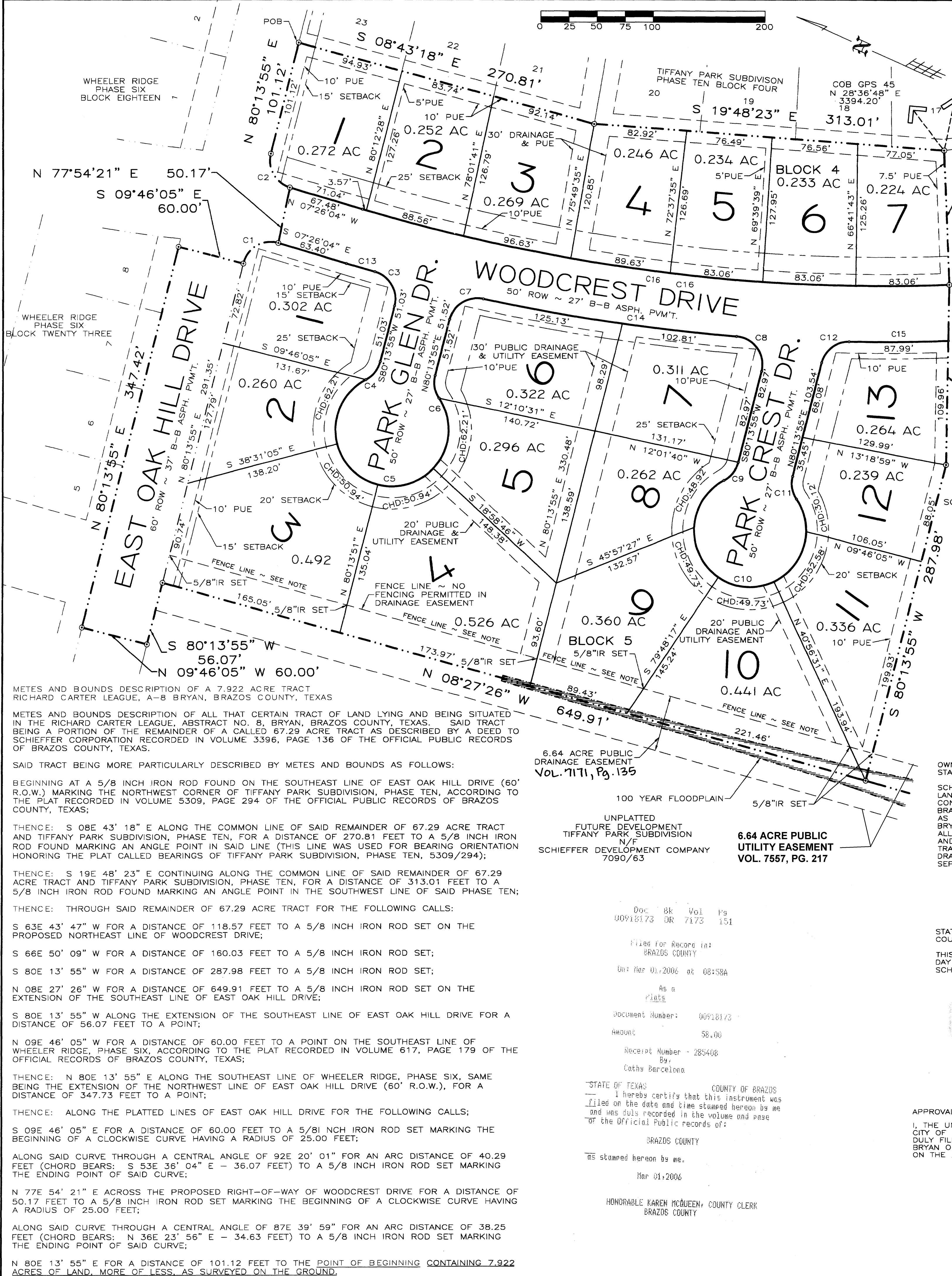
TIFFANY PARK SUBDIVISION

PHASE ELEVEN

BLOCK FOUR, LOTS 1-7
 BLOCK FIVE, LOTS 1-13
 7.922 ACRES
 RICHARD CARTER LEAGUE A-8
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=50' FEBRUARY 23, 2006

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

PREPARED BY:
 HESTER ENGINEERING COMPANY
 7607 EASTMARK DRIVE, SUITE 253-B
 COLLEGE STATION, TEXAS 77840
 (979) 693-1100



METES AND BOUNDS DESCRIPTION OF A 7.922 ACRE TRACT RICHARD CARTER LEAGUE, A-B BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 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 SOUTHEAST LINE OF EAST OAK HILL DRIVE (60' R.O.W.) MARKING THE NORTHWEST CORNER OF TIFFANY PARK SUBDIVISION, PHASE TEN, ACCORDING TO THE PLAT RECORDED IN VOLUME 5309, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 08° 43' 18" E ALONG THE COMMON LINE OF SAID REMAINDER OF 67.29 ACRE TRACT AND TIFFANY PARK SUBDIVISION, PHASE TEN, FOR A DISTANCE OF 270.81 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALLED BEARINGS OF TIFFANY PARK SUBDIVISION, PHASE TEN, 5309/294);

THENCE: S 19° 48' 23" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 67.29 ACRE TRACT AND TIFFANY PARK SUBDIVISION, PHASE TEN, FOR A DISTANCE OF 313.01 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID PHASE TEN;

THENCE: THROUGH SAID REMAINDER OF 67.29 ACRE TRACT FOR THE FOLLOWING CALLS:
 S 63° 43' 47" W FOR A DISTANCE OF 118.57 FEET TO A 5/8 INCH IRON ROD SET ON THE PROPOSED NORTHEAST LINE OF WOODCREST DRIVE;

S 66° 50' 09" W FOR A DISTANCE OF 160.03 FEET TO A 5/8 INCH IRON ROD SET;
 S 80° 13' 55" W FOR A DISTANCE OF 287.98 FEET TO A 5/8 INCH IRON ROD SET;

N 08° 27' 26" W FOR A DISTANCE OF 649.91 FEET TO A 5/8 INCH IRON ROD SET ON THE EXTENSION OF THE SOUTHEAST LINE OF EAST OAK HILL DRIVE;

S 80° 13' 55" W ALONG THE EXTENSION OF THE SOUTHEAST LINE OF EAST OAK HILL DRIVE FOR A DISTANCE OF 56.07 FEET TO A POINT;

N 09° 46' 05" W FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHEAST LINE OF WHEELER RIDGE, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 617, PAGE 179 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 80° 13' 55" E ALONG THE SOUTHEAST LINE OF WHEELER RIDGE, PHASE SIX, SAME BEING THE EXTENSION OF THE NORTHWEST LINE OF EAST OAK HILL DRIVE (60' R.O.W.), FOR A DISTANCE OF 347.73 FEET TO A POINT;

THENCE: ALONG THE PLATTED LINES OF EAST OAK HILL DRIVE FOR THE FOLLOWING CALLS:
 S 09° 46' 05" E FOR A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 20' 01" FOR AN ARC DISTANCE OF 40.29 FEET (CHORD BEARS: S 53° 36' 04" E - 36.07 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

N 77° 54' 21" E ACROSS THE PROPOSED RIGHT-OF-WAY OF WOODCREST DRIVE FOR A DISTANCE OF 50.17 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 39' 59" FOR AN ARC DISTANCE OF 38.25 FEET (CHORD BEARS: N 36° 23' 56" E - 34.63 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

N 80° 13' 55" E FOR A DISTANCE OF 101.12 FEET TO THE POINT OF BEGINNING CONTAINING 7.922 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

6.64 ACRE PUBLIC DRAINAGE EASEMENT
 VOL. 7171, PG. 135

UNPLATTED FUTURE DEVELOPMENT TIFFANY PARK SUBDIVISION N/F SCHIEFFER DEVELOPMENT COMPANY 7090/63

6.64 ACRE PUBLIC UTILITY EASEMENT
 VOL. 7557, PG. 217

Doc	BR	Vol	Pg
00918173	OR	7173	151

Filed for Record in:
 BRAZOS COUNTY

On: Mar 01 2006 at 08:50A

As a
 Plat

Document Number: 00918173

Amount: 58.00

Receipt Number: 285408

By:
 Cathy Barcelona

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Mar 01 2006

HONORABLE KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY