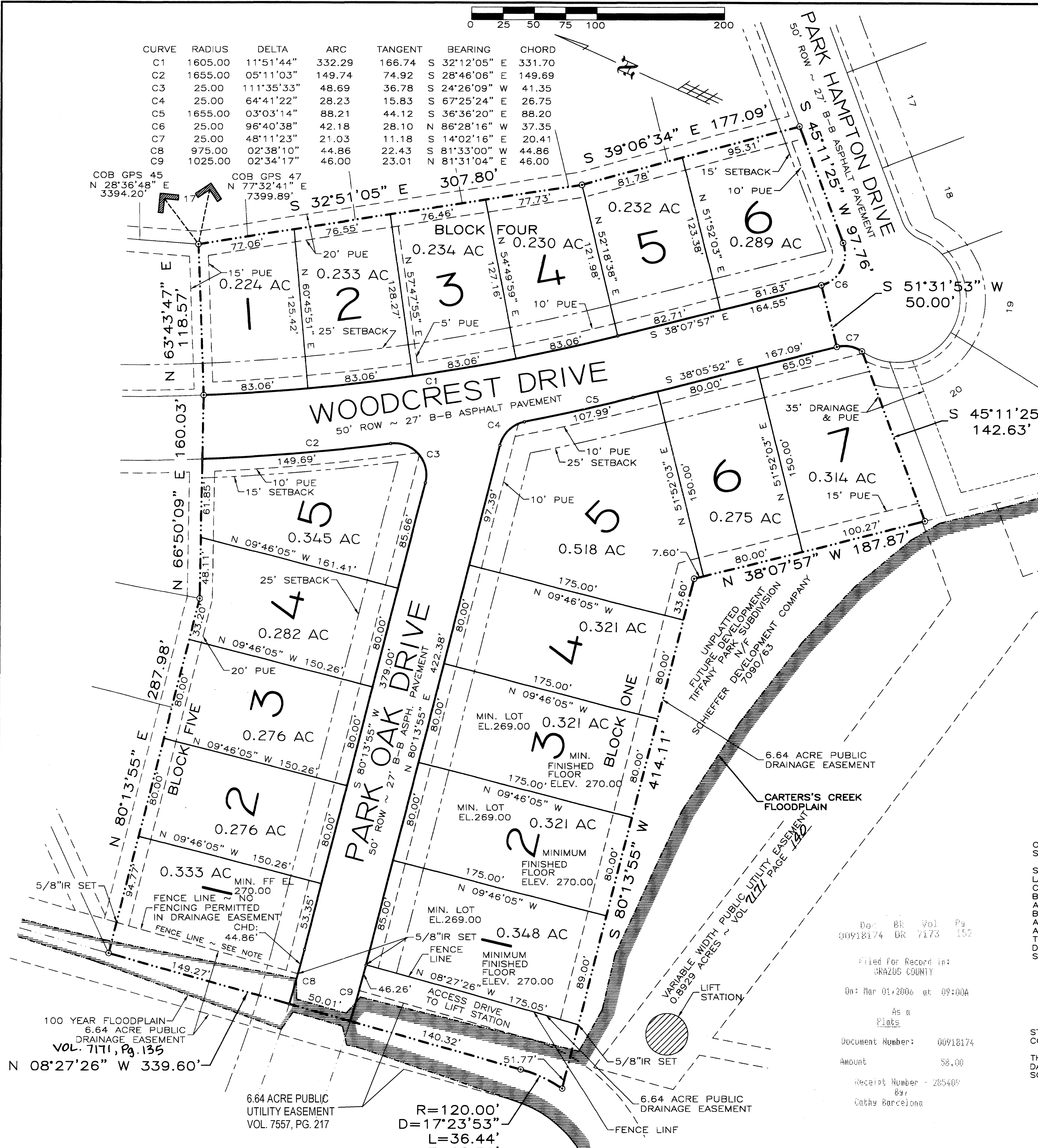


SAVED PRODUCTS: * * * * *
REORDER BY PART
NUMBER: 0000

NUMBER: 0000
REORDER BY PART
NUMBER: 0000

REORDER BY PART
NUMBER: 0000

NUMBER: 0000
REORDER BY PART
NUMBER: 0000



METES AND BOUNDS DESCRIPTION OF A 6.690 ACRE TRACT RICHARD CARTER LEAGUE, A-8 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 MARKING THE SOUTHWEST CORNER OF TIFFANY PARK SUBDIVISION, PHASE EIGHT A, ACCORDING TO THE PLAT RECORDED IN VOLUME 4394, PAGE 141 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING ON A NORTHEAST LINE OF SAID REMAINDER OF 67.29 ACRE TRACT;

THENCE: THROUGH SAID REMAINDER OF 67.29 ACRE TRACT FOR THE FOLLOWING CALLS:

N 38° 07' 57" W ALONG THE EXTENSION OF THE SOUTHWEST LINE OF TIFFANY PARK SUBDIVISION, PHASE EIGHT A, FOR A DISTANCE OF 187.87 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT;

S 80° 13' 55" W FOR A DISTANCE OF 414.11 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 120.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 23' 53" FOR AN ARC DISTANCE OF 36.44 FEET (CHORD BEARS: N 00° 14' 30" E - 36.30 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

N 08° 27' 26" W FOR A DISTANCE OF 339.60 FEET TO A 5/8 INCH IRON ROD SET MARKING THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

N 80° 13' 55" E FOR A DISTANCE OF 287.98 FEET TO A 5/8 INCH IRON ROD SET;

N 66° 50' 09" E FOR A DISTANCE OF 160.03 FEET TO A 5/8 INCH IRON ROD SET ON THE PROPOSED NORTHEAST LINE OF WOODCREST DRIVE;

N 63° 43' 47" E FOR A DISTANCE OF 118.57 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF TIFFANY PARK SUBDIVISION, PHASE TEN, ACCORDING TO THE PLAT RECORDED IN VOLUME 3309, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 32° 51' 05" E ALONG THE COMMON LINE OF SAID REMAINDER OF 67.29 ACRE TRACT AND TIFFANY PARK SUBDIVISION, PHASE TEN, FOR A DISTANCE OF 307.80 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 CALL BEARINGS OF TIFFANY PARK SUBDIVISION, PHASE TEN, 5309/294);

THENCE: S 39° 06' 34" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 67.29 ACRE TRACT AND TIFFANY PARK SUBDIVISION, PHASE TEN, FOR A DISTANCE OF 177.09 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF PARK HAMPTON DRIVE MARKING THE SOUTHWEST CORNER OF SAID PHASE TEN;

THENCE: ALONG THE PLATTED LINES OF PARK HAMPTON DRIVE FOR THE FOLLOWING CALLS:

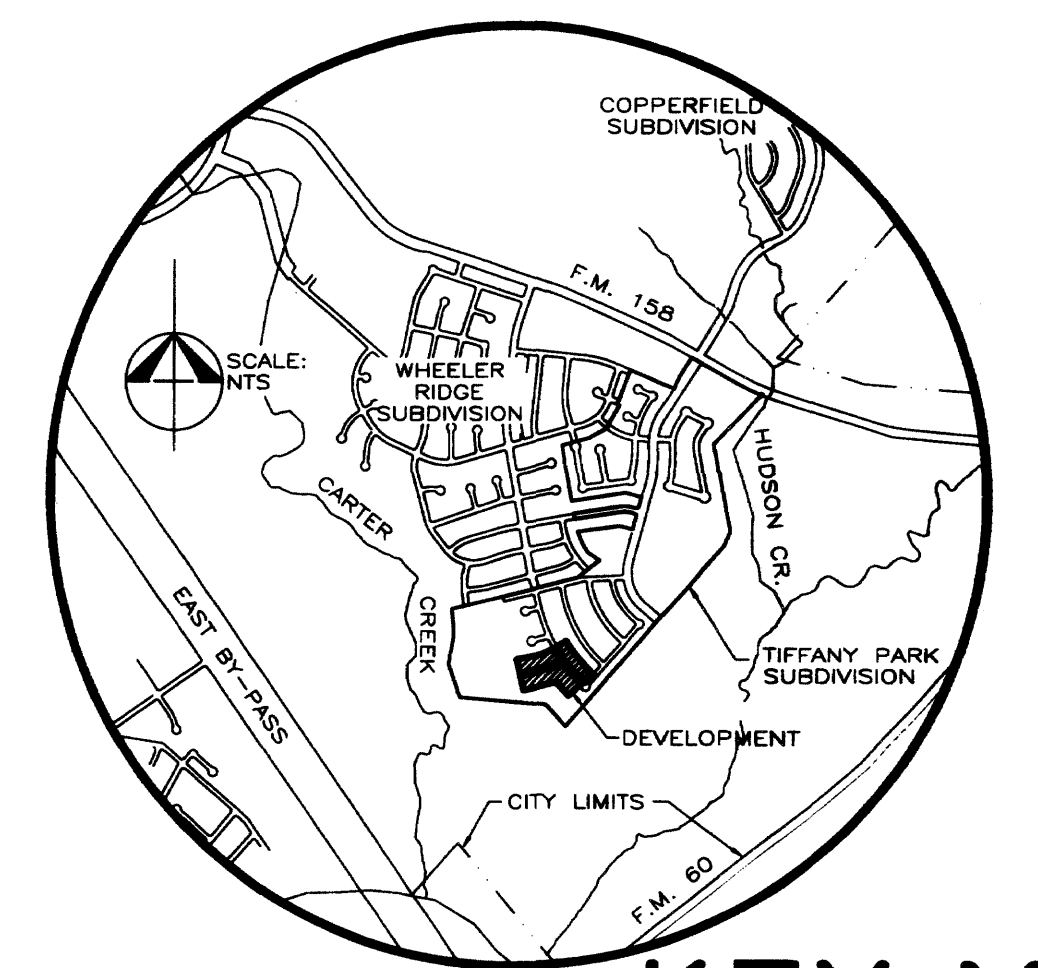
S 45° 11' 25" W FOR A DISTANCE OF 97.76 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 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 SET MARKING THE ENDING POINT OF SAID CURVE;

S 51° 31' 53" W ACROSS THE PROPOSED RIGHT-OF-WAY OF WOODCREST DRIVE FOR A DISTANCE OF 50.00 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 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS: S 14° 02' 16" E - 20.41 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 45° 11' 25" W ALONG THE COMMON LINE OF SAID REMAINDER OF 67.29 ACRE TRACT AND TIFFANY PARK SUBDIVISION, PHASE EIGHT A, FOR A DISTANCE OF 142.63 FEET TO THE POINT OF BEGINNING CONTAINING 6.690 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.



GENERAL NOTES: KEY MAP

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.
3. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITH THE PARK SITE IN PHASE ONE.
4. THE BEARINGS ARE TAKEN FROM THE WARRANTY DEED FROM JERRY R. HOODENPILE, TRUSTEE TO JOHN A. BRADSHAW, VOLUME 784 PAGE 640.
5. 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 7111, PAGE 135 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 ERRECTED 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.

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 7080, 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.

Do: BR Vol: Pg
00918174 BR 2173 157

Filed for Record in: BRAZOS COUNTY

On: Mar 01:2006 at 09:00A

As a: Plats

Document Number: 00918174

Amount: \$8,000

Receipt Number: 265409

By: Cathy Barcelona

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.
2.24.06

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
69104

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.

Dean Schieffer
DEAN SCHIEFFER, PRESIDENT
SCHIEFFER DEVELOPMENT COMPANY

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, HONORABLE KAREN MCQUEEN, COUNTY CLERK, BRAZOS COUNTY

Mar 01:2006

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 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

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 24th DAY OF October, 2006 AND SAME WAS DULY APPROVED ON THE 16th DAY OF December, 2006 BY SAID COMMISSION.

Art Hughes
ART HUGHES
CHAIRMAN, CITY PLANNING COMMISSION, 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 1st DAY OF February 2006 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 7173, PAGE 157.

Karen McQueen
KAREN MCQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

Cathy Barcelona

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

**FINAL PLAT
TIFFANY PARK SUBDIVISION
PHASE TWELVE**

**BLOCK ONE, LOTS 1-7
BLOCK FOUR, LOTS 1-6
BLOCK FIVE, LOTS 1-5**

6.690 ACRES

**RICHARD CARTER LEAGUE A-8
BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1"=50' **FEBRUARY 22, 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