

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, JOHN CLARK, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE 15th DAY OF August, 2008, AND SAME WAS DULY APPROVED ON THE 15th DAY OF August, 2008 BY SAID COMMISSION.

John Clark, Chairman, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, KEVIN RUSSELL, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 15th DAY OF August, 2008.

Kevin Russell, City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, P.E. 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 AND WAS APPROVED ON THE 18th DAY OF August, 2008.

Paul Kaspar, P.E., City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, BRAD KERR, REGISTERED PUBLIC 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 AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

Brad Kerr, R.P.S., No. 4502



CERTIFICATION BY THE COUNTY CLERK

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 20th DAY OF August, 2008, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 8112 PAGE 26.

Karen McQueen, County Clerk, Brazos County, Texas

Curve Table with columns: CURVE, RADIUS, DELTA, LENGTH, TANGENT, CHORD BRG, CHORD. Lists curves C1 through C22 with their respective measurements.

N/F REGENCY PARK, INC. 94.10 ACRES 1219/292

N/F JSCP PARTNERS, LP 22.99 ACRES 2653/282

N/F MICHAEL K. DAVIS 33.14 ACRE TRACT 2653/316

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

HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY



GENERAL NOTES: 1. BASIS OF BEARING: TIFFANY PARK PHASE ELEVEN 7173/151. 2. BUILDING SETBACK LINES WILL COMPLY WITH CITY ORDINANCE. 3. NO DRIVEWAY ACCESS TO OAK HILL DRIVE EAST ALLOWED. 4. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET PER THE CITY OF BRYAN ORDINANCE. 5. ALL PUE EASEMENTS DEDICATED BY THE PLAT ARE PUBLIC UTILITY EASEMENTS. 6. ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES. 7. FLOODPLAIN IS DELINEATED FROM FIRM MAP NO. 4804(C) 142C, EFFECTIVE DATE JULY 2, 1992. 8. NO FENCE SHALL BE CONSTRUCTED IN THE 50-FOOT WIDE DRAINAGE EASEMENT. 9. ADJACENT LOT OWNERS OR THE ASSOCIATION OF TIFFANY PARK HOMEOWNERS SHALL HAVE THE OBLIGATION OF MAINTENANCE CONSISTING OF MOULDED TRASH 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 (717), PAGE (155) OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. THE CITY OF BRYAN SHALL HAVE THE OBLIGATION TO REPAIR OR REPLACE THE CONCRETE FUME 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 FUME 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 707, PAGE 63 AND DESIGNATED HEREIN AS THE TIFFANY PARK SUBDIVISION PHASE THIRTEEN, FOURTEEN & FIFTEEN IN THE CITY OF BRYAN, TEXAS, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARK WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES TO THE EXTENT SHOWN WITHIN THE 19.10 ACRE TRACT DESCRIBED HEREIN.

DEAN SCHIEFFER, PRESIDENT SCHIEFFER DEVELOPMENT COMPANY METES AND BOUNDS DESCRIPTION OF A 19.10 ACRE TRACT OF LAND BEING A PORTION OF THE 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, A-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 156 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 SOUTH LINE OF EAST OAK HILL DRIVE (60' R.O.W.) MARKING THE NORTHWEST CORNER OF THE PLAT RECORDED IN VOLUME 7173, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 08° 27' 26" E ALONG THE COMMON LINE OF SAID REMAINDER OF 67.29 ACRE TRACT AND TIFFANY PARK SUBDIVISION, PHASE ELEVEN, FOR A DISTANCE OF 989.51 FEET TO A 5/8 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 67.29 ACRE TRACT AND TIFFANY PARK SUBDIVISION, PHASE TWELVE, ACCORDING TO THE PLAT RECORDED IN VOLUME 7173, PAGE 152 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 120.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 23' 53" FOR AN ARC DISTANCE OF 36.44 FEET (CHORD BEARS: S 00° 14' 30" W 36.30 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE AND THE SOUTHWEST CORNER OF TIFFANY PARK SUBDIVISION, PHASE TWELVE;

THENCE: S 08° 55' 35" W THROUGH SAID REMAINDER OF 67.29 ACRE TRACT FOR A DISTANCE OF 155.97 FEET TO A POINT ON THE NORTH LINE OF A CALLED 33.14 ACRE TRACT AS DESCRIBED BY A DEED TO MICHAEL K. DAVIS RECORDED IN VOLUME 2653, PAGE 316 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 81° 04' 25" W ALONG THE COMMON LINE OF SAID REMAINDER OF 67.29 ACRE TRACT AND SAID 33.14 ACRE TRACT FOR A DISTANCE OF 759.70 FEET TO A POINT MARKING THE NORTH CORNER OF A CALLED 22.99 ACRE TRACT AS DESCRIBED BY A DEED TO JSCP PARTNERS, LP, RECORDED IN VOLUME 2653, PAGE 282 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A SOUTHEAST CORNER OF A CALLED 94.10 ACRE TRACT AS DESCRIBED BY A DEED TO REGENCY PARK, INC. RECORDED IN VOLUME 1219, PAGE 292 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 67.29 ACRE TRACT AND SAID 94.10 ACRE TRACT FOR THE FOLLOWING CALLS: N 15° 10' 18" W FOR A DISTANCE OF 395.84 FEET TO A POINT;

N 14° 59' 21" E FOR A DISTANCE OF 349.87 FEET TO A POINT;

N 02° 06' 38" W FOR A DISTANCE OF 279.94 FEET TO A POINT ON THE SOUTH LINE OF WHEELER RIDGE SUBDIVISION, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 617, PAGE 179 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

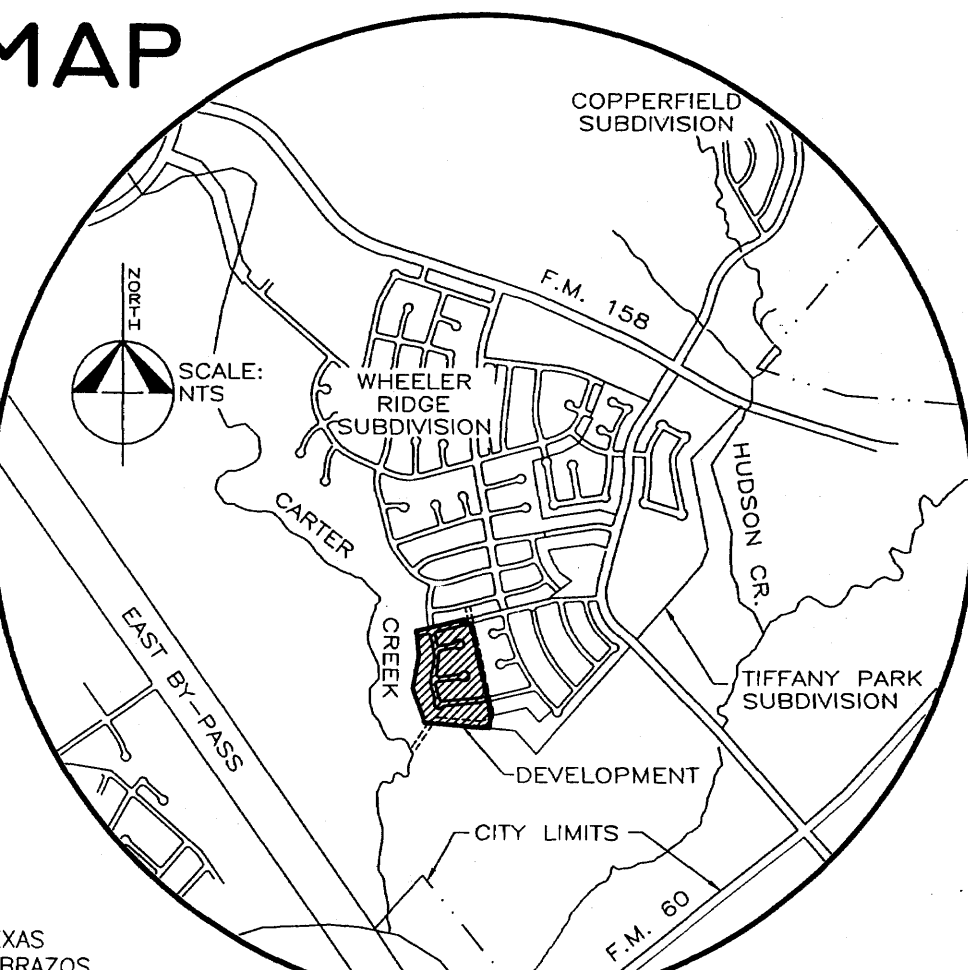
THENCE: N 80° 13' 55" E ALONG THE SOUTH LINE OF WHEELER RIDGE SUBDIVISION, PHASE SIX, FOR A DISTANCE OF 595.95 FEET TO A POINT MARKING THE NORTHWEST PLATTED CORNER OF EAST OAK HILL DRIVE;

THENCE: S 09° 46' 05" E ALONG THE PLATTED WEST LINE OF EAST OAK HILL DRIVE FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF EAST OAK HILL DRIVE;

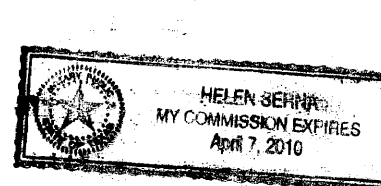
THENCE: N 80° 13' 55" E ALONG THE SOUTH LINE OF EAST OAK HILL DRIVE FOR A DISTANCE OF 56.07 FEET TO THE POINT OF BEGINNING CONTAINING 19.10 ACRES OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF TIFFANY PARK SUBDIVISION, PHASE ELEVEN, 7173/151.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502 D:\WORK\MAB\TIFF-13.MAB

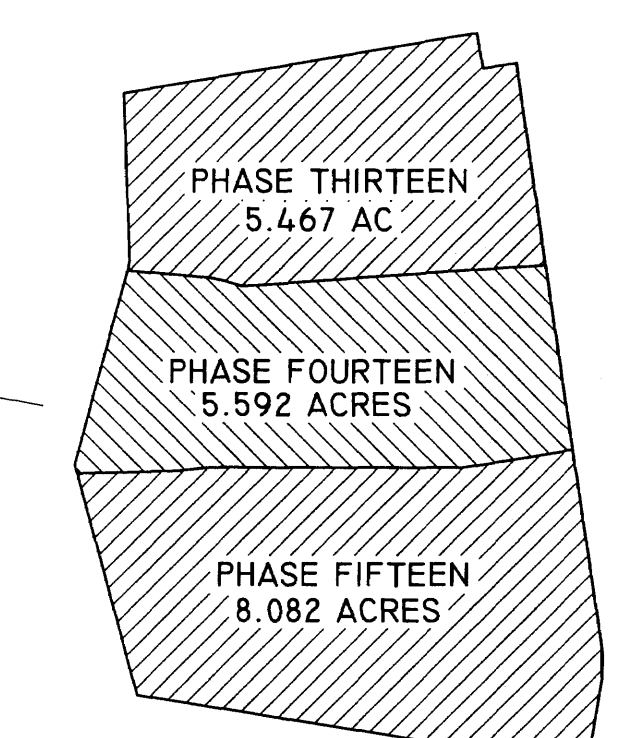
KEY MAP



STATE OF TEXAS COUNTY OF BRAZOS THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6th DAY OF August, 2008, BY DEAN SCHIEFFER AS PRESIDENT OF SCHIEFFER DEVELOPMENT COMPANY, ON BEHALF OF SAID CORPORATION.



Helen Serna, Notary Public, State of Texas, Commission Expires 4-7-10, Notary Name Printed: Helen Serna



PHASE PLAN

Doc 01008118 Bk DR Vol 8772 Ps 26 Filed for Record in: BRAZOS COUNTY On: Aug 20, 2008 at 03:44P As a Plat Document Number: 01008118 Amount: 58.00 Receipt Number - 348575 By: Ashlie Peters

FINAL PLAT TIFFANY PARK SUBDIVISION PHASE THIRTEEN, FOURTEEN & FIFTEEN

BLOCK SEVEN, LOTS 1-29 BLOCK TWO, LOTS 30-46 19.141 ACRES RICHARD CARTER LEAGUE A-8 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1"=60' JULY 31, 2008

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

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