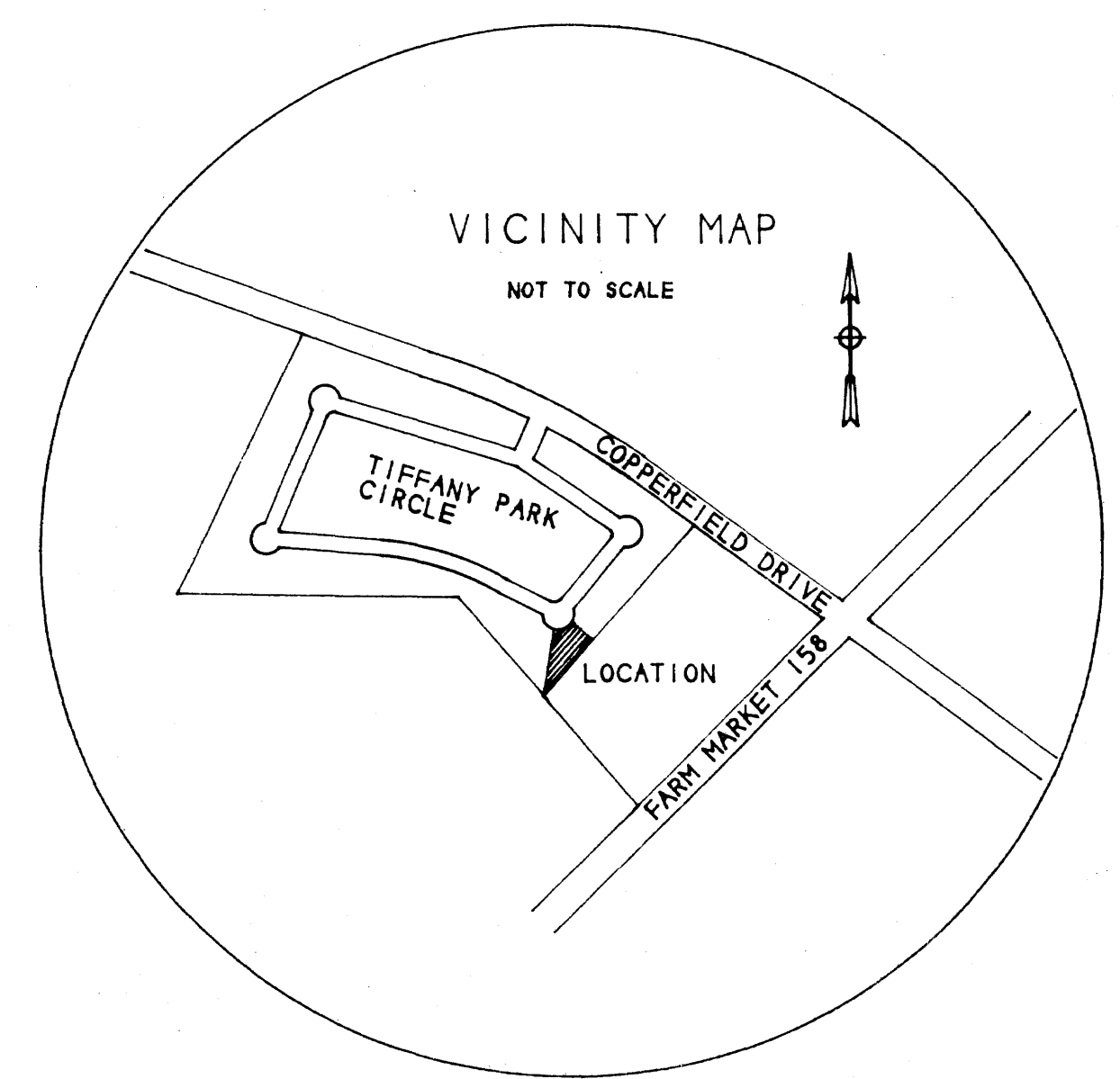
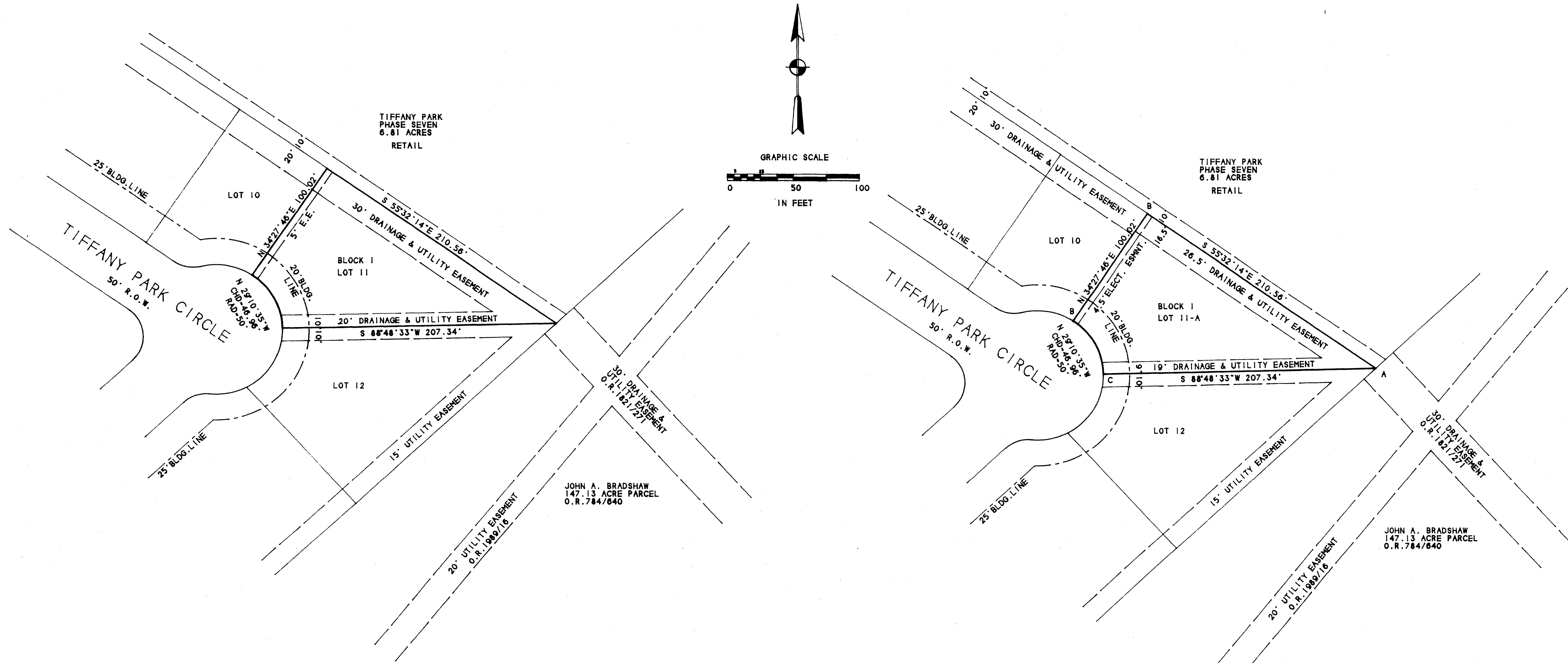


as laidbase
6/16/97
WD



ORIGINAL PLAT
OFFICIAL RECORDS
VOLUME 2146, PAGE 160

AMENDED PLAT

- GENERAL NOTES PER ORIGINAL PLAT
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. 756.
 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.

CERTIFICATION OF THE SURVEYOR
(STATE OF TEXAS)
(COUNTY OF BRAZOS)
I, James W. MacArthur, Registered Professional Land Surveyor No. 2089 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 by me or under my supervision on the ground.
James W. MacArthur
James W. MacArthur
Registered Professional Land Surveyor

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 158 certificates of authentication was filed for record in my office this 25 day of Nov, 1997. In the Official Records of Brazos County in Volume 2146, Page 160.

APPROVAL OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator 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 25 day of Nov, 1997.
[Signature]
Planning Administrator, Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER
I, the undersigned, Development 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 25 day of Nov, 1997.
[Signature]
Development Engineer, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
(STATE OF TEXAS)
(COUNTY OF BRAZOS)
I (We), Greg Court, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County in Volume 2872, Page 94, 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 shown hereon for the purposes identified.
Greg Court

(STATE OF TEXAS)
(COUNTY OF BRAZOS)
Before me, the undersigned authority, on this day personally appeared Greg Court, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal of office this 25 day of Nov, 1997.
Marie M. Garcia
Notary Public, Brazos County, Texas

613390
FILED
97 NOV 25 AM 10:27
Brazos County Clerk
Debra Johnson
Deputy

- CORNER MONUMENT LEGEND
- A. FOUND 3/4" GALVANIZED IRON PIPE & PLASTIC CAP IN CONCRETE R.P.L.S. NO. 2859
 - B. FOUND 1/2" IRON ROD & PLASTIC CAP R.P.L.S. NO. 2859
 - C. FOUND 1/2" IRON ROD

- GENERAL NOTES AMENDING PLAT
1. THE PURPOSE OF THIS PLAT IS TO REDUCE THE WIDTH OF ALL OF THE EASEMENTS LYING WITHIN LOT 11.
 2. DEED RESTRICTIONS OFFICIAL RECORDS VOLUME 2146, PAGE 160 AND VOLUME 2151, PAGE 233.

AMENDING PLAT

LOT 11, BLOCK 1
TIFFANY PARK, PHASE TWO

JAMES W. SCOTT LEAGUE NOVEMBER 19, 1997
ABSTRACT NO. 49 SCALE 1" = 50'
CITY OF BRYAN, BRAZOS COUNTY TEXAS 0.336 OF AN ACRE

SURVEYOR OWNER
MacARTHUR SURVEYS INC. GREG COURT d/b/a
P.O. BOX 4592 COURT CONSTRUCTION
BRYAN, TEXAS 77805 5029 WALLIS ROAD
BRYAN, TEXAS 77808

