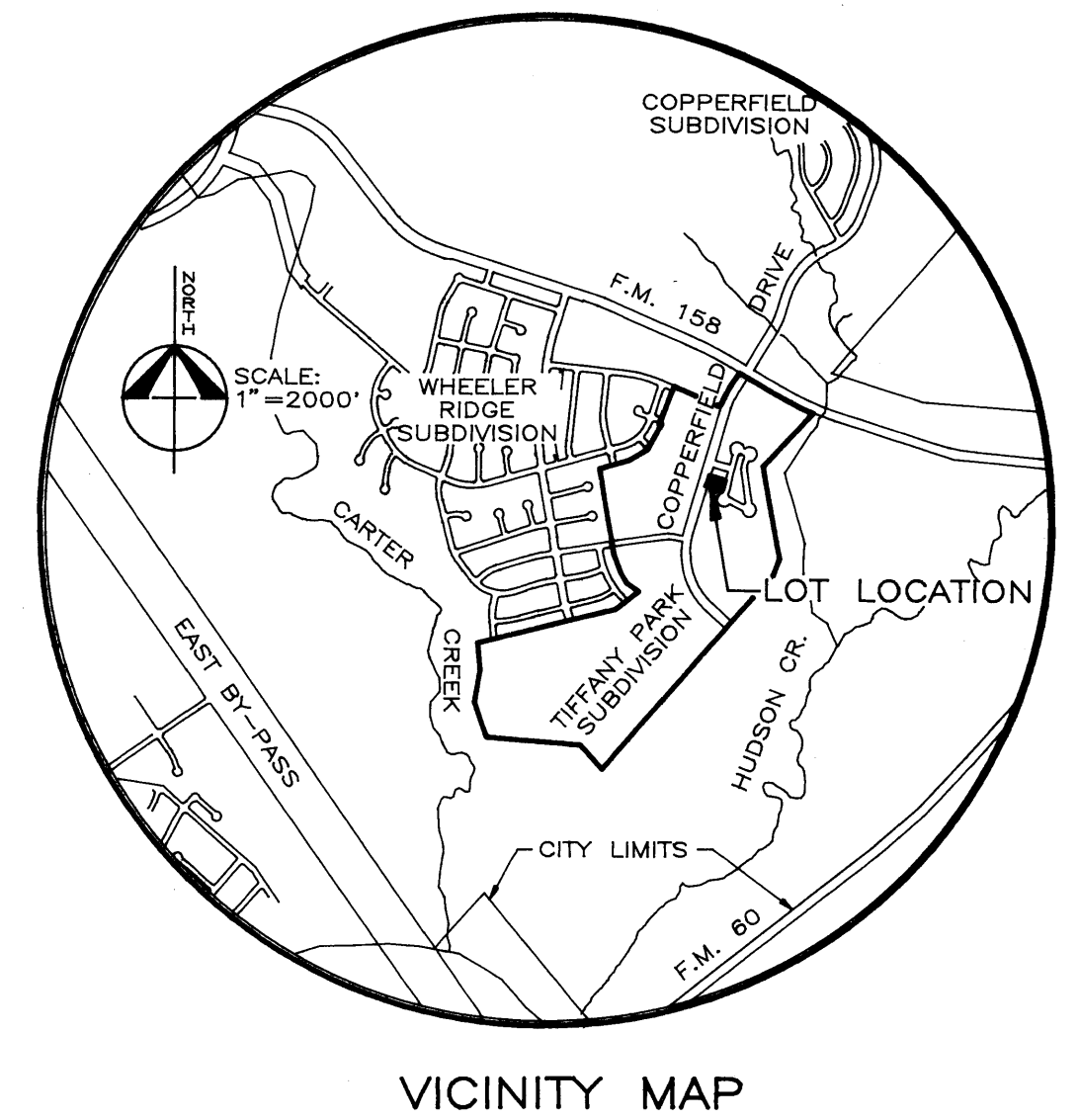
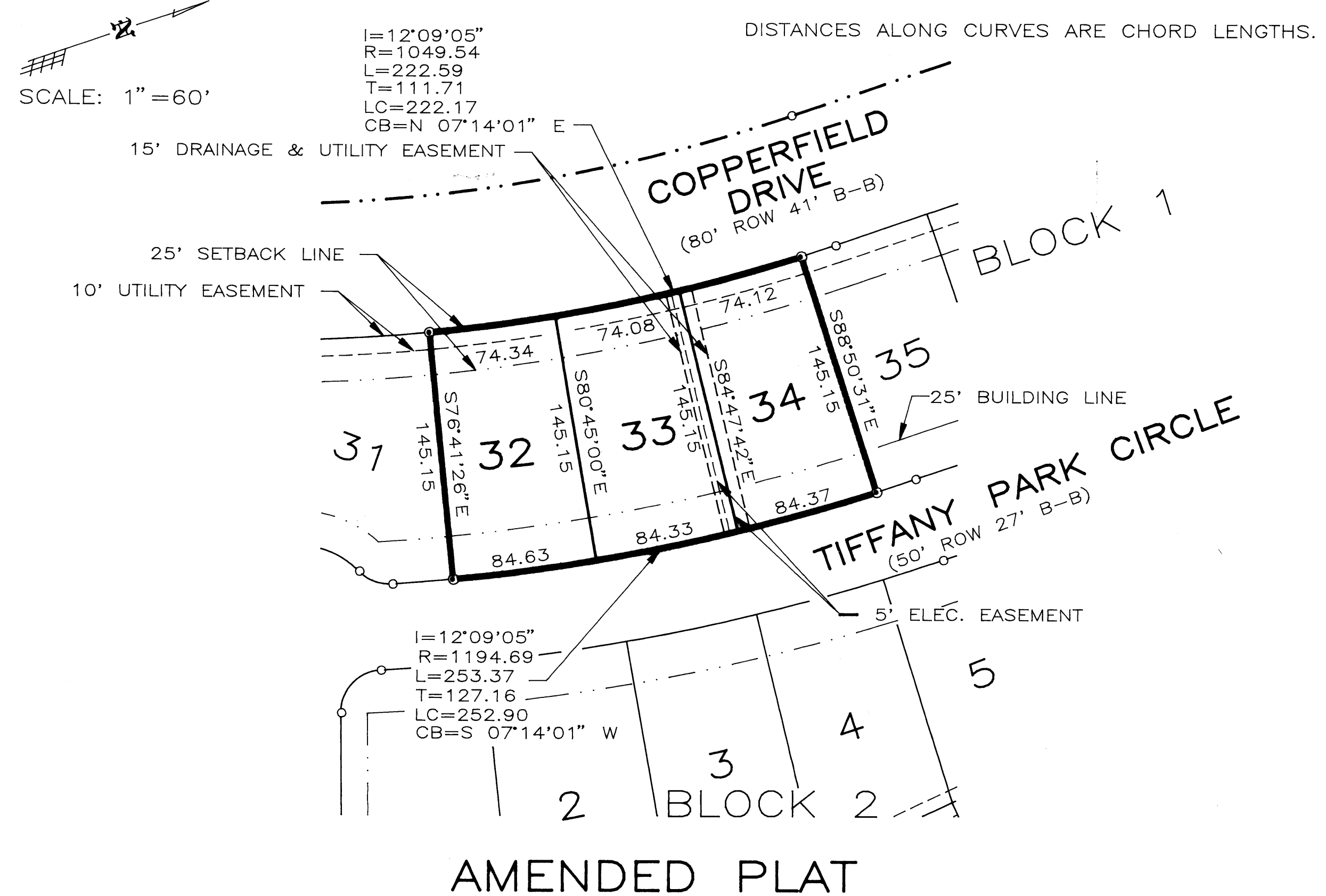
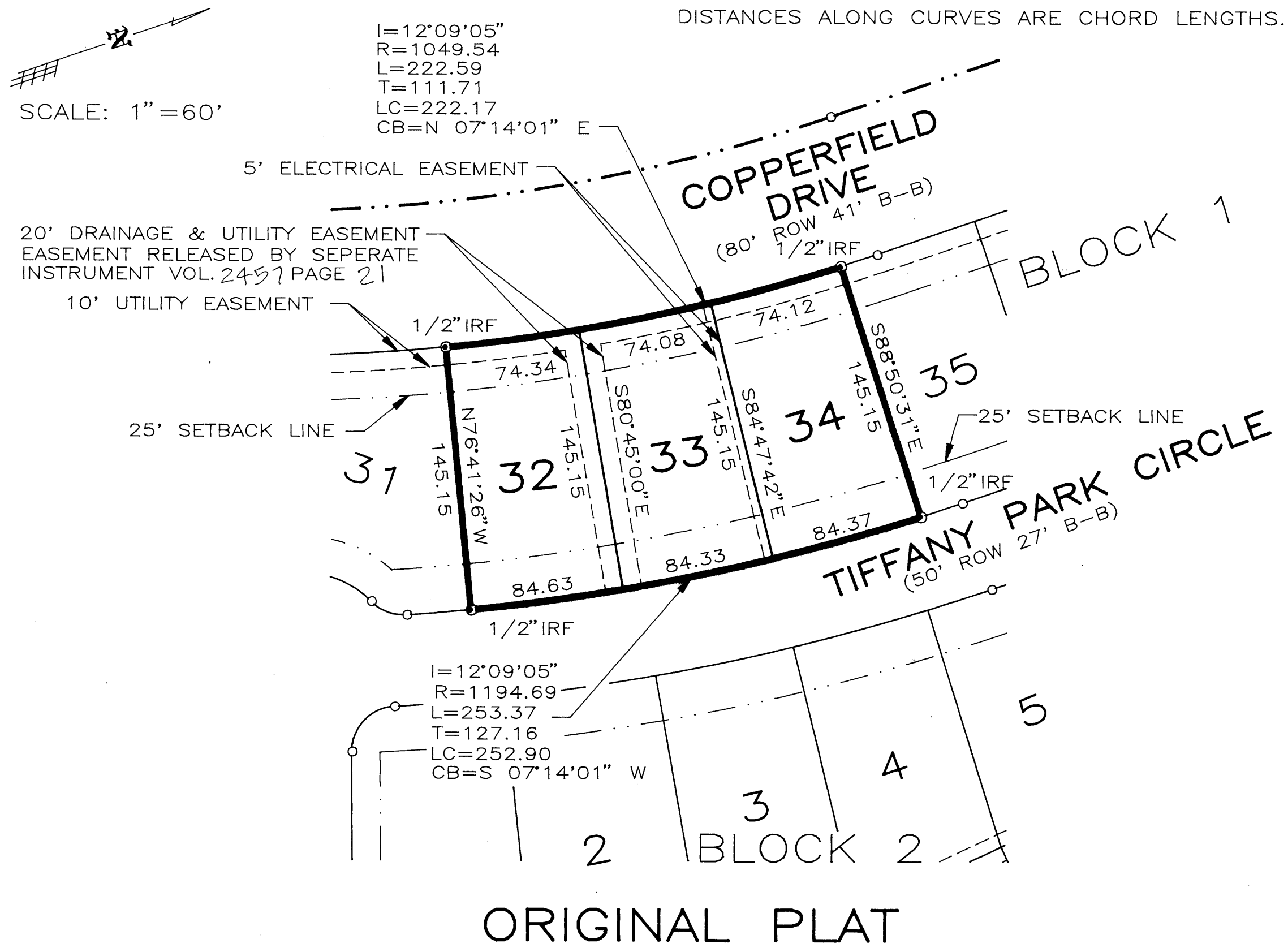


JAMES W. SCOTT LEAGUE A-49

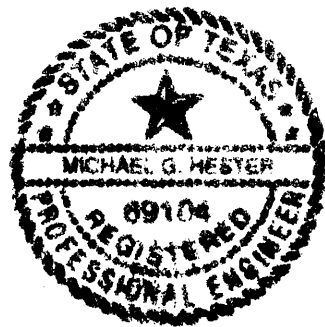
JAMES W. SCOTT LEAGUE A-49



- GENERAL NOTES:
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 LOT CORNERS WILL BE MARKED WITH 1/2" IRON RODS.
 6. MONUMENTS FOUND AND RECORD BEARINGS OF TIFFANY PARK SUBDIVISION PHASE TWO WERE USED AS BASIS OF BEARINGS.

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 BY THE ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS
I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 89104 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.



Michael G. Hester, P.E.
MICHAEL G. HESTER, P.E.
10.3.95

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

Rafael Shann
RAFAEL SHANN
CITY PLANNER, BRYAN, TEXAS

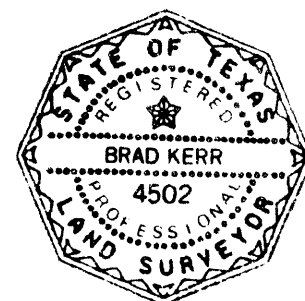
APPROVAL OF THE PLANNING COMMISSION
I, JOHN GODFREY, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 10th DAY OF August, 1995 AND SAME WAS DULY APPROVED ON THE 10th DAY OF September, 1995 BY SAID COMMISSION.

John Godfrey
JOHN GODFREY
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

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.

Bruce M. Karr
BRUCE M. KARR
CITY ENGINEER, 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 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 ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF Aug, 1995 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4763 PAGE 344.

Mary Ann Ward
COUNTY CLERK, BRAZOS COUNTY, TEXAS

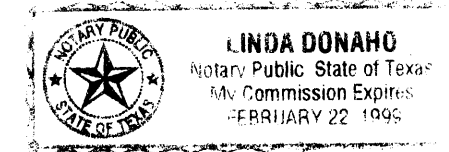
OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY
STATE OF TEXAS

I, JOHN A. BRADSHAW, 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 784, PAGE 640, AND DESIGNATED HEREIN AS THE TIFFANY PARK SUBDIVISION, PHASE ONE AND TWO 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 PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John A. Bradshaw Pres.
JOHN A. BRADSHAW, PRESIDENT
TIFFANY PARK DEVELOPMENT CORPORATION

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN A. BRADSHAW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF Sept., 1995.

Linda Donaho
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION OF LOTS 32, 33 AND 34, BLOCK 1, TIFFANY PARK SUBDIVISION, PHASE TWO, BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF LOTS 32, 33 AND 34, BLOCK 1 OF TIFFANY PARK SUBDIVISION, PHASE TWO, BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2146 PAGE 160 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 32 ON THE WEST RIGHT-OF-WAY LINE OF TIFFANY PARK CIRCLE (50' ROW);
THENCE: N76°41'26"W ALONG THE COMMON LINE OF LOT 31 AND 32 FOR A DISTANCE OF 145.15 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 32 AND THE EAST RIGHT-OF-WAY OF COPPERFIELD DRIVE (80' ROW) BEING IN A CURVE IN A COUNTER-CLOCKWISE DIRECTION AND HAVING A RADIUS OF 1049.54 FEET;
THENCE: ALONG SAID CURVE FOR AN ARC LENGTH OF 222.59 FEET TO A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 34.
(CURVE DATA: DELTA 12°09'05", TANGENT 111.71', CHORD N07°14'01"E 222.17');
THENCE: S88°50'31"E ALONG THE COMMON LINE OF LOTS 34 AND 35 FOR A DISTANCE OF 145.15 FEET TO A 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF LOT 34, ON THE WEST RIGHT-OF-WAY OF TIFFANY PARK CIRCLE BEING IN A CURVE IN A CLOCKWISE DIRECTION AND HAVING A RADIUS OF 1194.69 FEET;
THENCE: ALONG SAID CURVE FOR AN ARC LENGTH OF 253.37 FEET TO THE POINT OF BEGINNING (CURVE DATA: DELTA 12°09'05", TANGENT 127.16', CHORD S07°14'01"W - 252.90).

AMENDING PLAT
BLOCK ONE, LOTS 32, 33 & 34
0.7930 ACRES
TIFFANY PARK SUBDIVISION
PHASE TWO
JAMES W. SCOTT LEAGUE A-49
BRYAN, BRAZOS COUNTY, TEXAS

FILED
95 OCT 23 PM 1:16
Sharon M. Jones
CLERK
BRAZOS COUNTY CLERK'S OFFICE
DEPUTY

591319

SCALE: 1"=60' AUGUST, 1995

OWNER & DEVELOPER
TIFFANY PARK DEVELOPMENT CORP.
2214 PARK SPRINGS BLVD.
ARLINGTON, TEXAS 76013
(817) 461-2264

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 250
COLLEGE STATION, TEXAS 77840
(409) 697-1100