

CURVE DATA:

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	85°45'05"	25.00	37.42	23.21	S 55°28'30" W	34.02
C2	93°51'30"	25.00	40.95	26.74	N 34°43'12" W	36.53
C3	24°10'55"	842.58	355.61	180.49	N 24°18'00" E	352.98
C4	48°11'23"	25.00	21.03	11.18	N 60°29'08" E	20.41
C5	195°09'36"	50.00	170.31	-375.73	N 12°59'58" W	99.13
C6	48°11'23"	25.00	21.03	11.18	N 86°29'05" E	20.41
C7	48°11'23"	25.00	21.03	11.18	N 38°17'42" W	20.41
C8	278°22'46"	50.00	241.19	-44.72	S 27°36'37" W	66.67
C9	48°11'23"	25.00	21.03	11.18	N 86°29'05" E	20.41
C10	98°46'50"	25.00	43.10	29.16	S 12°58'58" E	37.96
C11	1°53'11"	892.58	185.17	92.92	S 30°26'52" W	184.84
C12	93°06'21"	25.00	40.63	26.39	S 71°03'28" W	36.30
C13	48°11'23"	25.00	21.03	11.18	N 38°17'42" W	20.41
C14	278°22'46"	50.00	241.19	-44.72	S 27°36'37" W	66.67
C15	48°11'23"	25.00	21.03	11.18	N 86°29'05" E	20.41
C16	80°36'34"	25.00	35.17	21.21	S 22°05'06" E	32.34
C17	06°17'41"	892.58	98.06	49.08	S 15°04'21" W	98.01
C18	91°37'54"	25.00	39.98	25.72	S 57°44'27" W	35.86
C19	25°44'35"	556.35	249.32	126.79	N 63°36'19" W	247.24

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.L.S. NO. 4502
7-22-98

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, P.E.
MICHAEL G. HESTER, P.E.
69104
7-21-98

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY
STATE OF TEXAS

I, DEAN SCHEIFFER, 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 4000, PAGE 1, AND DESIGNATED HEREIN AS THE TIFFANY PARK SUBDIVISION PHASE THREE, 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.

Dean Schieffer
DEAN SCHEIFFER

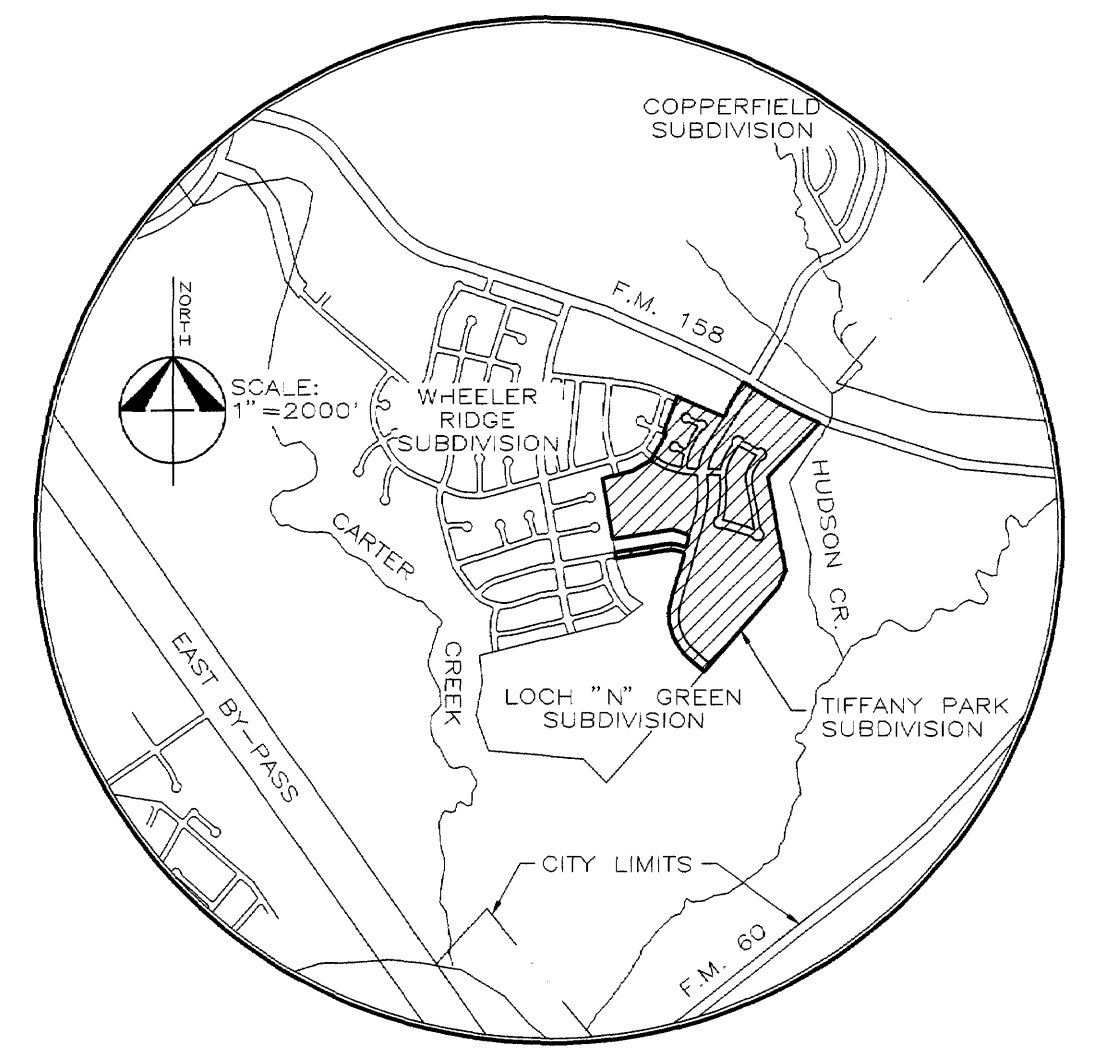
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN SCHEIFFER, 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 29th DAY OF July, 1998.

Marie M. Garcia
MARIE M. GARCIA
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

- GENERAL NOTES:**
- ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5.
 - STORM WATER DETENTION FOR THE SITE WAS PROVIDED DURING THE CONSTRUCTION OF PHASE ONE AND TWO.
 - ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
 - PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITH THE PARK SITE IN PHASE ONE.
 - NO LOT SHALL HAVE DIRECT ACCESS TO COPPERFIELD DRIVE OR TIFFANY PARK DRIVE.
 - THE BEARINGS ARE TAKEN FROM THE WARRANTY DEED FROM JERRY R. HOODENPILE, TRUSTEE TO JOHN A. BRADSHAW, VOLUME 784 PAGE 640.
 - ALL LOTS WILL BE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0142 C.



VICINITY MAP

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 17th DAY OF FEBRUARY, 1998 AND SAME WAS DULY APPROVED ON THE 17th DAY OF MARCH, 1998 BY SAID COMMISSION.

Richard Perkins
RICHARD PERKINS
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

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.

Joey Dunn
JOEY DUNN
PLANNING ADMINISTRATOR, 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.

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

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 29th DAY OF July, 1998, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4000, PAGE 1.

Mary Ann Ward
MARY ANN WARD, COUNTY CLERK, BRAZOS COUNTY, TEXAS

0662391

Filed for Record in:
BRAZOS COUNTY,
On: Aug 03, 1998 at 10:32A
As a
Plats
Document Number: 0662391
Amount 55.00
Receipt Number - 115362
By:
Barbara Johnson
STATE OF TEXAS COUNTY OF
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 named records of:
BRAZOS COUNTY,
as stamped herein by me.

Aug 03, 1998

HONORABLE MARY ANN WARD, COUNTY CLERK,
BRAZOS COUNTY,

FINAL PLAT
TIFFANY PARK SUBDIVISION
PHASE THREE
BLOCK ONE, LOTS 1-20
7.943 ACRES
JAMES W. SCOTT LEAGUE A-49
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' JULY 21, 1998

PREPARED FOR:
DEAN SCHEIFFER
P.O. BOX 70
KURTEN, TEXAS
(409)268-8403

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS 77840
(409) 693-1100

