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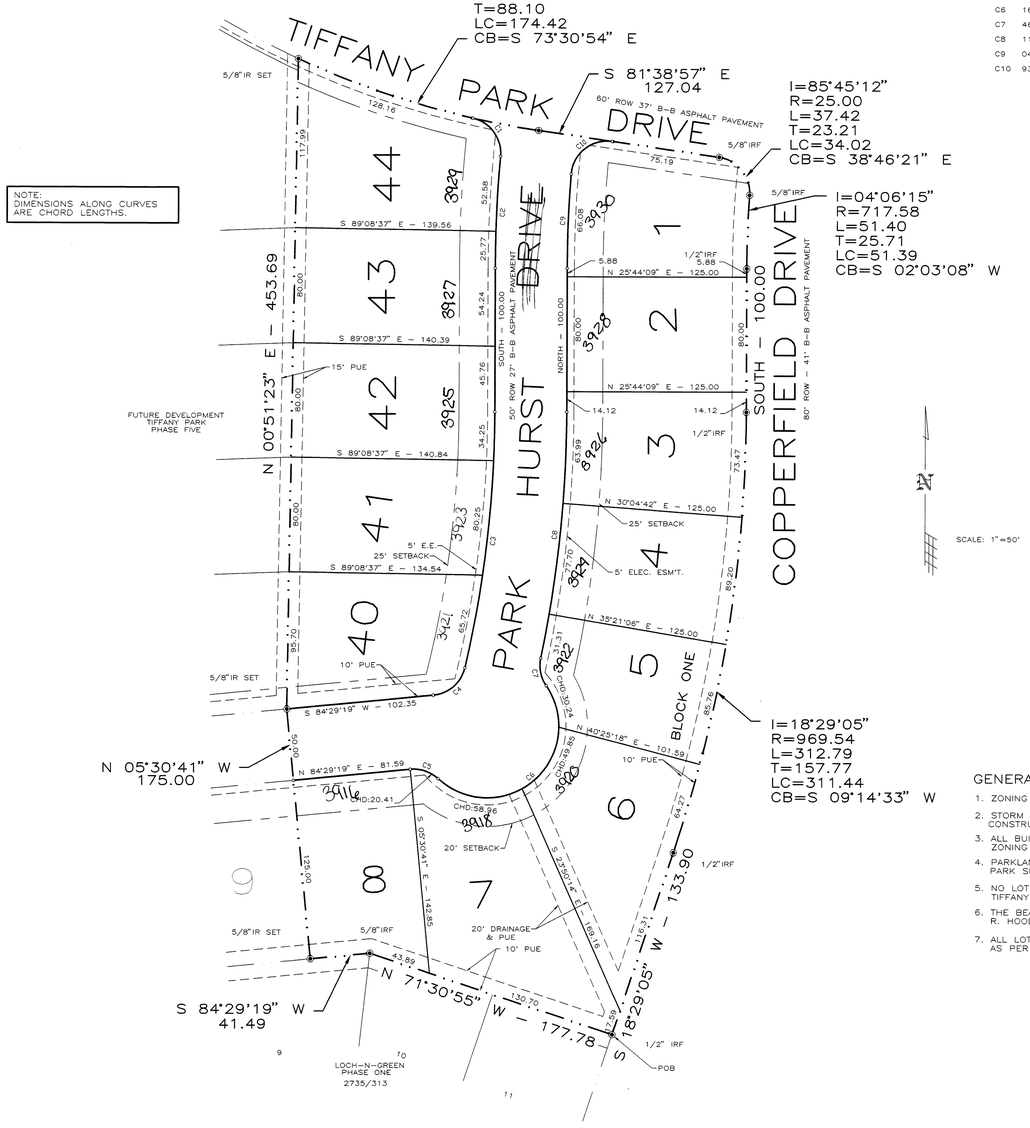


NOTE:
DIMENSIONS ALONG CURVES ARE CHORD LENGTHS.

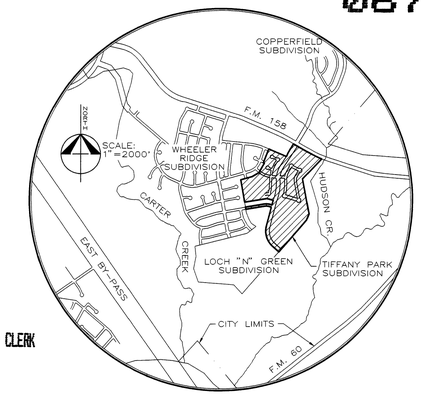
CURVE DATA:

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	82°20'46"	25.00	35.93	21.87	S 36°08'36" E	32.92
C2	05°01'47"	892.58	78.36	39.20	S 02°30'54" W	78.33
C3	12°59'57"	794.54	180.27	90.52	S 06°29'59" W	179.88
C4	71°29'22"	25.00	31.19	17.99	S 48°44'38" W	29.21
C5	48°11'23"	25.00	21.03	11.18	S 71°25'00" E	20.41
C6	167°15'31"	50.00	145.96	447.83	N 49°02'56" E	99.38
C7	46°19'13"	25.00	20.21	10.69	N 11°25'13" W	19.67
C8	11°44'24"	844.54	173.05	86.83	N 05°52'12" E	172.75
C9	04°29'40"	842.58	66.09	33.06	N 02°14'50" E	66.08
C10	93°51'23"	25.00	40.95	26.74	N 51°25'21" E	36.52

Filed for Record in:
BRAZOS COUNTY,
On: Jan 29, 1999 at 04:41P
As a
Plats
Document Number: 0676819
Amount 55.00
Receipt Number - 124705
By,
BJ Endler

STATE OF TEXAS COUNTY OF
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 named records of:
BRAZOS COUNTY,
as stamped hereon by me.
Jan 29, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,



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 23rd DAY OF July, 1998 AND SAME WAS DULY APPROVED ON THE 20th DAY OF August, 1998 BY SAID COMMISSION.

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
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, 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 29 DAY OF January 1999 AN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 3378 PAGE 255

Mary Ann Ward by Barbara Johnson, Deputy Clerk
COUNTY CLERK, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION
OF A
4.098 ACRE TRACT
JAMES W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES W. SCOTT LEAGUE, ABSTRACT NO. 49, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 22.340 ACRE TRACT AS DESCRIBED BY A DEED TO DEAN SCHIEFFER AND WIFE, TRACY SCHIEFFER, RECORDED IN VOLUME 2992, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COPPERFIELD DRIVE (80' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID 22.340 ACRE TRACT AND THE NORTHEAST CORNER OF LOCH-"N"-GREEN, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2735, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 71° 30' 55" W ALONG THE COMMON LINE OF SAID 22.340 ACRE TRACT AND SAID LOCH-"N"-GREEN, PHASE ONE, FOR A DISTANCE OF 177.78 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: S 84° 29' 19" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 41.49 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 05° 30' 41" W THROUGH SAID 22.340 ACRE TRACT FOR A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN THE WEST LINE OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 00° 51' 23" E CONTINUING THROUGH SAID 22.340 ACRE TRACT FOR A DISTANCE OF 453.69 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF TIFFANY PARK DRIVE (60' R.O.W.), SAID IRON ROD SET BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 616.35 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 16' 07" FOR AN ARC DISTANCE OF 175.01 FEET (CHORD BEARS: S 73° 30' 54" E - 174.42) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 81° 38' 57" E CONTINUING ALONG THE SOUTH LINE OF TIFFANY PARK DRIVE FOR A DISTANCE OF 127.04 FEET TO A 5/8 INCH IRON ROD FUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 45' 12" FOR AN ARC DISTANCE OF 37.42 FEET (CHORD BEARS: S 38° 46' 21" E - 34.02) TO A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF COPPERFIELD DRIVE MARKING THE ENDING POINT OF SAID CURVE, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 717.58 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 06' 15" FOR AN ARC DISTANCE OF 51.40 FEET (CHORD BEARS: S 02° 03' 08" W - 51.39) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: SOUTH CONTINUING ALONG THE WEST LINE OF COPPERFIELD DRIVE FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 969.54 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 29' 05" FOR AN ARC DISTANCE OF 312.79 FEET (CHORD BEARS: S 09° 14' 33" W - 311.44) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 18° 29' 05" W CONTINUING ALONG THE WEST LINE OF COPPERFIELD DRIVE FOR A DISTANCE OF 133.90 FEET TO THE POINT OF BEGINNING CONTAINING 4.098 ACRES OF LAND MORE OR LESS. BEARING ORIENTATION SHOWN HEREIN IS BASED ON THE WEST LINE OF COPPERFIELD DRIVE AS SHOWN ON THE PLAT OF TIFFANY PARK, PHASE TWO, RECORDED IN VOLUME 2146, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE SOUTH LINE OF TIFFANY PARK DRIVE AS SHOWN ON THE PLAT OF TIFFANY PARK, PHASE THREE, RECORDED IN VOLUME 3208, PAGE 264 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

D:/WORK/MAB/98-TIF4.MAB

GENERAL NOTES:

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

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY

STATE OF TEXAS

I, DEAN SCHIEFFER, 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 _____ PAGE _____ AND DESIGNATED HEREIN AS THE TIFFANY PARK SUBDIVISION PHASE FOUR 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

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN SCHIEFFER, 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 21 DAY OF January 1999

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

MARIE M. GARCIA
MY COMMISSION EXPIRES
February 12, 2000

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, R.P.L.S. NO. 4502

STATE OF TEXAS
BRAD KERR
4502
REGISTERED PROFESSIONAL
LAND SURVEYOR

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.
12.9.98

STATE OF TEXAS
MICHAEL G. HESTER
69104
REGISTERED
PROFESSIONAL ENGINEER

FINAL PLAT
TIFFANY PARK SUBDIVISION
PHASE FOUR
BLOCK ONE, LOTS 1-8 & 40-44
4.098 ACRES
JAMES W. SCOTT LEAGUE A-49
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' AUGUST 27, 1998

PREPARED FOR:
DEAN SCHIEFFER
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