

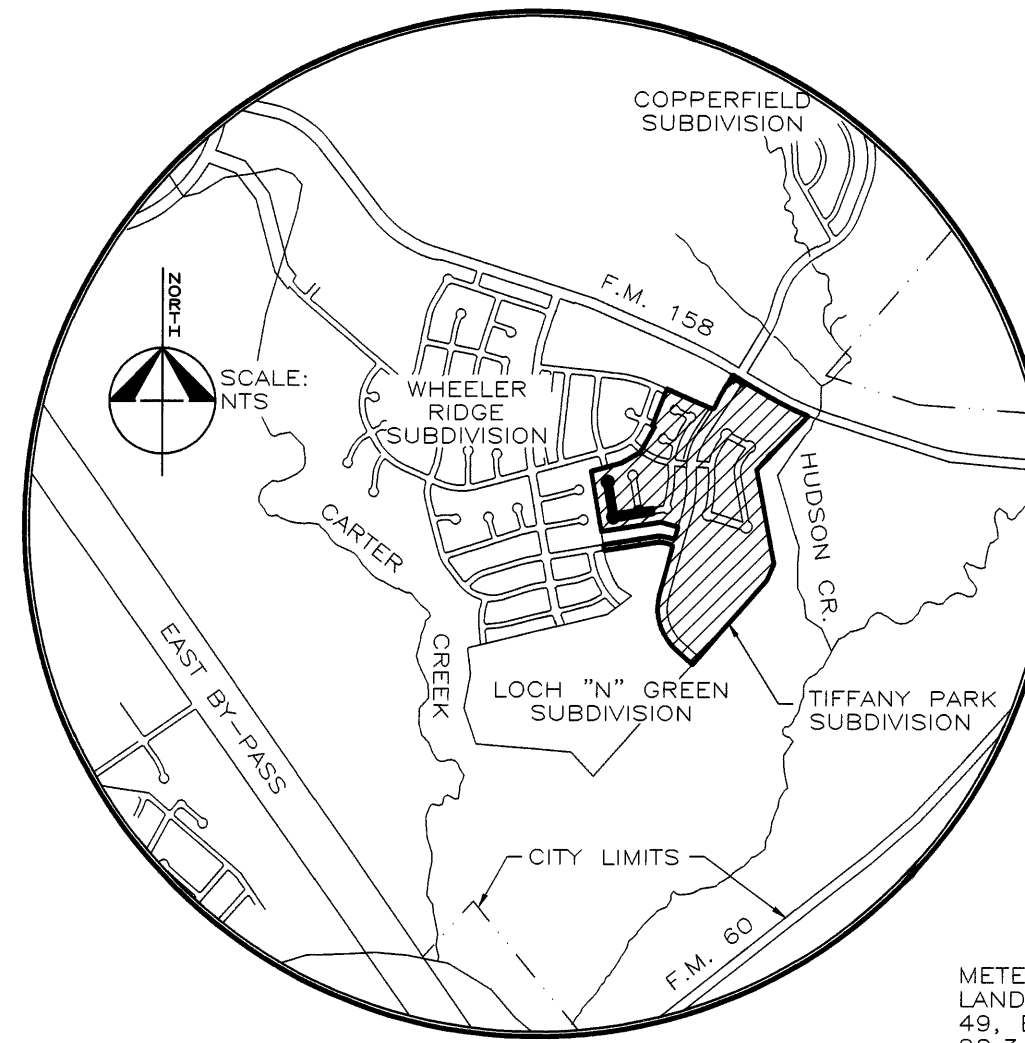
GENERAL NOTES:

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. THE BEARINGS ARE TAKEN FROM THE WARRANTY DEED FROM JERRY R. HOODENPILE, TRUSTEE TO JOHN A. BRADSHAW, VOLUME 784 PAGE 640.
6. ALL LOTS WILL BE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0142 C.

NOTE: DIMENSIONS ALONG CURVES ARE CHORD LENGTHS.

CURVE	DELTA	RADIUS	ARC	TANGENT BEARING	CHORD
C1	48°11'23"	25.00	21.03	11.18 S 60°23'38" W	20.41
C2	186°08'24"	50.00	162.44	-932.28 N 50°37'52" W	99.86
C3	48°11'23"	25.00	21.03	11.18 N 18°20'38" E	20.41
C4	48°11'23"	25.00	21.03	11.18 N 29°50'45" W	20.41
C5	276°22'46"	50.00	241.19	-44.72 N 84°14'57" E	66.67
C6	48°11'23"	25.00	21.03	11.18 S 18°20'38" W	20.41
C7	89°45'38"	25.00	39.17	24.90 S 50°37'52" E	35.28

SCALE: 1"=50'



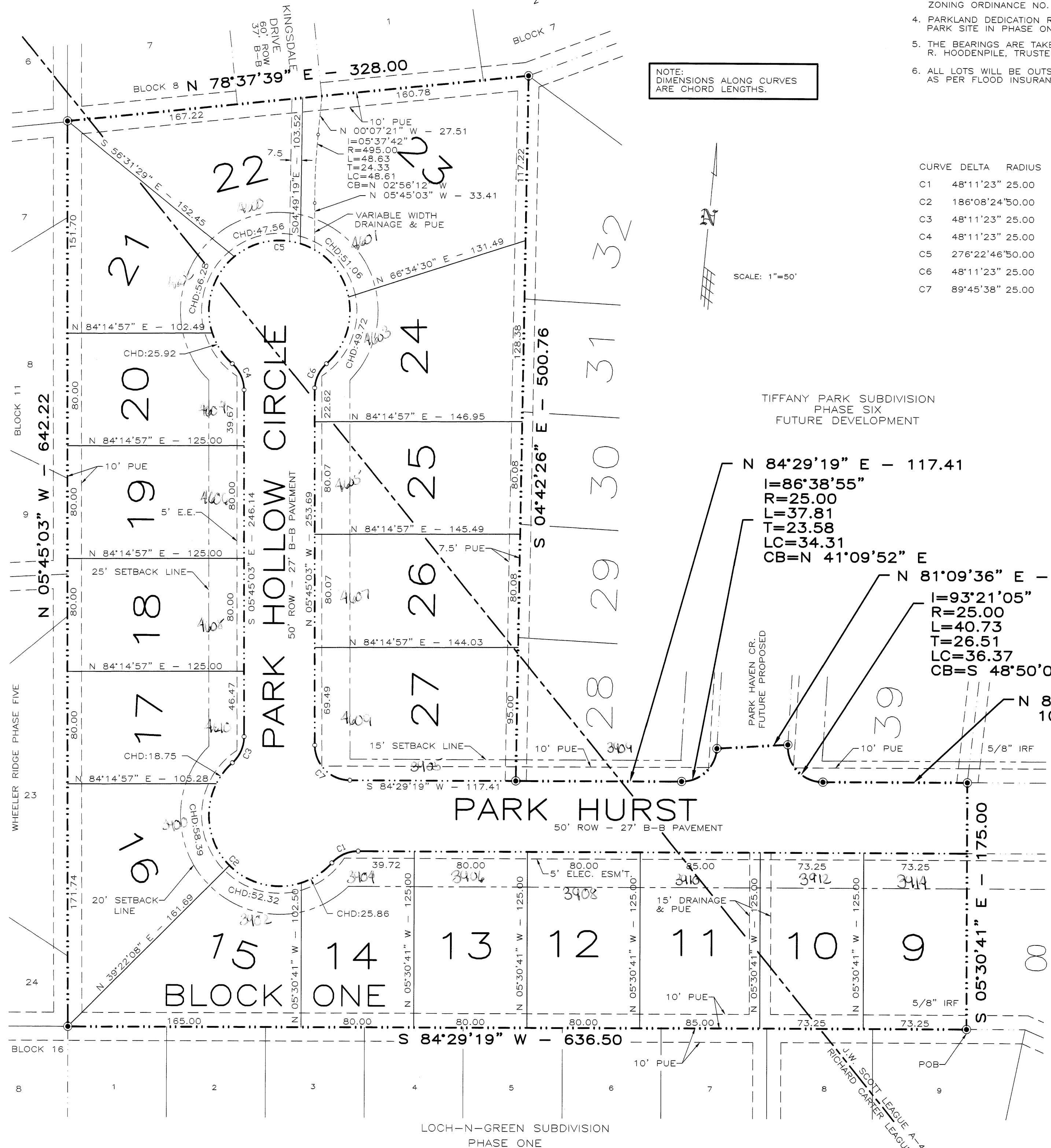
VICINITY MAP

0687395 03407 00175

Record in: Brazos County, Texas
 Date: Jun 04, 1999 at 08:41AM
 Plates: 6627395
 Document Number: 6627395
 Amount: \$55.00
 Receipt Number: 122148
 B/L Encoder: BJ

STATE OF TEXAS
 County Clerk
 I hereby certify that this instrument was filed in the public records of this county and was duly recorded in the volume and page of the record records of Brazos County, Texas as stamped herein by me.

Jun 04, 1999
 HONORABLE MARY ANN WARD, COUNTY CLERK
 BRAZOS COUNTY, TEXAS



TIFFANY PARK SUBDIVISION
 PHASE SIX
 FUTURE DEVELOPMENT

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 3RD DAY OF December, 1998 AND SAME WAS DULY APPROVED ON THE 3RD DAY OF December, 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.

Joe Doun
 JOE DOUN
 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 4TH DAY OF June, 1999 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 784, PAGE 640.

Mary Ann Ward by Barbara Jones
 MARY ANN WARD BY BARBARA JONES
 COUNTY CLERK, BRAZOS COUNTY, TEXAS DEPUTY CLERK

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 784 PAGE 640 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
 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 3RD DAY OF June, 1999.
Delores M. Soto
 DELORES M. SOTO
 Notary Public, State of Texas
 My Commission Expires NOV. 14, 2001

METES AND BOUNDS DESCRIPTION OF A 6.1678 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 SCHEIFFER AND WIFE, TRACY SCHEIFFER, 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:

COMMENCING 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, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF COPPERFIELD DRIVE MARKING THE BEGINNING OF A CURVE IN SAID LINE BEARS: N 18° 29' 05" E FOR A DISTANCE OF 133.90 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING FOR COPPERFIELD DRIVE ACCORDING TO THE PLAT OF TIFFANY PARK, PHASE TWO, RECORDED IN VOLUME 2146, PAGE 160 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, SAID COMMON LINE BEING THE SOUTH LINE OF TIFFANY PARK SUBDIVISION, PHASE FOUR, 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 POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 84° 29' 19" W CONTINUING ALONG THE COMMON LINE OF SAID 22.340 ACRE TRACT AND LOCH-"N"-GREEN, PHASE ONE, FOR A DISTANCE OF 636.50 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 22.340 ACRE TRACT AND THE SOUTHEAST CORNER OF WHEELER RIDGE, PHASE FIVE, ACCORDING TO THE PLAT RECORDED IN VOLUME 590, PAGE 259 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 05° 45' 03" W ALONG THE COMMON LINE OF SAID 22.340 ACRE TRACT AND WHEELER RIDGE, PHASE FIVE, FOR A DISTANCE OF 642.22 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF BROOKHAVEN SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 569, PAGE 545 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 78° 37' 39" E ALONG THE COMMON LINE OF SAID 22.340 ACRE TRACT AND BROOKHAVEN SUBDIVISION, PHASE ONE, FOR A DISTANCE OF 328.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: THROUGH SAID 22.340 ACRE TRACT FOR THE FOLLOWING CALLS:

S 04° 42' 26" E FOR A DISTANCE OF 500.76 FEET TO A 5/8 INCH IRON ROD SET MARKING AN INTERIOR EAST CORNER OF THIS HEREIN DESCRIBED TRACT.

N 84° 29' 19" E FOR A DISTANCE OF 117.41 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 38' 55" FOR AN ARC DISTANCE OF 37.81 FEET (CHORD BEARS: N 41° 09' 52" E - 34.31) TO A 5/8 INCH IRON ROD SET;

N 81° 09' 36" E FOR A DISTANCE OF 50.34 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93° 21' 05" FOR AN ARC DISTANCE OF 40.73 FEET (CHORD BEARS: S 48° 50' 08" E - 36.37) TO A 5/8 INCH IRON ROD SET;

N 84° 29' 19" E FOR A DISTANCE OF 102.35 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF SAID TIFFANY PARK SUBDIVISION, PHASE FOUR;

THENCE: S 05° 30' 41" E CONTINUING THROUGH SAID 22.340 ACRE TRACT AND LONG THE WEST LINE OF TIFFANY PARK SUBDIVISION, PHASE FOUR, FOR A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING CONTAINING 6.1678 ACRES OF LAND MORE OR LESS.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

FINAL PLAT
 TIFFANY PARK SUBDIVISION
 PHASE FIVE
 BLOCK ONE, LOTS 9-27
 6.1678 ACRES
 JAMES W. SCOTT LEAGUE A-49
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' MAY, 1999

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

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

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
 MICHAEL G. HESTER, P.E.
 5-24-99

on into base
 6/12/99 wo

cad:\mg\Schieff\11\Tiffany Park\TIF5Plat\TIF5Plat.dwg Mon May 24 11:35:30 1999 PROPERTY OF HESTER ENGINEERING COMPANY