

0687396

Filed for Record in: BRAZOS COUNTY, ON: Jun 04, 1999 at 08:41AM As a Plats Document Number: 0687396 Amount: 55.00 Receipt Number - 132148 By: BJ Endler

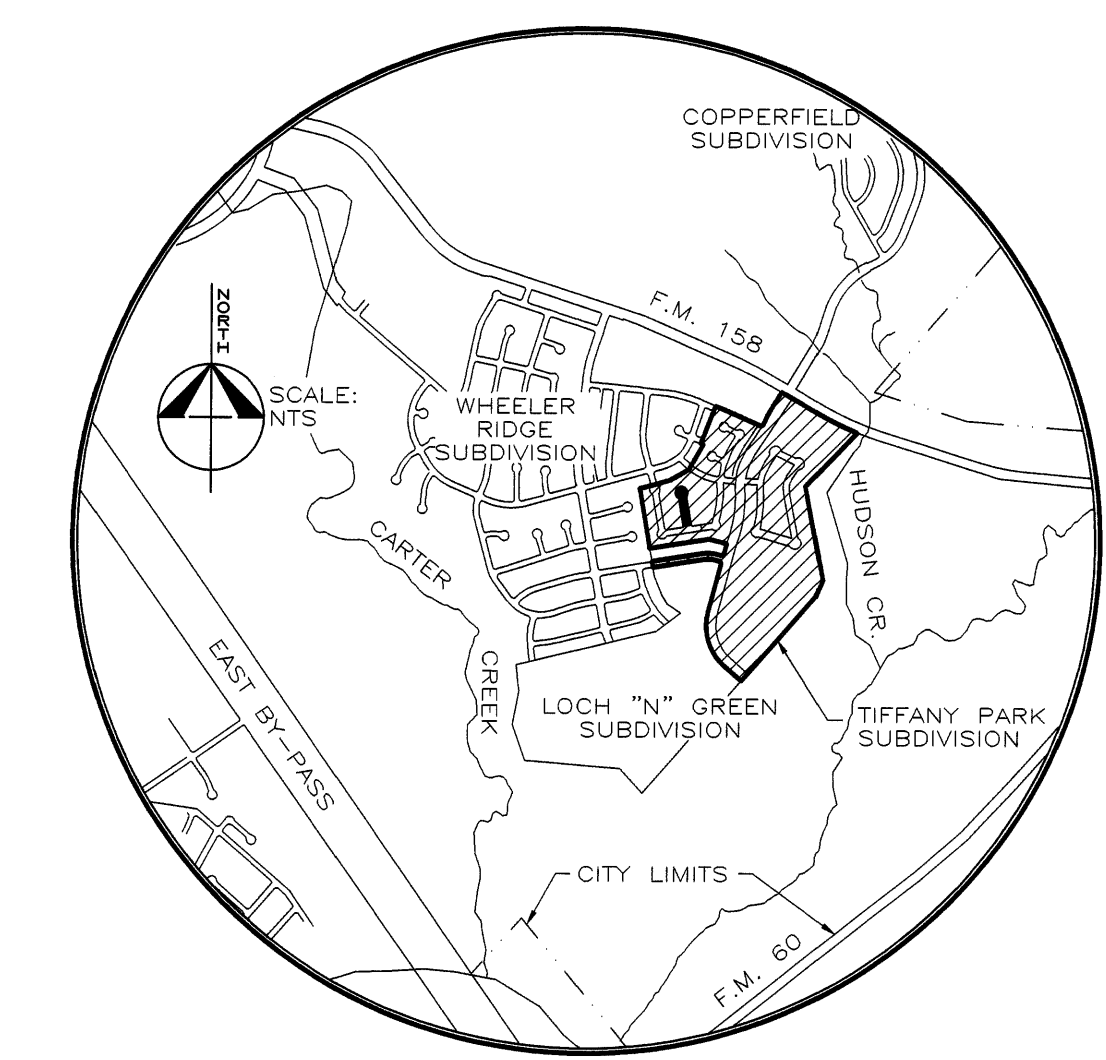
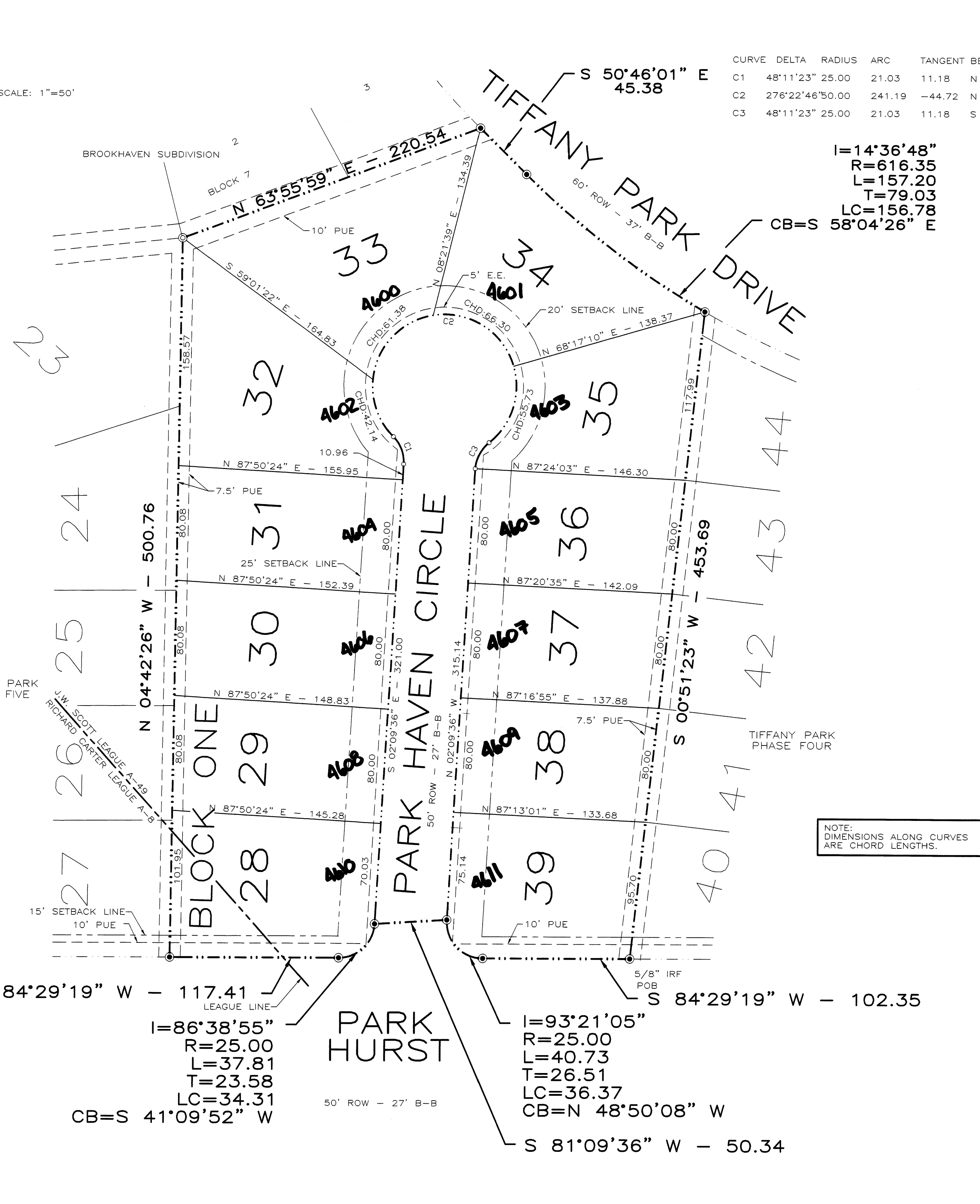
STATE OF TEXAS COUNTY OF BRAZOS I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY, as stamped herein by me.

Jun 04, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK BRAZOS COUNTY,

on land base 4/1/2000 wd

PROPERTY OF HESTER ENGINEERING COMPANY



- 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. HOODENFILE, 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.

METES AND BOUNDS DESCRIPTION OF A 4.1309 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, TEXAS TRACT BEING A PORTION OF A PORTION OF A 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 (60' 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 SAID 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 102.35 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 22.340 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID TIFFANY PARK SUBDIVISION, PHASE FIVE;

THENCE: N 05° 30' 41" W THROUGH SAID 22.340 ACRE TRACT AND ALONG THE COMMON LINE OF SAID TIFFANY PARK SUBDIVISION, PHASE FOUR AND PHASE FIVE, FOR A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF PARK HURST DRIVE (60' R.O.W.) MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE NORTH LINE OF PARK HURST DRIVE FOR THE FOLLOWING CALLS:

S 84° 29' 19" W FOR A DISTANCE OF 102.35 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE 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: N 48° 50' 08" W - 36.37) TO A 5/8 INCH IRON ROD FOUND;

S 81° 09' 36" W FOR A DISTANCE OF 50.34 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE 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: S 41° 09' 52" W - 34.31) TO A 5/8 INCH IRON ROD FOUND;

S 84° 29' 19" W FOR A DISTANCE OF 117.41 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN INTERIOR EAST CORNER OF SAID TIFFANY PARK SUBDIVISION, PHASE FIVE;

THENCE: N 04° 42' 26" W CONTINUING THROUGH SAID 22.340 ACRE TRACT AND ALONG THE EAST LINE OF TIFFANY PARK SUBDIVISION, PHASE FIVE, FOR A DISTANCE OF 500.76 FEET TO A 5/8 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID 22.340 ACRE TRACT AND BROOKHAVEN SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 568, PAGE 545 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 63° 55' 59" E ALONG THE COMMON LINE OF SAID 22.340 ACRE TRACT AND BROOKHAVEN SUBDIVISION, PHASE ONE, FOR A DISTANCE OF 220.54 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF TIFFANY PARK DRIVE (60' R.O.W.);

THENCE: S 50° 46' 01" E ALONG THE SOUTHWEST LINE OF TIFFANY PARK DRIVE FOR A DISTANCE OF 45.38 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 616.35 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 36' 48" FOR AN ARC DISTANCE OF 157.20 FEET (CHORD BEARS: S 58° 04' 26" E - 156.78) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID TIFFANY PARK SUBDIVISION, PHASE FOUR;

THENCE: S 00° 51' 23" W CONTINUING THROUGH SAID 22.340 ACRE TRACT AND ALONG THE WEST LINE OF TIFFANY PARK SUBDIVISION, PHASE FOUR, FOR A DISTANCE OF 453.69 FEET TO THE POINT OF BEGINNING CONTAINING 4.1309 ACRES OF LAND MORE OR LESS.

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 June, 1999 AND SAME WAS DULY APPROVED ON THE 3rd DAY OF June, 1999 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.

*Loey Gunn*  
 LOEY GUNN  
 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 2777, PAGE 177.

*Mary Ann Ward by Debra Johnson*  
 MARY ANN WARD BY DEBRA JOHNSON  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

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 2777, PAGE 177, 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.

*Debra Johnson*  
 DEBRA JOHNSON  
 NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, 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.

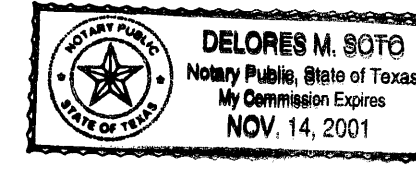
*Brad Kerr*  
 BRAD KERR, R.P.L.S. NO. 4502

CERTIFICATION BY THE 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



FINAL PLAT  
 TIFFANY PARK SUBDIVISION  
 PHASE SIX  
 BLOCK ONE, LOTS 28 - 39  
 4.1309 ACRES  
 JAMES W. SCOTT LEAGUE A-49  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' MAY, 1999

PREPARED FOR:  
 HESTER ENGINEERING COMPANY  
 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