

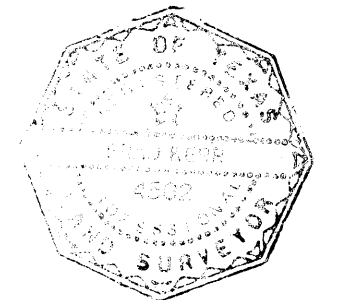
KEY MAP

Filed for Record in:  
 BRAZOS COUNTY,  
 On: Jul 06, 2000 at 09:50AM  
 As a  
 Plat  
 Document Number: 0719958  
 Amount: \$5,80  
 Receipt Number: 154683  
 By:  
 Sylvia Polansky  
 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.  
 Jul 06, 2000

GENERAL NOTES:

1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5.
2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
3. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITH THE PARK SITE IN PHASE ONE.
4. NO LOT SHALL HAVE DIRECT ACCESS TO COPPERFIELD OR OAK HILL DRIVE.
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.

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 FIGURE.



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

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.

Paul Kaspar, P.E.  
 PAUL KASPAR, P.E.  
 INTERIM CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION BY THE ENGINEER  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 99104 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.  
 6-29-00

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 THIS 6th DAY OF July, 2000, IN THE OFFICIAL  
 RECORDS OF BRAZOS COUNTY IN VOLUME 2821, PAGE 657.

Mary Ann Ward  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS  
 By: Sylvia Polansky

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, 1999 AND SAME WAS DULY APPROVED  
 ON THE 3rd DAY OF January, 2000 BY SAID COMMISSION.

Joe Casen  
 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.

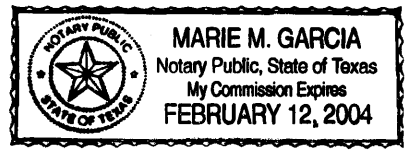
JOE BURN  
 PLANNING ADMINISTRATOR, BRYAN, TEXAS

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 3396, PAGE 136 AND DESIGNATED  
 HEREIN AS THE TIFFANY PARK SUBDIVISION PHASE FOUR IN THE CITY  
 OF BRYAN, TEXAS, AND WHOSE NAME IS DESCRIBED HERETO, HEREBY DEDICATE  
 TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER  
 COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE  
 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DEAN SCHIEFFER

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 5th DAY OF July, 2000.

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



METES AND BOUNDS DESCRIPTION  
 OF A  
 5.134 ACRE TRACT  
 OF A  
 RICHARD CARTER LEAGUE, A-8  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND  
 LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO.  
 8, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A  
 CALLED 67.29 ACRE TRACT AS DESCRIBED BY A DEED TO DEAN SCHIEFFER AND  
 TRACY SCHIEFFER RECORDED IN VOLUME 3396, PAGE 136 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 SOUTHWEST RIGHT-OF-WAY  
 LINE OF COPPERFIELD DRIVE (80' R.O.W.) MARKING THE SOUTHWEST CORNER OF  
 SAID 67.29 ACRE TRACT, SAID IRON ROD FOUND BEING ON THE NORTHWEST LINE  
 OF A CALLED 249.433 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN PARK  
 INVESTMENTS, LTD., RECORDED IN VOLUME 3237, PAGE 246 OF THE OFFICIAL  
 PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 45° 11' 25" W ALONG THE COMMON LINE OF SAID 67.29 ACRE TRACT  
 AND SAID 249.433 ACRE TRACT FOR A DISTANCE OF 306.56 FEET TO A 5/8 INCH IRON  
 ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR  
 REFERENCE A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED  
 145.00 ACRE TRACT DESCRIBED AS EXHIBIT 7A BY A DEED TO JIM SOWELL  
 CONSTRUCTION CO., INC., RECORDED IN VOLUME 2653, PAGE 316 OF THE OFFICIAL  
 PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE COMMON CORNER  
 OF SAID 67.29 ACRE TRACT AND SAID 249.433 ACRE TRACT BEARS: S 45° 11' 25"  
 W FOR A DISTANCE OF 1275.31 FEET (THIS LINE WAS USED FOR BEARING  
 ORIENTATION HONORING THE DEED CALL BEARING OF SAID 67.29 ACRE TRACT,  
 3396/136);

THENCE: THROUGH SAID 67.29 ACRE TRACT FOR THE FOLLOWING CALLS:  
 N 44° 48' 35" W FOR A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD  
 SET;  
 N 36° 07' 36" W FOR A DISTANCE OF 224.52 FEET TO A 5/8 INCH IRON ROD  
 SET;  
 N 23° 38' 25" W FOR A DISTANCE OF 210.18 FEET TO A 5/8 INCH IRON ROD  
 SET;  
 N 09° 59' 53" W FOR A DISTANCE OF 209.66 FEET TO A 5/8 INCH IRON ROD  
 SET ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF OAK HILL DRIVE (60'  
 R.O.W.);  
 N 05° 51' 24" E FOR A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD  
 SET ON THE PROPOSED NORTH LINE OF OAK HILL DRIVE;

THENCE: S 84° 08' 36" E CONTINUING THROUGH SAID 67.29 ACRE TRACT AND  
 ALONG THE PROPOSED NORTH LINE OF OAK HILL DRIVE FOR A DISTANCE OF 188.20  
 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A  
 COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 470.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 44' 18" FOR  
 AN ARC DISTANCE OF 55.28 FEET ( CHORD BEARS: S 87° 30' 45" E - 55.24) TO A 5/8  
 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 89° 07' 06" E CONTINUING THROUGH SAID 67.29 ACRE TRACT FOR  
 A DISTANCE OF 25.76 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING  
 OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 37' 54" FOR  
 AN ARC DISTANCE OF 38.24 FEET ( CHORD BEARS: N 45° 18' 09" E - 34.62) TO A 5/8  
 INCH IRON ROD SET ON THE WEST LINE OF COPPERFIELD DRIVE, SAID IRON ROD  
 SET BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 580.00 FEET,  
 FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF COPPERFIELD  
 DRIVE MARKING THE BEGINNING POINT OF SAID CURVE BEARS A CHORD OF: N  
 09° 59' 37" E - 171.60 FEET;

THENCE: ALONG THE WEST LINE OF COPPERFIELD DRIVE AND ALONG SAID CURVE  
 THROUGH A CENTRAL ANGLE OF 46° 17' 47" FOR AN ARC DISTANCE OF 468.65  
 FEET ( CHORD BEARS: S 21° 39' 42" E - 456.01) TO A 1/2 INCH IRON ROD FOUND  
 MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 44° 48' 35" E CONTINUING ALONG THE WEST LINE OF COPPERFIELD  
 DRIVE FOR A DISTANCE OF 179.72 FEET TO THE POINT OF BEGINNING CONTAINING  
 5.134 ACRES OF LAND MORE OR LESS, AS SURVEYED ON THE GROUND.

BRAD KERR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4502  
 D:/WORK/MAB/TIFF-7.MAB

# FINAL PLAT

## TIFFANY PARK SUBDIVISION

### PHASE SEVEN

#### BLOCK ONE, LOTS 1-9

#### BLOCK TWO, LOTS 1-7

#### 5.134 ACRES

#### RICHARD CARTER LEAGUE A-8

#### BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40' JUNE 29, 2000

OWNER & DEVELOPER:  
 DEAN SCHIEFFER  
 P.O. BOX 70  
 KURTEN, TEXAS 77862  
 (979)268-8403

PREPARED BY:  
 HESTER ENGINEERING COMPANY  
 7607 EASTMARK DRIVE, SUITE 253-B  
 COLLEGE STATION, TEXAS 77840  
 (979) 693-1100

on business 12/29/00