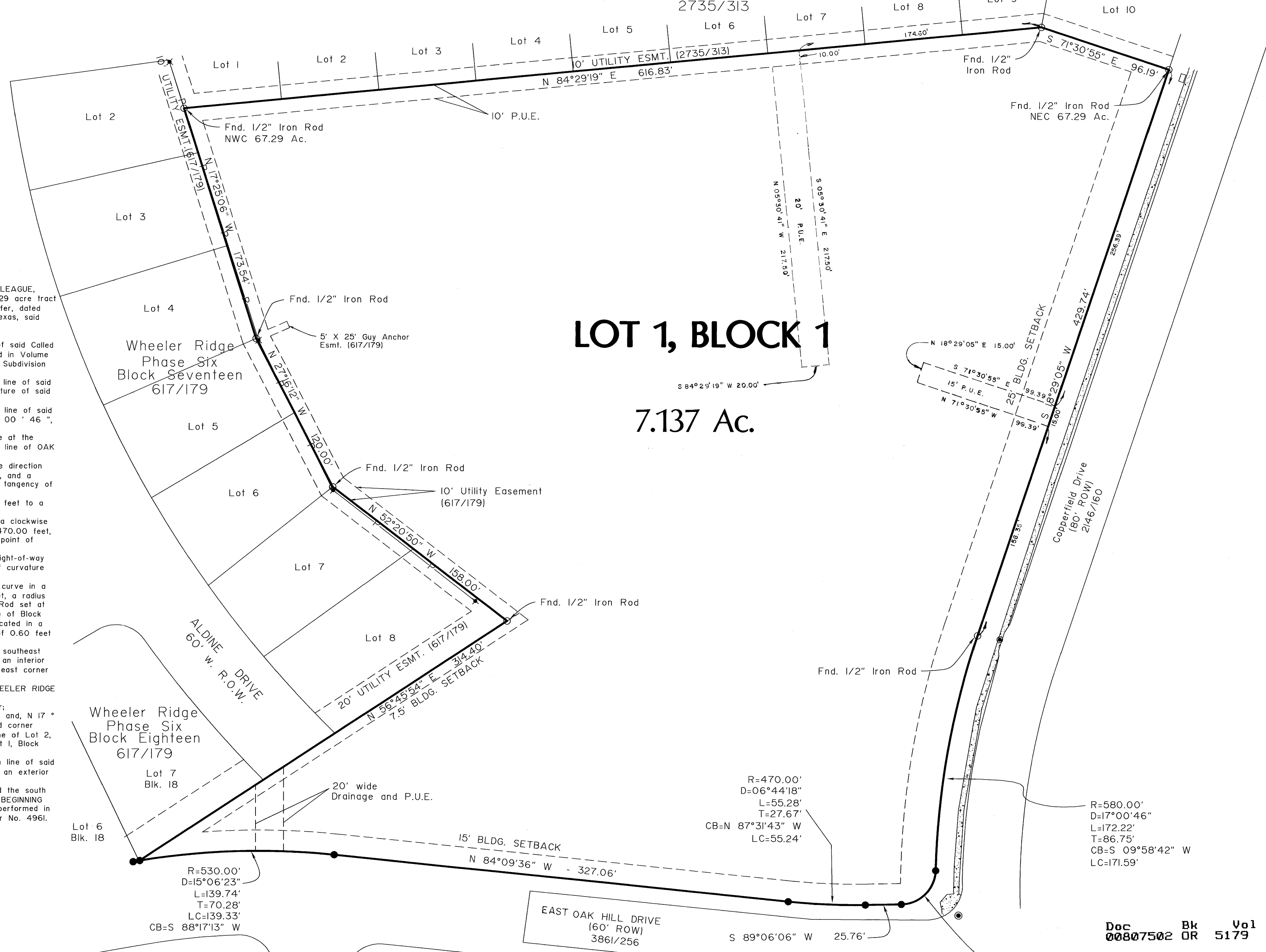


Loch "N" Green
Phase One
Block Two
2735/313



LOT 1, BLOCK 1
7.137 Ac.

FIELD NOTES
7.137 ACRES
VOLUME 3976, PAGE 57
RICHARD CARTER LEAGUE, A - 8
BRYAN, BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 7.137 acres, situated in the RICHARD CARTER LEAGUE, Abstract No. 8, City of Bryan, Brazos County, Texas and being a part of that certain Called 67.29 acre tract as described in deed from John A. Bradshaw to Dean Schieffer and wife, Tracy Helcamp Schieffer, dated February 12, 1999 and recorded in Volume 3396, Page 136, Official Records of Brazos County, Texas, said 7.137 acre tract being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2" Iron Rod found for the northeast corner, same being the northeast corner of said Called 67.29 acre tract, said corner being located in the west line of COPPERFIELD DRIVE as described in Volume 2146, Page 160, and also being the southeast corner of Lot 10, Block Two of LOCH "N" GREEN Subdivision Phase One as described in Volume 2735, Page 313;

THENCE S 18° 29' 05" W, along the east line of said Called 67.29 acre tract and the west line of said COPPERFIELD DRIVE a distance of 429.74 feet to a 1/2" Iron Rod found for the point of curvature of said right-of-way line;

THENCE continuing along the east line of said Called 67.29 acre tract and the west right-of-way line of said COPPERFIELD DRIVE around a curve in a counterclockwise direction having a delta angle of 17° 00' 46", an arc distance of 172.22 feet, a radius of 580.00 feet, and a chord of S 9° 58' 42" W, a distance of 171.59 feet to a 1/2" Iron Rod set for the point of curvature at the intersection of the west right-of-way line of said COPPERFIELD DRIVE and the north right-of-way line of OAK HILL DRIVE as recorded in Volume 3861, Page 256;

THENCE along the north right-of-way line of said OAK HILL DRIVE around a curve in a clockwise direction having a delta angle of 87° 37' 54", an arc distance of 38.24 feet, a radius of 25.00 feet, and a chord of S 45° 17' 11" W, a distance of 34.52 feet to a 1/2" Iron Rod set for the point of tangency of said curve;

THENCE S 89° 06' 06" W, continuing along said north right-of-way line a distance of 25.76 feet to a 1/2" Iron Rod set for the point of curvature of said right-of-way line;

THENCE continuing along the north right-of-way line of said OAK HILL DRIVE around a curve in a clockwise direction having a delta angle of 06° 44' 18", an arc distance of 55.28 feet, a radius of 470.00 feet, and a chord of N 87° 31' 43" W, a distance of 55.24 feet to a 1/2" Iron Rod set for the point of tangency of said curve;

THENCE N 84° 09' 36" W, continuing along the north right-of-way line and proposed north right-of-way line of said OAK HILL DRIVE a distance of 327.06 feet to a 1/2" Iron Rod set for the point of curvature of said proposed right-of-way line;

THENCE continuing along the proposed north right-of-way line of said OAK HILL DRIVE around a curve in a counterclockwise direction having a delta angle of 15° 06' 23", an arc distance of 139.74 feet, a radius of 530.00 feet, and a chord of S 88° 17' 13" W, a distance of 139.33 feet to a 1/2" Iron Rod set at the intersection of said proposed north right-of-way line of OAK HILL DRIVE and a southeast line of Block Eighteen, WHEELER RIDGE Phase Six as described in Volume 617, Page 179, said corner being located in a northwest line of said Called 67.29 acre tract and also being N 56° 45' 54" E a distance of 0.60 feet from the south corner of Lot 7, Block Eighteen, WHEELER RIDGE, Phase Six;

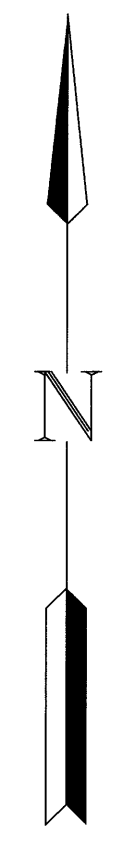
THENCE N 56° 45' 54" E, along the northwest line of said Called 67.29 acre tract and the southeast line of said WHEELER RIDGE Phase Six a distance of 34.40 feet to a 1/2" Iron Rod found for an interior corner, said corner being and interior corner of said Called 67.29 acre tract and also being the east corner of Lot 8, Block Seventeen, WHEELER RIDGE Phase Six;

THENCE along a southwest line of said Called 67.29 acre tract and the easterly line of said WHEELER RIDGE Phase Six the following calls:

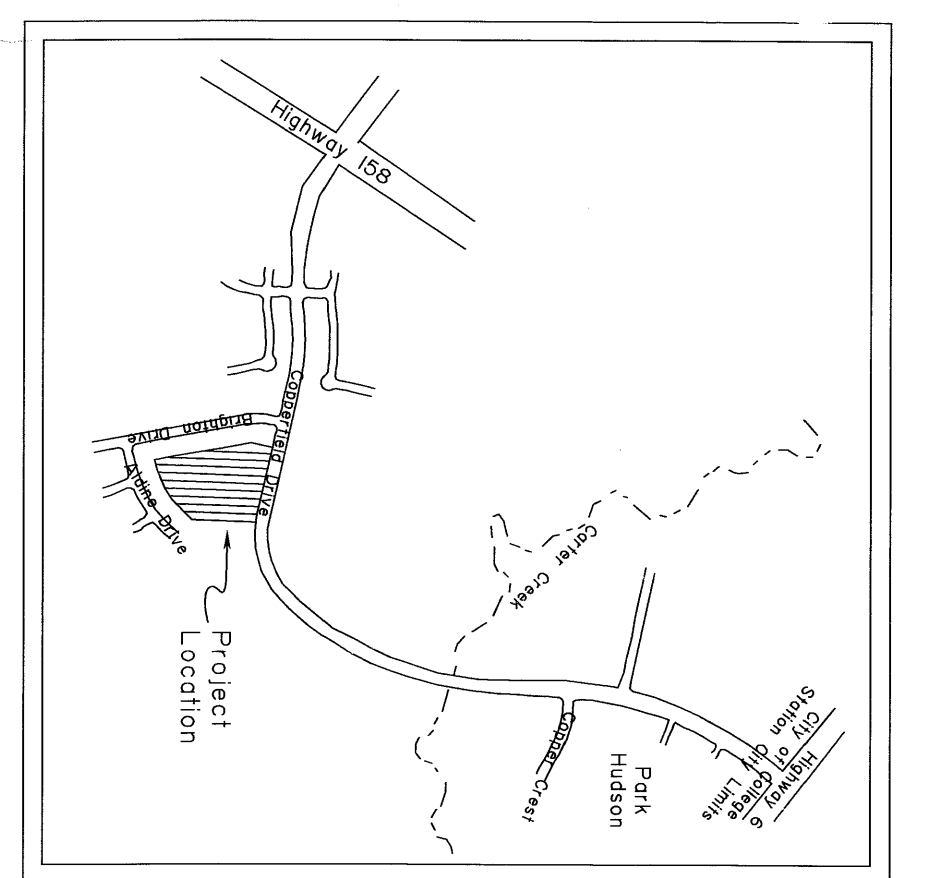
N 52° 20' 50" W a distance of 158.00 feet to a 1/2" Iron Rod found for an exterior corner; and, N 17° 25' 06" W, a distance of 173.54 feet to a 1/2" Iron Rod found for the northwest corner, said corner being the northwest corner of said Called 67.29 acre tract and also being located in the east line of Lot 2, Block Seventeen, WHEELER RIDGE, Phase Six, said corner also being the southwest corner of Lot 1, Block Two, LOCH "N" GREEN, Phase One as previously described;

THENCE N 84° 29' 19" E, along the north line of said Called 67.29 acre tract and the south line of said LOCH "N" GREEN Subdivision Phase One a distance of 616.83 feet to a 1/2" Iron Rod found for an exterior corner;

THENCE S 71° 30' 55" E, continuing along the north line of said Called 67.29 acre tract and the south line of said LOCH "N" GREEN subdivision Phase One a distance of 96.19 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 7.137 ACRES OF LAND MORE OR LESS, according to a survey performed in September 2000, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North orientation is based on rotating the north line to Plat Calls in Volume 2735, Page 313.



Scale: 1" = 50'



Vicinity Map
NTS

GENERAL NOTES:
NORTH ORIENTATION IS BASED ON ROTATING THE EAST LINE TO PLAT CALLS IN VOLUME 2146, PAGE 160.
A 1/2" IRON ROD W/CAP SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA BASED ON FLOOD INSURANCE RATE MAP NO. 48041C0142 C, EFFECTIVE DATE OF JULY 2, 1992.
ALL BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF BRYAN ZONING ORDINANCES.
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE POLICY PREPARED BY BRAZOS COUNTY ABSTRACT COMPANY. ALL EASEMENT INFORMATION APPLICABLE TO THIS SURVEY IS SHOWN ACCORDING TO THIS POLICY IN FILE NO. 134080.

RIGHT-OF-WAY ESMT. IN 98/74 TO THE CITY OF BRYAN DOES NOT APPEAR TO AFFECT THIS TRACT.
RIGHT-OF-WAY ESMT. IN 98/213 TO THE CITY OF BRYAN DOES NOT APPEAR TO AFFECT THIS TRACT.

Legend
○ Fnd. 1/2" Iron Rod
● Set 1/2" Iron Rod

Doc 00807502 Bk OR Vol 5179 Pg 263

(Actual)
R=25.00'
D=87°37'54"
L=38.24'
T=23.99'
CB=S 45°17'11" W
LC=34.62'

Filed for Record in:
BRAZOS COUNTY
On: Mar 21, 2003 at 01:41P
As a
Plat
Document Number: 00807502
Amount 55.00
Receipt Number - 214875
By:
Mary Garcia

**FINAL PLAT
OF
TIFFANY PARK SUBDIVISION
PHASE NINE
LOT 1, BLOCK 1**

7.137 ACRES
VOLUME 3976, PAGE 57
RICHARD CARTER LEAGUE A-8
BRYAN TEXAS, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50' SURVEYED SEPTEMBER 27, 2000

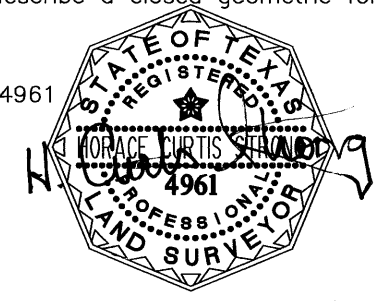
OWNER:
CHRIST'S WAY BAPTIST CHURCH
P.O. BOX 4445
BRYAN, TEXAS 77805
PHONE: (979)260-1655

1673 Briarcrest Dr. Ste. A102
Bryan, Texas 77802
Phone: (409) 776-9836
Fax: (409) 731-0096
email: cstrong@cy-net.net

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We), Christ's Way Baptist Church of Brazos County, Texas owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Official Records of Brazos County in Volume 3976, Page 57, and designated herein as the TIFFANY PARK SUBDIVISION, Phase Nine 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.

Michael Curry
Owner

CERTIFICATE OF SURVEYOR
I, H. CURTIS STRONG, Registered Professional Land Surveyor No.4961, of 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.



CERTIFICATE OF CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Allyson
City Engineer, Bryan, Texas

CERTIFICATION OF PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator, City of Bryan, Texas, certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Michael
Planning Administrator, Bryan, Texas

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 filed for record in my office the 21 day of March 2003 in the Deed /Official Records of Brazos County, Texas, in Volume 5179, Page 263.

Karen McQueen
County Clerk, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *Michael Curry*, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 11th day of May, 2003.

PATRICIA LINDSEY
Notary Public, State of Texas
My Commission Expires
APRIL 22, 2005

on business up 4/16/03