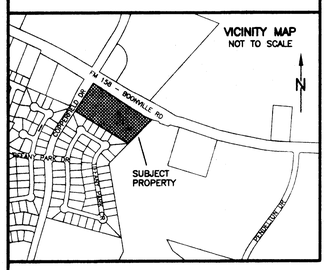
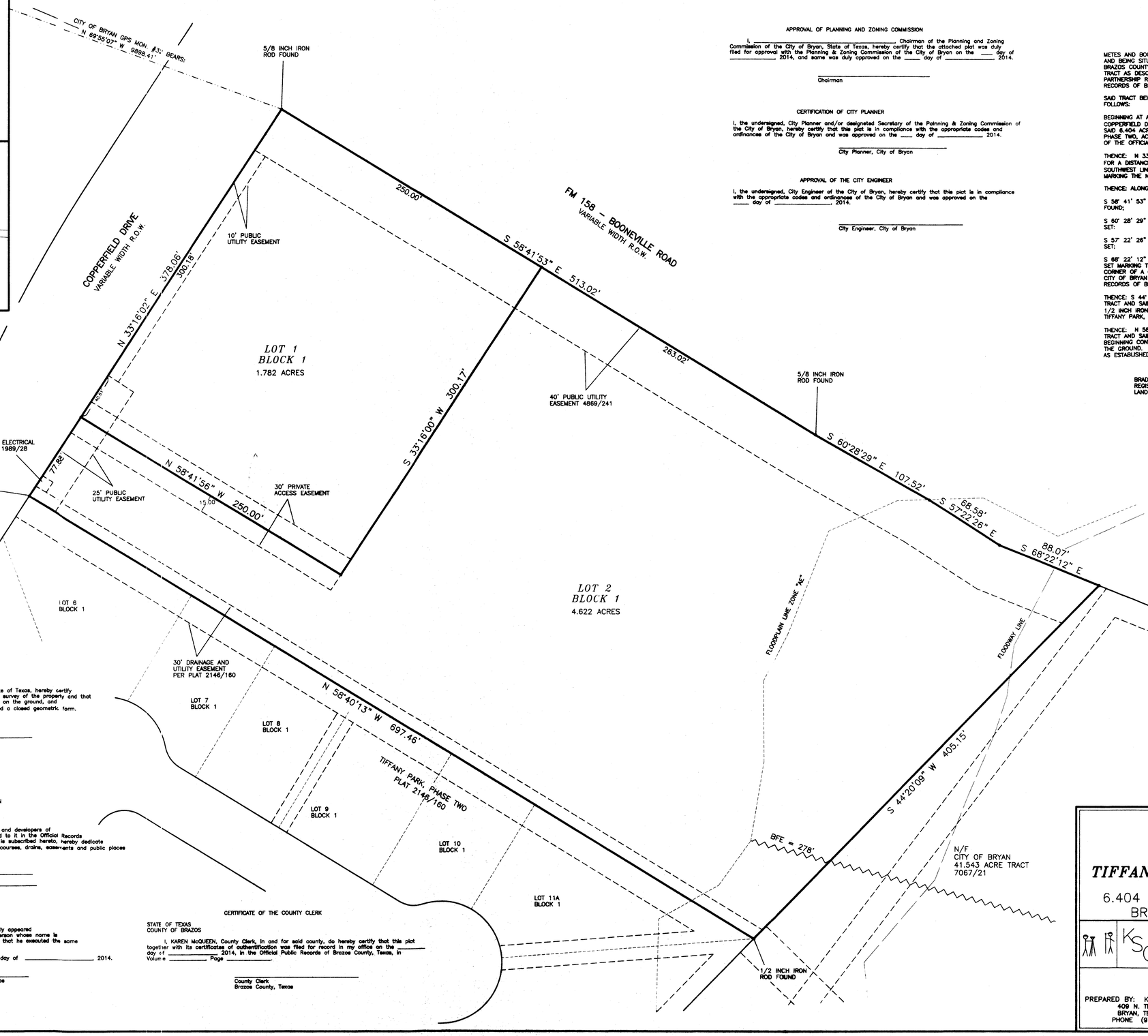
SCALE: 1" = 40'

0' 40' 80' 120'

VICINITY MAP
NOT TO SCALE





APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 2014, and same was duly approved on the ____ day of _____, 2014.

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designeted Secretary of the Palnning & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____ 2014.

_____
City Planner, City of Bryan

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 and was approved on the ____ day of _____ 2014.

_____
City Engineer, City of Bryan

METES AND BOUNDS DESCRIPTION
OF A
6.404 ACRE TRACT
J. W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 6.404 ACRE TRACT AS DESCRIBED BY A DEED TO CH&H KURTEN CEMETERY ROAD PARTNERSHIP RECORDED IN VOLUME 6747, PAGE 150 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 SOUTHEAST LINE OF COPPERFIELD DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID 6.404 ACRE TRACT AND THE NORTH CORNER OF BLOCK 1, TIFFANY PARK, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 2146, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 33° 16' 02" E ALONG THE SOUTHEAST LINE OF COPPERFIELD DRIVE FOR A DISTANCE OF 378.06 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF FM 158 (BOONVILLE ROAD – VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE SOUTHWEST LINE OF FM 158 FOR THE FOLLOWING CALLS:

S 58° 41' 53" E FOR A DISTANCE OF 513.02 FEET TO A 5/8 INCH IRON ROD FOUND;

S 60° 28' 29" E FOR A DISTANCE OF 107.52 FEET TO A 1/2 INCH IRON ROD SET:

S 57° 22' 26" E FOR A DISTANCE OF 68.58 FEET TO A 1/2 INCH IRON ROD SET;

S 68° 22' 12" E FOR A DISTANCE OF 88.07 FEET TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID 6.404 ACRE TRACT AND THE NORTH CORNER OF A CALLED 41.543 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 7067, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 20' 09" W ALONG THE COMMON LINE OF SAID 6.404 ACRE TRACT AND SAID 41.543 ACRE TRACT FOR A DISTANCE OF 405.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID BLOCK 1, TIFFANY PARK, PHASE TWO;

THENCE: N 58° 40' 13" W ALONG THE COMMON LINE OF SAID 6.404 ACRE TRACT AND SAID BLOCK 1 FOR A DISTANCE OF 697.46 FEET TO THE POINT OF BEGINNING CONTAINING 6.404 ACRES OF LAND, MORE OR LES, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0220F, DATED APRIL 2, 2014.
3. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. PROPERTY IS CURRENTLY ZONED C-2, RETAIL DISTRICT.
5. BUILDING SETBACK LINES AND BUFFER REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describeing said subdivision will described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, CH&H KURTEN CEMETERY ROAD PARTNERSHIP , owners and developers of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County, in Volume 6747, Page 150, 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 shown hereon for the purposes identified.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____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 on this _____ day of _____ 2014.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _____ day of _____, 2014, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

_____
County Clerk
Brazos County, Texas

APR 09 2014

FINAL PLAT
OF
TIFFANY PARK BUSINESS CENTER

6.404 AC, J. W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 04-08-14
PLAT DATE: 04-08-14

JOB NUMBER: 14-219
CAD NAME: 14-219
CR5 FILE: 07-313

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: CH&H KURTEN
CEMETERY ROAD PARTNERSHIP
7984 FM 3090
ANDERSON, TEXAS 77830