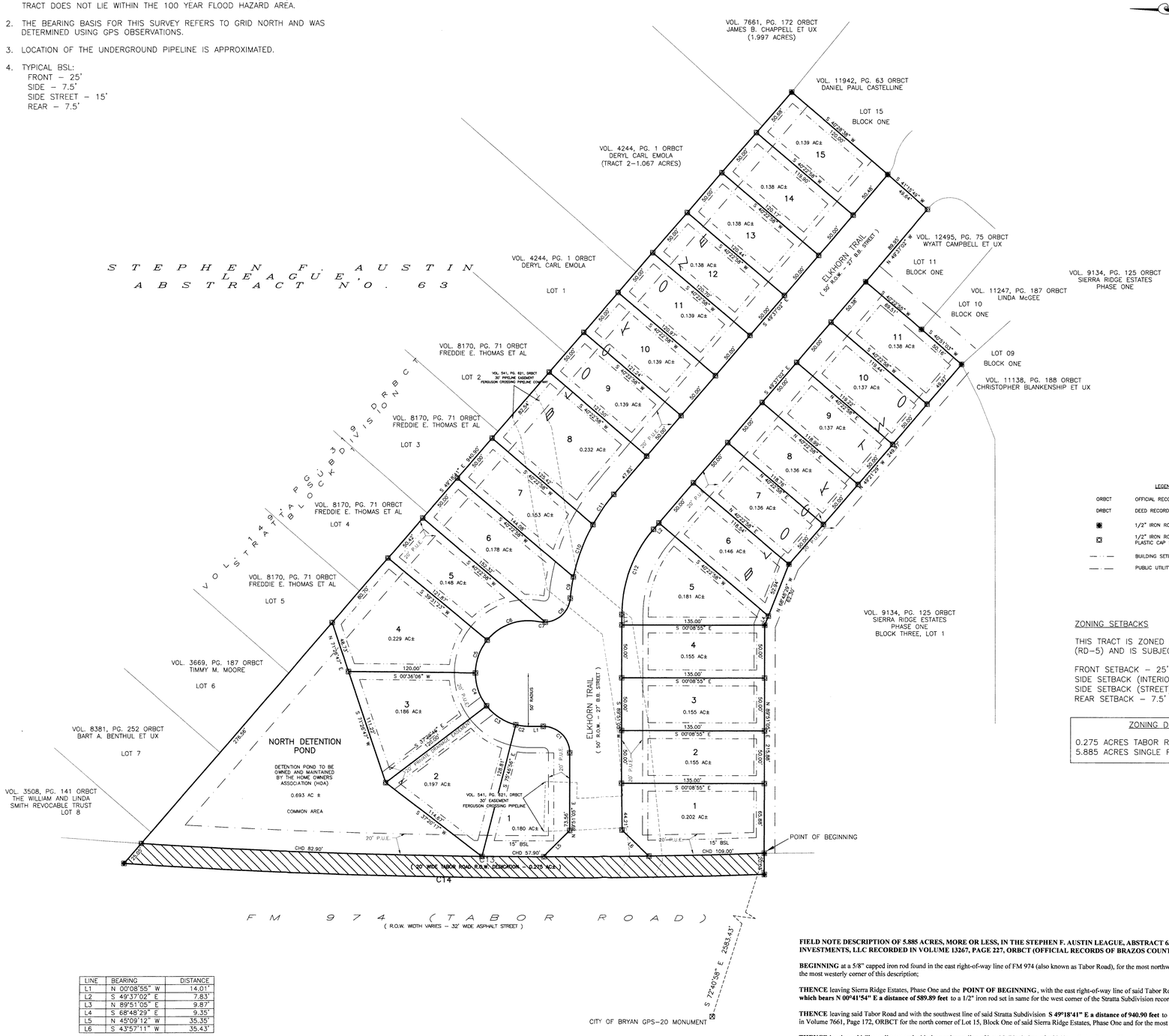
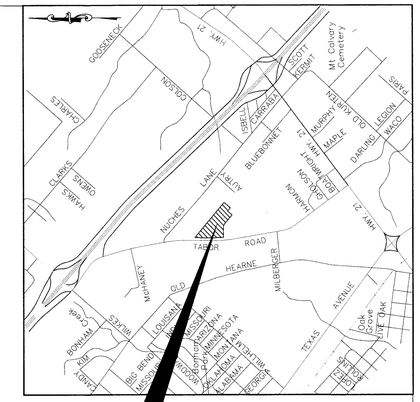
1. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0205F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.
2. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.
3. LOCATION OF THE UNDERGROUND PIPELINE IS APPROXIMATED.
4. TYPICAL BSL:
   FRONT – 25'
   SIDE – 7.5'
   SIDE STREET – 15'
   REAR – 7.5'





SITE LOCATION

LOCATION MAP
NOT TO SCALE

LEGEND

ORBCT	OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
DRBCT	DEED RECORDS OF BRAZOS COUNTY, TEXAS
●	1/2" IRON ROD FOUND WITH A PLASTIC CAP
⊠	1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
— · —	BUILDING SETBACK LINE
— · —	PUBLIC UTILITY EASEMENT

ZONING SETBACKS

THIS TRACT IS ZONED RESIDENTIAL DISTRICT – 5000 (RD–5) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

FRONT SETBACK – 25'
SIDE SETBACK (INTERIOR) – 7.5'
SIDE SETBACK (STREET)– 15'
REAR SETBACK – 7.5'

ZONING DESIGNATION:

0.275 ACRES TABOR ROAD R.O.W. DEDICATION
5.885 ACRES SINGLE FAMILY 5000 (SF5000)

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, L&BS Investments, LLC, owner and developer of the land shown on this plat, being that tract of land as conveyed to us in Volume 13267, Page 227, Official Records of Brazos County, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, and public places shown hereon for the purposes identified.

_____
William Struman, Authorized Representative of L&BS Investments, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared

_____ 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 the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____ 2016.

_____
Notary Public, Brazos County, Texas

CERTIFICATE BY 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 authentication was filed for record in my office the ____ day of _____ 2016, in the Official Records of Brazos County, Texas, in Volume _____ Page _____

_____
Karen McQueen, County Clerk
Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____ Chair 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 and Zoning Commission of the City of Bryan on the ____ day of _____ 2016 and same was duly approved on the in the ____ day of _____ 2016 by said Commission.

_____
Chair, Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____ the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission 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 _____ 2016

_____
City Planner, 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 and was approved on the ____ day of _____ 2016.

_____
City Engineer, Bryan Texas

CERTIFICATE OF THE ENGINEER

I, _____ Registered Professional Engineer No. 71267, in the State of Texas, hereby certify that proper engineering consideration has been given to this Final Plat.

was approved on the ____ day of _____ 2016.

PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE
David D. Agee, P.E. NO. 71267

MAY 16 2016

STATE OF TEXAS
COUNTY OF BRAZOS

I, Phillip C. Payne, Registered Professional Land Surveyor No. 6064, 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 describing said subdivision will describe a closed geometric form.

PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE
Phillip C. Payne, R.P.L.S. No. 6064

LINE	BEARING	DISTANCE
L1	N 00°08'55" W	14.01'
L2	S 49°37'02" E	7.83'
L3	N 89°51'05" E	9.87'
L4	S 68°48'29" E	9.35'
L5	N 45°09'12" W	35.35'
L6	S 43°57'11" W	35.43'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	S 44°51'05" W	35.36'
C2	12°33'15"	54.96'	12.04'	N 07°04'20" E	12.02'
C3	38°19'18"	50.00'	33.44'	N 32°49'34" E	32.82'
C4	38°24'28"	50.00'	33.52'	N 71°11'27" E	32.89'
C5	38°33'55"	50.00'	33.65'	S 70°19'21" E	33.02'
C6	62°13'18"	50.00'	54.30'	N 19°55'44" W	51.67'
C7	14°20'37"	25.00'	6.26'	N 04°00'36" E	6.24'
C8	82°35'44"	24.88'	35.87'	N 44°13'12" W	32.84'
C9	6°42'25"	175.00'	20.49'	S 81°55'29" E	20.47'
C10	17°55'59"	170.91'	53.49'	N 69°48'56" W	53.28'
C11	11°26'35"	175.00'	34.95'	S 55°20'19" E	34.89'
C12	40°31'53"	125.00'	88.43'	S 69°52'58" E	86.59'
C13	6°03'50"	5729.58'	606.40'	N 00°46'21" E	606.12'
C14	6°03'56"	5729.58'	606.55'	N 00°46'38" E	606.27'

FIELD NOTE DESCRIPTION OF 5.885 ACRES, MORE OR LESS, IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT 63, BRAZOS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 6.16 ACRES IN A DEED TO L&BS INVESTMENTS, LLC RECORDED IN VOLUME 13267, PAGE 227, ORBCT (OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" capped iron rod found in the east right-of-way line of FM 974 (also known as Tabor Road), for the most northwesterly corner of Lot 1, Block Three of Sierra Ridge Estates, Phase One recorded in Volume 9134, Page 125, OPRBCT and for the most westerly corner of this description;

THENCE leaving Sierra Ridge Estates, Phase One and the **POINT OF BEGINNING**, with the east right-of-way line of said Tabor Road along a curve to the right with a **delta of 05°55'20"**, a **radius of 5709.58 feet**, an **arc length of 590.15 feet** and a **chord which bears N 00°41'54" E a distance of 589.89 feet** to a 1/2" iron rod set in same for the west corner of the Stratta Subdivision recorded in Volume 149, Page 319, DRBCT (Deed Records of Brazos County, Texas) and for the north corner of this description;

THENCE leaving said Tabor Road and with the southwest line of said Stratta Subdivision **S 49°18'41" E a distance of 940.90 feet** to a 5/8" capped iron rod found in the southwest line of that tract called 1.997 acres in a deed to James B. Chappell et ux recorded in Volume 7661, Page 172, ORBCT for the north corner of Lot 15, Block One of said Sierra Ridge Estates, Phase One and for the most easterly corner of this description;

THENCE leaving said Chappell tract and with the northwest line of Lot 15, Block One of said Sierra Ridge Estates, Phase One **S 40°28'38" W a distance of 120.00 feet** to a 1/2" capped iron rod found in same and **S 41°15'49" W a distance of 49.64 feet** to a 1/2" iron rod set in the northeast line of Lot 11, Block Two of said Sierra Ridge Estates, Phase One and for a southerly corner of this description;

THENCE with the northeast line of Lot 11, Block Two of said Sierra Ridge Estates, Phase One **N 49°37'02" W a distance of 89.95 feet** to a 1/2" capped iron rod found for the north corner of said Lot 11 and for an interior corner of this description;

THENCE with the northwest line of Lot 11, Block Two of said Sierra Ridge Estates, Phase One **S 40°22'55" W a distance of 69.51 feet** to a 5/8" capped iron rod found for the west corner of Lot 11 and for the north corner of Lot 10 of said Sierra Ridge Estates, Phase One;

THENCE with the northwest line of Lot 10, Block Two of said Sierra Ridge Estates, Phase One **S 40°51'03" W a distance of 50.16 feet** to a 5/8" capped iron rod found for the west corner of Lot 10, for the north corner of Lot 9, Block Two of said Sierra Ridge Estates, Phase One, for the most easterly corner of the previously mentioned Lot 1, Block Three of said Sierra Ridge Estates, Phase One and for the most southerly corner of this description;

THENCE leaving Lot 9, Block Two and with the northeast line of Lot 1, Block Three of said Sierra Ridge Estates, Phase One the following three courses

1. **N 49°21'29" W a distance of 249.97 feet** to a 5/8" capped iron rod found;
2. **N 68°48'29" W a distance of 62.30 feet** to a 5/8" capped iron rod found;
3. **S 89°51'05" W a distance of 215.88 feet** to the **POINT OF BEGINNING**. There are 5.885 acres, more or less, described in the field notes. The bearing basis for this description refers to Grid North and was determined using GPS observations.

FINAL PLAT OF

SIERRA RIDGE ESTATES
PHASE TWO
BLOCK ONE - LOTS 1-15
BLOCK TWO - LOTS 1-11

FINAL PLAT OF SIERRA RIDGE ESTATES, PHASE TWO
5.885 ACRES LOCATED IN THE STEPHEN F. AUSTIN LEAGUE,
ABSTRACT NO. 63, CITY OF BRYAN, BRAZOS COUNTY, TEXAS

MAY 2016 SCALE 1" = 50'

OWNER/DEVELOPER:
L&BS INVESTMENTS, LLC
2503 TABOR ROAD
BRYAN, TEXAS 77803
(979) 778-3333

ENGINEER:
DAVID D. AGEE, P.E.
PAYNE INDUSTRIES, LLC
121 W. BUCK STREET
CALDWELL, TEXAS 77836
(979) 567-4500

SURVEYOR:
Phillip C. Payne,
RPLS No. 6064
Payne Industries, LLC
121 W. Buck St.
Caldwell, TX 77836
(979) 567-4500
FIRM REGISTRATION 10193780 & F-16791