Field Notes
Of A
6.16 Acre Tract
Stephen F. Austin League No.10
Brazos County, Texas

Field notes of a 6.16 acre tract or parcel of land lying and being situated in the Stephen F. Austin League No.10, Brazos County, Texas, and being a portion of that certain 13.62 acre tract conveyed to William L. Stroman by deed recorded in Volume 4990, Pages 129–135 of the Official Records of Brazos County, Texas. Said 6.16 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" diameter iron rod found marking the southwest corner of aforesaid 13.62 acre tract, same iron rod also lying in the east right–of–way line of Tabor Road and also found marking the northwest corner of the now or formerly Chester Price 0.73 acre tract (1643/239);

THENCE N 05°23'48" W along the east right–of–way line of Tabor Road for a distance of 112.27 feet to a 1/2" diameter iron rod found marking the beginning of a curve to the right;

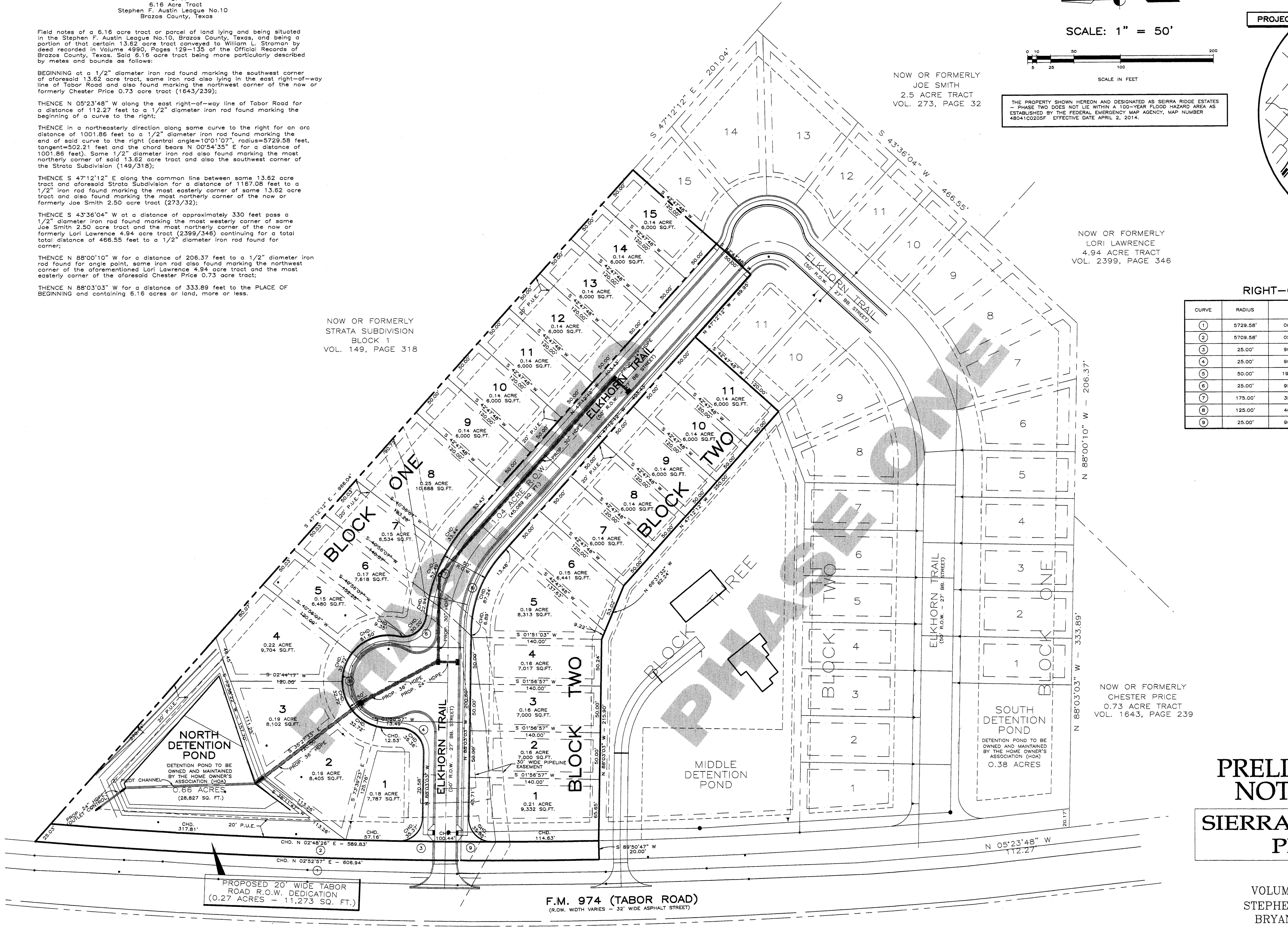
THENCE in a northeasterly direction along same curve to the right for an arc distance of 1001.86 feet to a 1/2" diameter iron rod found marking the end of said curve to the right (central angle=10°01'07", radius=5729.58 feet, tangent=502.21 feet and the chord bears N 00°54'35" E for a distance of 1001.86 feet). Same 1/2" diameter iron rod also found marking the most northerly corner of said 13.62 acre tract and also the southwest corner of the Strata Subdivision (149/318);

THENCE S 47°12'12" E along the common line between same 13.62 acre tract and aforesaid Strata Subdivision for a distance of 1167.08 feet to a 1/2" iron rod found marking the most easterly corner of same 13.62 acre tract and also found marking the most northerly corner of the now or formerly Joe Smith 2.50 acre tract (273/32);

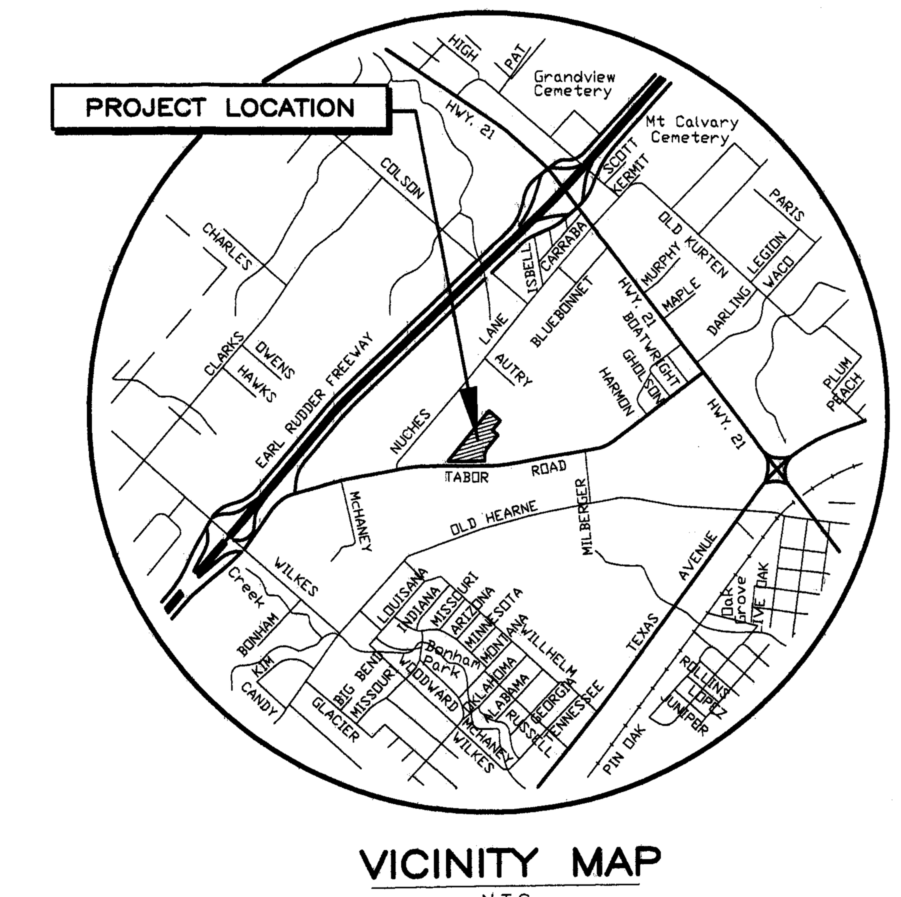
THENCE S 43°36'04" W at a distance of approximately 330 feet pass a 1/2" diameter iron rod found marking the most westerly corner of same Joe Smith 2.50 acre tract and the most northerly corner of the now or formerly Lori Lawrence 4.94 acre tract (2399/346) continuing for a total total distance of 466.55 feet to a 1/2" diameter iron rod found for corner;

THENCE N 88°00'10" W for a distance of 206.37 feet to a 1/2" diameter iron rod found for angle point, same iron rod also found marking the northwest corner of the aforementioned Lori Lawrence 4.94 acre tract and the most easterly corner of the aforesaid Chester Price 0.73 acre tract;

THENCE N 88°03'03" W for a distance of 333.89 feet to the PLACE OF BEGINNING and containing 6.16 acres or land, more or less.



THE PROPERTY SHOWN HEREON AND DESIGNATED AS SEIRRA RIDGE ESTATES – PHASE TWO DOES NOT LIE WITHIN A 100–YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MAP AGENCY, MAP NUMBER 48041C0205F EFFECTIVE DATE APRIL 2, 2014.



VICINITY MAP
N.T.S.

RIGHT–OF–WAY CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD
1	5729.58'	06°04'20"	607.23'	303.90'	606.94'
2	5709.58'	05°55'18"	590.09'	295.31'	589.83'
3	25.00'	90°03'20"	39.29'	25.02'	35.37'
4	25.00'	90°00'00"	39.27'	25.00'	35.36'
5	50.00'	190°59'01"	166.66'	N/A	99.54'
6	25.00'	95°52'16"	41.83'	27.70'	37.12'
7	175.00'	35°44'06"	109.15'	56.41'	107.39'
8	125.00'	40°50'51"	89.12'	46.55'	87.24'
9	25.00'	90°57'09"	39.69'	25.42'	35.65'

PRELIMINARY PLAT NOT FOR RECORD

SIERRA RIDGE ESTATES PHASE TWO

6.16 ACRE TRACT
VOLUME 4990, PAGES 129–135
STEPHEN F. AUSTIN LEAGUE NO.10
BRYAN, BRAZOS COUNTY, TEXAS

JAN 22 2016
RECEIVED

SCALE: 1"= 50'
* FEB., 2016 *

GENERAL NOTES:

— · — · — DEPICTS BUILDING SETBACK LINE (BUILDING SETBACK LINES SHALL BE 25' ALONG PUBLIC R.O.W., 7.5' ALONG SIDE LOT LINES, AND 7.5' ALONG REAR LOT LINES).

– – – – – – DEPICTS PUBLIC UTILITY EASEMENT LINE (P.U.E.) (20' WIDE P.U.E. AROUND PERIMETER OF PROPERTY, 20' P.U.E. ALONG ROAD R.O.W., ELSE AS DEPICTED).

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