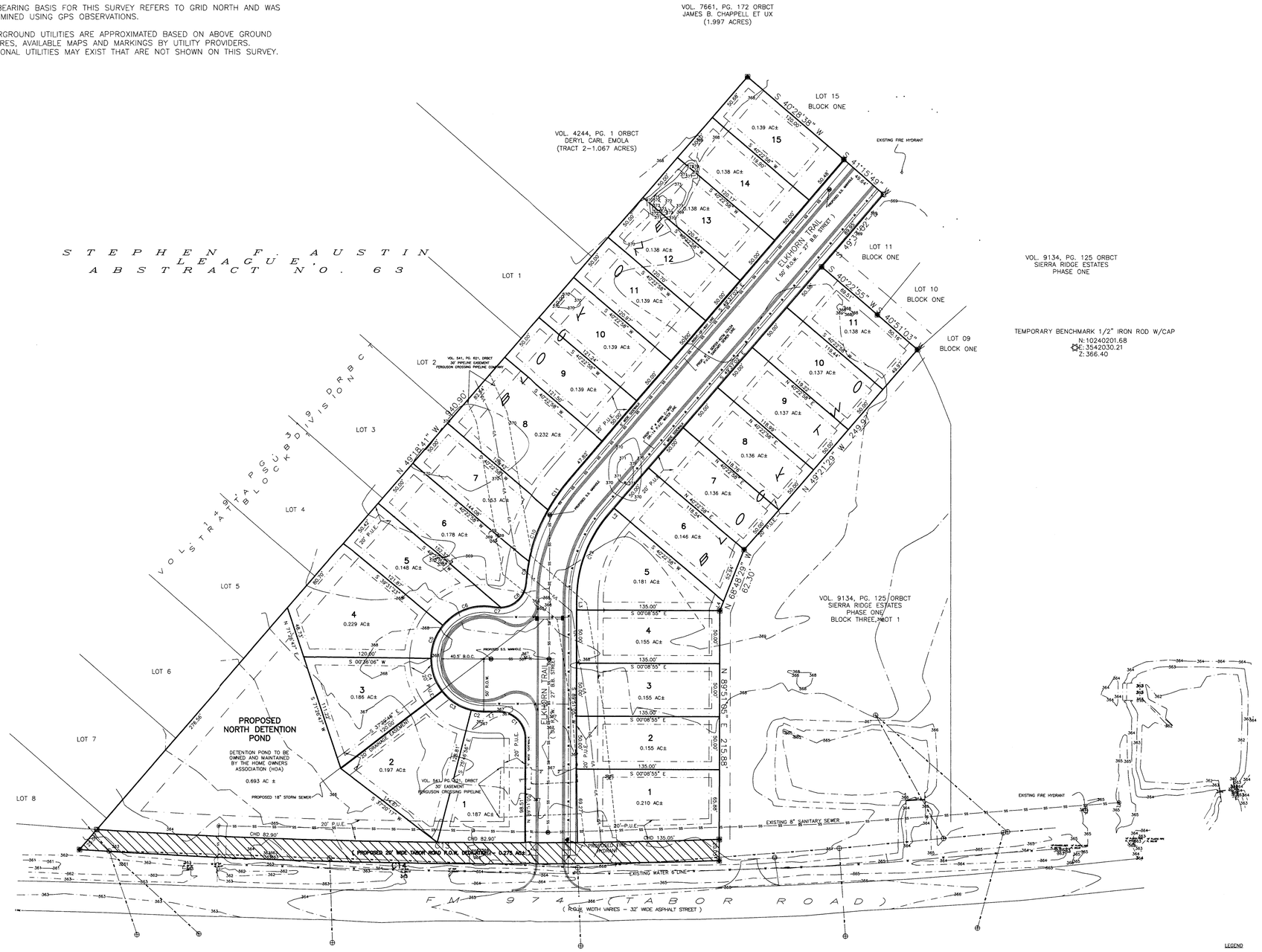
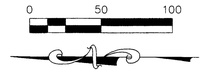
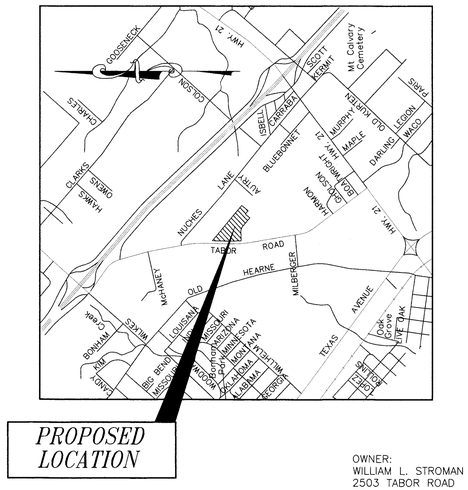
1. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0205F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.
2. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.
3. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.





NOT TO SCALE



OWNER:
WILLIAM L. STROMAN
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:

PAYNE INDUSTRIES
SURVEYING · CIVIL ENGINEERING · GIS
CORPORATE OFFICE:
121 W. BUCK STREET
CALDWELL, TX 77836
PHONE: (979) 567-4500 FAX: (979) 567-9000
EMAIL: INFO@PAYNEGIS.COM
WEBSITE: PAYNEGIS.COM
FIRM REGISTRATION: 10193780 & F-13791

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON MARCH 30, 2016; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

APR 27 2016

PHILLIP C. PAYNE, R.P.L.S. NO. 6064

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF:

PLAN REVIEW & CONSIDERATION ONLY

PRELIMINARY PLAN

SIERRA RIDGE ESTATES PHASE TWO

BLOCK ONE - LOTS 1-15,
BLOCK TWO - LOTS 1-11

VOLUME 13100, PAGE 215, ORBCT
ROBERT TUNMIRE
(5.89 ACRES)

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'

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'

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
5.89 ACRES SINGLE FAMILY 5000 (SF5000)

LEGEND

ORBCT	OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
DRBCT	DEED RECORDS OF BRAZOS COUNTY, TEXAS
●	1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "XXXXXX" OR OTHERWISE NOTED
⊠	1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
— ohu —	EXISTING UTILITY POLE, OVERHEAD UTILITY LINE, GUY
	WATER METER
	HYDRANT
	GAS METER
	SIGN
(SS)	SANITARY SEWER MANHOLE
— ss —	SANITARY SEWER LINE
— w —	WATER LINE
— —	BUILDING SETBACK LINE
— —	PUBLIC UTILITY EASEMENT
	TEMPORARY BENCHMARK (1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE CONTROL")
	FIRE HYDRANT