

APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator 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 09th day of June, 2009.

Karen Powell
 Planning Administrator
 City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John P. Clark, 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 and Zoning Commission of the City of Bryan on the 30th day of August, 2009 and same was duly approved on the 11th day of October, 2009 by said Commission.

John P. Clark
 Chairman, Planning and Zoning Commission
 City of 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 14th day of June, 2009.

W. Paul Keegan
 City Engineer, Bryan, Texas

STATE OF TEXAS
 COUNTY CLERK
 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 27th day of June, 2009, in the Deed official Records of Brazos County Texas, in Volume 4734 Page 125.

Karen McQueen
 County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, William L. Stroman, the owner of the land shown on this plat, being a portion of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 4990, pages 129 - 135, and whose name is subscribed hereby, hereby dedicate to the use of the public forever all streets, alleys, paths, water courses, drains, easements and public places shown hereon for the purposes identified.

William L. Stroman

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 stated.

Given under my hand and seal of office this 4th day of May, 2009.

DeLores M. Soto
 Notary Public, Brazos County, Texas

DeLores M. Soto
 Notary Public, State of Texas
 My Commission Expires
 NOV. 14, 2009

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	5729.58'	0°57'13"	395.36'	197.76'	N 02°07'32" W	395.28'
C2	5709.58'	0°56'38"	393.02'	196.59'	N 02°07'32" W	392.94'
C3	25.00'	30°05'20"	13.13'	6.72'	N 62°14'52" W	12.98'
C4	50.00'	15°08'55"	131.76'	193.21'	N 01°48'04" W	96.81'
C5	25.00'	30°05'20"	13.13'	6.72'	N 58°36'44" E	12.98'
C6	225.00'	48°20'53"	189.86'	101.00'	N 67°46'31" E	184.28'
C7	25.00'	9°20'45"	42.48'	28.43'	N 43°16'35" E	37.55'
C8	25.00'	84°45'01"	36.98'	22.81'	N 49°40'33" W	33.70'
C9	175.00'	48°20'53"	147.67'	78.55'	S 67°46'31" W	143.33'
C10	25.00'	90°48'16"	39.62'	25.35'	S 01°48'04" E	35.60'

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, 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 described and subdivision will describe a closed geometric figure.

Donald D. Garrett
 Donald D. Garrett, P.E. No. 2972

CERTIFICATE OF THE ENGINEER

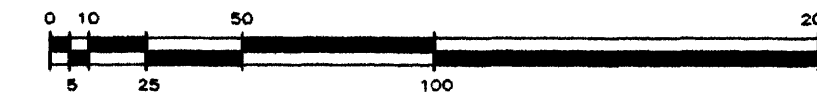
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this Final Plat.

Donald D. Garrett
 Donald D. Garrett, P.E. No. 22790

NOW OR FORMERLY
 STRATA SUBDIVISION
 BLOCK 1
 VOL. 149, PAGE 318

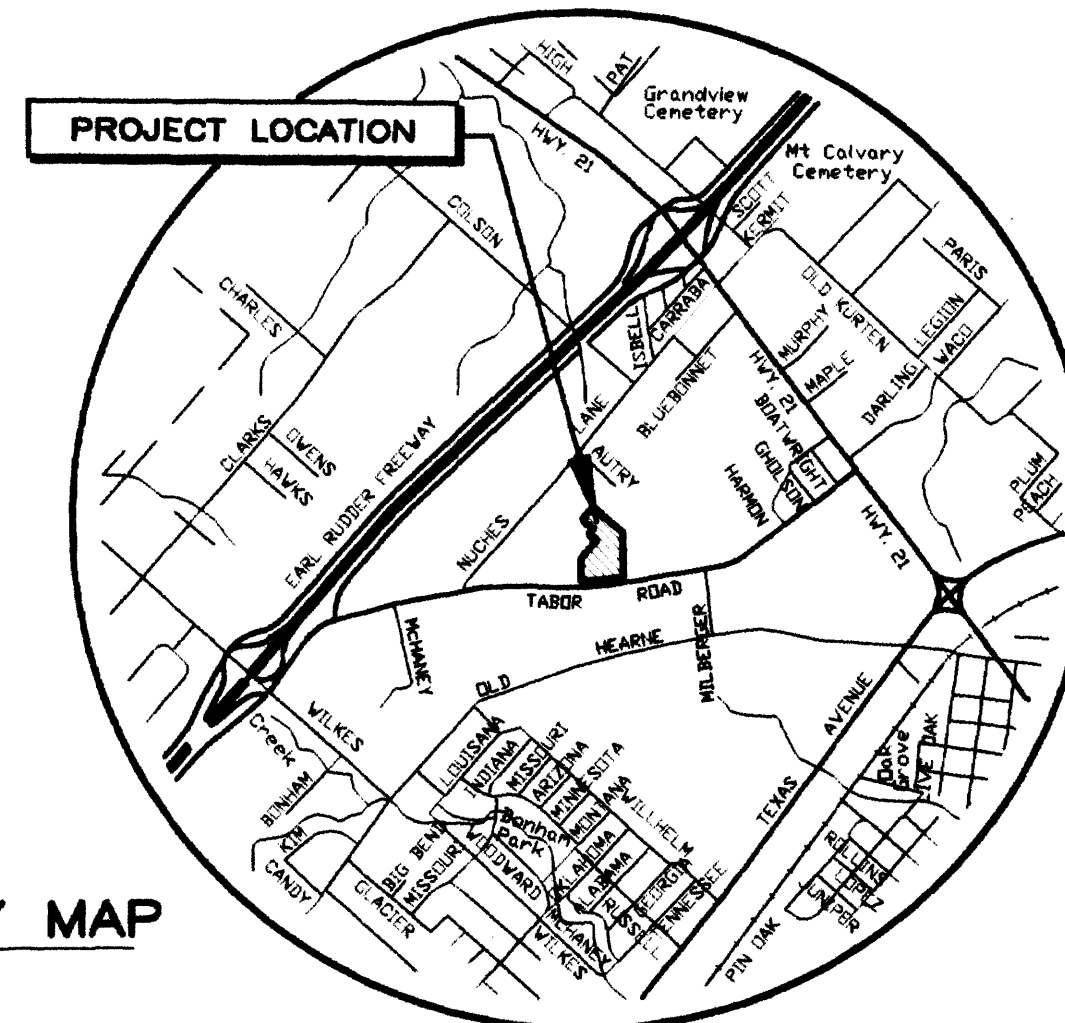
NOW OR FORMERLY
 JOE SMITH
 2.5 ACRE TRACT
 VOL. 273, PAGE 32

SCALE: 1" = 50'



THE PROPERTY SHOWN HEREON AND DESIGNATED AS SIERRA RIDGE ESTATES DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MAP ACTING, MAP NUMBER 48041C0131C AND MAP NO. 48041C0133C, EFFECTIVE DATE JULY 2, 1992

PROJECT LOCATION



VICINITY MAP
 N.T.S.

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

Field notes of a 7.46 acre tract or parcel of land lying and being situated in the Stephen F. Austin League No.10, Bryan, 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 7.46 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 subject 7.46 acre tract and also 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 northwesterly direction along same curve to the right for an arc distance of 395.36 feet to a 5/8" diameter iron rod found marking the end of said curve to the right (central angle=0°57'13", radius=5729.58 feet, tangent=197.76 feet and the chord bears N 02°07'32" W for a distance of 395.28 feet);

THENCE across aforesaid 13.62 acre tract for the following calls:
 S 88°03'03" E for a distance of 235.91 feet to a 5/8" diameter iron rod set for angle point;

S 66°37'32" E for a distance of 62.24 feet to a 5/8" diameter iron rod set for angle point;

S 47°12'12" E for a distance of 250.00 feet to a 5/8" diameter iron rod set for angle point;

N 42°47'48" E for a distance of 120.00 feet to a 5/8" diameter iron rod set for angle point;

S 47°12'12" E for a distance of 89.95 feet to a 5/8" diameter iron rod set for angle point;

N 42°47'48" E for a distance of 170.00 feet to a 5/8" diameter iron rod set for angle point, same 5/8" diameter iron rod also lying on the northeast line of the aforesaid 13.62 acre tract and on the southwest line 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 201.04 feet to a 5/8" diameter 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 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 aforesaid 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 7.46 acres or land, more or less.

NOW OR FORMERLY
 CHESTER PRICE
 0.73 ACRE TRACT
 VOL. 1643, PAGE 239

FINAL PLAT
 OF
 SIERRA RIDGE ESTATES

PHASE ONE
 7.46 ACRE TRACT
 VOLUME 4990, PAGES 129-135
 STEPHEN F. AUSTIN LEAGUE NO.10
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
 * APRIL, 2009 *

PREPARED FOR: WILLIAM L. STROMAN, OWNER/DEVELOPER
 1403 TABOR ROAD
 BRYAN, TEXAS 77803
 TELEPHONE: (979) 778-3333
 FAX: (979) 778-4444

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Phone: 979 / 846 - 8888

PROPOSED 20' WIDE TABOR ROAD R.O.W. DEDICATION (0.27 ACRES - 11,966 SQ. FT.) (PHASE TWO)

IMPORTANT NOTE
 LOTS 1 & 2 BLOCK ONE, AND LOT 1, BLOCK TWO SHALL NOT HAVE DIRECT ACCESS TO TABOR ROAD. 25' PRIVATE ACCESS EASEMENT IS PROVIDED TO ALLOW ACCESS TO ELKHORN TRAIL WHICH IN TURN HAS DIRECT ACCESS TO TABOR ROAD.

F.M. 974 (TABOR ROAD)
 (R.O.W. WIDTH VARIES - 32' WIDE ASPHALT STREET)

PROPOSED 20' WIDE TABOR ROAD R.O.W. DEDICATION (0.23 ACRES - 10,153 SQ. FT.) (PHASE ONE)

IMPORTANT NOTE
 25' PRIVATE ACCESS EASEMENT REQUIRED BY TEXDOT TO PROVIDE ACCESS TO THE NOW OR FORMERLY CHESTER PRICE 0.73 ACRE TRACT IN THE EVENT ZONING CHANGE OCCURS FROM SINGLE FAMILY RESIDENTIAL TO HIGHER DENSITY ZONING. DIRECT ACCESS TO TABOR ROAD WILL NOT BE ALLOWED ONCE ZONING CHANGE HAS OCCURRED TO SAME 0.73 ACRE TRACT.

PLACE OF BEGINNING

CITY OF BRYAN, TEXAS GPS MONUMENT 19 IS LOCATED N 32°39'06" E AT DISTANCE OF 2188.66 FEET FROM PLACE OF BEGINNING.

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:
 BRAZOS COUNTY
 as stamped hereon by me.
 Jun 05, 2009

Filed for Record in:
 BRAZOS COUNTY
 On: Jun 05, 2009 at 12:11:2P
 As a
 Plat
 Document Number: 01030902
 Amount: 58.00
 Receipt Number: 367258
 By: [Signature]
 Date: Cohen

GENERAL NOTES:

- DEPICTS BUILDING SETBACK LINE (BUILDING SETBACK LINES SHALL BE 25' ALONG PUBLIC R.O.W. LINES, 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).

HONORABLE KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY

Doc: 01030902
 Bk: DR
 Vol: 9134
 Ps: 125