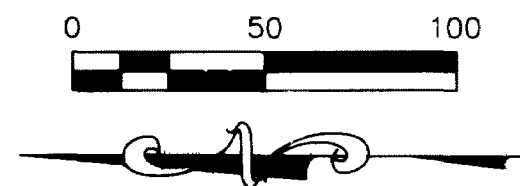
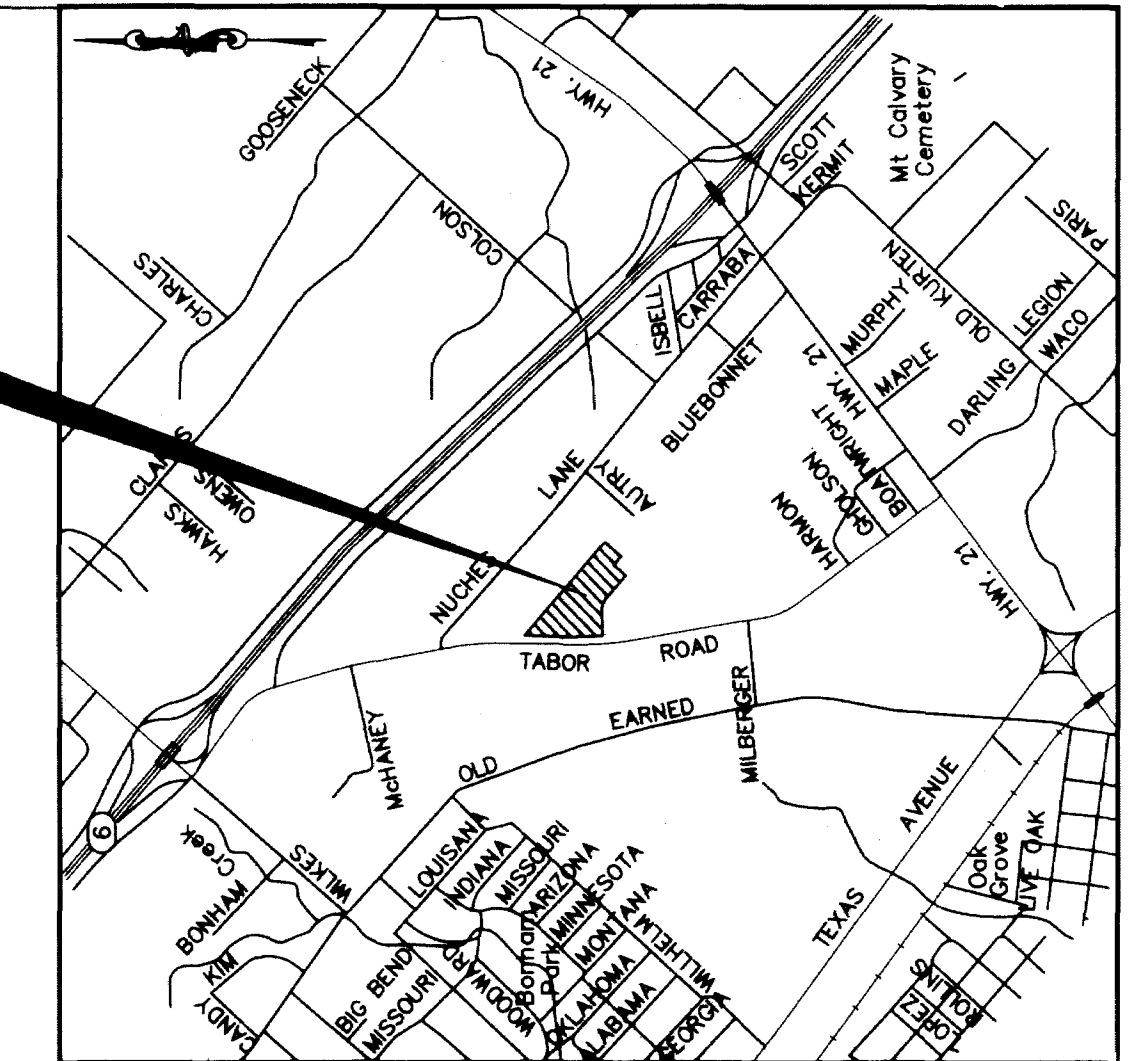


1. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0205F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.
2. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.
3. LOCATION OF 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

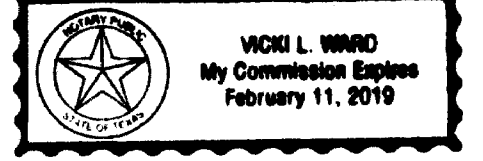
CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

WE, L&BS INVESTMENTS, LLC, owner and developer of the land shown on this plat, being that tract of land as shown to us in Volume 13267, Page 227, Official Records of Brazos County, Texas, and whose name is indicated herein, hereby dedicates to the use of the public for streets, alleys, parks, other public places, and public places shown hereon for the purposes identified.

Wilson Strawn, Authorized Representative of L&BS Investments, LLC

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 the certificates of authentication was filed for record in my office on the 13th day of April 2017 in the Official Records of Brazos County, Texas, in Volume 12941, Page 171.



APPROVAL OF THE PLANNING AND ZONING COMMISSION

Planned Zoning Commission of the City of Bryan, Texas, hereby certifies 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.  
Apr 13 2017  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

APPROVAL OF THE CITY PLANNER

Planned Zoning Commission of the City of Bryan, Texas, hereby certifies 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.  
Apr 13 2017  
W. Paul Kasper  
City Engineer, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

W. Paul Kasper, Registered Professional Land Surveyor No. 8264, in the State of Texas, hereby certifies that this plat in compliance with the appropriate code and ordinances of the City of Bryan, Texas, was approved on the 13th day of April 2017.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Philip C. Payne, Registered Professional Land Surveyor No. 8264, in the State of Texas, hereby certifies that this plat in compliance with the appropriate code and ordinances of the City of Bryan, Texas, was approved on the 13th day of April 2017.

PHILIP C. PAYNE, R.P.L.S. No. 8264

# 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

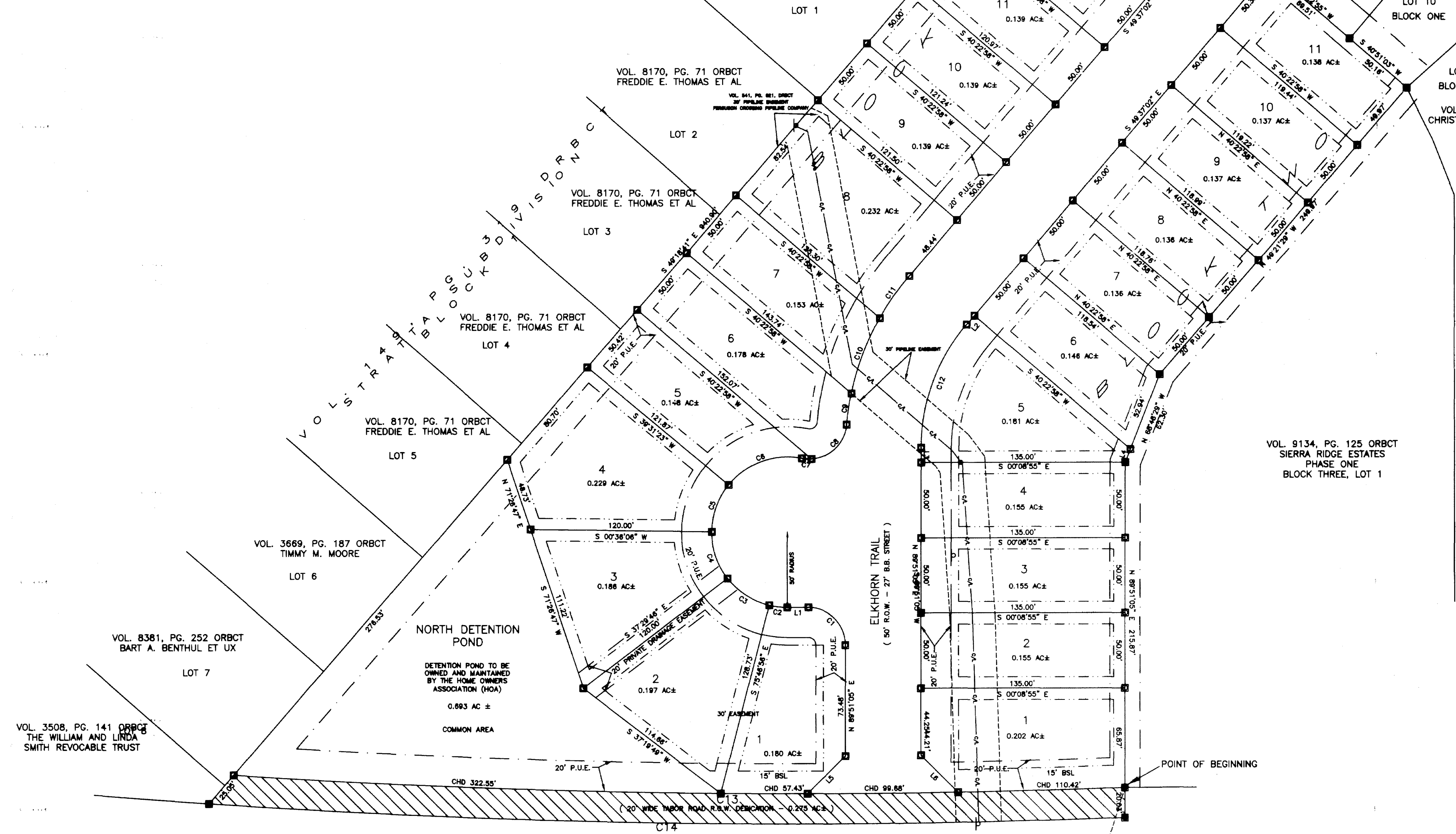
APRIL 2017 SCALE 1" = 50'

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: PHILIP C. PAYNE, R.P.L.S. No. 8264  
PAYNE INDUSTRIES, LLC  
121 W. BUCK STREET  
CALDWELL, TX 77836  
(979) 567-4500

## STEPHEN F. AUSTIN ABSTRACT NO. 63



- LEGEND**
- ORBC T OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
  - ORBC T 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 8064"
  - - - 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)

LINE	BEARING	DISTANCE
L1	N 00°08'07" 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°08'55" W	35.44'
L6	S 44°51'05" W	34.82'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°04'44"	25.00'	38.87'	S 44°18'43" W	35.36'
C2	13°48'54"	50.00'	12.06'	N 06°45'31" E	12.03'
C3	38°19'15"	50.00'	33.44'	N 32°49'36" E	32.82'
C4	38°24'28"	50.00'	33.52'	N 71°11'27" E	32.89'
C5	39°21'18"	50.00'	33.65'	S 70°19'21" E	33.02'
C6	61°56'38"	50.00'	54.06'	N 20°04'04" W	51.46'
C7	14°39'19"	25.00'	6.39'	N 03°34'36" E	6.38'
C8	81°22'16"	25.00'	35.50'	N 44°26'12" W	32.60'
C9	6°46'59"	175.00'	20.72'	S 81°43'50" E	20.71'
C10	17°29'11"	175.00'	53.41'	N 69°35'45" W	53.20'
C11	11°14'08"	175.00'	34.32'	S 55°14'06" E	34.26'
C12	40°14'03"	125.00'	88.43'	S 69°52'58" E	86.59'
C13	5°55'20"	5709.58'	590.14'	N 00°41'54" E	589.88'
C14	6°04'08"	5729.58'	606.55'	N 00°46'39" 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 A PORTION OF THAT TRACT CALLED 6.16 ACRES IN A DEED TO L&BS INVESTMENTS, LLC RECORDED IN VOLUME 13267, PAGE 227, ORBC T (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, ORBC T 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 590.14 feet** and a **chord which bears N 00°41'54" E a distance of 589.88 feet** to a 1/2" iron rod set in same for the west corner of the Strata 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 Strata 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, ORBC T 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 119.63 feet** to a 1/2" capped iron rod found in same and **S 41°15'28" W a distance of 50.00 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 89.97 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 and 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 215.87 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.