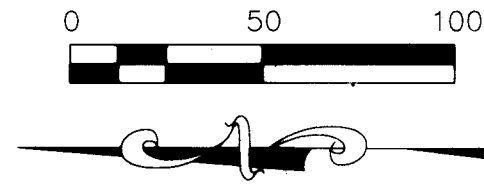
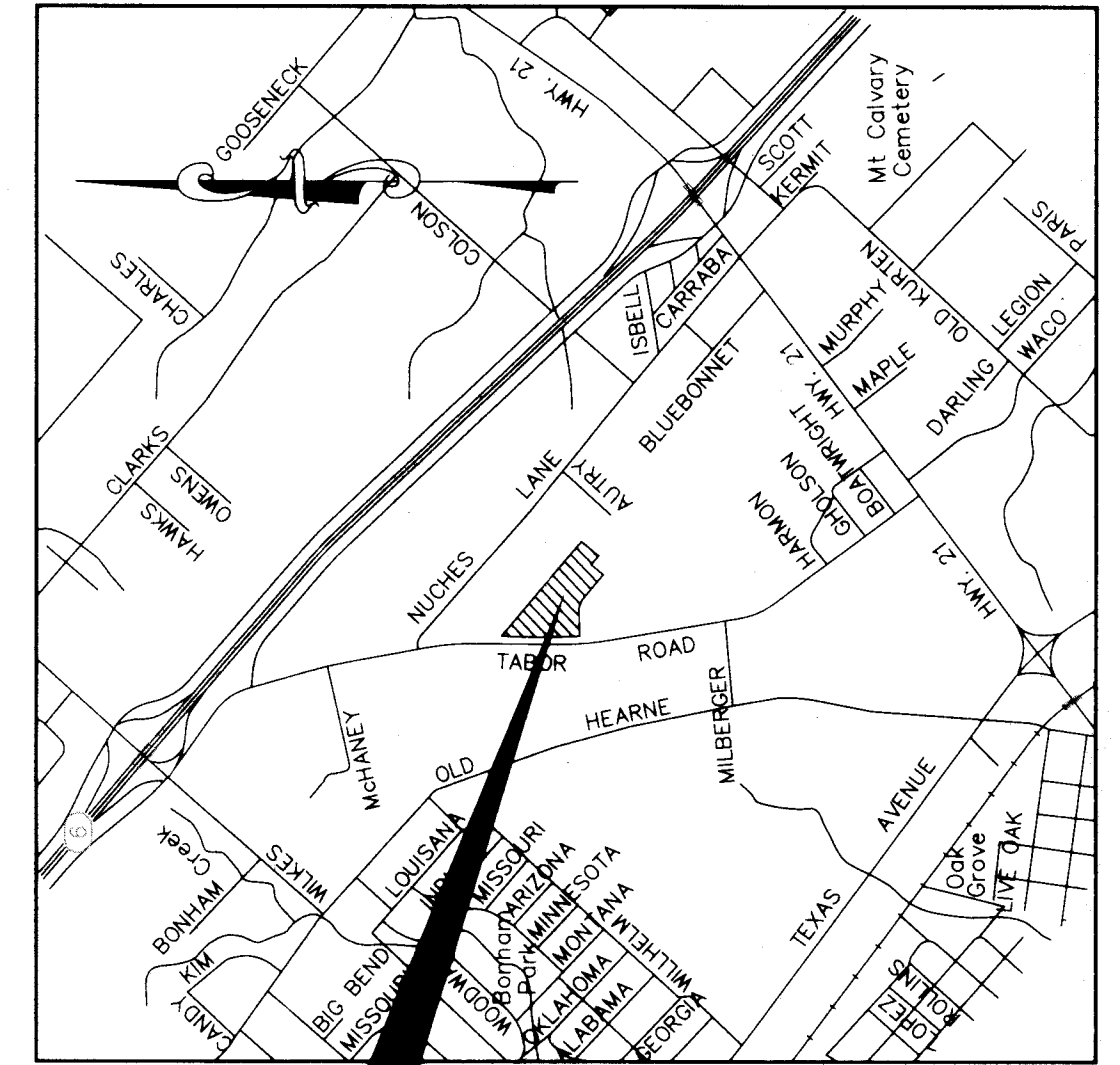


1. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0205F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.
2. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.
3. UNDERGROUND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

VOL. 7661, PG. 172 ORBCT
JAMES B. CHAPPEL ET UX
(1.997 ACRES)

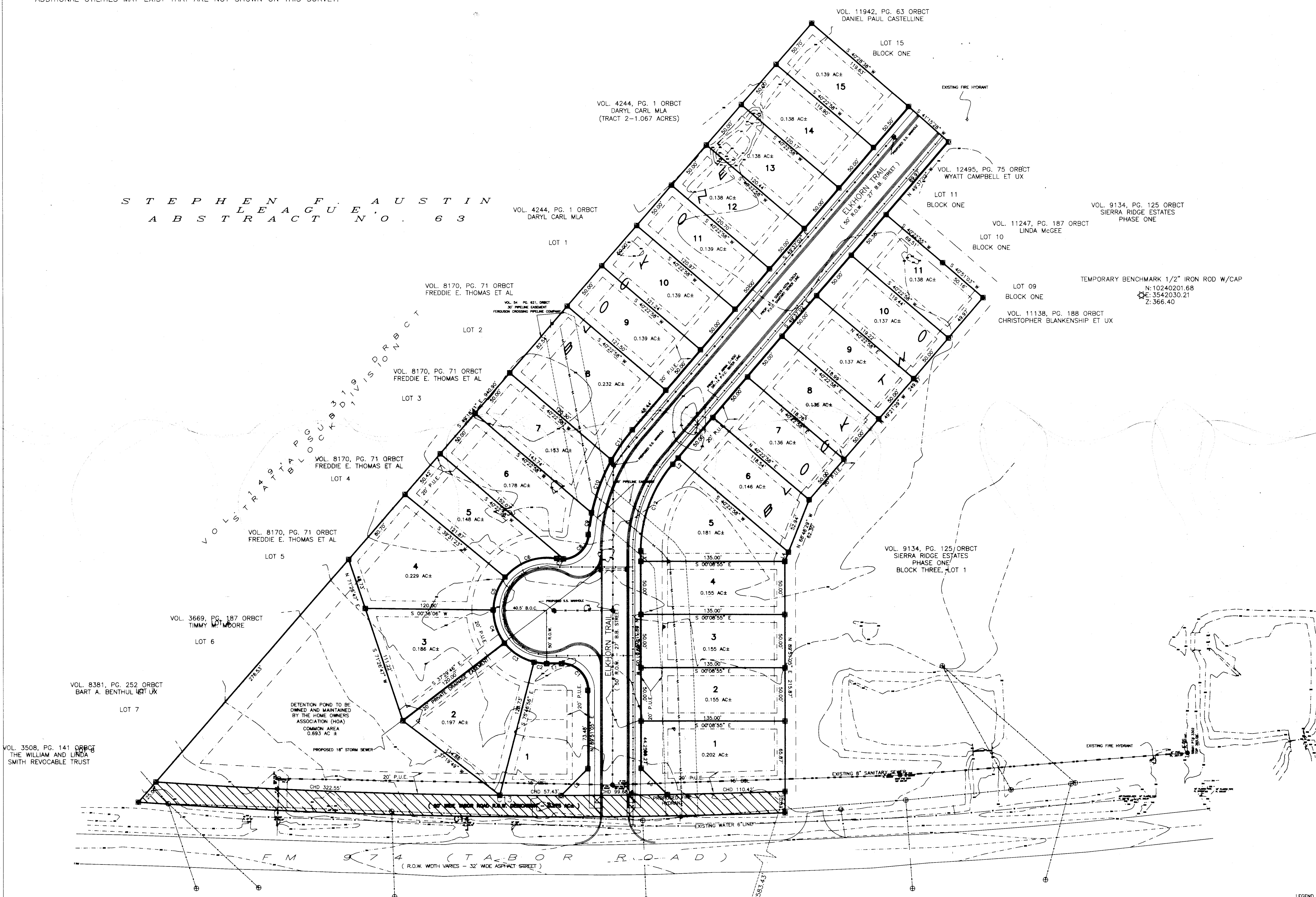


LOCATION MAP
NOT TO SCALE



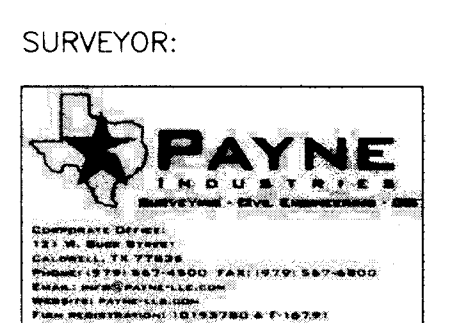
PROPOSED
LOCATION

STEPHEN F. AUSTIN
LEAGUE
ABSTRACT NO. 63



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:

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	15°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'	S 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'	86.43'	S 69°52'58" E	86.59'
C13	5°55'20"	5709.58'	590.14'	N 00°41'54" E	589.88'
C14	6°04'06"	5729.58'	606.55'	N 00°46'39" 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"
 - EXISTING UTILITY POLE, OVERHEAD UTILITY LINE, GUY
 - WATER METER
 - HYDRANT
 - GAS METER
 - SIGN
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE
 - WATER LINE
 - BUILDING SETBACK LINE
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY BENCHMARK (1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE CONTROL")
 - FIRE HYDRANT

PRELIMINARY PLAN
NOT FOR RECORD

SIERRA RIDGE ESTATES
PHASE TWO

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

MAY 2016 SCALE 1" = 50'

OWNER/DEVELOPER: L&BS INVESTMENTS, LLC
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BRYAN, TEXAS 77803
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SURVEYOR: Phillip C. Payne,
RPLS No. 6064
Payne Industries, LLC
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