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________day of________________, 2007.

____
Planning Administrator
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I,______________________, 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 _____ day of___________, 2007 and same was duly approved on the _____ day of___________, 2007 by said Commission.

____
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 _____day of __________, 2007.

____
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certified that this plat together with its certificates of authentication was filed for record in my office the ______ day of __________ 2007, in the Deed / official Records of Brazos County Texas, in Volume _________ Page _________.

____
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 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 hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, 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 _____ day of __________ 2007.

____
Notary Public, Brazos County, Texas

PIPELINE EASEMENT CALLS

LINE	DISTANCE	BEARING
L1	79.74'	S 88°58'56" E
L2	99.74'	S 79°57'58" E
L3	117.43'	S 25°42'28" E
L4	84.01'	S 24°21'48" E
L5	56.71'	S 16°07'57" E
L6	52.67'	N 82°38'40" E
L7	75.00'	N 81°50'37" E
L8	22.07'	N 67°53'03" E
L9	33.13'	S 47°12'12" E
L10	39.79'	S 67°53'03" W
L11	78.89'	S 81°50'37" W
L12	59.23'	S 82°38'40" W
L13	18.20'	S 37°10'35" W
L14	50.58'	S 43°52'22" W
L15	103.32'	S 82°50'07" W
L16	77.07'	S 87°02'08" W
L17	51.36'	S 84°28'30" W
L18	18.89'	N 59°46'12" W
L19	25.98'	S 59°46'12" E
L20	25.73'	N 84°28'30" E
L21	2.86'	N 10°13'59" W
L22	78.19'	N 00°26'21" W
L23	47.31'	S 86°13'41" E
L24	30.00'	S 03°46'19" W
L25	15.02'	N 86°13'41" W
L26	41.33'	S 00°26'21" E
L27	3.17'	S 10°13'59" E
L28	63.10'	N 87°02'08" E
L29	91.61'	N 82°50'07" E
L30	38.19'	N 43°52'22" E
L31	14.92'	N 37°10'35" E
L32	60.08'	N 16°07'57" W
L33	81.50'	N 24°21'48" W
L34	101.71'	N 25°42'28" W
L35	82.00'	N 79°57'58" W
L36	79.07'	N 88°58'56" W

CERTIFICATE OF SURVEYOR

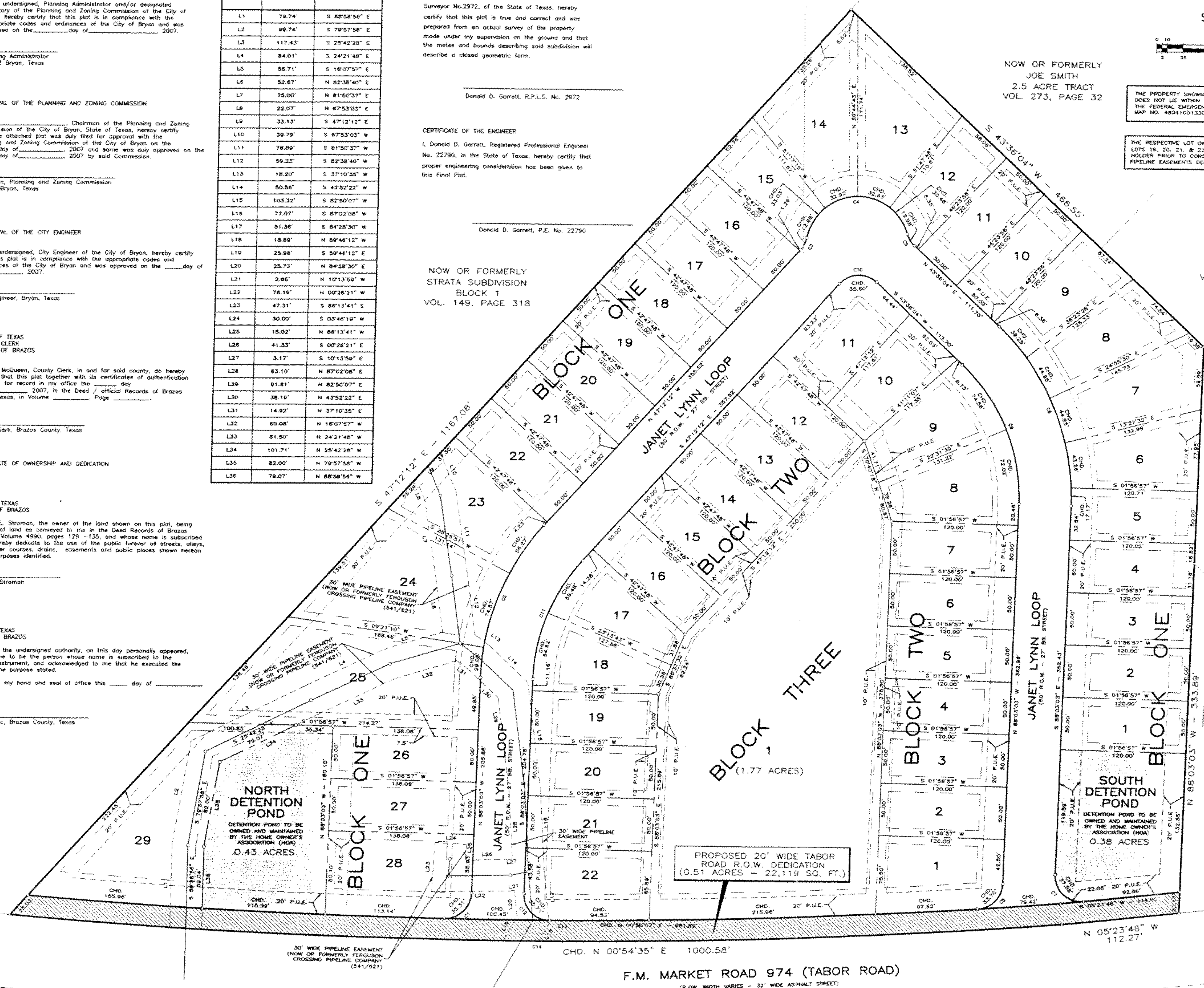
I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

____
Donald D. Garrett, R.P.L.S. 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, P.E. No. 22790

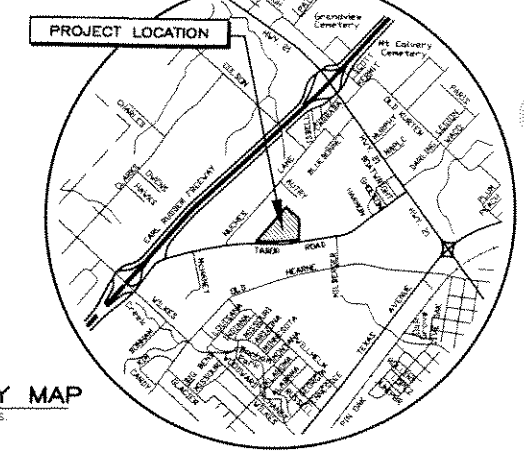


SCALE: 1" = 50'

SCALE IN FEET

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 AGENCY, MAP NUMBER 48041C0131C AND MAP NO. 48041C0133C, EFFECTIVE DATE JULY 2, 1992

THE RESPECTIVE LOT OWNERS OF LOTS 23, 24, 25, & 28, BLOCK ONE AND LOTS 19, 20, 21, & 22, BLOCK TWO SHALL CONTACT THE PIPELINE EASEMENT HOLDER PRIOR TO CONSTRUCTING DRIVEWAYS, SIDEWALKS, ETC. ACROSS THE PIPELINE EASEMENTS DEPICTED HEREON.



VICINITY MAP
N.T.S.

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	89°51'14"	39.21	24.94	S 43°07'26" E	35.31
C2	225.00	40°50'51"	160.41	83.78	S 67°37'37" E	157.03
C3	25.00	30°05'20"	13.13	6.72	S 62°14'52" E	12.98
C4	50.00	150°58'55"	131.76	193.21	S 01°48'04" E	96.81
C5	25.00	30°05'20"	13.13	6.72	S 58°38'44" W	12.98
C6	225.00	48°20'53"	189.86	101.00	S 67°46'31" W	184.28
C7	25.00	97°20'45"	42.48	28.43	S 43°16'35" W	37.55
C8	25.00	84°45'01"	36.98	22.81	S 45°40'33" E	33.70
C9	175.00	48°20'53"	147.67	78.55	N 67°46'31" E	143.33
C10	25.00	90°48'16"	39.62	25.35	N 01°48'04" W	35.60
C11	175.00	40°50'51"	124.76	65.16	N 67°37'37" W	122.14
C12	25.00	91°09'15"	39.77	25.51	S 46°22'20" W	35.71
C13	5709.58	09°51'56"	983.11	492.77	N 00°50'07" E	981.89
C14	5729.58	10°01'07"	1001.85	502.20	N 00°54'34" E	1000.57

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

Field notes of a 13.62 acre tract or parcel of land lying and being situated in the Stephen F. Austin League No.10, Bryan, Brazos County, Texas, and being 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 13.62 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 13.62 acres or land, more or less.

Received
SEP 27 2007
Development & Engineering Services

FINAL PLAT
OF
SIERRA RIDGE ESTATES

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

SCALE: 1"= 50'
* AUGUST, 2007 *

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).

PREPARED FOR: WILLIAM L. STROMAN, OWNER/DEVELOPER
2403 TABOR ROAD
BRYAN, TEXAS 77803
TELEPHONE: (979) 776-3333
FAX:(979) 778-4444

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Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
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