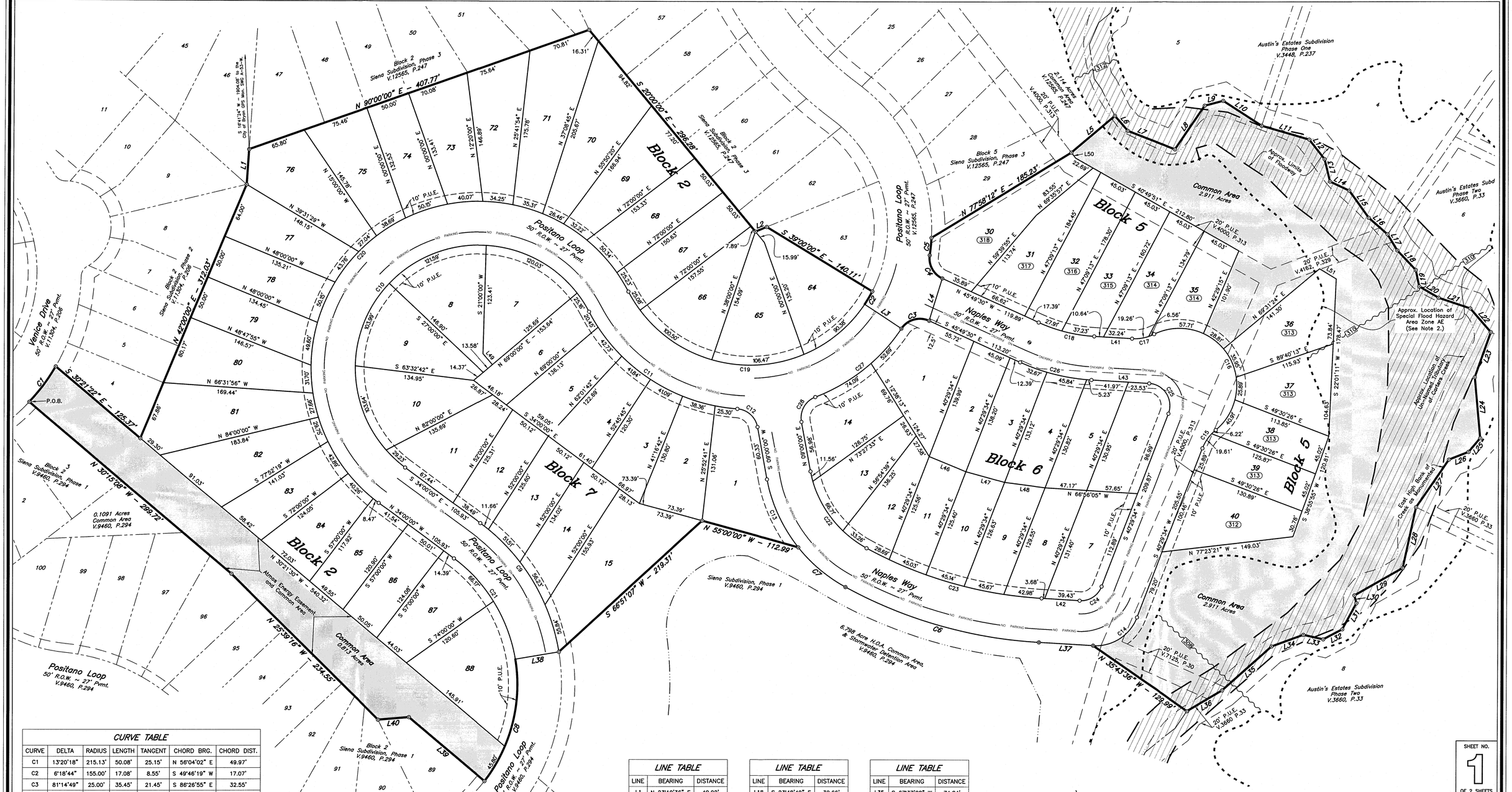


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	13°20'18"	215.13'	50.08'	25.15'	N 56°04'02" E	49.97'
C2	6°18'44"	155.00'	17.08'	8.55'	S 49°46'19" W	17.07'
C3	81°14'49"	25.00'	35.45'	21.45'	S 86°26'55" E	32.55'
C4	73°35'03"	25.00'	32.11'	18.70'	N 9°01'59" W	29.95'
C5	5°34'43"	205.00'	19.96'	9.99'	N 24°58'11" E	19.95'
C6	25°01'48"	525.00'	229.35'	116.53'	N 54°38'13" W	227.53'
C7	22°57'42"	175.00'	70.13'	35.54'	N 30°38'28" W	69.66'
C8	47°06'03"	178.00'	146.33'	77.58'	N 33°35'10" E	142.24'
C9	44°02'07"	228.00'	175.23'	92.20'	S 11°58'56" E	170.95'
C10	206°06'53"	140.00'	503.63'	-603.65'	S 69°03'27" W	272.76'
C11	58°37'44"	205.00'	209.77'	115.11'	N 37°11'59" W	200.74'
C12	75°30'51"	25.00'	32.95'	19.36'	N 28°45'26" W	30.62'
C13	28°09'37"	175.00'	86.01'	43.89'	N 5°04'48" W	85.15'
C14	72°21'18"	50.00'	63.14'	36.56'	S 76°40'13" W	59.03'
C15	29°35'31"	50.00'	25.82'	13.21'	S 55°17'20" W	25.54'
C16	166°49'43"	65.00'	189.26'	563.01'	S 13°19'47" E	129.14'
C17	29°35'31"	50.00'	25.82'	13.21'	S 81°56'53" E	25.54'
C18	21°19'38"	175.00'	65.14'	32.95'	S 56°29'19" E	64.76'
C22	51°07'19"	125.00'	111.53'	59.79'	N 16°33'40" W	107.87'
C23	25°01'48"	475.00'	207.51'	105.44'	N 54°38'13" W	205.86'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C24	72°21'18"	25.00'	31.57'	18.28'	S 76°40'13" W	29.51'
C25	107°38'42"	25.00'	46.97'	34.19'	S 13°19'47" E	40.36'
C26	21°19'23"	225.00'	83.74'	42.36'	S 56°29'12" E	83.25'
C27	35°25'55"	205.00'	126.77'	65.49'	N 70°38'38" E	124.76'
C28	79°21'35"	25.00'	34.63'	20.74'	N 48°40'48" E	31.92'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 23°10'36" E	40.02'
L2	N 87°07'40" E	13.87'
L3	S 37°04'19" E	50.00'
L4	S 36°32'45" W	50.45'
L5	N 69°16'28" E	64.43'
L6	S 21°15'34" E	22.32'
L7	S 49°01'30" E	57.47'
L8	N 53°41'33" E	59.86'
L9	S 85°05'39" E	21.64'
L10	S 37°26'17" E	51.92'
L11	S 54°09'43" E	55.95'
L12	S 18°40'32" E	28.07'
L13	S 5°36'34" W	26.11'
L14	S 45°01'05" E	24.00'
L15	S 16°01'32" E	38.02'
L16	S 28°57'49" E	28.35'
L17	S 11°42'28" E	21.19'

LINE TABLE

LINE	BEARING	DISTANCE
L18	S 23°48'49" E	30.66'
L19	S 7°23'10" W	18.93'
L20	S 40°02'33" E	25.36'
L21	S 51°53'18" E	37.86'
L22	S 21°34'40" E	35.58'
L23	S 38°49'30" W	54.17'
L24	S 14°13'55" W	69.07'
L25	S 59°52'20" W	20.31'
L26	S 88°08'58" W	23.69'
L27	S 53°43'44" W	65.48'
L28	S 31°49'25" W	70.25'
L29	S 79°41'52" W	62.67'
L30	S 4°27'34" W	9.02'
L31	S 47°35'48" W	33.65'
L32	S 81°32'51" W	24.45'
L33	N 57°52'21" W	23.03'
L34	S 88°56'25" W	38.27'

LINE TABLE

LINE	BEARING	DISTANCE
L35	S 67°37'28" W	74.84'
L36	S 78°41'47" W	46.36'
L37	N 67°09'08" W	61.40'
L38	N 79°57'52" W	50.00'
L39	N 30°21'30" W	111.96'
L40	N 75°00'00" W	35.09'
L41	N 67°09'08" W	42.89'
L42	N 67°09'08" W	43.12'
L43	S 67°09'08" E	65.50'
L46	S 48°05'32" E	45.01'
L47	S 55°17'21" E	45.23'
L48	S 62°46'58" E	46.24'
L49	S 21°00'00" E	16.39'
L50	N 18°19'10" W	7.94'
L51	N 39°38'50" W	22.10'

Scale: 1"=50'

NOTE: See Sheet 2 for General Notes, abbreviations and symbol legend.

SHEET NO. 1 OF 2 SHEETS

FINAL PLAT

SIENA, PHASE 4

17.742 ACRES

LOTS 64–88, BLOCK 2
LOTS 30–40, BLOCK 5 ~ LOT 1–20, BLOCK 6
LOTS 1–15, BLOCK 7

JOHN AUSTIN SURVEY, A–2
BRYAN, BRAZOS COUNTY, TEXAS

September 8, 2015
SCALE: 1" = 50'

SEP 30 2015

Owner:
BCS Development Co.
4090 S.H. 6 South
College Station, TX 77845
(979) 690–1222

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

M&B

10530041–fp.dwg

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BCS DEVELOPMENT COMPANY owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 8712, Page 243 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.

_____
Doug French, President

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 on this _____ day of _____, 20____.

_____
Notary Public, Brazos County, Texas

CERTIFICATION 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 its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Oficial Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning & 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 _____, 20____.

_____
City Planner, 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 _____, 20_____.

_____
City Engineer, Bryan, Texas

APPROVAL OF 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 _____, 20_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

_____
Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Kevin R. McClure, R.P.L.S. No. 5650

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2 in Bryan, Brazos County, Texas and being a part of the 77.259 acre tract described in the deed from Johnny Samuel Rizzo to BCS Development Company recorded in Volume 8712, Page 243 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of Lot 3, Block 2, SIENA SUBDIVISION, PHASE 1 as recorded in Volume 9460, Page 294 (O.R.B.C.), the upper southwest corner of SIENA SUBDIVISION, PHASE 2 as recorded in Volume 11301, Page 206 (O.R.B.C.) and being in the southeast right-of-way line of Venice Drive (based on a 50-foot width);

THENCE: along the southerly lines of said SIENA SUBDIVISION, PHASE 2 for the following three (3) calls:

1) 50.08 feet in a counter-clockwise direction along the arc of a curve having a central angle of 13° 20' 18", a radius of 215.13 feet, a tangent of 25.15 feet and a long chord bearing N 56° 04' 02" E at a distance of 49.97 feet to a found 1/2-inch iron rod for corner,
2) S 30° 21' 22" E for a distance of 125.37 feet to a found 1/2-inch iron rod for corner, and
3) N 42° 00' 00" E for a distance of 312.03 feet to a found 1/2-inch iron rod marking the common most easterly corner of Lots 8 and 9, Block 2 of said PHASE 2 and the south corner of Lot 46, Block 2, SIENA SUBDIVISION, PHASE 3 as recorded in Volume 12565, Page 247 (O.R.B.C.);

THENCE: along the southerly lines of said SIENA SUBDIVISION, PHASE 3 for the following thirteen (13) calls:

1) N 23° 10' 36" E for a distance of 40.02 feet to a found 1/2-inch iron rod for corner,
2) N 90° 00' 00" E for a distance of 407.77 feet to a found 1/2-inch iron rod for corner,
3) S 20° 00' 00" E for a distance of 296.28 feet to a found 1/2-inch iron rod for corner,
4) N 87° 07' 40" E for a distance of 13.87 feet to a found 1/2-inch iron rod for corner,
5) S 39° 00' 00" E for a distance of 140.11 feet to a found 1/2-inch iron rod for corner,
6) 17.08 feet in a clockwise direction along the arc of a curve having a central angle of 06° 18' 44", a radius of 155.00 feet, a tangent of 8.55 feet and a long chord bearing S 49° 46' 19" W at a distance of 17.07 feet for corner,
7) S 37° 04' 19" E for a distance of 50.00 feet to a found 3/4-inch iron pipe for corner,
8) 35.45 feet in a clockwise direction along the arc of a curve having a central angle of 81° 14' 49", a radius of 25.00 feet, a tangent of 21.45 feet and a long chord bearing S 86° 26' 55" E at a distance of 32.55 feet to a found 3/4-inch iron pipe for corner,
9) N 36° 32' 45" E for a distance of 50.45 feet to a found 3/4-inch iron pipe for corner,
10) 32.11 feet in a clockwise direction along the arc of a curve having a central angle of 73° 35' 03", a radius of 25.00 feet, a tangent of 18.70 feet and a long chord bearing N 09° 01' 59" W at a distance of 29.95 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature,
11) 19.96 feet along the arc of said reverse curve having a central angle of 05° 34' 43", a radius of 205.00 feet, a tangent of 9.99 feet and a long chord bearing N 24° 58' 11" E at a distance of 19.95 feet to a found 1/2-inch iron rod for corner,
12) N 77° 58' 12" E for a distance of 185.23 feet to a found 1/2-inch iron rod for corner, and
13) N 69° 16' 28" E for a distance of 64.43 feet to a found 1/2-inch iron rod marking the southeast corner of said PHASE 3 on the east high bank of an unknown tributary of Carters Creek, said iron rod also being in the east line of the said 77.259 acre tract and the west line of AUSTIN'S ESTATES SUBDIVISION, PHASE ONE as recorded in Volume 3448, Page 237 (O.R.B.C.);

THENCE: continue along the monumented east line of the said 77.259 acre tract, the east high bank of said unknown tributary and the west line of said AUSTIN'S ESTATES SUBDIVISION, PHASE ONE for the following eleven (11) calls:

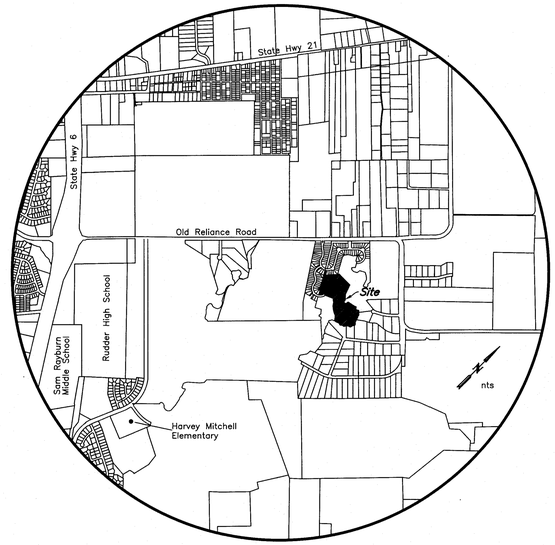
1) S 21° 15' 34" E for a distance of 22.32 feet to a found 1/2-inch iron rod for corner,
2) S 49° 01' 30" E for a distance of 57.47 feet to a found 1/2-inch iron rod for corner,
3) N 53° 41' 33" E for a distance of 59.86 feet to a found 1/2-inch iron rod for corner,
4) S 85° 05' 39" E for a distance of 21.64 feet to a found 1/2-inch iron rod for corner,
5) S 37° 26' 17" E for a distance of 51.92 feet to a found 1/2-inch iron rod for corner,
6) S 54° 09' 43" E for a distance of 55.95 feet to a found 1/2-inch iron rod for corner,
7) S 18° 40' 32" E for a distance of 28.07 feet to a found 1/2-inch iron rod for corner,
8) S 05° 36' 34" W for a distance of 26.11 feet to a found 1/2-inch iron rod for corner,
9) S 45° 01' 05" E for a distance of 24.00 feet to a found 1/2-inch iron rod for corner,
10) S 16° 01' 32" E for a distance of 38.02 feet to a found 1/2-inch iron rod for corner, and
11) S 28° 57' 49" E for a distance of 28.35 feet to a found 1/2-inch iron rod marking the south corner of said AUSTIN'S ESTATES SUBDIVISION, PHASE ONE, and the northwest corner of AUSTIN'S ESTATES SUBDIVISION, PHASE TWO as recorded in Volume 3660, Page 33 (O.R.B.C.);

THENCE: continue along the monumented east line of the said 77.259 acre tract, the east high bank of said unknown tributary and the west line of said AUSTIN'S ESTATES SUBDIVISION, PHASE TWO for the following Twenty (20) calls:

1) S 11° 42' 28" E for a distance of 21.19 feet to a found 1/2-inch iron rod for corner,
2) S 23° 48' 49" E for a distance of 30.66 feet to a found 1/2-inch iron rod for corner,
3) S 07° 23' 10" W for a distance of 18.93 feet to a found 1/2-inch iron rod for corner,
4) S 40° 02' 33" E for a distance of 25.36 feet to a found 1/2-inch iron rod for corner,
5) S 51° 53' 18" E for a distance of 37.86 feet to a found 1/2-inch iron rod for corner,
6) S 21° 34' 40" E for a distance of 35.58 feet to a found 1/2-inch iron rod for corner,
7) S 38° 49' 30" W for a distance of 54.17 feet to a found 1/2-inch iron rod for corner,
8) S 14° 13' 55" W for a distance of 69.07 feet to a found 1/2-inch iron rod for corner,
9) S 59° 52' 20" W for a distance of 20.31 feet to a found 1/2-inch iron rod for corner,
10) S 88° 08' 58" W for a distance of 23.69 feet to a found 1/2-inch iron rod for corner,
11) S 53° 43' 44" W for a distance of 65.48 feet to a found 1/2-inch iron rod for corner,
12) S 31° 49' 25" W for a distance of 70.25 feet to a found 1/2-inch iron rod for corner,
13) S 79° 41' 52" W for a distance of 62.67 feet to a found 1/2-inch iron rod for corner,
14) S 04° 27' 34" W for a distance of 9.02 feet to a found 1/2-inch iron rod for corner,
15) S 47° 35' 48" W for a distance of 33.65 feet to a found 1/2-inch iron rod for corner,
16) S 81° 32' 51" W for a distance of 24.45 feet to a found 1/2-inch iron rod for corner,
17) N 57° 52' 21" W for a distance of 23.03 feet to a found 1/2-inch iron rod for corner,
18) S 88° 56' 25" W for a distance of 38.27 feet to a found 1/2-inch iron rod for corner,
19) S 67° 37' 28" W for a distance of 74.84 feet to a found 1/2-inch iron rod for corner,
20) S 78° 41' 47" W for a distance of 46.36 feet to a found 1/2-inch iron rod marking the east corner of said SIENA SUBDIVISION, PHASE 1;

THENCE: along the westerly lines of said SIENA SUBDIVISION, PHASE 1 for the following twelve (12) calls:

1) N 35° 43' 36" W for a distance of 129.99 feet to a found 1/2-inch iron rod for corner,
2) N 67° 09' 08" W for a distance of 61.40 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the right,
3) 229.35 feet along the arc of said curve having a central angle of 25° 01' 48", a radius of 525.00 feet, a tangent of 116.53 feet and a long chord bearing N 54° 38' 13" W at a distance of 227.53 feet to a 3/4-inch iron pipe marking the Point of Compound Curvature,
4) 70.13 feet along the arc of said compound curve having a central angle of 22° 57' 42", a radius of 175.00 feet, a tangent of 35.54 feet and a long chord bearing N 30° 38' 28" W at a distance of 69.66 feet to a found 1/2-inch iron rod for corner,
5) N 55° 00' 00" W for a distance of 112.99 feet to a found 1/2-inch iron rod for corner,
6) S 66° 51' 07" W for a distance of 219.31 feet to a found 1/2-inch iron rod for corner,
7) N 79° 57' 52" W for a distance of 50.00 feet for corner,
8) 146.33 feet in a clockwise direction along the arc of a curve having a central angle of 47° 06' 03", a radius of 178.00 feet, a tangent of 77.58 feet and a long chord bearing S 33° 35' 10" W at a distance of 142.24 feet to a found 1/2-inch iron rod for corner,
9) N 30° 21' 30" W for a distance of 111.96 feet to a found 1/2-inch iron rod for corner,
10) N 75° 00' 00" W for a distance of 35.09 feet to a found 1/2-inch iron rod for corner,
11) N 25° 39' 16" W for a distance of 234.55 feet to a found 1/2-inch iron rod for corner, and
12) N 30° 15' 08" W for a distance of 299.72 feet to the POINT OF BEGINNING and containing 17.742 acres of land, more or less.



Vicinity Map

Block 2	
LOT NO.	AREA (SF)
64	8435
65	8462
66	8459
67	7711
68	7544
69	8585
70	10355
71	10783
72	8415
73	7582
74	6593
75	7787
76	9548

Block 2	
LOT NO.	AREA (SF)
77	7503
78	6686
79	6835
80	8518
81	10394
82	8790
83	6523
84	6685
85	5907
86	6124
87	7711
88	10765

Block 5	
LOT NO.	AREA (SF)
30	10009
31	7906
32	8191
33	7673
34	6720
37	7006
38	5277
39	5839
40	8630

Block 6	
LOT NO.	AREA (SF)
1	9499
2	6259
3	6077
4	5903
5	5888
6	6941
7	7158
8	5889
9	5781
10	5687
11	5662
12	5670
13	6076
14	8033

Block 7	
LOT NO.	AREA (SF)
1	9433
2	7220
3	6663
4	6216
5	6473
6	6536
7	8463
8	8941
9	8317
10	8357
11	7855
12	6266
13	6441
14	7184
15	12707

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Found monuments delineating the south and east lines of Siena, Phase 2 as recorded in Volume 11301, Page 206, Official Records of Brazos County, Texas.

2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205F, Map Revised April 2, 2014, a portion of this property is located in the Special Flood Hazard Area Zone AE. The limits shown are approximate and were scaled from said map.

234 Indicates base flood elevations determined in accordance with the requirements of the City of College Station Stormwater Management Ordinance.

223 indicates minimum habitable finish floor elevations (N.G.V.D.) commensurate with the requirements of the City of College Station Stormwater Management Ordinance.

3. The minimum building setback requirements are:
Front Setback: 20 feet
Side Setback: 5 feet
Rear Setback: 5 feet

4. A more restrictive front setback (i.e. greater than 20 feet) shall be applied to the following lots:

Block	Lot	Front Setback
2	69	45.5 feet
2	70	57.0 feet
2	71	50.0 feet
2	72	50.0 feet
2	75	25.0 feet
2	76	42.0 feet
2	80	42.0 feet
2	81	56.4 feet
2	82	48.5 feet
2	83	21.5 feet
7	1	25.5 feet
7	2	25.5 feet

5. Common Areas and Stormwater Detention Area shall be owned & maintained by the Homeowner's Association.

6. Parking restrictions (shown) are to be in accordance with the approved Development Plan for this Planned Development – Housing District (PD-H), approved by the Bryan City Council on June 23, 2009 (Ordinance No. 1814).

8. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
⊙ – 1/2" Iron Rod Found
⊗ – 1/2" Iron Rod Set
O – 3/4" Iron Pipe Set
⊘ – PK nail control monuments set for reference at the ℄ of R.O.W. Intersections and selected Points of Curvatures.

9. Abbreviations:
C.A. – Common Area
C.O.A. – Homeowner's Association
P.D.E. – Public Drainage Easement
P.U.E. – Public Utility Easement
Vw.C.A. – Variable Width Common Area
W.W.E. – Wickson Water Special Utility District Easement

SHEET NO. 2 OF 2 SHEETS

FINAL PLAT

SIENA, PHASE 4

17.742 ACRES

LOTS 64-88, BLOCK 2
LOTS 30-40, BLOCK 5 ~ LOT 1-20, BLOCK 6
LOTS 1-15, BLOCK 7

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

Septebmer 8, 2015
SCALE: 1" = 50'

Owner:
BCS Development Co.
4090 S.H. 6 South
College Station, TX 77845
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