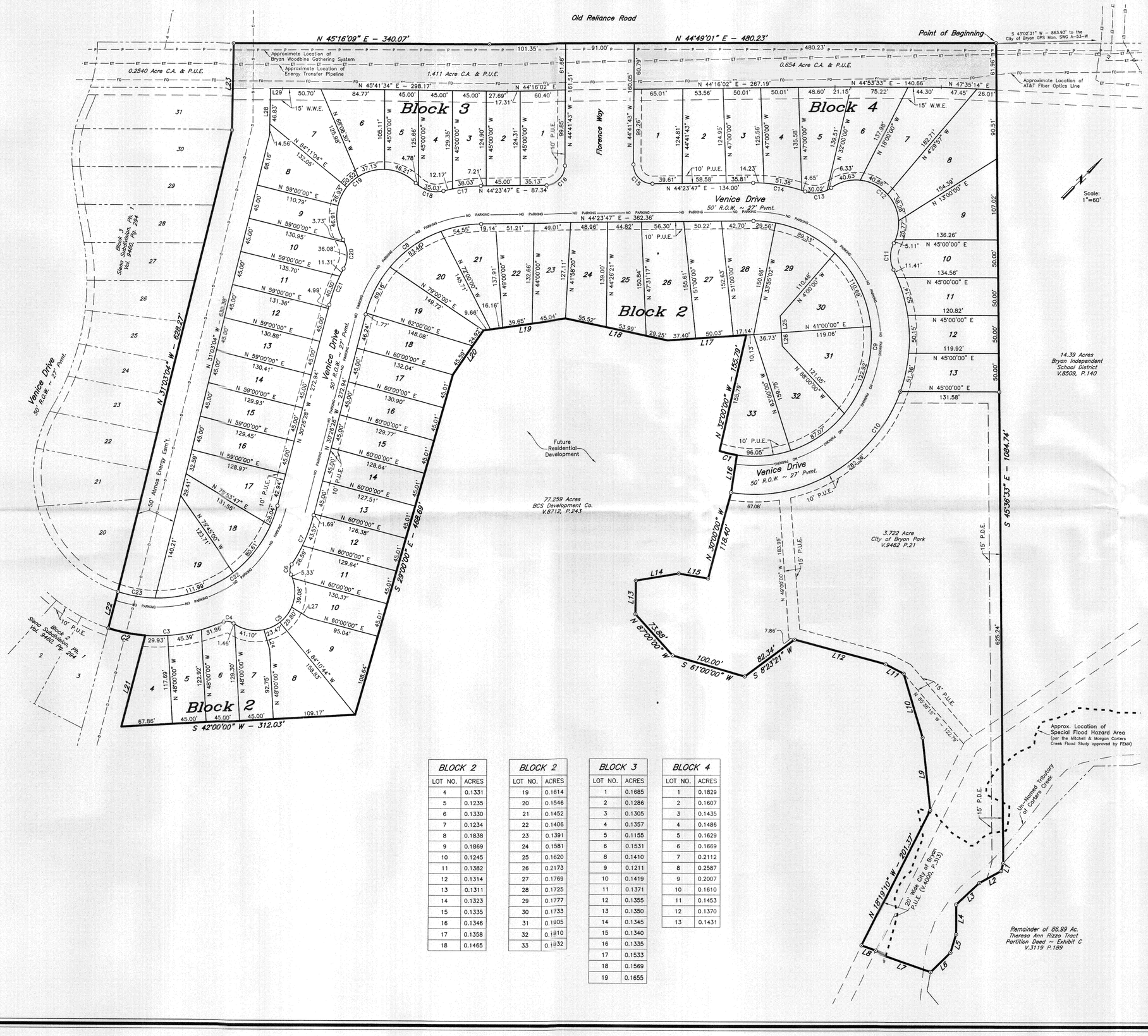

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°06'57"	148.88'	23.69'	11.87'	S 58°08'30" W	23.66'
C2	13°20'42"	215.02'	50.08'	25.15'	S 56°04'02" W	49.97'
C3	41°55'55"	215.02'	157.37'	82.39'	S 41°46'20" W	153.88'
C4	59°46'43"	13.50'	14.09'	7.76'	S 50°41'35" W	13.45'
C5	151°34'17"	51.50'	136.24'	203.31'	S 4°47'48" W	99.85'
C6	59°46'43"	13.50'	14.09'	7.76'	S 41°05'58" E	13.45'
C7	19°13'51"	215.00'	72.16'	36.42'	S 20°49'33" E	71.83'
C8	74°50'15"	160.00'	208.99'	122.41'	S 6°58'39" W	194.44'
C9	189°14'45"	155.00'	511.96'	1916.90'	N 40°58'51" W	308.99'
C10	125°02'57"	205.00'	447.42'	394.21'	N 8°52'57" W	363.76'
C11	54°06'11"	38.50'	36.35'	19.66'	N 44°21'21" W	35.02'
C12	152°46'19"	56.50'	150.65'	233.29'	S 86°18'35" W	109.83'
C13	54°06'11"	38.50'	36.35'	19.66'	S 36°58'31" W	35.02'
C14	19°37'50"	205.00'	70.24'	35.47'	S 54°12'41" W	69.89'
C15	90°54'30"	25.00'	39.67'	25.40'	S 89°51'02" W	35.63'
C16	89°05'30"	25.00'	38.87'	24.61'	N 0°08'58" W	35.07'
C17	13°41'54"	210.00'	50.21'	25.22'	N 37°32'50" E	50.09'
C18	59°14'53"	38.50'	39.81'	21.89'	N 60°19'19" E	38.06'
C19	165°33'19"	61.50'	177.70'	485.30'	N 7°10'06" E	122.02'
C20	59°14'53"	38.50'	39.81'	21.89'	N 45°59'07" W	38.06'
C21	14°04'48"	210.00'	51.61'	25.93'	N 23°24'04" W	51.48'
C22	76°37'01"	165.00'	220.64'	130.35'	N 7°52'02" E	204.57'
C23	17°28'23"	165.00'	50.32'	25.36'	N 54°54'44" E	50.12'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°29'51" E	10.80'
L2	S 15°58'33" W	33.00'
L3	S 2°03'28" W	41.97'
L4	S 45°17'03" E	36.81'
L5	S 27°51'49" E	25.43'
L6	S 0°47'35" W	36.75'
L7	S 64°00'50" W	76.80'
L8	S 65°00'00" W	20.14'
L9	N 51°00'26" W	97.06'
L10	N 61°35'47" W	88.81'
L11	S 72°20'32" W	26.89'
L12	S 60°00'00" W	124.82'
L13	N 44°19'54" W	44.53'
L14	N 35°10'42" E	57.91'
L15	N 54°59'43" E	39.42'

LINE TABLE

LINE	BEARING	DISTANCE
L16	N 36°21'29" W	50.00'
L17	S 41°00'00" W	104.57'
L18	S 57°00'00" W	138.77'
L19	S 37°03'43" W	110.51'
L20	S 10°00'00" E	70.51'
L21	N 30°21'22" W	125.37'
L22	N 30°15'08" W	50.09'
L23	N 43°54'43" W	115.08'
L24	S 61°00'00" E	27.51'
L25	S 49°00'00" E	22.19'
L26	N 49°00'00" W	17.71'
L27	N 77°00'00" E	26.93'
L28	S 43°54'43" E	61.40'
L29	S 45°13'21" W	16.37'

BLOCK 2

LOT NO.	ACRES
4	0.1331
5	0.1235
6	0.1330
7	0.1234
8	0.1838
9	0.1869
10	0.1245
11	0.1382
12	0.1314
13	0.1311
14	0.1323
15	0.1335
16	0.1346
17	0.1358
18	0.1465

BLOCK 2

LOT NO.	ACRES
19	0.1614
20	0.1546
21	0.1452
22	0.1406
23	0.1391
24	0.1581
25	0.1620
26	0.2173
27	0.1769
28	0.1725
29	0.1777
30	0.1733
31	0.1905
32	0.1810
33	0.1932

BLOCK 3

LOT NO.	ACRES
1	0.1685
2	0.1286
3	0.1305
4	0.1357
5	0.1155
6	0.1531
8	0.1410
9	0.1211
10	0.1419
11	0.1371
12	0.1355
13	0.1350
14	0.1345
15	0.1340
16	0.1335
17	0.1533
18	0.1569
19	0.1655

BLOCK 4

LOT NO.	ACRES
1	0.1829
2	0.1607
3	0.1435
4	0.1486
5	0.1629
6	0.1669
7	0.2112
8	0.2587
9	0.2007
10	0.1610
11	0.1453
12	0.1370
13	0.1431

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Found monuments delineating the northeast line of Siena, Phase 1 as recorded in Volume 9460, Page 294, Official Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205 E, Map Revised May 16, 2012, no portion of this property is located in a 100-year flood hazard area. However, according to a Letter of Map Revision (LOMR) for Carters Creek that is approved but not mapped includes a portion of the site in the 100 Floodplain. The area is shown in the southeast corner of the site.
3. The minimum building setback requirements are:
   Front Setback: 20 feet
   Side Setback: 5 feet
   Rear Setback: 5 feet
4. Unless otherwise indicated, all distances shown along curves are arc lengths.
5. Common Areas and Stormwater Detention Area shall be owned & maintained by the Homeowner's Association (Volume ____, Page ____).
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).
7. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
   ⊙ – 1/2" Iron Rod Found
   ◎ – 3/4" Iron Pipe Found
   ⊗ – 1/2" Iron Rod Set
   ○ – 3/4" Iron Pipe Set
   ⊘ – PK nail control monuments set for reference at the ℄ of R.O.W. Intersections and selected Points of Curvatures.
8. Abbreviations:
   C.A. – Common Area
   C.O.A. – Homeowner's Association
   P.D.E. – Public Drainage Easement
   P.U.E. – Public Utility Easement
   W.W.E. – Wickson Water Special Utility District Easement

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SEP 19 2012
Development & Engineering Services

FINAL PLAT

SIENA, PHASE 2

18.157 ACRES

LOTS 4–33, BLOCK 2
LOTS 1–19, BLOCK 3
LOTS 1–13, BLOCK 4

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

AUGUST, 2012
SCALE: 1" = 60'

SHEET NO. 1 OF 2 SHEETS

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

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