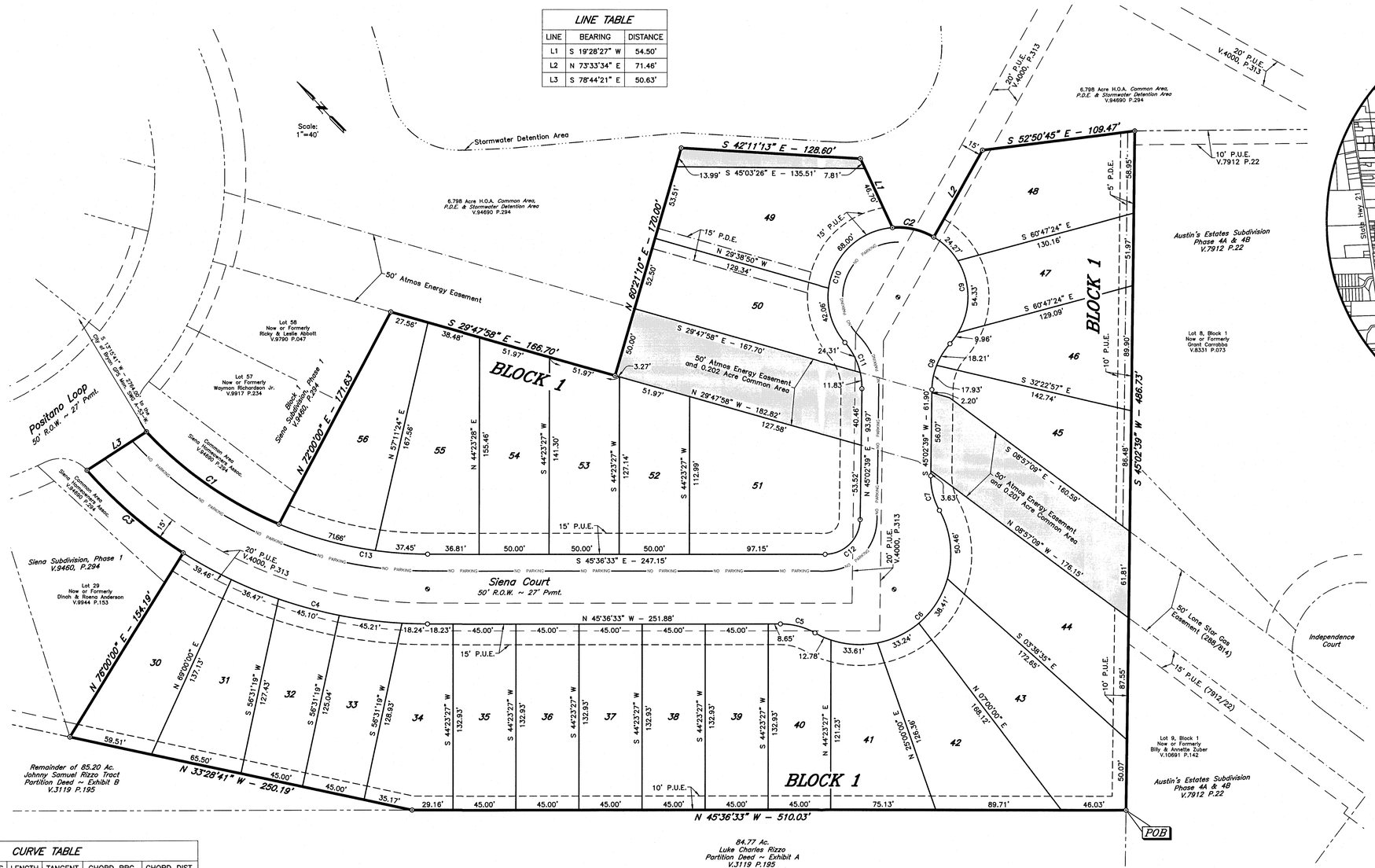
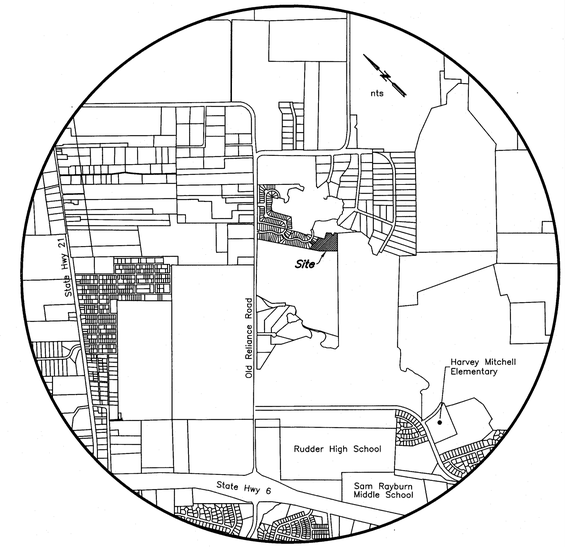
PARCEL TABLE	
LOT NO.	AREA (SF)
30	7005
31	6658
32	5657
33	5691
34	6630
35	5982
36	5982
37	5982
38	5982
39	5982
40	5821
41	6440
42	8009
43	9972
44	10318
45	7227
46	7477
47	6229
48	8676
49	10197
50	7585
51	11571
52	6003
53	6711
54	7419
55	9045
56	8407

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°28'27" W	54.50'
L2	N 73°33'34" E	71.46'
L3	S 78°44'21" E	50.63'





Vicinity Map

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	24°16'22"	275.00'	116.50'	59.14'	S 10°44'24" E	115.63'
C2	35°13'03"	50.00'	30.73'	15.87'	S 32°37'44" E	30.25'
C3	16°00'50"	325.00'	90.84'	45.72'	N 5°04'52" W	90.54'
C4	32°31'16"	325.00'	184.47'	94.79'	N 29°20'55" W	182.00'
C5	29°35'31"	50.00'	25.82'	13.21'	N 30°48'48" W	25.54'
C6	148°31'49"	65.00'	168.50'	230.71'	S 89°43'03" W	125.13'
C7	29°35'31"	50.00'	25.82'	13.21'	S 30°14'54" W	25.54'
C8	41°24'35"	50.00'	36.14'	18.90'	S 65°44'56" W	35.36'
C9	101°28'26"	50.00'	88.55'	61.17'	S 35°43'00" W	77.42'
C10	126°07'40"	50.00'	110.07'	98.40'	N 66°41'54" E	89.15'
C11	41°24'35"	50.00'	36.14'	18.90'	N 24°20'22" E	35.36'
C12	89°20'48"	25.00'	38.98'	24.72'	N 89°43'03" E	35.15'
C13	22°43'58"	275.00'	109.11'	55.28'	S 34°14'34" E	108.39'

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

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.

_____
Jeff French, Vice 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

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

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

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 south corner of the said 77.259 acre BCS Development Company tract, the east corner of the called 84.77 acre Luke Charles Rizzo tract of the Partition Deed recorded in Volume 3119, Page 195 (O.R.B.C.) and being in the northeast line of Lot 9, Block 1, AUSTIN'S ESTATES SUBDIVISION, PHASE 4A as recorded in Volume 7912, Page 22 (O.R.B.C.);

THENCE: N 45° 36' 33" W along the common of the said 77.259 and 84.77 acre tracts for a distance of 510.03 feet to a found 1/2–inch iron rod marking an angle point in the southwest line of the said 77.259 acre tract;

THENCE: N 33° 28' 41" W along the southwest line of the said 77.259 acre tract, said line being common with the remainder of the called 85.20 acre Johnny Samuel Rizzo tract of said Partition Deed recorded in Volume 3119, Page 195 (O.R.B.C.) for a distance of 250.19 feet to a found 1/2–inch iron rod marking the common most southerly corner of Lots 28 and 29, Block 1, SIENA SUBDIVISION, PHASE 1 as recorded in Volume 9460, Page 294 (O.R.B.C.);

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

1) N 76° 00' 00" E for a distance of 154.19 feet to a found 1/2–inch iron rod for corner,
2) 90.84 feet in a clockwise direction along the arc of a curve having a central angle of 16° 00' 50", a radius of 325.00 feet, a tangent of 45.72 feet and a long chord bearing N 05° 04' 52" W at a distance of 90.54 feet to a found 3/4–inch iron rod pipe for corner,
3) S 78° 44' 21" E for a distance of 50.63 feet to a found 3/4–inch iron rod pipe for corner,
4) 116.50 feet in a counter–clockwise direction along the arc of a curve having a central angle of 24° 16' 22", a radius of 275.00 feet, a tangent of 59.14 feet and a long chord bearing S 10° 44' 24" E at a distance of 115.63 feet to a found 1/2–inch iron rod for corner,
5) N 72° 00' 00" E for a distance of 171.63 feet to a found 1/2–inch iron rod for corner,
6) S 29° 47' 58" E for a distance of 166.70 feet to a found 1/2–inch iron rod for corner,
7) N 60° 21' 10" E for a distance of 170.00 feet to a found 1/2–inch iron rod for corner,
8) S 42° 11' 13" E for a distance of 128.60 feet to a found 1/2–inch iron rod for corner,
9) S 19° 28' 27" W for a distance of 54.50 feet to a found 1/2–inch iron rod for corner,
10) 30.73 feet in a clockwise direction along the arc of a curve having a central angle of 35° 13' 03", a radius of 50.00 feet, a tangent of 15.87 feet and a long chord bearing S 32° 37' 44" E at a distance of 30.25 feet to a found 1/2–inch iron rod for corner,
11) N 73° 33' 34" E for a distance of 71.46 feet to a found 1/2–inch iron rod for corner, and
12) S 52° 50' 45" E for a distance of 109.47 feet to a found 3/4–inch iron pipe marking the north corner of Lot 8, Block 1 of said AUSTIN'S ESTATES SUBDIVISION, PHASE 4A (7912/22), said pipe also marking an interior ell corner in the south line of the said 77.259 acre BCS Development Company tract;

THENCE: S 45° 02' 39" W along the common line of said 77.259 acre tract and said AUSTIN'S ESTATES SUBDIVISION, PHASE 4A (7912/22) for a distance of 486.73 feet to the POINT OF BEGINNING and containing 6.076 acres of land, more or less.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Found monuments delineating the south lines of Siena, Phase 1 as recorded in Volume 9460, Page 295, 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, this property is not located in a Special Flood Hazard Area.
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:

Lot	Front Setback
30	46.0 feet
31	39.5 feet
34	40.5 feet
41	35.5 feet
42	39.0 feet
43	41.0 feet
45	63.5 feet
46	33.5 feet
48	27.0 feet

5. Unless otherwise indicated, all distances shown along curves are arc lengths.
6. Common Areas and Stormwater Detention Area shall be owned & maintained by the Homeowner's Association.
7. 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
   ○– 3/4" Iron Pipe Set
   ◎– 3/4" Iron Pipe Found
   Ø– 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.O.B. – Point of Beginning
   P.U.E. – Public Utility Easement
   Vw.C.A. – Variable Width Common Area
   W.W.E. – Wickson Creek Special Utility District Easement

FINAL PLAT

SIENA, PHASE 5

6.076 ACRES

LOTS 30–56, BLOCK 1

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

JULY, 2015
SCALE: 1" = 40'

SEP 21 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

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