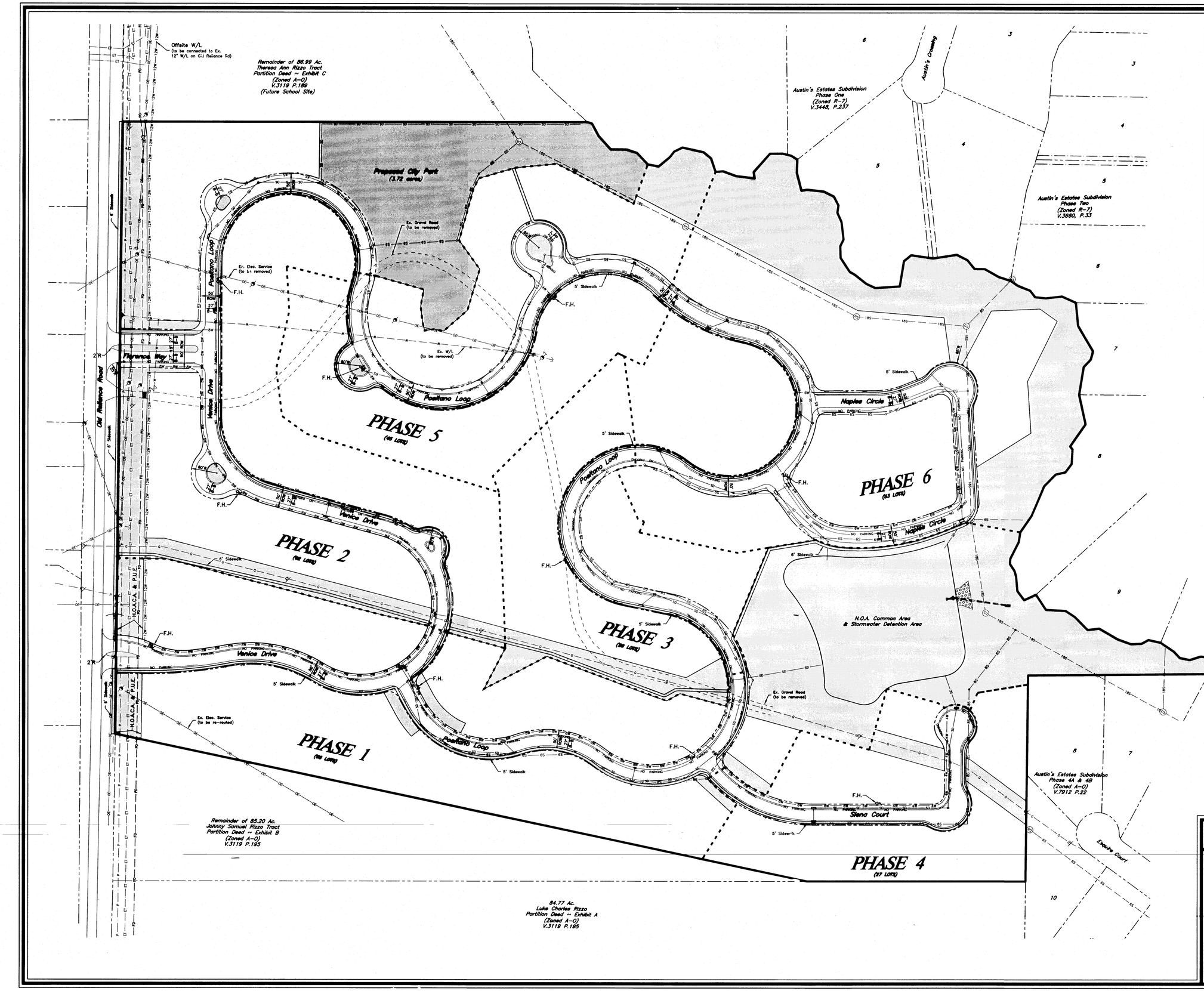

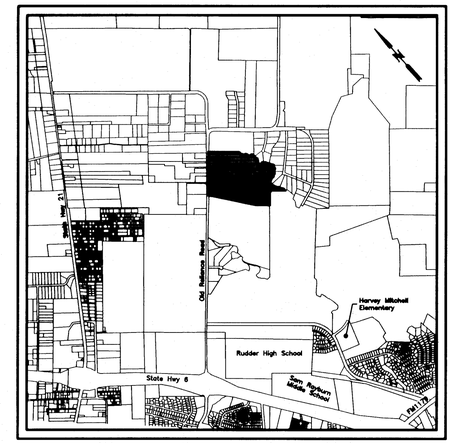

VICINITY MAP

Scale: 1" = 100'

GENERAL NOTES:

1. PROPOSED ZONING: Planned Development – Housing District (PD-H), as approved by the Bryan City Council on June 23, 2009 (Ordinance No. 1814)
2. Proposed Land Use: Single Family Residential (269 Lots)
3. Proposed Density: 3.5 dwelling units/acre
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0132 C effective July 2, 1992. no portion of this property is located in a 100-year flood hazard area.
5. ORIGIN OF BEARING SYSTEM: Found 1/2" iron rod monuments delineating the northeast line (deed call S 45°36'33" E – 1084.74') of the 16.39 acre tract described in Volume 3209, Page 126 Official Records of Brazos County, Texas were used as the Basis of Bearings for this survey.
6. Abbreviations:
   - P.U.E. – Public Utility Easement
   - P.D.E. – Public Drainage Easement
   - H.O.A. – Homeowner's Association
7. Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.

Legend

- Storm Drain System
- Sewer Line w/ size
- Water Line w/ size
- Ex. Sewer Line w/ size
- Ex. Water Line w/ size
- Ex. Storm Drain
- Property Line
- Zoning Boundary
- Sewer Manhole
- Fire Hydrant
- Storm Drain Inlet
- H.O.A. Common Area

MASTER PLAN

SIENA

77.259 Acres

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

Submitted May, 2009
SCALE: 1" = 100'

Owner:
BCS Developmen Co.
4090 State Hwy. 6 South
College Station, TX 77845
(979) 690-1222

Prepared By:
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