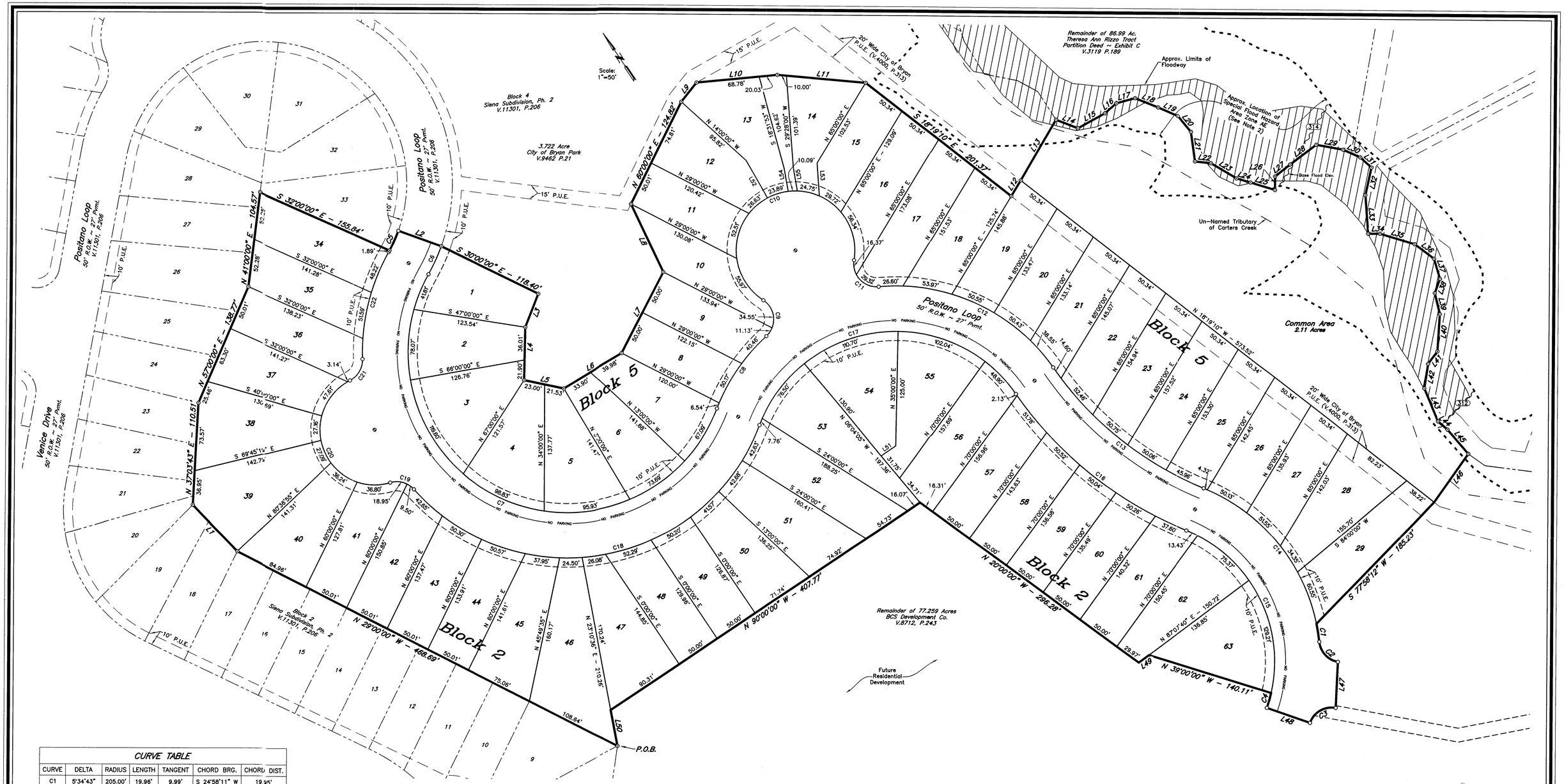

MAY 14 2014

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	5°34'43"	205.00'	19.96'	9.99'	S 24°58'11" W	19.95'
C2	73°35'03"	25.00'	32.11'	18.70'	S 9°01'59" E	29.95'
C3	81°14'49"	25.00'	35.45'	21.45'	N 86°26'55" W	32.55'
C4	6°18'44"	155.00'	17.08'	8.55'	N 49°46'19" E	17.07'
C5	8°45'17"	155.00'	23.68'	11.87'	N 58°01'10" E	23.66'
C6	9°27'10"	205.00'	33.82'	16.95'	N 58°22'06" E	33.78'
C7	188°15'41"	175.00'	575.01'	-2423.19'	S 31°02'10" E	349.09'
C8	26°30'36"	210.00'	97.16'	49.47'	S 68°05'18" W	96.30'
C9	104°42'38"	25.00'	45.69'	32.41'	N 28°59'17" E	39.59'
C10	246°43'48"	65.00'	279.91'	-98.71'	N 80°00'08" W	108.57'
C11	104°42'38"	25.00'	45.69'	32.41'	S 8°59'34" E	39.59'
C12	60°02'56"	210.00'	220.09'	121.36'	N 31°19'25" W	210.16'
C13	32°40'16"	375.00'	213.83'	109.91'	S 17°38'05" E	210.95'
C14	32°06'13"	205.00'	114.86'	58.98'	S 11°42'26" W	113.37'
C15	86°53'53"	155.00'	235.08'	146.83'	N 9°28'44" E	213.19'
C16	32°40'16"	425.00'	242.34'	124.57'	S 17°38'05" E	239.07'
C17	123°52'04"	160.00'	345.90'	300.08'	N 63°13'58" W	282.37'
C18	117°29'51"	225.00'	461.41'	370.77'	S 66°25'05" E	384.71'
C19	65°12'25"	25.00'	28.45'	15.99'	N 40°16'21" W	26.94'
C20	170°00'37"	60.00'	178.03'	686.51'	S 12°07'45" W	119.54'
C21	65°12'25"	25.00'	28.45'	15.99'	N 64°31'51" E	26.94'
C22	31°10'02"	225.00'	122.39'	62.75'	S 47°30'39" W	120.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 10°00'00" W	70.51'
L2	S 36°21'29" E	50.00'
L3	S 54°59'43" W	39.42'
L4	S 35°10'42" W	57.91'
L5	S 44°19'54" E	44.53'
L6	S 87°00'00" E	73.88'
L7	N 61°00'00" E	100.00'
L8	N 8°23'21" E	82.34'
L9	N 72°20'32" E	26.89'
L10	S 61°35'47" E	88.81'
L11	S 51°00'26" E	97.06'
L12	N 65°00'00" E	20.14'
L13	N 64°00'50" E	76.80'
L14	S 35°03'01" E	25.73'
L15	S 85°11'26" E	33.84'
L16	N 82°18'07" E	16.56'
L17	S 71°16'35" E	21.38'
L18	S 34°20'35" E	27.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S 32°35'59" E	23.57'
L20	S 5°50'33" E	22.54'
L21	S 24°54'49" W	32.72'
L22	S 49°52'19" E	17.57'
L23	S 25°38'15" E	32.64'
L24	S 39°44'14" E	15.94'
L25	S 38°45'40" E	27.77'
L26	N 34°21'59" E	14.80'
L27	N 85°07'50" E	21.06'
L28	N 86°43'45" E	35.73'
L29	S 45°49'16" E	29.91'
L30	S 32°06'17" E	20.63'
L31	S 13°45'14" E	16.64'
L32	S 46°12'50" W	30.80'
L33	S 29°49'18" W	42.52'
L34	S 56°27'05" E	13.05'
L35	S 39°23'11" E	39.67'
L36	S 19°09'18" E	26.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	S 17°16'19" W	23.00'
L38	S 53°46'22" W	16.68'
L39	S 20°08'08" W	23.73'
L40	S 37°33'01" W	40.92'
L41	S 70°33'07" W	17.19'
L42	S 42°39'14" W	27.31'
L43	S 11°15'29" W	39.19'
L44	S 15°44'38" E	13.68'
L45	S 7°20'11" E	34.62'
L46	S 69°16'28" W	64.43'
L47	S 36°32'45" W	50.45'
L48	N 37°04'19" W	50.00'
L49	N 87°07'40" E	13.87'
L50	N 23°10'36" E	40.02'
L51	N 90°00'00" W	19.36'
L52	N 4°00'00" E	47.11'
L53	S 30°00'00" W	36.06'

BLOCK 2	
LOT NO.	AREA (Ac.)
34	0.17
35	0.16
36	0.17
37	0.16
38	0.19
39	0.22
40	0.18
41	0.16
42	0.17
43	0.15
44	0.16
45	0.19
46	0.25
47	0.20
48	0.16

BLOCK 2	
LOT NO.	AREA (Ac.)
49	0.15
50	0.17
51	0.19
52	0.20
53	0.20
54	0.19
55	0.20
56	0.18
57	0.17
58	0.16
59	0.16
60	0.16
61	0.17
62	0.18
63	0.20

BLOCK 5	
LOT NO.	AREA (Ac.)
1	0.16
2	0.17
3	0.20
4	0.18
5	0.18
6	0.18
7	0.17
8	0.14
9	0.15
10	0.15
11	0.14
12	0.16
13	0.17
14	0.14
15	0.14

BLOCK 5	
LOT NO.	AREA (Ac.)
16	0.17
17	0.19
18	0.16
19	0.16
20	0.15
21	0.16
22	0.17
23	0.18
24	0.18
25	0.17
26	0.16
27	0.16
28	0.19
29	0.18

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.
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
   ⊗ – 1/2" Iron Rod Set
   ○ – 3/4" Iron Pipe Set
   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
   H.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

FINAL PLAT

SIENA, PHASE 5

14.695 ACRES

LOTS 34–63, BLOCK 2
LOTS 1–29, BLOCK 5

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

MAY, 2014
SCALE: 1" = 50'

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

10530033–fp.dwg