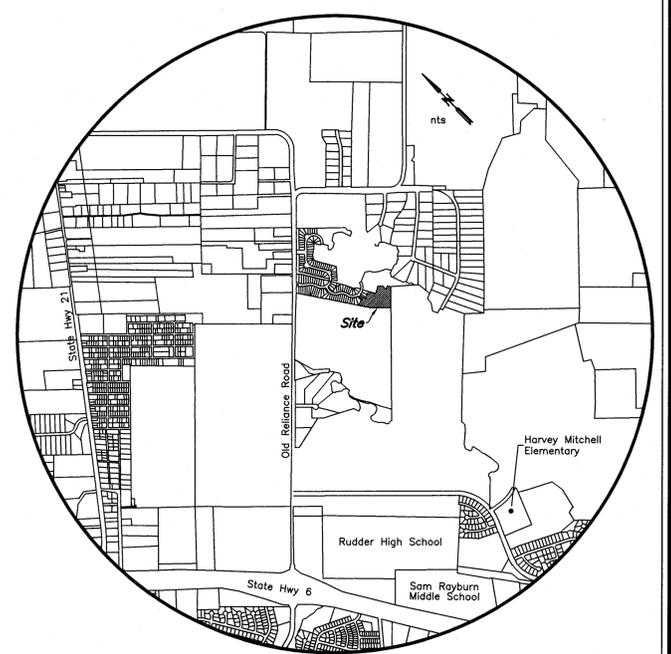
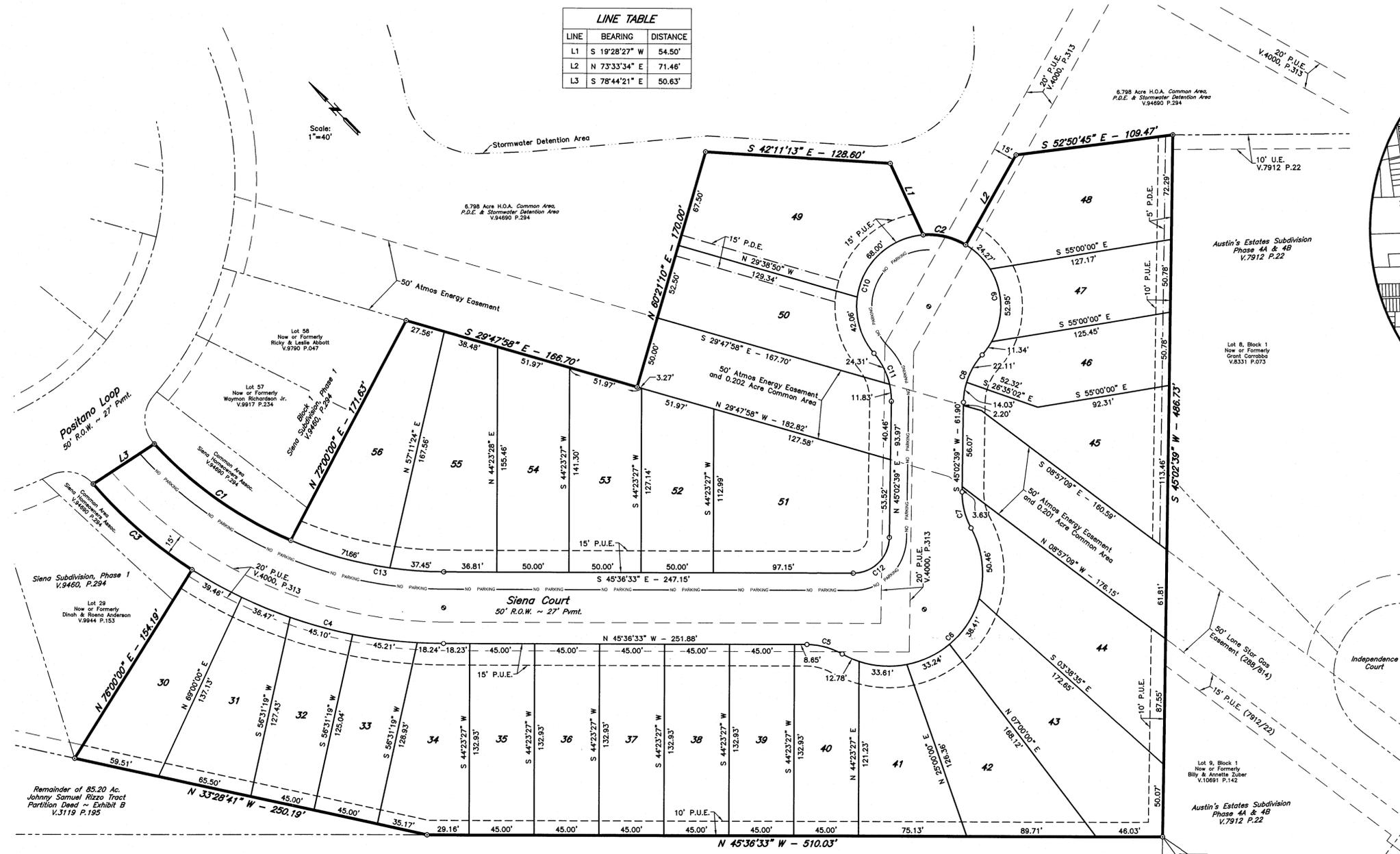


PARCEL TABLE

LOT NO.	AREA (Ac.)
30	0.1608
31	0.1529
32	0.1299
33	0.1306
34	0.1522
35	0.1373
36	0.1373
37	0.1373
38	0.1373
39	0.1373
40	0.1336
41	0.1478
42	0.1839
43	0.2289
44	0.2369
45	0.1767
46	0.1451
47	0.1396
48	0.2183
49	0.2652
50	0.1741
51	0.2656
52	0.1378
53	0.1541
54	0.1703
55	0.2076
56	0.1930

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

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.) to 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 18° 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 128.80 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 rod 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 all 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.

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'	188.50'	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'

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

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

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 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

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 Official Records of Brazos County, Texas in Volume _____ Page _____.

County Clerk, Brazos County, Texas

FINAL PLAT

SIENA, PHASE 5

6.076 ACRES

JUL 13 2015 LOTS 30-56, BLOCK 1

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

JULY, 2015
 SCALE: 1" = 40'

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) 693-3638