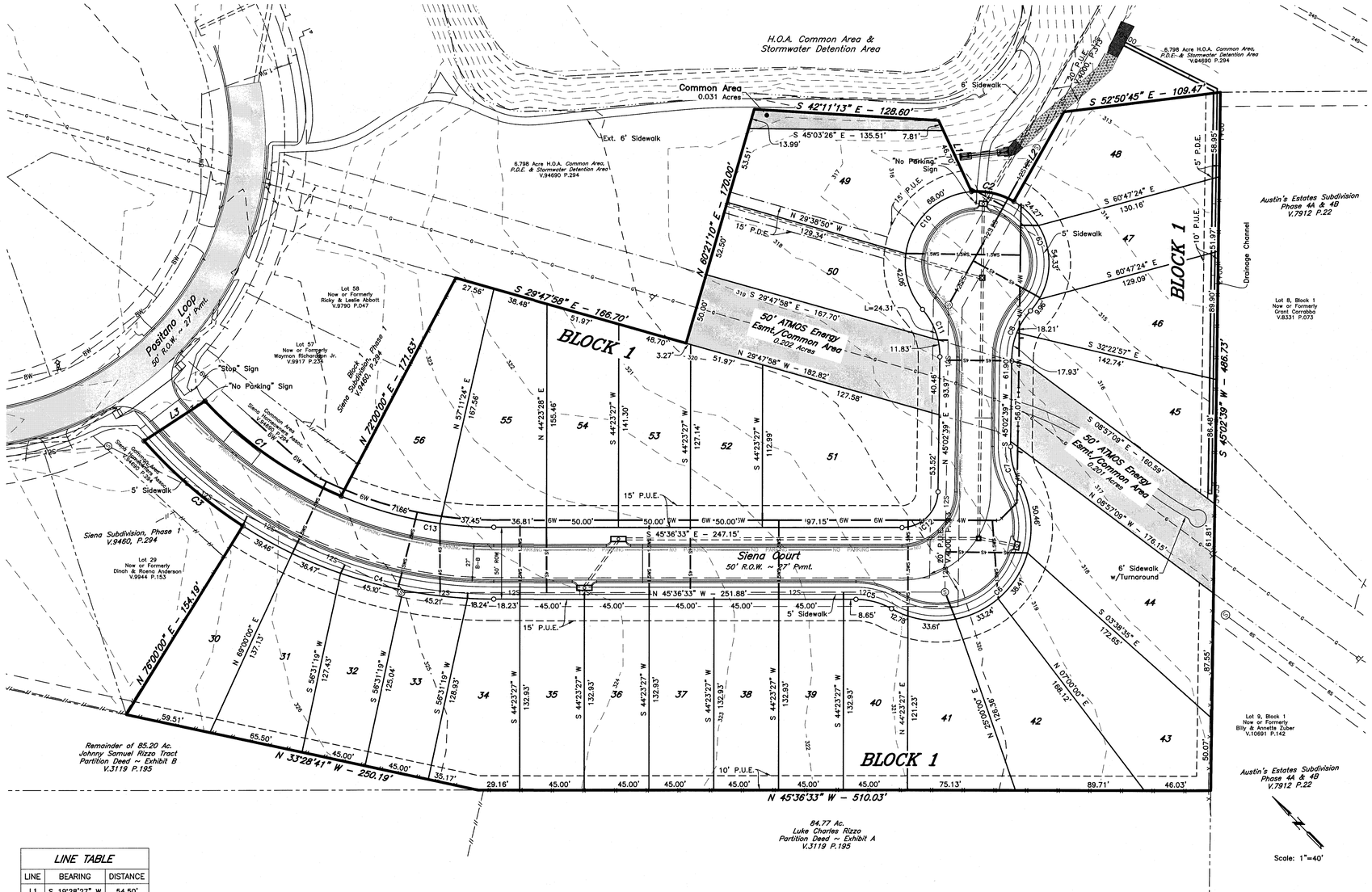

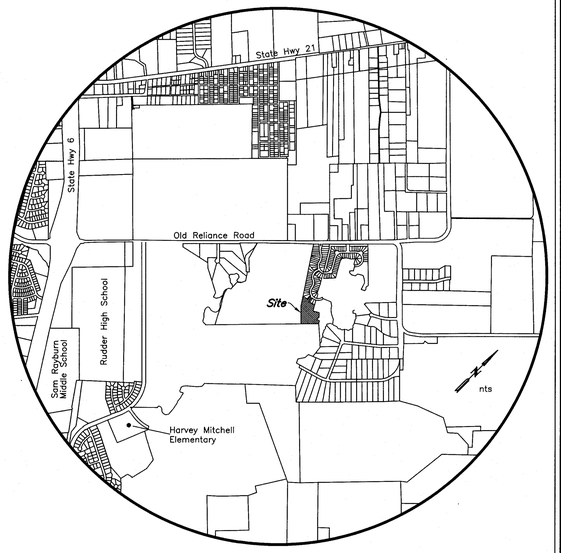

Vicinity Map

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'

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'

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'

PARCEL TABLE	
LOT NO.	AREA (SF)
50	7585'
51	11571'
52	6003'
53	6711'
54	7419'
55	9045'
56	8407'

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, 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. All 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
   ⊘ – PK nail control monuments set for reference at the ℄ of R.O.W. Intersections and selected Points of Curvatures.
9. Abbreviations:
   C.A. – Common Area
   C.O.A. – Homeowner's Association
   P.D.E. – Public Drainage Easement
   P.U.E. – Public Utility Easement
   Vw.C.A. – Variable Width Common Area
   W.C.E. – Wickson Creek Special Utility District Easement

SEP 21 2015

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
- Existing Contour Line (2' Interval)
- Sewer Manhole
- Fire Hydrant
- Storm Drain Inlet
- Drainage Channel

PRELIMINARY PLAN

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'

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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