

SEE SHEET 2

6.617 Acres
H.O.A. Common Area, P.D.E. &
Stormwater Detention Area

Scale: 1" = 50'

LINE	BEARING	DISTANCE
L1	S 75°00'00" E	35.09'
L2	S 79°57'52" E	50.00'
L3	S 67°09'08" E	61.40'
L4	S 53°21'43" W	23.16'
L5	S 71°07'49" W	43.71'
L6	S 48°40'14" W	12.14'
L7	S 10°42'02" W	18.90'
L8	S 26°10'30" W	13.57'
L9	S 39°27'27" W	34.50'
L10	S 7°43'39" W	26.63'
L11	S 70°54'43" E	30.44'
L12	S 11°11'50" W	42.57'
L13	S 42°28'42" E	45.88'
L14	S 11°59'16" E	26.15'

LINE	BEARING	DISTANCE
L15	S 0°11'29" W	41.86'
L16	S 52°29'11" E	27.23'
L17	S 15°30'16" E	50.93'
L18	S 25°47'01" E	32.06'
L19	S 48°02'10" E	24.56'
L20	S 73°49'28" E	18.58'
L21	S 32°51'31" E	29.09'
L22	S 11°56'47" E	36.99'
L23	S 1°00'31" W	20.33'
L24	S 33°57'44" E	23.81'
L25	S 63°04'10" E	26.66'
L26	S 38°34'06" E	36.90'
L27	S 20°28'14" E	19.37'
L28	S 2°24'36" E	26.91'

LINE	BEARING	DISTANCE
L29	S 27°39'53" W	9.85'
L30	S 73°33'34" W	71.46'
L31	N 19°28'27" E	54.50'
L32	N 42°11'13" W	128.60'
L33	N 78°44'21" W	50.63'
L34	S 78°00'00" W	154.19'
L35	S 44°41'43" E	54.49'
L36	S 16°29'56" W	31.77'
L37	N 16°29'56" E	31.77'
L38	N 16°29'56" E	57.40'
L39	N 16°29'56" E	57.40'
L40	S 44°41'43" E	46.77'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	47°06'03"	178.00'	146.33'	77.58'	N 33°35'10" E	142.24'
C2	22°57'42"	175.00'	70.13'	35.54'	S 30°38'28" E	69.66'
C3	25°01'48"	525.00'	229.35'	116.53'	S 54°38'13" E	227.53'
C4	35°13'03"	90.00'	30.73'	15.87'	N 32°37'44" W	30.25'
C5	24°16'22"	275.00'	116.50'	59.14'	N 10°44'24" W	115.63'
C6	16°00'50"	325.00'	90.84'	45.72'	S 5°04'52" E	90.54'
C7	24°43'31"	205.00'	88.47'	44.93'	N 32°09'55" W	87.78'
C8	31°33'57"	155.00'	85.39'	43.81'	N 35°35'08" W	84.32'
C9	4°57'37"	975.00'	84.41'	42.23'	N 53°50'54" W	84.38'
C10	42°27'36"	325.00'	240.85'	126.26'	N 35°05'54" W	235.37'
C11	102°28'57"	165.00'	295.13'	205.52'	N 65°06'35" W	257.33'
C12	31°44'00"	215.00'	119.08'	61.11'	N 78°36'27" E	117.56'
C13	77°58'31"	25.00'	34.02'	20.24'	N 55°29'11" E	31.46'
C14	81°19'23"	175.00'	248.39'	150.32'	N 24°09'46" W	228.06'
C15	56°44'10"	225.00'	222.80'	121.50'	N 36°27'23" W	213.81'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C16	114°46'31"	178.00'	356.57'	278.20'	N 65°28'33" W	299.87'
C17	75°16'12"	228.00'	299.53'	175.81'	N 47°40'14" E	278.45'
C18	83°54'33"	25.00'	36.81'	22.47'	N 43°21'03" E	33.43'
C19	74°45'06"	25.00'	32.82'	19.10'	S 34°27'00" E	30.35'
C20	63°44'16"	228.00'	253.63'	141.75'	S 39°57'26" E	240.76'
C21	56°44'10"	175.00'	173.29'	94.50'	S 36°27'23" E	166.30'
C22	81°19'23"	225.00'	319.36'	193.27'	S 24°09'46" E	293.22'
C23	77°58'31"	25.00'	34.02'	20.24'	S 22°29'20" E	31.46'
C24	47°36'29"	215.00'	178.65'	94.84'	S 37°40'21" E	173.55'
C25	42°27'36"	275.00'	203.79'	106.63'	S 35°05'54" E	199.16'
C26	11°41'38"	1025.00'	209.21'	104.97'	S 50°28'53" E	208.85'
C27	163°11'58"	2.50'	7.12'	16.93'	N 53°42'18" E	4.95'
C28	16°35'10"	166.50'	48.20'	24.27'	N 36°11'16" W	48.03'
C29	14°45'30"	250.00'	64.39'	32.38'	S 9°07'11" W	64.22'
C30	39°41'36"	150.00'	103.92'	54.14'	S 32°02'52" E	101.85'

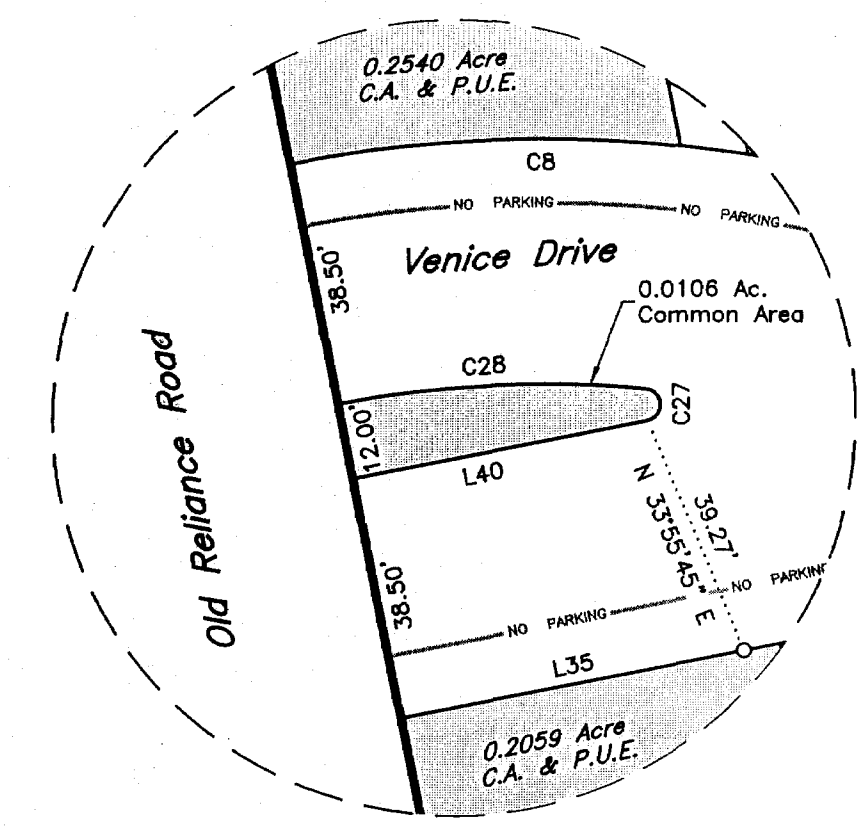


LOT NO.	ACRES
1	0.1648
2	0.1763
3	0.1898
4	0.2054
5	0.2229
6	0.2201
7	0.2310
8	0.2359
9	0.2232
10	0.2143
11	0.2550
12	0.2305
13	0.1850
14	0.2290
15	0.1843
16	0.1304

LOT NO.	ACRES
17	0.1238
18	0.1266
19	0.1392
20	0.1617
21	0.1788
22	0.1829
23	0.1746
24	0.1652
25	0.1595
26	0.1449
27	0.1620
28	0.2297
29	0.2576
57	0.1761
58	0.1797

LOT NO.	ACRES
1	0.1861
2	0.1726
3	0.1673
89	0.1558
90	0.1748
91	0.1731
92	0.1687
93	0.1642
94	0.1537
95	0.1513
96	0.1751
97	0.1839
98	0.1510
99	0.1395
100	0.1737

LOT NO.	ACRES
20	0.2369
21	0.1946
22	0.1721
23	0.1596
24	0.1355
25	0.1502
26	0.1499
27	0.1734
28	0.1959
29	0.2193
30	0.2365
31	0.2523



Inset "A"
Scale: 1" = 30'

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Found 1/2" iron rod monuments delineating the southwest line (N 33°28'41" W) of the 77.259 acre tract described in Volume 8712, Page 243 Official Records of Brazos County, Texas.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 480410132 C effective July 2, 1992 no portion of this property is located in a 100-year flood hazard area.
- The minimum building setback requirements are:
Front Setback: 20 feet
Side Setback: 5 feet
Rear Setback: 5 feet
- Unless otherwise indicated, all distances shown along curves are arc lengths.
- Common Area and Stormwater Detention Area shall be owned & maintained by the Homeowner's Association (Volume _____, Page _____).
- 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).
- Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.
 - - 1/2" Iron Rod Found
 - ⊙ - 3/4" Iron Pipe Found
 - - 1/2" Iron Rod Set
 - ⊙ - 3/4" Iron Pipe Set
 - - PK nail control monuments set for reference at the $\frac{1}{2}$ " R.O.W. intersections and selected Points of Curvatures.
- Abbreviations:
 - C.A. - Common Area
 - C.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

SHEET NO.
1
OF 2 SHEETS

FINAL PLAT

SIENA, PHASE 1

20.625 ACRES

LOTS 1-29, 57 & 58, BLOCK 1
LOTS 1-3 & 89-100, BLOCK 2
LOTS 20-31, BLOCK 3

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

JUNE, 2009
SCALE: 1" = 50'

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Owner:
BCS Development Co.
4090 S.H. 6 South
College Station, TX 77845
(979) 690-1222

Doc Bk Vol Ps
01050240 DR 9460 294

CERTIFICATE OF OWNERSHIP AND DEDICATION

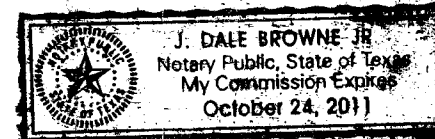
STATE OF TEXAS
COUNTY OF BRAZOS
I, BCS DEVELOPMENT COMPANY owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 8712, Page 243 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Jeff Frenk, Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority on this day personally appeared JEFF FRENK, 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 purposes stated. Given under my hand and seal on this 12th day of JANUARY 2010.

Notary Public, Brazos County, Texas



BCS Development Co.
Remainder of 77,259 Acres
V.8712, P.243

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 12th day of JANUARY 2010 in the Official Records of Brazos County, Texas in Volume 1460, Page 24.

Karen McQueen
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, 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 7th day of January 2010.

Kevin Russell
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 7th day of January 2010.

W. Paul Kagan
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

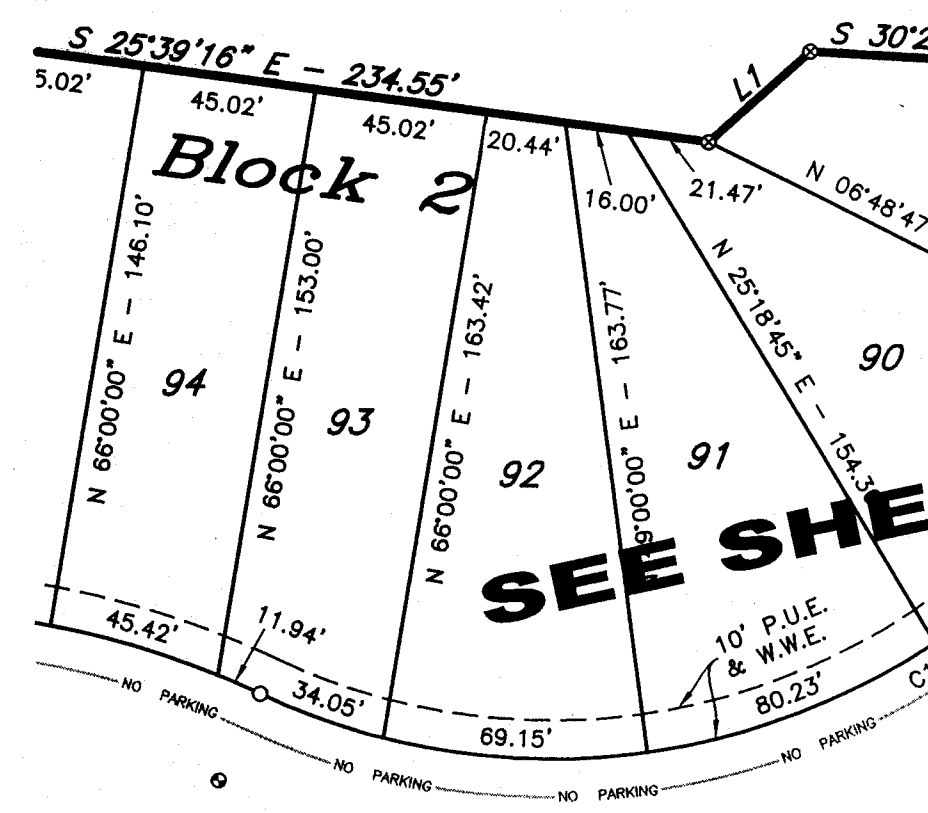
I, Michael Beckendorf, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 5th day of June 2009 and same was duly approved on the 16th day of July 2009 by said Commission.

Michael Beckendorf
Chairman, Planning and Zoning Commission

BCS Development Co.
Remainder of 77,259 Acres
V.8712, P.243

6.798 Acres
H.O.A. Common Area, P.D.E. &
Stormwater Detention Area

BCS Development Co.
Remainder of 77,259 Acres
V.8712, P.243



FIELD NOTES
SIENA, PHASE 1

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 west corner the said 77,259 acre tract and being in fenced southeast margin of Old Reliance Road;

THENCE: N 45° 16' 09" E along the northwest line of the said 77,259 acre tract and the said southeast margin of Old Reliance Road for a distance of 412.95 feet to a 1/2-inch iron rod set for corner;

THENCE: through the interior of the said 77,259 acre tract for the following fourteen (14) calls:

- 1) S 43° 54' 43" E for a distance of 115.08 feet to a 1/2-inch iron rod set for corner,
2) S 31° 03' 04" E for a distance of 828.27 feet to a 1/2-inch iron rod set for corner,
3) S 30° 15' 08" E for a distance of 349.81 feet to a 1/2-inch iron rod set for corner,
4) S 28° 39' 16" E for a distance of 234.55 feet to a 1/2-inch iron rod set for corner,
5) S 75° 00' 00" E for a distance of 35.09 feet to a 1/2-inch iron rod set for corner,
6) S 30° 21' 30" E for a distance of 111.96 feet to a 1/2-inch iron rod set for corner,
7) 146.33 feet in a counter-clockwise direction along the arc of a curve having a central angle of 47° 06' 03", a radius of 178.00 feet, a tangent of 77.58 feet and a long chord bearing N 33° 35' 10" E at a distance of 142.24 feet to a 1/2-inch iron rod set for corner,
8) S 79° 57' 52" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
9) N 68° 51' 07" E for a distance of 219.31 feet to a 1/2-inch iron rod set for corner,
10) S 55° 00' 00" E for a distance of 112.99 feet to a 1/2-inch iron rod set for corner,
11) 70.13 feet in a counter-clockwise direction along the arc of a curve having a central angle of 22° 57' 42", a radius of 175.00 feet, a tangent of 35.54 feet and a long chord bearing S 30° 38' 28" E at a distance of 69.66 feet to a 1/2-inch iron rod set for a Point of Compound Curvature,
12) 229.35 feet along the arc of said compound curve having a central angle of 25° 01' 48", a radius of 525.00 feet, a tangent of 116.53 feet and a long chord bearing S 54° 38' 13" E at a distance of 227.53 feet to a 1/2-inch iron rod set for the Point of Tangency,

13) S 87° 09' 08" E for a distance of 61.40 feet to a 1/2-inch iron rod set for corner and

14) S 35° 43' 36" E for a distance of 129.99 feet to a found 1/2-inch iron rod in the southeast line of the said 77,259 acre tract, said iron rod also marking an angle point in the northwest line of Lot 8, Block 2 AUSTIN'S ESTATES SUBDIVISION, PHASE TWO as recorded in Volume 3660, Page 33 (O.R.B.C.) and being on the east high bank of an Un-Named tributary of Carters Creek;

THENCE: continue along the monumented southeast line of the said 77,259 acre tract, the east high bank of said Un-Named tributary and the west line of said AUSTIN'S ESTATES SUBDIVISION, PHASE TWO for the following twenty-six (26) calls:

- 1) S 53° 21' 43" W for a distance of 23.16 feet to a found 1/2-inch iron rod for corner,
2) S 71° 07' 49" W for a distance of 43.71 feet to a found 1/2-inch iron rod for corner,
3) S 48° 40' 14" W for a distance of 12.14 feet to a found 1/2-inch iron rod for corner,
4) S 10° 42' 02" W for a distance of 18.90 feet to a found 1/2-inch iron rod for corner,
5) S 28° 10' 30" W for a distance of 13.57 feet to a found 1/2-inch iron rod for corner,
6) S 39° 27' 27" W for a distance of 34.50 feet to a found 1/2-inch iron rod for corner,
7) S 07° 43' 39" W for a distance of 26.63 feet to a found 1/2-inch iron rod for corner,
8) S 70° 54' 43" E for a distance of 30.44 feet to a found 1/2-inch iron rod for corner,
9) S 11° 11' 50" W for a distance of 42.57 feet to a found 1/2-inch iron rod for corner,
10) S 42° 28' 42" E for a distance of 45.88 feet to a found 1/2-inch iron rod for corner,
11) S 11° 59' 16" E for a distance of 26.15 feet to a found 1/2-inch iron rod for corner,
12) S 00° 11' 29" W for a distance of 41.85 feet to a found 1/2-inch iron rod for corner,
13) S 32° 29' 11" E for a distance of 27.23 feet to a found 1/2-inch iron rod for corner,
14) S 15° 30' 16" E for a distance of 30.50 feet to a found 1/2-inch iron rod for corner,
15) S 25° 47' 01" E for a distance of 24.58 feet to a found 1/2-inch iron rod for corner,
16) S 45° 02' 10" E for a distance of 24.58 feet to a found 1/2-inch iron rod for corner,
17) S 73° 49' 28" E for a distance of 18.56 feet to a found 1/2-inch iron rod for corner,
18) S 32° 51' 31" E for a distance of 29.09 feet to a found 1/2-inch iron rod for corner,
19) S 11° 56' 47" E for a distance of 36.99 feet to a found 1/2-inch iron rod for corner,
20) S 01° 00' 31" W for a distance of 20.33 feet to a found 1/2-inch iron rod for corner,
21) S 33° 57' 44" E for a distance of 23.81 feet to a found 1/2-inch iron rod for corner,
22) S 63° 04' 10" E for a distance of 26.66 feet to a found 1/2-inch iron rod for corner,
23) S 38° 34' 06" E for a distance of 36.90 feet to a found 1/2-inch iron rod for corner,
24) S 20° 28' 14" E for a distance of 19.37 feet to a found 1/2-inch iron rod for corner,
25) S 02° 24' 36" E for a distance of 26.91 feet to a found 1/2-inch iron rod for corner and
26) S 27° 39' 53" W for a distance of 9.85 feet to a found 1/2-inch iron rod marking the

most southerly corner of the said 77,259 acre tract, said iron rod also being in the northeast line of Block 1 AUSTIN'S ESTATES SUBDIVISION, PHASE 4A as recorded in Volume 7912, Page 22 (O.R.B.C.);

THENCE: N 46° 02' 27" W along the south line of the said 77,259 acre tract and the north line of said AUSTIN'S ESTATES SUBDIVISION, PHASE 4A for a distance of 479.17 feet to a found 3/4-inch iron pipe for corner;

THENCE: through the interior of the said 77,259 acre tract for the following twelve (12) calls:

- 1) N 52° 50' 45" W for a distance of 109.47 feet to a 1/2-inch iron rod set for corner,
2) S 73° 33' 34" W for a distance of 71.46 feet to a 1/2-inch iron rod set for corner,
3) 30.73 feet in a counter-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 N 32° 37' 44" W at a distance of 30.25 feet to a 1/2-inch iron rod set for corner,
4) N 19° 28' 27" E for a distance of 54.50 feet to a 1/2-inch iron rod set for corner,
5) N 42° 11' 13" W for a distance of 128.60 feet to a 1/2-inch iron rod set for corner,
6) S 60° 21' 10" W for a distance of 170.00 feet to a 1/2-inch iron rod set for corner,
7) N 29° 47' 58" W for a distance of 166.70 feet to a 1/2-inch iron rod set for corner,
8) S 72° 00' 00" W for a distance of 171.63 feet to a 1/2-inch iron rod set for corner,
9) 116.50 feet in a 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 N 10° 44' 24" W at a distance of 115.83 feet to a 3/4-inch iron pipe set for corner,
10) N 78° 44' 21" W for a distance of 50.63 feet to a 3/4-inch iron pipe set for corner,
11) 90.84 feet in a counter-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 S 05° 04' 52" E at a distance of 90.54 feet to a 1/2-inch iron rod set for corner and
12) S 76° 00' 00" W for a distance of 154.19 feet to a 1/2-inch iron rod set for corner in the southwest line of the said 77,259 acre tract;

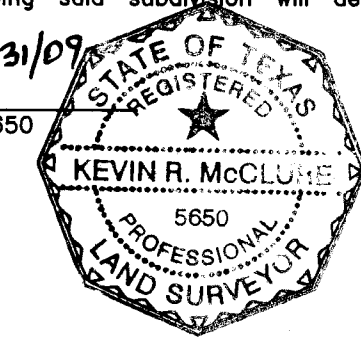
THENCE: N 33° 28' 41" W along the said southwest line for a distance of 1402.04 feet to the POINT OF BEGINNING and containing 20.625 acres of land, more or less.

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 12/31/09
PROFESSIONAL LAND SURVEYOR
No. 5650



HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped herein by me.

Jan 08, 2010

Doc: 01050240
Bl: 9460
Vol: 1460
Pg: 295

Filed for Record in: BRAZOS COUNTY

On: Jan 08, 2010 at 01:02

As a Plat

Document Number: 01050240

Amount: 63.00

Receipt Number - 381545

By Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

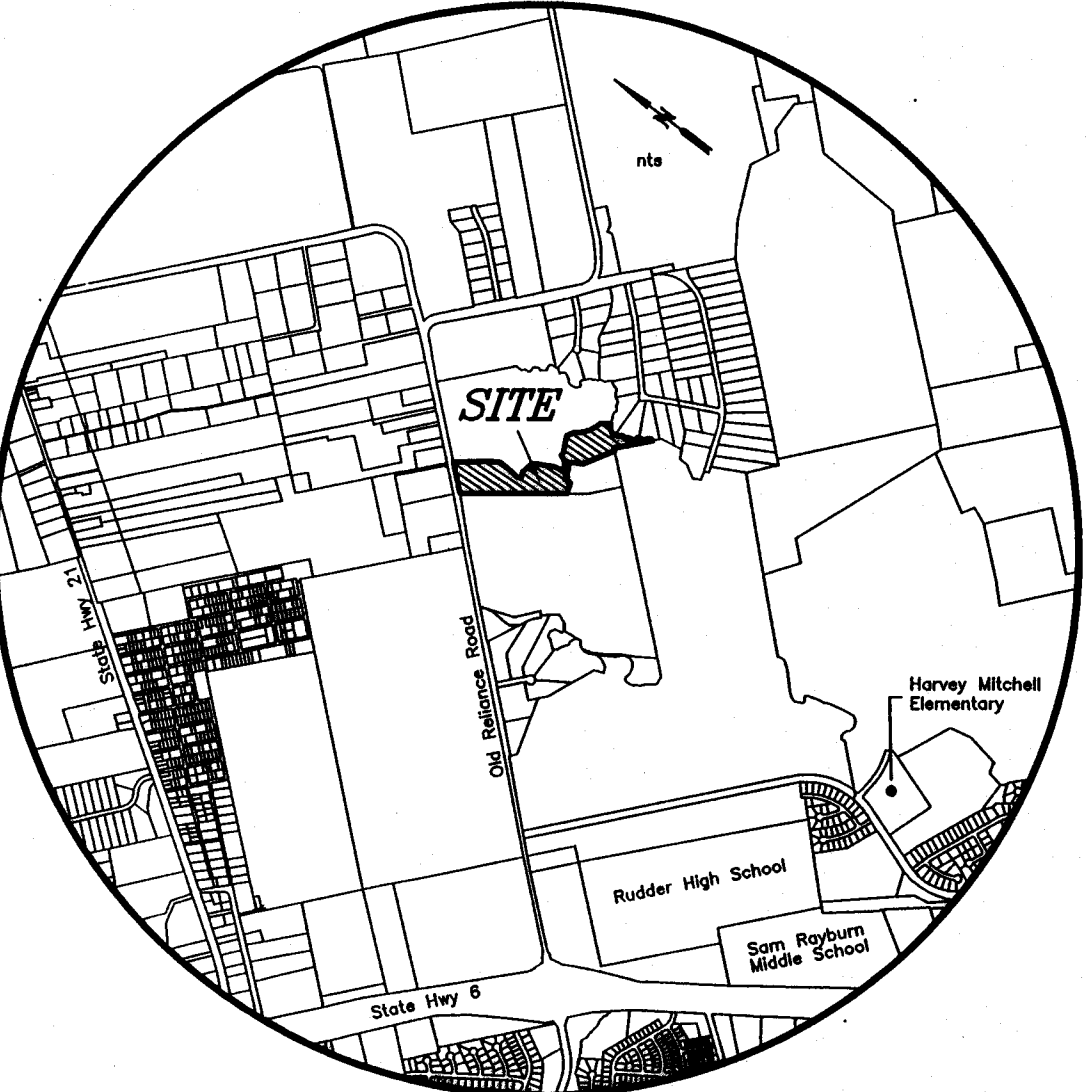
as stamped herein by me.

Jan 08, 2010

SHEET NO.

2

OF 2 SHEETS



Vicinity Map

FINAL PLAT

SIENA, PHASE 1

20.625 ACRES

LOTS 1-29, 57 & 58, BLOCK 1
LOTS 1-3 & 89-100, BLOCK 2
LOTS 20-31, BLOCK 3

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

JUNE, 2009
SCALE: 1" = 50'

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) 693-3636

