

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°45'18"	155.00'	23.68'	11.87'	S 58°01'10" W	23.66'
C2	13°20'42"	215.02'	50.08'	25.15'	S 58°04'02" W	49.97'
C3	28°35'23"	215.01'	107.28'	54.78'	N 35°05'56" E	106.17'
C4	59°46'43"	13.50'	14.09'	7.76'	S 50°41'35" W	13.45'
C5	15°13'41"	51.50'	136.24'	203.31'	S 4°47'48" W	99.85'
C6	59°46'43"	13.50'	14.09'	7.76'	S 41°05'58" E	13.45'
C7	19°13'51"	215.00'	72.16'	36.42'	S 20°49'33" E	71.83'
C8	74°50'15"	160.00'	208.99'	122.41'	S 6°58'39" W	194.44'
C9	189°14'45"	155.00'	511.96'	1916.90'	N 40°58'51" W	308.99'
C10	125°02'57"	205.00'	447.42'	394.21'	N 8°52'57" W	363.76'
C11	54°06'11"	38.50'	36.35'	19.66'	N 44°21'21" W	35.02'
C12	152°46'19"	56.50'	150.65'	233.29'	S 86°18'35" W	109.83'
C13	54°06'11"	38.50'	36.35'	19.66'	S 36°58'31" W	35.02'
C14	19°37'50"	205.00'	70.24'	35.47'	S 54°12'41" W	69.89'
C15	90°54'30"	25.00'	39.67'	25.40'	S 89°51'02" W	35.63'
C16	89°05'30"	25.00'	38.87'	24.61'	N 0°08'58" W	35.07'
C17	13°41'54"	210.00'	50.21'	25.22'	N 37°32'50" E	50.09'
C18	59°14'53"	38.50'	39.81'	21.89'	N 60°19'19" E	38.06'
C19	165°33'19"	61.50'	177.70'	485.30'	N 7°10'06" E	122.02'
C20	59°14'53"	38.50'	39.81'	21.89'	N 45°59'07" W	38.06'
C21	14°04'48"	210.00'	51.61'	25.93'	N 23°24'04" W	51.48'
C22	76°37'01"	165.00'	220.64'	130.35'	N 7°52'02" E	204.57'
C23	17°28'23"	165.00'	50.32'	25.36'	N 54°54'44" E	50.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°29'51" E	10.80'
L2	S 15°58'33" W	33.00'
L3	S 2°03'28" W	41.97'
L4	S 45°17'03" E	36.81'
L5	S 27°51'49" E	25.43'
L6	S 0°47'35" W	36.75'
L7	S 64°00'50" W	76.80'
L8	S 65°00'00" W	20.14'
L9	N 51°00'26" W	97.06'
L10	N 61°35'47" W	88.81'
L11	S 72°20'32" W	26.89'
L12	S 60°00'00" W	124.82'
L13	N 44°19'54" W	44.53'
L14	N 35°10'42" E	57.91'
L15	N 54°59'43" E	39.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N 36°21'29" W	50.00'
L17	S 41°00'00" W	104.57'
L18	S 57°00'00" W	138.77'
L19	S 37°03'43" W	110.51'
L20	S 10°00'00" E	70.51'
L21	N 30°21'22" W	125.37'
L22	N 30°15'08" W	50.09'
L23	N 43°54'43" W	115.08'
L24	S 61°00'00" E	27.51'
L25	S 49°00'00" E	22.19'
L26	N 49°00'00" W	17.71'
L27	N 77°00'00" E	26.93'
L28	S 43°54'43" E	61.40'
L29	S 45°13'21" W	16.37'

BLOCK 2		BLOCK 2		BLOCK 3		BLOCK 4	
LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES
4	0.1331	19	0.1614	1	0.1685	1	0.1829
5	0.1235	20	0.1546	2	0.1286	2	0.1607
6	0.1330	21	0.1452	3	0.1305	3	0.1435
7	0.1234	22	0.1406	4	0.1357	4	0.1486
8	0.1838	23	0.1391	5	0.1155	5	0.1629
9	0.1869	24	0.1581	6	0.1531	6	0.1669
10	0.1245	25	0.1620	7	0.1831	7	0.2112
11	0.1382	26	0.2173	8	0.1410	8	0.2587
12	0.1314	27	0.1769	9	0.1211	9	0.2007
13	0.1311	28	0.1725	10	0.1419	10	0.1610
14	0.1323	29	0.1777	11	0.1371	11	0.1453
15	0.1335	30	0.1733	12	0.1355	12	0.1370
16	0.1346	31	0.1905	13	0.1350	13	0.1431
17	0.1358	32	0.1910	14	0.1345		
18	0.1465	33	0.1933	15	0.1340		
				16	0.1335		
				17	0.1533		
				18	0.1569		
				19	0.1655		

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: Found monuments delineating the northeast line of Siena, Phase 1 as recorded in Volume 9460, Page 294, Official Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205 E, Map Revised May 16, 2012, no portion of this property is located in a 100-year flood hazard area. However, according to a Letter of Map Revision (LOMR) for Carriers Creek that is approved but not mapped includes a portion of the site in the 100 Floodplain. The area is shown in the southeast corner of the site.
 - 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 Areas and Stormwater Detention Areas 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 C of 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

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FINAL PLAT

SIENA, PHASE 2

18.157 ACRES

LOTS 4-33, BLOCK 2
LOTS 1-19, BLOCK 3
LOTS 1-13, BLOCK 4

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

AUGUST, 2012
SCALE: 1" = 60'

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

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

SHEET NO. **1**

OF 2 SHEETS

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
V.P.

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 29th day of April, 2012, in the Official Records of Brazos County, Texas in Volume 11301, Page 206.

Karen McQueen
County Clerk, Brazos County, Texas
Victoria Elliott

APPROVAL OF THE CITY PLANNER

I, Lindsay Swidley, 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 29th day of April, 2012.

Lindsay Swidley
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 29th day of April, 2012.

W. Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

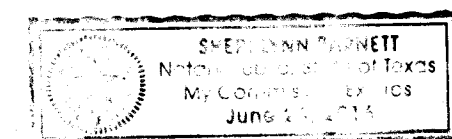
I, Michael Beckendorf, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 29th day of April, 2012, and same was duly approved on the 29th day of April, 2012, by said Commission.

Michael Beckendorf
Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jeff French, 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 April, 2012.

Sheri L. Davis
Notary Public, Brazos County, Texas

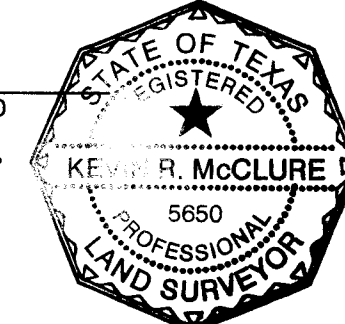


CERTIFICATION OF THE SURVEYOR

(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
4/12/13



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 all of the 3.722 acre tract described in the deed from BCS Development Company to the City of Bryan recorded in Volume 9462, Page 21 (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 north corner of the said 77.259 acre BCS Development Company tract, the west corner of a 14.39 acre Bryan Independent School District tract recorded in Volume 8509, Page 140 (O.R.B.C.) and being in the fenced southeast margin of Old Reliance Road;

THENCE: S 45° 36' 33" E adjacent to a fence and along the common line of the said 77.259 acre and 14.39 acre tracts, at 459.50 feet pass the north corner of the said 3.722 acre City of Bryan tract, continuing along the northeast line of the said 3.722 acre tract and the southwest line of the 14.39 acre tract, said line being common with the northeast line of the said 77.259 acre tract for a total distance of 1084.74 feet to a found 1/2-inch iron rod marking the south corner of the said 14.39 acre tract, said iron rod being on the east high bank of an Un-Named Tributary of Corters Creek;

THENCE: continue along the monumented northeast line of the said 3.722 acre tract, the east high bank of said unknown tributary and the northeast line of the said 77.259 acre tract for the following six (6) calls:

- 1) S 28° 29' 51" E for a distance of 10.80 feet to a found 1/2-inch iron rod for corner,
2) S 15° 58' 33" W for a distance of 33.00 feet to a found 1/2-inch iron rod for corner,
3) S 02° 03' 28" W for a distance of 41.97 feet to a found 1/2-inch iron rod for corner,
4) S 45° 17' 03" E for a distance of 36.81 feet to a found 1/2-inch iron rod for corner,
5) S 27° 51' 49" E for a distance of 25.43 feet to a found 1/2-inch iron rod for corner and
6) S 00° 47' 35" W for a distance of 36.75 feet to a found 1/2-inch iron rod marking the southeast corner of the said 3.722 acre tract;

THENCE: along the south line of the said 3.722 acre City of Bryan tract and into the interior of the said 77.259 acre tract for the following fourteen (14) calls:

- 1) S 64° 00' 50" W for a distance of 76.80 feet to a found 1/2-inch iron rod for corner,
2) S 65° 00' 00" W for a distance of 20.14 feet to a found 1/2-inch iron rod for corner,
3) N 18° 19' 10" W for a distance of 201.37 feet to a found 1/2-inch iron rod for corner,
4) N 51° 00' 26" W for a distance of 97.06 feet to a found 1/2-inch iron rod for corner,
5) N 61° 35' 47" W for a distance of 88.81 feet to a found 1/2-inch iron rod for corner,
6) S 72° 20' 32" W for a distance of 26.89 feet to a found 1/2-inch iron rod for corner,
7) S 60° 00' 00" W for a distance of 124.82 feet to a found 1/2-inch iron rod for corner,
8) S 08° 23' 21" W for a distance of 82.34 feet to a found 1/2-inch iron rod for corner,
9) S 61° 00' 00" W for a distance of 100.00 feet to a found 1/2-inch iron rod for corner,
10) N 87° 00' 00" W for a distance of 73.88 feet to a found 1/2-inch iron rod for corner,
11) N 44° 19' 54" W for a distance of 44.53 feet to a found 1/2-inch iron rod for corner,
12) N 35° 10' 42" E for a distance of 57.91 feet to a found 1/2-inch iron rod for corner,
13) N 54° 59' 43" E for a distance of 39.42 feet to a found 1/2-inch iron rod for corner and
14) N 30° 00' 00" W for a distance of 118.40 feet to a found 1/2-inch iron rod marking the lower northwest corner of the before-mentioned 3.722 acre tract;

THENCE: continuing through the interior of the said 77.259 acre BCS Development Company tract for the following eleven (11) calls:

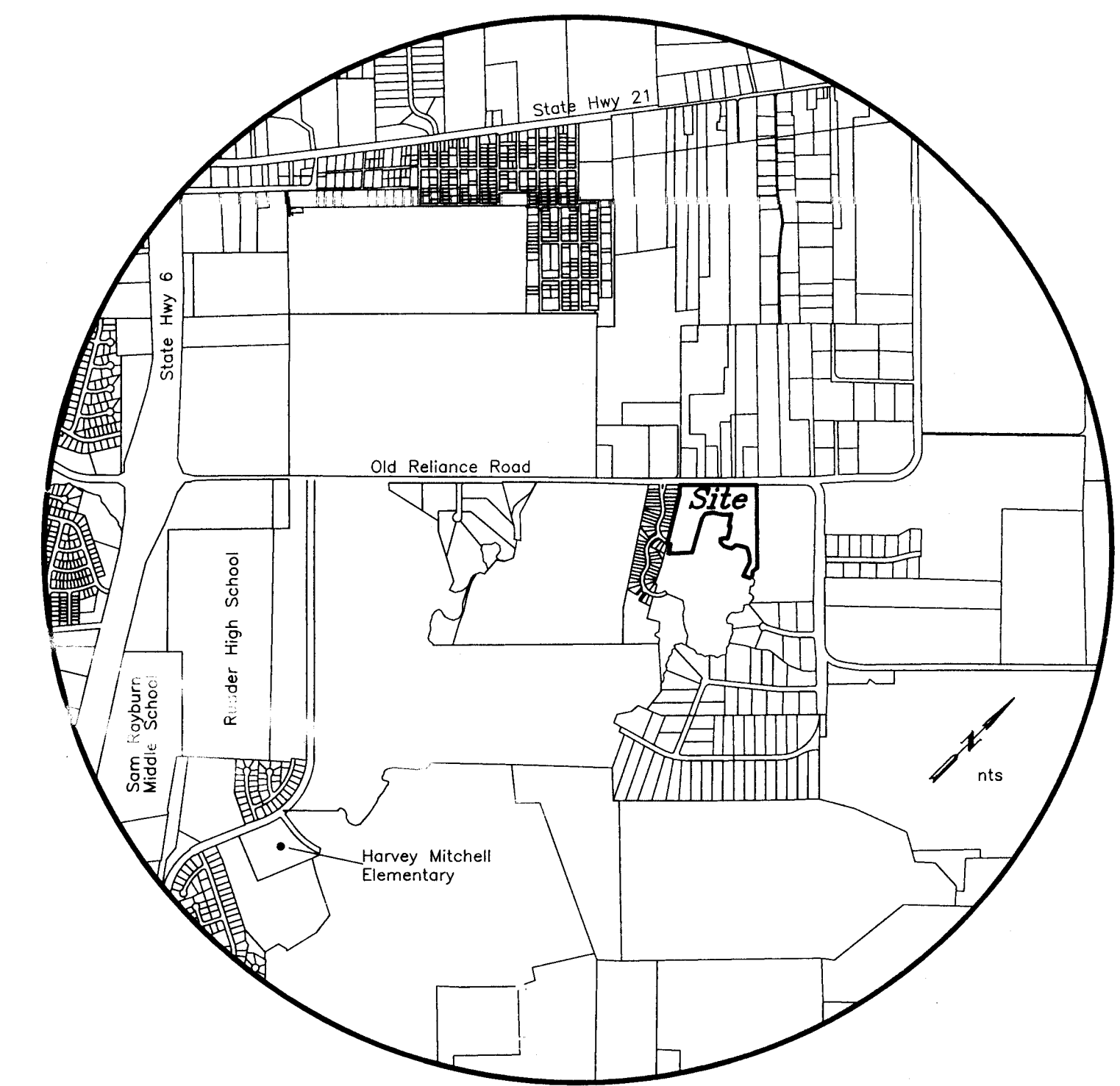
- 1) N 36° 21' 29" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
2) 23.68 feet in a clockwise direction along the arc of a curve having a central angle of 08° 45' 18", a radius of 155.00 feet, a tangent of 11.87 feet and a long chord bearing S 58° 01' 10" W at a distance of 23.66 feet to a 1/2-inch iron rod set for corner,
3) N 32° 00' 00" W for a distance of 155.84 feet to a 1/2-inch iron rod set for corner,
4) S 41° 00' 00" W for a distance of 104.57 feet to a 1/2-inch iron rod set for corner,
5) S 57° 00' 00" W for a distance of 138.77 feet to a 1/2-inch iron rod set for corner,
6) S 37° 03' 43" W for a distance of 110.51 feet to a 1/2-inch iron rod set for corner,
7) S 10° 00' 00" E for a distance of 70.51 feet to a 1/2-inch iron rod set for corner,
8) S 29° 00' 00" E for a distance of 468.69 feet to a 1/2-inch iron rod set for corner,
9) S 42° 00' 00" W for a distance of 312.03 feet to a 1/2-inch iron rod set for corner,
10) N 30° 21' 22" W for a distance of 125.37 feet to a 1/2-inch iron rod set for corner,
11) 50.08 feet in a clockwise direction along the arc of a curve having a central angle of 13° 20' 42", a radius of 215.02 feet, a tangent of 25.15 feet and a long chord bearing S 56° 04' 02" W at a distance of 49.97 feet to a found 1/2-inch iron rod marking the north corner of L-1, 3, Block 2, SIENA SUBDIVISION, PHASE 1 as recorded in Volume 9460, Page 294 (O.R.B.C.);

THENCE: along the northeast line of said SIENA SUBDIVISION, PHASE 1 for the following three (3) calls:

- 1) N 30° 15' 08" W for a distance of 50.09 feet to a found 1/2-inch iron rod for corner,
2) N 31° 03' 04" W for a distance of 628.27 feet to a found 1/2-inch iron rod for corner and
3) N 43° 54' 43" W for a distance of 115.08 feet to a found 1/2-inch iron rod marking the north corner of said SIENA SUBDIVISION, PHASE 1, said iron rod also being the before-mentioned southeast margin of Old Reliance Road;

THENCE: N 45° 16' 09" E along the said Old Reliance Road line for a distance of 340.07 feet to a found 1/2-inch iron rod;

THENCE: N 44° 48' 01" E, continuing along said Old Reliance Road line for a distance of 672.59 feet to the POINT OF BEGINNING and containing 18.157 acres of land, more or less.



Vicinity Map

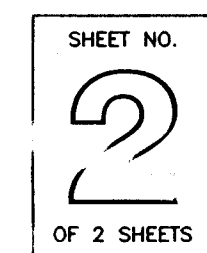
Filed for Record in:
BRAZOS COUNTY
On: Apr 29, 2012 at 11:40:6A
As a
PLAT
Document Number: 01153622
Amount: 65.00
Receipt Number: 449015
By:
Victoria Elliott

Doc: 01153622
Bk: OR
Vol: 11301
Pg: 207

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
as stamped hereon by me.
Apr 29, 2012
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

FINAL PLAT
SIENA, PHASE 2
18.157 ACRES
LOTS 4-33, BLOCK 2
LOTS 1-19, BLOCK 3
LOTS 1-13, BLOCK 4
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST, 2012
SCALE: 1" = 60'



Owner:
BCS Development Co.
4090 S.H. 6 South
College Station, TX 77845
(79) 690-1222

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 105
College Station, Texas 77845
(979) 693-3838

