

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°45'17"	155.00'	23.68'	11.87'	N 88°01'10" E	23.66'
C2	5°34'43"	205.00'	19.96'	9.99'	S 24°58'11" W	19.95'
C3	7°35'03"	25.00'	32.11'	18.70'	S 9°01'59" E	29.95'
C4	8°14'49"	25.00'	35.45'	21.45'	N 86°28'55" W	32.55'
C5	6°18'44"	155.00'	17.08'	8.55'	N 49°46'19" E	17.07'
C6	9°27'10"	205.00'	33.82'	16.95'	N 58°22'06" E	33.78'
C7	18°15'41"	175.00'	57.50'	31.02'	N 10°12'00" 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'		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	61°43'45"	205.00'	220.86'	122.52'	N 3°06'20" W	210.33'
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	21.06'
L10	S 61°35'47" E	88.81'
L11	S 51°00'28" 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 25°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	36.67'
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	S 87°07'40" W	13.87'
L50	S 23°10'36" W	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

Doc. No. 01224293, Pl. 08, Vol. 12545, Pg. 247
 Filed for Record in: BRAZOS COUNTY, STATE OF TEXAS, COUNTY OF BRAZOS
 On: Mar 13 2015 at 02:24P
 As a Plat
 Document Number: 01224293
 Amount: 67.00
 Receipt Number - 538703
 By: Lauren Reeves
 Karen McQueen, Brazos County Clerk, BRAZOS COUNTY
 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:

- GENERAL NOTES:**
- 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.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100205F, 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.
 - The minimum building setback requirements are:
 Front Setback: 20 feet
 Rear Setback: 5 feet
 Side Setback: 5 feet
 - Unless otherwise indicated, all distances shown along curves are arc lengths.
 - Common Areas 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.
 o - 1/2" Iron Rod Found
 o - 1/2" Iron Rod Set
 o - 3/4" Iron Pipe Set
 o - PK nail control monuments set for reference at the E of R.O.W. intersections and selected Points of Curvatures.
 - Abbreviations:
 C.A. - Common Area
 H.O.A. - Homeowner's Association
 P.D.E. - Public Drainage Easement
 P.U.E. - Public Utility Easement
 V.W.C.A. - Variable Width Common Area
 W.W.E. - Wickson Water Special Utility District Easement

SHEET NO. 1 OF 2 SHEETS

FINAL PLAT
SIENA, PHASE 3
 14.659 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'

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

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

Doc: 01224293 Bk: Vol Pa
UR 12565 248

Filed for Record in:
BRAZOS COUNTY

On: Mar 13 2015 at 02:24P

As a
Plat

Document Number: 01224293

Amount: 67.00

Receipt Number: 538703
By:
Lauren Reeves

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.

Mar 13 2015

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

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 13 day of March 2015
in the Official Records of Brazos County, Texas in Volume 12565, Page
248.

Karen McQueen
County Clerk, Brazos County, Texas
Lauren Reeves
Deputy Clerk

APPROVAL OF THE CITY PLANNER

I, Mark Zimmerman, 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
13 day of March 2015.

Mark Zimmerman
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 13 day of March 2015.

Boyd Dill
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, A.S. Michale, 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 13 day of March
2015 and same was duly approved on the 13 day of
March 2015 by said Commission.

A.S. Michale
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 16 day of FEBRUARY
2015.

Jeff French
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
2/16/15



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 1/2-inch iron rod marking the common most easterly corner of Lots 8 and 9, Block 2, SIENA
SUBDIVISION, PHASE 2 as recorded in Volume 11301, Page 206 (O.R.B.C.);

THENCE: along the easterly lines of said SIENA SUBDIVISION, PHASE 2 for the following eight (8) calls:

- 1) N 29° 00' 00" W for a distance of 468.69 feet to a found 1/2-inch iron rod for corner,
- 2) N 10° 00' 00" W for a distance of 70.51 feet to a found 1/2-inch iron rod for corner,
- 3) N 37° 03' 43" E for a distance of 110.51 feet to a found 1/2-inch iron rod for corner,
- 4) N 57° 00' 00" E for a distance of 138.77 feet to a found 1/2-inch iron rod for corner,
- 5) N 41° 00' 00" E for a distance of 104.57 feet to a found 1/2-inch iron rod for corner,
- 6) S 32° 00' 00" E for a distance of 155.84 feet to a found 1/2-inch iron rod for corner in the northwest
right-of-way line of Positano Loop (based on a 50-foot width),
- 7) 23.88 feet along the said northwest line of Positano Loop in a counter-clockwise direction along the arc of
a curve having a central angle of 08° 45' 17", a radius of 155.00 feet, a tangent of 11.87 feet and a long
chord bearing N 58° 01' 10" E at a distance of 23.66 feet to a found 1/2-inch iron rod for corner, and
- 8) S 36° 21' 29" E for a distance of 50.00 feet to a found 1/2-inch iron rod for corner in the southeast
right-of-way line of said Positano Loop, said iron rod also marking the lower northeast corner 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.);

THENCE: along the south line of said SIENA SUBDIVISION, PHASE 2, said line being common with the south line of the
said 3.722 acre City of Bryan tract for the following fourteen (14) calls:

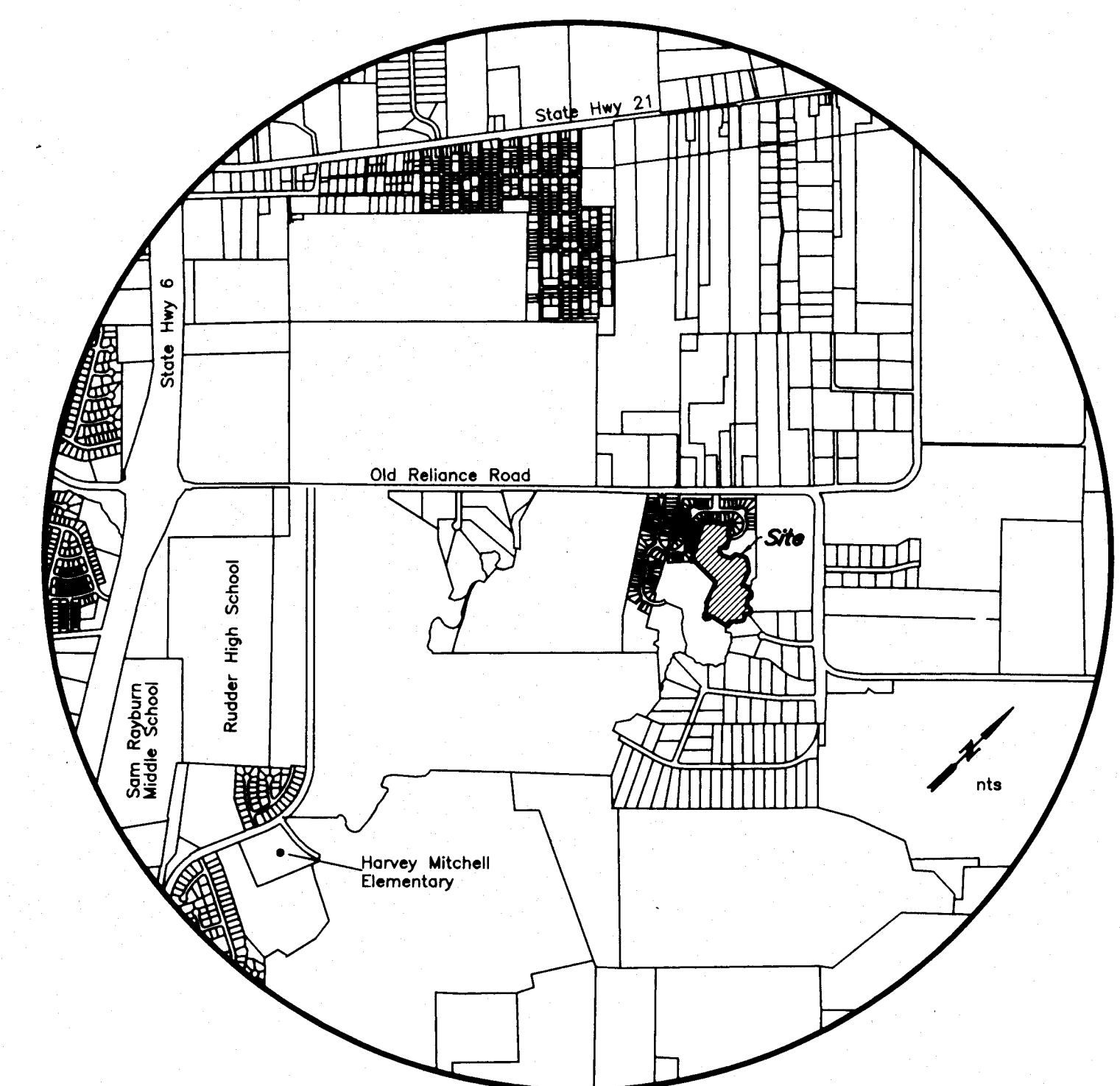
- 1) S 30° 00' 00" E for a distance of 118.40 feet to a found 1/2-inch iron rod for corner,
- 2) S 54° 59' 43" W for a distance of 39.42 feet to a found 1/2-inch iron rod for corner,
- 3) S 35° 10' 42" W for a distance of 57.91 feet to a found 1/2-inch iron rod for corner,
- 4) S 44° 19' 54" E for a distance of 44.53 feet to a found 1/2-inch iron rod for corner,
- 5) S 87° 00' 00" E for a distance of 73.88 feet to a found 1/2-inch iron rod for corner,
- 6) N 61° 00' 00" E for a distance of 100.00 feet to a found 1/2-inch iron rod for corner,
- 7) N 08° 23' 21" E for a distance of 82.34 feet to a found 1/2-inch iron rod for corner,
- 8) N 80° 00' 00" E for a distance of 124.82 feet to a found 1/2-inch iron rod for corner,
- 9) N 72° 20' 32" E for a distance of 26.89 feet to a found 1/2-inch iron rod for corner,
- 10) S 61° 35' 47" E for a distance of 68.81 feet to a found 1/2-inch iron rod for corner,
- 11) S 51° 00' 26" E for a distance of 97.06 feet to a found 1/2-inch iron rod for corner,
- 12) S 18° 19' 10" E for a distance of 201.37 feet to a found 1/2-inch iron rod for corner,
- 13) N 65° 00' 00" E for a distance of 20.14 feet to a found 1/2-inch iron rod for corner, and
- 14) N 64° 00' 50" E for a distance of 78.80 feet to a found 1/2-inch iron rod marking the southeast corner
of the said 3.722 acre tract, said iron rod being in the northeast line of the said 77,259 acre tract and on
the east high bank of an Un-Named tributary of Carters Creek,

THENCE: along the monumented east high bank of said unknown tributary and the northeast line of the said 77,259
acre tract for the following thirty-two (32) calls:

- 1) S 35° 03' 01" E for a distance of 25.73 feet to a found 1/2-inch iron rod for corner,
- 2) S 85° 11' 28" E for a distance of 33.84 feet to a found 1/2-inch iron rod for corner,
- 3) N 82° 18' 07" E for a distance of 16.56 feet to a found 1/2-inch iron rod for corner,
- 4) S 71° 16' 35" E for a distance of 21.38 feet to a found 1/2-inch iron rod for corner,
- 5) S 34° 20' 35" E for a distance of 27.24 feet to a found 1/2-inch iron rod for corner,
- 6) S 32° 35' 59" E for a distance of 23.57 feet to a found 1/2-inch iron rod for corner,
- 7) S 08° 50' 33" E for a distance of 22.54 feet to a found 1/2-inch iron rod for corner,
- 8) S 25° 54' 49" W for a distance of 32.72 feet to a found 1/2-inch iron rod for corner,
- 9) S 49° 52' 19" E for a distance of 17.57 feet to a found 1/2-inch iron rod for corner,
- 10) S 25° 38' 15" E for a distance of 32.64 feet to a found 1/2-inch iron rod for corner,
- 11) S 39° 44' 14" E for a distance of 15.94 feet to a found 1/2-inch iron rod for corner,
- 12) S 38° 45' 40" E for a distance of 27.77 feet to a found 1/2-inch iron rod for corner,
- 13) N 34° 21' 59" E for a distance of 14.80 feet to a found 1/2-inch iron rod for corner,
- 14) N 85° 07' 50" E for a distance of 21.06 feet to a found 1/2-inch iron rod for corner,
- 15) N 86° 43' 45" E for a distance of 35.73 feet to a found 1/2-inch iron rod for corner,
- 16) S 45° 49' 15" E for a distance of 29.91 feet to a found 1/2-inch iron rod for corner,
- 17) S 32° 08' 17" E for a distance of 20.63 feet to a found 1/2-inch iron rod for corner,
- 18) S 13° 45' 14" E for a distance of 16.64 feet to a found 1/2-inch iron rod for corner,
- 19) S 46° 12' 50" W for a distance of 30.80 feet to a found 1/2-inch iron rod for corner,
- 20) S 29° 49' 18" W for a distance of 42.52 feet to a found 1/2-inch iron rod for corner,
- 21) S 56° 27' 05" E for a distance of 13.05 feet to a found 1/2-inch iron rod for corner,
- 22) S 39° 23' 11" E for a distance of 39.67 feet to a found 1/2-inch iron rod for corner,
- 23) S 19° 09' 18" E for a distance of 26.56 feet to a found 1/2-inch iron rod for corner,
- 24) S 17° 16' 19" W for a distance of 23.00 feet to a found 1/2-inch iron rod for corner,
- 25) S 53° 48' 22" W for a distance of 16.68 feet to a found 1/2-inch iron rod for corner,
- 26) S 20° 08' 08" W for a distance of 23.73 feet to a found 1/2-inch iron rod for corner,
- 27) S 37° 33' 01" W for a distance of 40.92 feet to a found 1/2-inch iron rod for corner,
- 28) S 70° 33' 07" W for a distance of 17.19 feet to a found 1/2-inch iron rod for corner,
- 29) S 42° 39' 14" W for a distance of 27.31 feet to a found 1/2-inch iron rod for corner,
- 30) S 11° 15' 29" W for a distance of 39.19 feet to a found 1/2-inch iron rod for corner, and
- 31) S 15° 44' 38" E for a distance of 13.68 feet to a found 1/2-inch iron rod for corner, and
- 32) S 07° 20' 11" E for a distance of 34.62 feet to a found 1/2-inch iron rod for corner,

THENCE: through the interior of the said 77,259 acre BCS Development Company tract for the following thirteen (13)
calls:

- 1) S 69° 16' 28" W for a distance of 84.43 feet to a 1/2-inch iron rod set for corner,
- 2) S 77° 58' 12" W for a distance of 185.23 feet to a 1/2-inch iron rod set for corner,
- 3) 19.98 feet in a clockwise direction along the arc of a curve having a central angle of 05° 34' 43", a radius
of 205.00 feet, a tangent of 9.59 feet and a long chord bearing S 24° 58' 11" W at a distance of 19.95
feet to a 3/4-inch iron pipe set for the Point of Reverse Curvature,
- 4) 32.11 feet along the arc of said reverse curve having a central angle of 73° 35' 03", a radius of 25.00
feet, a tangent of 18.70 feet and a long chord bearing S 09° 01' 59" E at a distance of 29.95 feet to a
3/4-inch iron pipe set for corner,
- 5) S 36° 32' 45" W for a distance of 50.45 feet to a 3/4-inch iron pipe set for corner,
- 6) 35.45 feet in a counter-clockwise direction along the arc of a curve having a central angle of 81° 14' 49",
a radius of 25.00 feet, a tangent of 21.45 feet and a long chord bearing N 86° 26' 55" W at a distance of
32.55 feet to a 3/4-inch iron pipe set for corner,
- 7) N 37° 04' 19" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
- 8) 17.08 feet in a counter-clockwise direction along the arc of a curve having a central angle of 06° 18' 44",
a radius of 155.00 feet, a tangent of 8.55 feet and a long chord bearing N 49° 46' 19" E at a distance of
17.07 feet to a 1/2-inch iron rod set for corner,
- 9) N 39° 00' 00" W for a distance of 140.11 feet to a 1/2-inch iron rod set for corner,
- 10) S 87° 07' 40" W for a distance of 13.87 feet to a 1/2-inch iron rod set for corner,
- 11) N 20° 00' 00" W for a distance of 296.28 feet to a 1/2-inch iron rod set for corner,
- 12) N 90° 00' 00" W for a distance of 407.77 feet to a 1/2-inch iron rod set for corner, and
- 13) S 23° 10' 36" W for a distance of 40.02 feet to the POINT OF BEGINNING and containing 14.659 acres of
land, more or less.



Vicinity Map

FINAL PLAT
SIENA, PHASE 3
14.659 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'
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
SHEET NO. 2 OF 2 SHEETS