

Doc 01271354 Bk Vol 1 P 4
DR 13503

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	13°20'18"	215.13'	50.08'	25.15'	N 56°04'02" E	49.97'
C2	6°18'44"	155.00'	17.08'	8.55'	S 49°46'19" W	17.07'
C3	81°14'49"	25.00'	35.45'	21.45'	S 86°26'55" E	32.55'
C4	7°33'03"	25.00'	32.11'	18.70'	N 9°01'59" W	29.95'
C5	5°34'43"	205.00'	19.98'	9.99'	N 24°58'11" E	19.95'
C6	25°01'48"	525.00'	229.35'	116.53'	N 54°38'13" W	227.53'
C7	22°57'42"	175.00'	70.13'	35.54'	N 30°38'28" W	69.86'
C8	47°06'03"	178.00'	146.33'	77.58'	N 33°35'10" E	142.24'
C9	44°02'07"	228.00'	175.23'	92.20'	S 11°58'56" E	170.95'
C10	20°08'53"	140.00'	503.63'	-603.85'	S 89°03'27" W	272.76'
C11	58°37'44"	205.00'	209.77'	115.11'	N 37°11'59" W	200.74'
C12	75°30'51"	50.00'	32.95'	19.36'	N 28°45'26" W	30.62'
C13	28°09'37"	175.00'	86.01'	43.89'	N 5°04'48" W	85.15'
C14	72°21'18"	50.00'	63.14'	36.56'	S 76°40'13" W	59.03'
C15	29°35'31"	50.00'	25.82'	13.21'	S 55°17'20" W	25.54'
C16	166°49'43"	85.00'	189.26'	563.01'	S 13°19'47" E	129.14'
C17	29°35'31"	50.00'	25.82'	13.21'	S 81°56'53" E	25.54'
C18	21°19'38"	175.00'	65.14'	32.95'	S 58°29'19" E	64.76'
C19	119°11'13"	155.00'	322.43'	264.12'	S 67°28'43" E	267.36'
C20	20°08'53"	190.00'	683.50'	-819.23'	N 69°03'27" E	370.17'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C21	44°02'07"	178.00'	136.80'	71.98'	N 11°58'56" W	133.46'
C22	51°07'19"	125.00'	111.53'	59.79'	N 16°33'40" W	107.87'
C23	25°01'48"	475.00'	207.51'	105.44'	N 54°38'13" W	205.86'
C24	72°21'18"	25.00'	31.57'	18.28'	S 76°40'13" W	29.51'
C25	107°38'42"	25.00'	46.97'	34.19'	S 13°19'47" E	40.36'
C26	21°19'23"	225.00'	83.74'	42.36'	S 56°29'12" E	83.25'
C27	35°25'55"	205.00'	126.77'	65.49'	N 70°38'38" E	124.76'
C28	79°21'35"	25.00'	34.63'	20.74'	N 48°40'48" E	31.92'

LINE TABLE

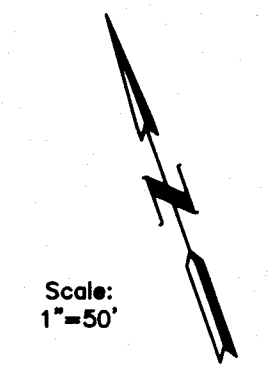
LINE	BEARING	DISTANCE
L1	N 23°10'36" E	40.02'
L2	N 87°07'40" E	13.87'
L3	S 37°04'19" E	50.00'
L4	S 36°32'45" W	50.45'
L5	N 69°16'28" E	64.43'
L6	S 21°15'34" E	22.32'
L7	S 49°01'30" E	57.47'
L8	N 53°41'33" E	59.86'
L9	S 85°05'39" E	21.64'
L10	S 37°26'17" E	51.92'
L11	S 54°09'43" E	55.95'
L12	S 18°40'32" E	28.07'
L13	S 5°36'34" W	26.11'
L14	S 45°01'05" E	24.00'
L15	S 16°01'32" E	38.02'
L16	S 28°57'49" E	28.35'
L17	S 11°42'28" E	21.19'
L18	S 23°48'49" E	30.66'

LINE TABLE

LINE	BEARING	DISTANCE
L19	S 72°31'10" W	18.93'
L20	S 40°02'33" E	25.36'
L21	S 51°53'18" E	37.86'
L22	S 21°34'40" E	35.58'
L23	S 38°49'30" W	54.17'
L24	S 14°13'55" W	69.07'
L25	S 59°52'20" W	20.31'
L26	S 88°08'58" W	23.89'
L27	S 53°43'44" W	65.48'
L28	S 31°49'25" W	70.25'
L29	S 79°41'52" W	62.67'
L30	S 42°27'34" W	9.02'
L31	S 47°35'48" W	33.85'
L32	S 81°32'51" W	24.45'
L33	N 57°52'21" W	23.03'
L34	S 88°56'25" W	38.27'
L35	S 67°37'28" W	74.84'
L36	S 78°41'47" W	46.36'

LINE TABLE

LINE	BEARING	DISTANCE
L37	N 67°09'08" W	61.40'
L38	N 79°57'52" W	50.00'
L39	N 30°21'30" W	111.98'
L40	N 75°00'00" W	35.09'
L41	N 67°09'08" W	42.89'
L42	N 67°09'08" W	43.12'
L43	S 67°09'08" E	65.50'
L44	S 48°05'32" E	45.01'
L45	S 55°17'21" E	45.23'
L46	S 62°46'58" E	46.24'
L47	S 21°00'00" E	16.39'
L48	N 18°19'10" W	7.94'
L49	N 39°38'50" W	22.10'
L50	N 20°00'00" W	15.99'
L51	N 40°49'51" W	35.48'
L52	S 42°51'37" W	70.85'



Scale: 1" = 50'

NOTE: See Sheet 2 for General Notes, abbreviations and symbol legend.

SHEET NO. 1 OF 2 SHEETS

FINAL PLAT

SIENA, PHASE 4

17.742 ACRES

LOTS 64-88, BLOCK 2
LOTS 30-40, BLOCK 5 ~ LOTS 1-14, BLOCK 6
LOTS 1-15, BLOCK 7

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

September 8, 2015
SCALE: 1" = 50'

OWNER: HKR Investments, L.P.
3927 Park Hurst
Bryan, TX 77802

SURVISED BY: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 683-3838

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, HKR INVESTMENTS, L.P., 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 13053, Page 119 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.

Harry W. Roy
 Harry Roy, Manager
 HKR Development, L.L.C.
 General Partner of HKR Investments, L.P.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Harry W. Roy, 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 purpose stated, given under my hand and seal on this 7th day of June, 2015.

John V. Vaini
 Notary Public, Brazos County, Texas

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 26th day of June, 2015, Page 4 in the Official Records of Brazos County, Texas in Volume 13053, Page 119.

Karen McQueen
 County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER
 I, Maia 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 17th day of June, 2015.

Maia 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 17th day of June, 2015.

W. Pallastin JM
 City Engineer, Bryan, Texas

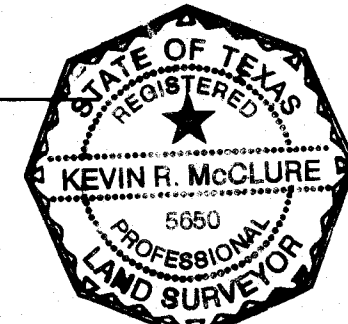
APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Bobby Gutierrez, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 15th day of September, 2015, and same was duly approved on the 15th day of September, 2015, by said Commission.

Bobby Gutierrez
 Chairman, Planning and Zoning Commission

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
 Kevin R. McClure, R.P.L.S. No. 5650



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 north corner of Lot 3, Block 2, SIENA SUBDIVISION, PHASE 1 as recorded in Volume 9460, Page 294 (O.R.B.C.), the upper southwest corner of SIENA SUBDIVISION, PHASE 2 as recorded in Volume 11301, Page 206 (O.R.B.C.) and being in the southeast right-of-way line of Venice Drive (based on a 50-foot width);

THENCE: along the southerly lines of said SIENA SUBDIVISION, PHASE 2 for the following three (3) calls:
 1) 50.08 feet in a counter-clockwise direction along the arc of a curve having a central angle of 13° 20' 18", a radius of 215.13 feet, a tangent of 25.15 feet and a long chord bearing N 56° 04' 02" E at a distance of 49.97 feet to a found 1/2-inch iron rod for corner,
 2) S 30° 21' 22" E for a distance of 125.37 feet to a found 1/2-inch iron rod for corner, and
 3) N 42° 00' 00" E for a distance of 312.03 feet to a found 1/2-inch iron rod marking the common most easterly corner of Lots 8 and 9, Block 2 of said PHASE 2 and the south corner of Lot 46, Block 2, SIENA SUBDIVISION, PHASE 3 as recorded in Volume 12565, Page 247 (O.R.B.C.);

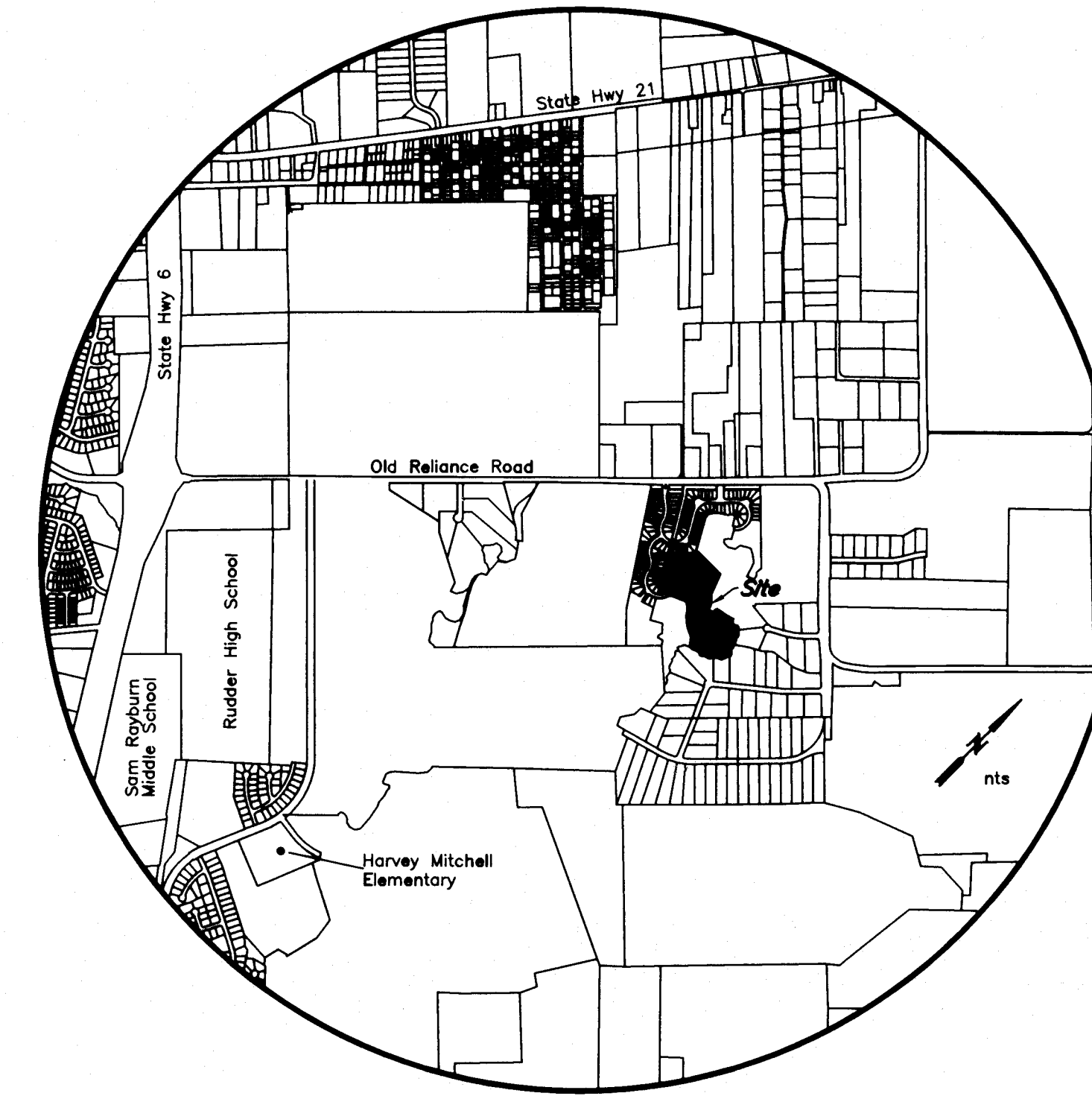
THENCE: along the southerly lines of said SIENA SUBDIVISION, PHASE 3 for the following thirteen (13) calls:
 1) N 23° 10' 36" E for a distance of 40.02 feet to a found 1/2-inch iron rod for corner,
 2) S 20° 00' 00" E for a distance of 296.28 feet to a found 1/2-inch iron rod for corner,
 3) N 87° 07' 40" E for a distance of 13.87 feet to a found 1/2-inch iron rod for corner,
 4) S 39° 00' 00" E for a distance of 140.11 feet to a found 1/2-inch iron rod for corner,
 5) 17.08 feet in a clockwise direction along the arc of a curve having a central angle of 08° 18' 44", a radius of 155.00 feet, a tangent of 8.55 feet and a long chord bearing S 48° 48' 19" W at a distance of 17.07 feet for corner,
 6) S 37° 04' 19" E for a distance of 50.00 feet to a found 3/4-inch iron pipe for corner,
 7) 35.45 feet in a 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 S 86° 26' 55" E at a distance of 32.55 feet to a found 3/4-inch iron pipe for corner,
 8) N 36° 32' 45" E for a distance of 50.45 feet to a found 3/4-inch iron pipe for corner,
 9) 32.11 feet in a clockwise direction along the arc of a 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 N 09° 01' 59" W at a distance of 29.95 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature,
 10) 19.98 feet along the arc of said reverse curve having a central angle of 05° 34' 43", a radius of 205.00 feet, a tangent of 9.99 feet and a long chord bearing N 24° 58' 11" E at a distance of 19.95 feet to a found 1/2-inch iron rod for corner,
 11) N 77° 58' 12" E for a distance of 185.23 feet to a found 1/2-inch iron rod for corner, and
 12) N 69° 16' 28" E for a distance of 64.43 feet to a found 1/2-inch iron rod marking the southeast corner of said PHASE 3 on the east high bank of an unknown tributary of Carters Creek, said iron rod also being in the east line of the said 77.259 acre tract and the west line of AUSTIN'S ESTATES SUBDIVISION, PHASE ONE as recorded in Volume 3448, Page 237 (O.R.B.C.);

THENCE: continue along the monumented east line of the said 77.259 acre tract, the east high bank of said unknown tributary and the west line of said AUSTIN'S ESTATES SUBDIVISION, PHASE ONE for the following eleven (11) calls:
 1) S 21° 15' 34" E for a distance of 22.32 feet to a found 1/2-inch iron rod for corner,
 2) S 49° 01' 30" E for a distance of 57.47 feet to a found 1/2-inch iron rod for corner,
 3) N 53° 41' 33" E for a distance of 59.86 feet to a found 1/2-inch iron rod for corner,
 4) S 85° 05' 18" E for a distance of 21.64 feet to a found 1/2-inch iron rod for corner,
 5) S 37° 28' 17" E for a distance of 51.92 feet to a found 1/2-inch iron rod for corner,
 6) S 54° 09' 43" E for a distance of 55.95 feet to a found 1/2-inch iron rod for corner,
 7) S 18° 40' 32" E for a distance of 28.07 feet to a found 1/2-inch iron rod for corner,
 8) S 05° 38' 34" W for a distance of 26.11 feet to a found 1/2-inch iron rod for corner,
 9) S 45° 01' 05" E for a distance of 24.00 feet to a found 1/2-inch iron rod for corner,
 10) S 16° 01' 32" E for a distance of 38.02 feet to a found 1/2-inch iron rod for corner, and
 11) S 28° 57' 49" E for a distance of 28.35 feet to a found 1/2-inch iron rod marking the south corner of said AUSTIN'S ESTATES SUBDIVISION, PHASE ONE, and the northwest corner of AUSTIN'S ESTATES SUBDIVISION, PHASE TWO as recorded in Volume 3660, Page 33 (O.R.B.C.);

THENCE: continue along the monumented east line of the said 77.259 acre tract, the east high bank of said unknown tributary and the west line of said AUSTIN'S ESTATES SUBDIVISION, PHASE TWO for the following twenty (20) calls:
 1) S 11° 42' 28" E for a distance of 21.19 feet to a found 1/2-inch iron rod for corner,
 2) S 23° 48' 49" E for a distance of 30.66 feet to a found 1/2-inch iron rod for corner,
 3) S 07° 23' 10" W for a distance of 18.93 feet to a found 1/2-inch iron rod for corner,
 4) S 40° 02' 33" E for a distance of 25.36 feet to a found 1/2-inch iron rod for corner,
 5) S 51° 53' 18" E for a distance of 37.88 feet to a found 1/2-inch iron rod for corner,
 6) S 21° 34' 40" E for a distance of 35.58 feet to a found 1/2-inch iron rod for corner,
 7) S 38° 49' 30" W for a distance of 54.17 feet to a found 1/2-inch iron rod for corner,
 8) S 14° 13' 55" W for a distance of 69.07 feet to a found 1/2-inch iron rod for corner,
 9) S 59° 52' 20" W for a distance of 20.31 feet to a found 1/2-inch iron rod for corner,
 10) S 88° 08' 58" W for a distance of 23.69 feet to a found 1/2-inch iron rod for corner,
 11) S 53° 43' 44" W for a distance of 65.48 feet to a found 1/2-inch iron rod for corner,
 12) S 31° 49' 25" W for a distance of 70.25 feet to a found 1/2-inch iron rod for corner,
 13) S 79° 41' 52" W for a distance of 62.67 feet to a found 1/2-inch iron rod for corner,
 14) S 04° 27' 34" W for a distance of 9.02 feet to a found 1/2-inch iron rod for corner,
 15) S 47° 38' 48" W for a distance of 33.65 feet to a found 1/2-inch iron rod for corner,
 16) S 81° 32' 51" W for a distance of 24.45 feet to a found 1/2-inch iron rod for corner,
 17) N 57° 52' 21" W for a distance of 23.03 feet to a found 1/2-inch iron rod for corner,
 18) S 88° 56' 25" W for a distance of 38.27 feet to a found 1/2-inch iron rod for corner,
 19) S 67° 37' 28" W for a distance of 74.84 feet to a found 1/2-inch iron rod for corner,
 20) S 78° 41' 47" W for a distance of 46.36 feet to a found 1/2-inch iron rod marking the east corner of said SIENA SUBDIVISION, PHASE 1;

THENCE: along the westerly lines of said SIENA SUBDIVISION, PHASE 1 for the following twelve (12) calls:
 1) N 35° 43' 36" W for a distance of 129.99 feet to a found 3/4-inch iron pipe for corner,
 2) N 67° 09' 08" W for a distance of 61.40 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the right,
 3) 229.75 feet along the arc of said 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 N 54° 38' 13" W at a distance of 227.53 feet to a 3/4-inch iron pipe marking the Point of Compound Curvature,
 4) 70.13 feet along the arc of said compound 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 N 30° 38' 28" W at a distance of 69.66 feet to a found 1/2-inch iron rod for corner,
 5) N 55° 00' 00" W for a distance of 112.99 feet to a found 1/2-inch iron rod for corner,
 6) S 06° 51' 07" W for a distance of 219.31 feet to a found 1/2-inch iron rod for corner,
 7) N 79° 57' 52" W for a distance of 50.00 feet for corner,
 8) 146.33 feet in a 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 S 33° 35' 10" W at a distance of 142.24 feet to a found 1/2-inch iron rod for corner,
 9) N 30° 21' 30" W for a distance of 111.96 feet to a found 1/2-inch iron rod for corner,
 10) N 75° 00' 00" W for a distance of 35.09 feet to a found 1/2-inch iron rod for corner,
 11) N 25° 38' 18" W for a distance of 234.55 feet to a found 1/2-inch iron rod for corner, and
 12) N 30° 15' 08" W for a distance of 299.72 feet to the POINT OF BEGINNING and containing 17.742 acres of land, more or less.

Block 2		Block 2		Block 5		Block 6		Block 7	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
64	8435	77	7503	30	10009	1	9499	1	9433
65	8462	78	6686	31	7906	2	6259	2	7220
66	8459	79	6835	32	8191	3	6077	3	6663
67	7711	80	8518	33	7673	4	5903	4	6216
68	7544	81	10394	34	6720	5	5888	5	6473
69	8585	82	8790	35	5566	6	6941	6	6536
70	10355	83	6523	36	8030	7	7158	7	8463
71	10783	84	6885	37	7008	8	5889	8	8941
72	8415	85	5907	38	5277	9	5781	9	8317
73	7582	86	6124	39	5839	10	5687	10	8357
74	6593	87	7711	40	8630	11	5662	11	7855
75	7787	88	10765			12	5670	12	6266
76	9548					13	6076	13	6441
						14	8033	14	7184
								15	12707



Vicinity Map

Doc 01271354 Bk Vol Ps 0R 13502 5

Filed for Record in: BRAZOS COUNTY

On: Jul 28, 2015 at 09:43A

As a

Plat

Document Number: 01271354

Amount: 73.00

Receipt Number - 580569

By: Lauren Reistino

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.

Jul 28, 2015

Karen McQueen, Brazos County Clerk

BRAZOS COUNTY

SHEET NO. 2 OF 2 SHEETS

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, 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.

224 Indicates base flood elevations determined in accordance with the requirements of the City of College Station Stormwater Management Ordinance.

225 indicates minimum habitable finish floor elevations (N.G.V.D.) commensurate with the requirements of the City of College Station Stormwater Management Ordinance.

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:

Block	Lot	Front Setback
2	69	45.5 feet
2	70	57.0 feet
2	71	50.0 feet
2	72	50.0 feet
2	75	25.0 feet
2	76	42.0 feet
2	80	42.0 feet
2	81	58.4 feet
2	82	48.5 feet
2	83	21.5 feet
7	1	25.5 feet
7	2	25.5 feet

5. Common Areas and Stormwater Detention Area shall be owned & maintained by the Homeowner's Association.

6. 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
- - 3/4" Iron Pipe 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 Curvature.

9. Abbreviations:

- C.A. - Common Area
- H.O.A. - Homeowners' Association
- P.D.A. - Public Drainage Easement
- P.U.E. - Public Utility Easement
- V.W.C.E. - Variable Width Common Area
- W.W.E. - Wicken Water Special Utility District Easement

FINAL PLAT

SIENA, PHASE 4

17.742 ACRES

LOTS 64-88, BLOCK 2
 LOTS 30-40, BLOCK 5 ~ LOTS 1-20, BLOCK 6
 LOTS 1-15, BLOCK 7

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

September 8, 2015
 SCALE: 1" = 50'

Owner: HKR Investments, L.P.
 3927 Park Hurst
 Bryan, TX 77802

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