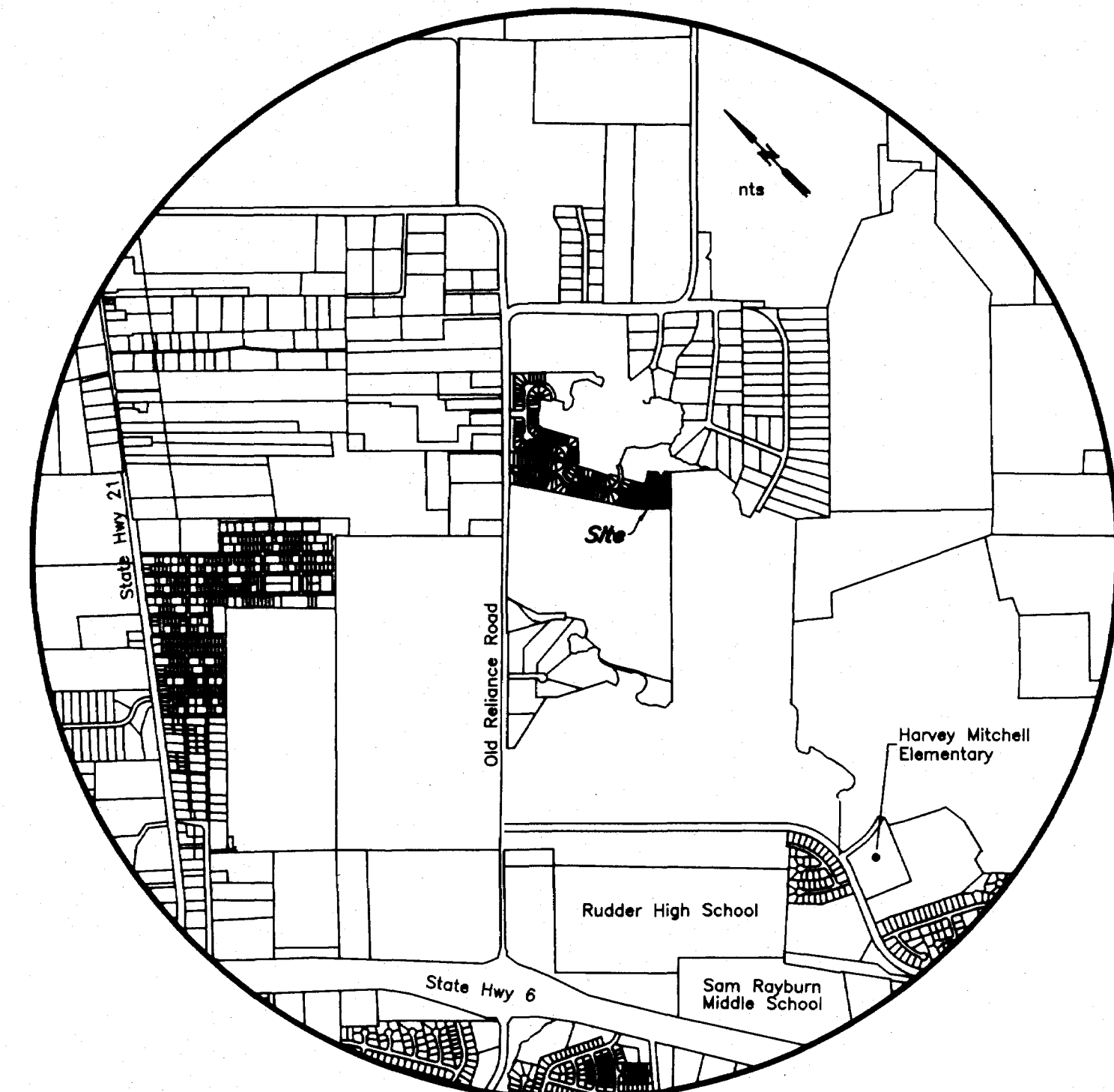
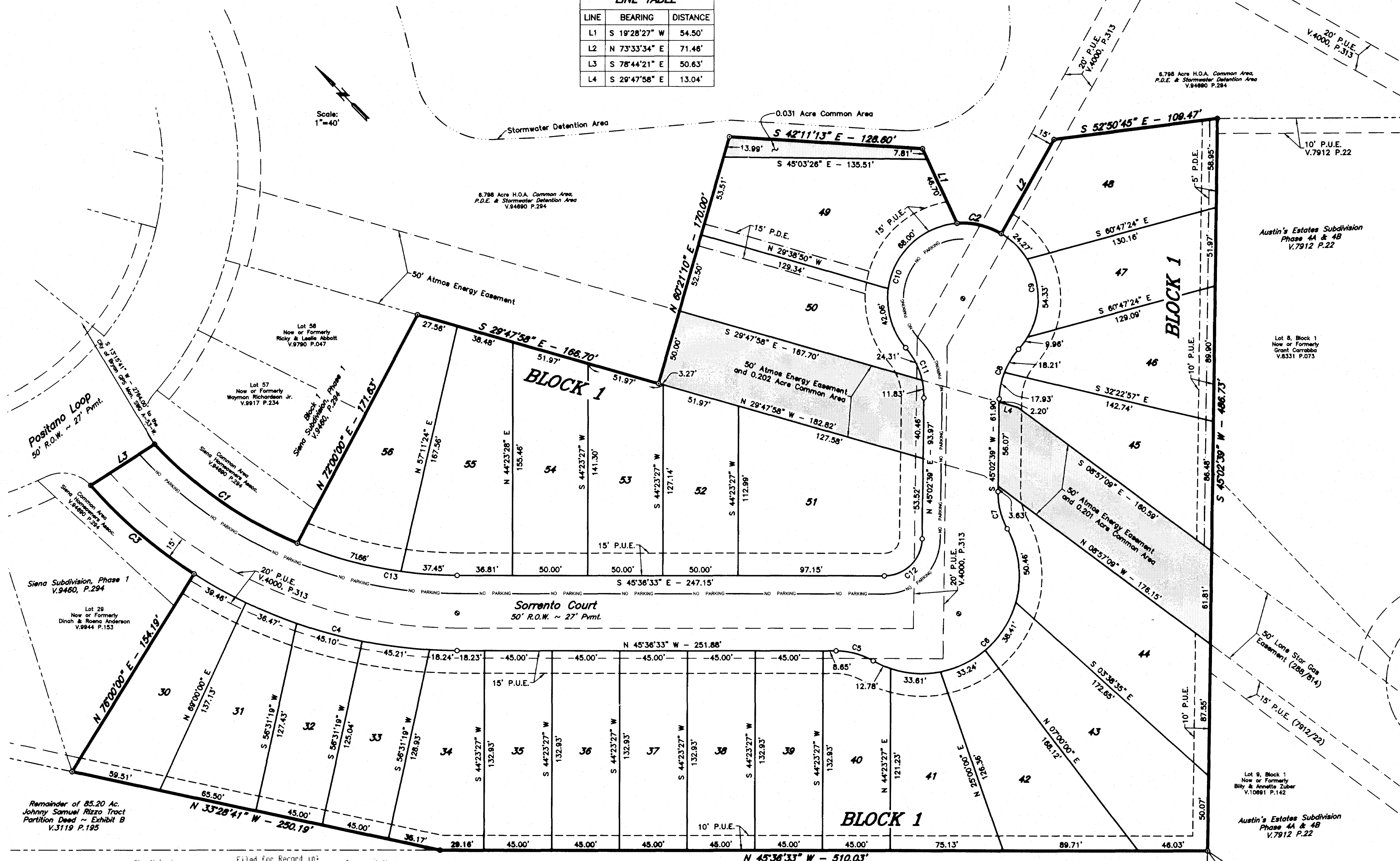


PARCEL TABLE

Table with 2 columns: LOT NO. and AREA (SF). Lists lots 30 through 56 with their respective areas.

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L4 with their bearings and distances.



Vicinity Map

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 south corner of the said 77.259 acre BCS Development Company tract, the east corner of the called 84.77 acre Luke Charles Rizzo tract of the Partition Deed recorded in Volume 3119, Page 195 (O.R.B.C.) and being in the northwest line of Lot 9, Block 1, AUSTIN'S ESTATES SUBDIVISION, PHASE 4A as recorded in Volume 7912, Page 22 (O.R.B.C.);

THENCE: N 45° 36' 33" W along the common line of the said 77.259 and 84.77 acre tracts for a distance of 510.03 feet to a found 1/2-inch iron rod marking an angle point in the southwest line of the said 77.259 acre tract;

THENCE: N 33° 28' 41" W along the southwest line of the said 77.259 acre tract, said line being common with the remainder of the called 85.20 acre Johnny Samuel Rizzo tract of said Partition Deed recorded in Volume 3119, Page 195 (O.R.B.C.) for a distance of 250.19 feet to a found 1/2-inch iron rod marking the common most southerly corner of Lots 28 and 29, Block 1, SIENA SUBDIVISION, PHASE 1 as recorded in Volume 9480, Page 294 (O.R.B.C.);

THENCE: along the southerly lines of said SIENA SUBDIVISION, PHASE 1 for the following twelve (12) calls:

- List of 12 bearings and distances for the field notes, including bearings like N 78° 00' 00" E and distances like 154.19 feet.

THENCE: S 45° 02' 39" W along the common line of said 77.259 acre tract and said AUSTIN'S ESTATES SUBDIVISION, PHASE 4A (7912/22) for a distance of 486.73 feet to the POINT OF BEGINNING and containing 6.076 acres of land, more or less.

GENERAL NOTES

- Notes regarding bearing system, flood insurance, setbacks, and monumentation. Includes a table for setbacks: Front 5 feet, Side 5 feet, Rear 5 feet.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Lists curves C1 through C13.

Doc: 01275677, Bk: 13590, Vol: 296. Filed for Record in BRAZOS COUNTY, Document Number: 01275677.

STATE OF TEXAS, COUNTY OF BRAZOS. I, Karen McQueen, County Clerk, do 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 the County of Brazos, Texas.

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 dedicates to the use of the public, forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

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

APPROVAL OF PLANNING AND ZONING COMMISSION

Signature of Bobb G. Keenan, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas.

APPROVAL OF THE CITY PLANNER

Signature of Kevin R. McClure, City Planner of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

Signature of Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas.

CERTIFICATION BY THE COUNTY CLERK (STATE OF TEXAS, COUNTY OF BRAZOS). Signature of Karen McQueen, County Clerk.

APPROVAL OF THE CITY ENGINEER

Signature of W. D. [Name], City Engineer of Bryan, Texas.

FINAL PLAT 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'

