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.
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	56.4 feet
2	82	48.5 feet
2	83	21.5 feet
7	1	25.5 feet
7	2	25.5 feet

5. Unless otherwise indicated, all distances shown along curves are arc lengths.
6. Common Areas and Stormwater Detention Area shall be owned & maintained by the Homeowner's Association.
7. 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
   ⊗ – 1/2" Iron Rod Set
   O – 3/4" Iron Pipe Set
   ⊘ – PK nail control monuments set for reference at the ℄ of R.O.W. Intersections and selected Points of Curvatures.
9. Abbreviations:
   C.A. – Common Area
   C.O.A. – Homeowner's Association
   P.D.E. – Public Drainage Easement
   P.U.E. – Public Utility Easement
   Vw.C.A. – Variable Width Common Area
   W.W.E. – Wickson Water Special Utility District Easement
10. Existing ground contours are based on City of Bryan Aerial Mapping Program (2005).

Scale: 1"=50'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	13°20'18"	215.13'	50.08'	25.15'	S 56°04'02" W	49.97'
C2	6°18'44"	155.00'	17.08'	8.55'	N 49°46'19" E	17.07'
C3	81°14'49"	25.00'	35.45'	21.45'	N 86°26'55" W	32.55'
C4	73°35'03"	25.00'	32.11'	18.70'	S 9°01'59" E	29.95'
C5	5°34'43"	205.00'	19.96'	9.99'	S 24°58'11" W	19.95'
C6	25°01'48"	525.00'	229.35'	116.53'	S 54°38'13" E	227.53'
C7	22°57'42"	175.00'	70.13'	35.54'	S 30°38'28" E	69.66'
C8	32°21'27"	178.00'	100.52'	51.64'	N 26°12'51" E	99.19'
C9	44°02'07"	228.00'	175.23'	92.20'	S 11°58'56" E	170.95'
C10	206°06'53"	140.00'	503.63'	–603.65'	S 69°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"	25.00'	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"	65.00'	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 56°29'19" E	64.76'
C22	51°07'19"	125.00'	111.53'	59.79'	N 16°33'40" W	107.87'
C23	20°57'54"	475.00'	173.81'	87.89'	N 56°40'10" W	172.84'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
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 75°00'00" W	35.09'
L2	N 23°10'36" E	40.02'
L3	N 87°07'40" E	13.87'
L4	S 37°04'19" E	50.00'
L5	S 36°32'45" W	50.45'
L6	N 21°15'34" W	22.32'
L7	N 49°01'30" W	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'
L19	S 7°23'10" 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'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	S 59°52'20" W	20.51'
L26	S 88°08'58" W	23.69'
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 4°27'34" W	9.02'
L31	S 47°35'48" W	33.65'
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'
L37	N 67°09'08" W	42.89'
L38	S 67°09'08" E	65.50'
L39	N 18°19'10" W	7.94'
L40	N 39°38'50" W	22.10'
L43	S 48°05'32" E	45.01'
L44	S 55°17'21" E	45.23'
L45	S 62°46'58" E	46.24'
L46	N 67°09'08" W	43.12'
L47	S 21°00'00" E	16.39'

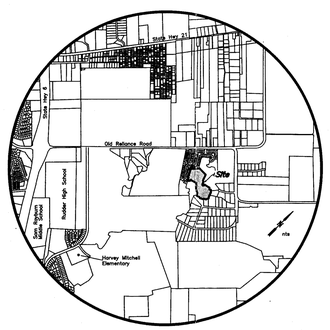
BLOCK 2	
LOT NO.	AREA (Sf.)
64	8435'
65	8462'
66	8459'
67	7711'
68	7544'
69	8585'
72	10355'
73	7582'
74	6593'
75	7787'
76	9548'
77	7503'
78	6686'
79	6835'
80	8518'
81	10394'
82	8790'
83	6523'
84	6685'
85	5907'
86	6124'
87	7711'
88	10765'

BLOCK 5	
LOT NO.	AREA (Sf.)
30	10009'
31	7906'
32	8191'
33	7673'
34	6720'
35	5566'
36	8030'
37	7006'
38	5277'
39	5839'
40	8630'

BLOCK 6	
LOT NO.	AREA (SF)
1	9499
2	6259
3	6077
4	5903
5	5888
6	6941
7	7158
8	5889
9	5781
10	5687
11	5662
12	5670
13	6076
14	8033

BLOCK 7	
LOT NO.	AREA (Sf.)
1	9433'
2	7220'
3	6663'
4	6216'
5	6473'
6	6536'
7	8463'
8	8941'
9	8317'
10	8357'
11	7855'
12	6266'
13	6441'
14	7184'
15	12707'

Vicinity Map



SEP 08 2015

PRELIMINARY PLAN

SIENA, PHASE 4

17.742 ACRES

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

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

September 8, 2015
SCALE: 1" = 50'

SHEET NO. 1 OF 1 SHEETS

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

10530041–pp.dwg