Siegert Subdivision No. 2, Phase One 2.82 Acres S. F. Austin Survey, A-63 SCALE: 1"=50' Bryan, Brazos County, Texas Field notes of a 2.82 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being all of Lots 1 through 15, Block 1, of Siegert Subdivision No. 2, Phase One according to the plat recorded in Volume 5858, Page 256, of the Official Records of Brazos County, Texas, and further being described in the deed from Robert W. Siegert, Jr., to Bryan Independent School District, recorded in Volume 6128, Page 147, of the Official Records of Brazos County, Texas, and said 2.82 acre tract being more particularly described as follows: **BEGINNING** at a ½" iron rod found marking the north corner of Lot 1, Block 1, of BONHAM the beforementioned Siegert Subdivision No. 2, Phase One, same being the intersection L=166.84 BONHAM DRIVE~60' R.O.W. of the southwest right-of-way line of Bonham Drive (60' right-of-way) with the southeast T=86.22' -1/2" IRON ROD FOUND (BENT) CHD=5 28.18.31 E~ 164.17 right-of-way line of Wilkes Road (80' right-of-way); - 1/2" IRON ROD FOUND S 46'00'00"E~833.26" 65.00° *65.00*′ -R=25.00' THENCE along the southwest right-of-way line of Bonham Drive, as follows: 1/2" IRON ROD FOUND BR5: 5 01°00'16" W-3.45' L=39.27' PUBLIC UTILITY EASEME T=25.00' D=90°00'00" S 46° 00' 00" E for a distance of 833.26 feet to a ½" iron rod set at the CHD=S 34'30'00"W/ beginning of a curve, concave to the southwest, having a ~35.36' radius of 268.40 feet, LOT 14 LOT 3 LOT 4 LOT 5 LOT 6 LOT 12 LOT 13 LOT 10 LOT 11 LOT 8 LOT 7 Southeasterly along said curve, for an arc distance of 166.84 feet to a ½" iron rod set at the beginning of a curve, concave to the 1/2" IRON — ROD FOUND northwest, having a radius of 25.00 feet, the chord bears S -15' PUBLIC UTILITY EASEMENT 28° 18' 31" E - 164.17 feet; N 46'00'00"W~879.71" / THENCE along the common line between the beforementioned Siegert 1/2" IRON -ROD FOUND -1/2" IRON ROD FOUND 1/2" IRON ROD FOUND 3/8" IRON ROD-Subdivision No. 2, Phase One, and the 13.8796 acre tract described in the deed to 1/2" IRON ROD -WITH CAP FOUND Bryan Independent School District, recorded in Volume 6324, Page 135, of the Official Records of Brazos County, Texas, as follows: Southwesterly along said curve, for an arc distance of 39.27 feet to a ½" iron rod set, the chord bears S 34° 30' 00" W - 35.36 feet, S 79° 30′ 00" W for a distance of 100.00 feet to a ½" iron rod set, N 10° 30' 00" W for a distance of 70.90 feet to a ½" iron rod set. N 46° 00' 00" W for a distance of 879.71 feet to a ½" iron rod set in the southeast right-of-way line of the beforementioned Wilkes 00753750 Ok 7806 07 R. W. SEIGERT REMAINDER OF CALLED 79.75 ACRE TRACT VOL. 117, PG. 16 **BRYAN INDEPENDENT** SCHOOL DISTRICT CALLED 13.8796 ACRES THENCE N 44° 00' 00" E along the southeast right-of-way line of the VOL. 6324, PG. 135 Fired for Record in BRAZUS COUNTY beforementioned Wilkes Road, for a distance of 125.00 feet to the PLACE OF **BEGINNING**, containing 2.82 acres of land, more or less. Document Number: CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS Receipt Number - 308565 COUNTY OF BRAZOS Susie Cohen We, Bryan Independent School District, the owners and developers of the land shown on this plat, 1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF SIEGERT SUBDIVISION NO. 2, PHASE 1, RECORDED IN VOL. 5858, PG. on the date and time stamped hereon is me being the tracts of land as conveyed to us in the Official Records of Brazos County in Volume and was duly recorded to the volume one page 256 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD 6128, Page 147 (Seigert Subdivision No. 2, Phase 1) and Volume 6324, Page 135, (Called 13.8796 of the Official Public records of: Acres) and whose name is subscribed hereto, hereby dedicate to the use of the public forever all BRAZOS COUNTY streets, alleys, parks, water courses, drains, easements and public places shown hereon for the 2. CURRENT TITLE IS VESTED IN BRYAN INDEPENDENT SCHOOL as stamped hereon by me. DISTRICT BY VIRTUE OF DEEDS RECORDED IN VOL. 6128, PG. 147 Feb 05:2007 (SEIGERT SUBDIVISION NO. 2, PHASE 1) OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. WNORABLE KAREN MCQUEEN, COUNTY CLERK 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0129C, MAP NO. 48041C0129C. EFFECTIVE DATE: JULY 2, 1992. STATE OF TEXAS COUNTY OF BRAZOS APPROVAL OF THE PLANNING AND ZONING COMMISSION 4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LIMITED DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. Before me, the undersigned authority, on this day personally appeared Mike Kristynik, known to me **VACATING PLAT** Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me APPROVAL OF THE CITY PLANNER filed for approval with the Planning & Zoning Commission of the City of Bryan on the day of \_\_\_\_\_\_\_, 20016 and same was duly approved on the day of that he executed the same for the purpose stated. Given under my hand and seal of office this 29th day of 9th day of 9th 3007. I, the undersigned, City Planner and/or designated Secretary of the Planning and 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  $2^{-1}$  day of SIEGERT SUBDIVISION NO. 2 PHASE ONE Chairman, Planning & Záning Commission VOL. 5858, PG. 256 City of Bryan, Texas 2.82 ACRE TRACT CERTIFICATION BY THE COUNTY CLERK 2003 م S.F. AUSTIN SURVEY, A-63 STATE OF TEXAS COUNTY OF BRAZOS BRYAN, BRAZOS COUNTY, TEXAS APPROVAL OF THE CITY ENGINEER OWNED AND DEVELOPED BY: CERTIFICATION OF THE SURVEYOR 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 \_\_\_\_\_\_\_ day of BRYAN INDEPENDENT SCHOOL DISTRICT I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance I. S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify 101 NORTH TEXAS AVENUE

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.

with the appropriate codes and ordinances of the City of Bryan and was approved on the

day of February, 2007.

KLING ENGINEERING & SURVEYING 4101 TEXAS AV. + P.O. BOX 4234+ BRYAN, TEXAS+ PH.979.846.6212

BRYAN, TEXAS 77803

979.361.5200

SCALE: 1"=50' JANUARY, 2007

PREPARED BY: