

SF-5 ZONING

WILKES ROAD  
(60' ROW, 24' ASPHALT WIDTH)

THIS CORNER LOCATED  
N 19°18'42" E, 1,760.73'  
FROM GPS MONUMENT 20

N/F  
ROBERT W. SIEGERT JR.  
TRACT ONE  
38.58 ACRES  
CALLED 32.26 ACRES  
REMAINDER OF CALLED  
9.75 ACRES IN 117/16

A-O ZONING

SF-5 ZONING



SCALE :  
1" = 50'  
1 : 600

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, ROBERT W. SIEGERT, JR., OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS THE "SIEGERT SUBDIVISION NO. 2", BRYAN, TEXAS, 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 PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER  
NONE

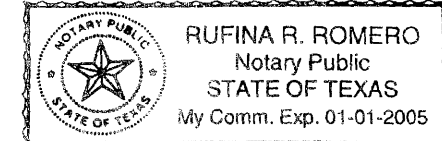
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert W. Siegert, Jr., 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 16<sup>th</sup> DAY OF October, 2002.

Rufina R. Romero  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



### APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Roy Flores, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 11<sup>th</sup> DAY OF September, 2002, AND THE SAME WAS DULY APPROVED ON THE 15<sup>th</sup> DAY OF October, 2002.

Roy Flores  
CHAIR OF THE PLANNING AND ZONING COMMISSION

### CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, Joey Dvnn, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

Joey Dvnn  
PLANNING ADMINISTRATOR

### APPROVAL OF THE CITY ENGINEER

I, Linda Huff, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Linda Huff  
CITY ENGINEER

### CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 6 DAY OF February, 2004, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 5858 PAGE 256.

Karen McQueen  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

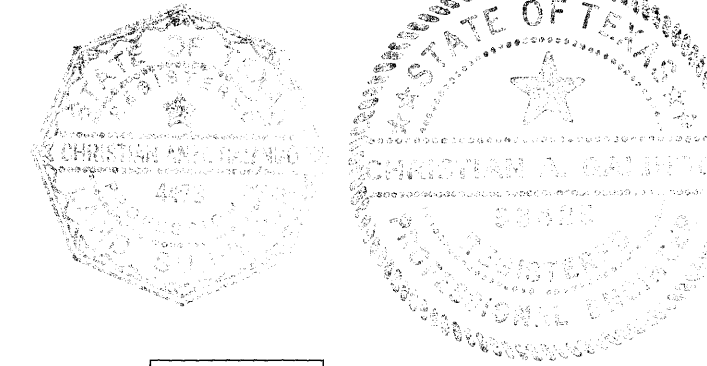
Susie Cohen  
Deputy Clerk

### CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS  
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo  
CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
DATE: OCTOBER 13, 2003



Doc 00844975 Blk DR Vol 5858 Pg 256

Filed for Record in:  
BRAZOS COUNTY

On: Feb 06, 2004 at 10:16A

As a  
Plats

Document Number: 00844975

Amount 58.00

Receipt Number - 235642

By,  
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS

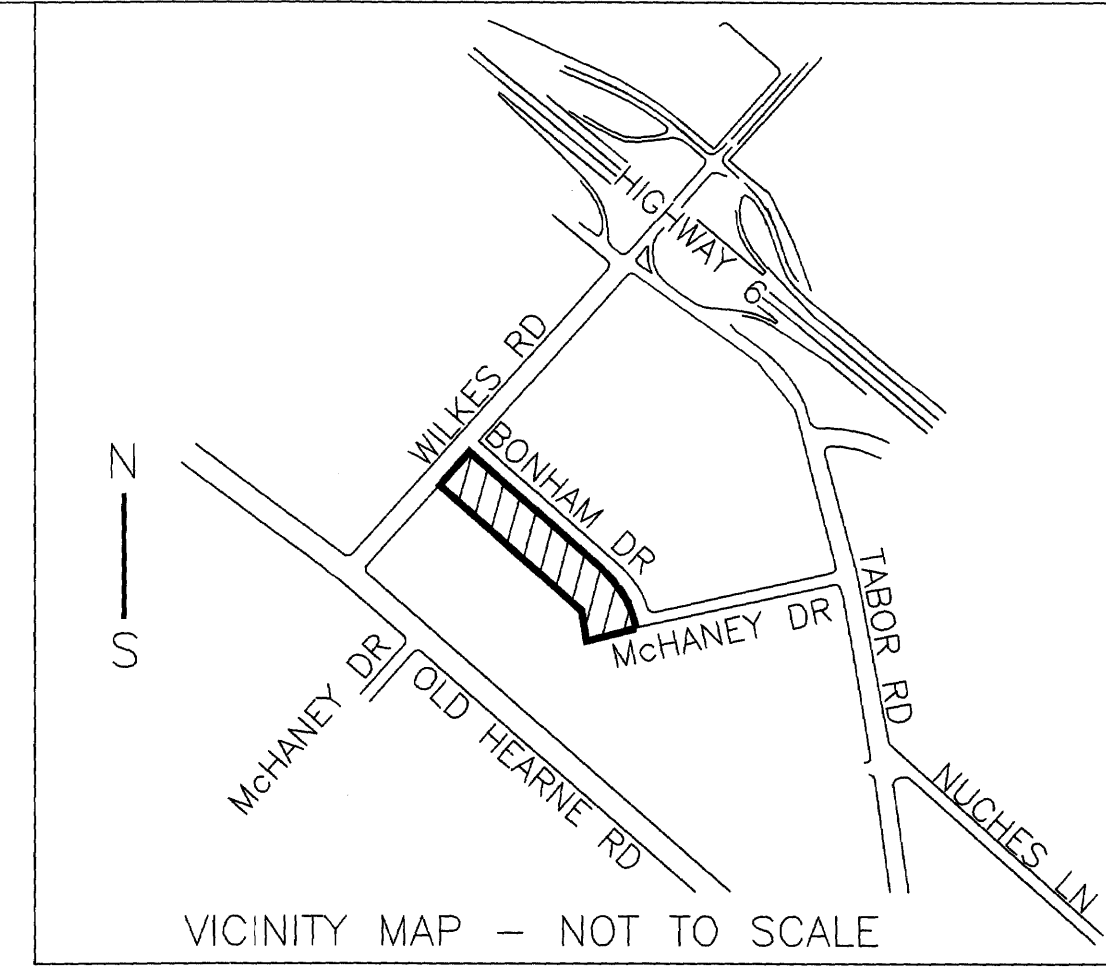
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the stated records of BRAZOS COUNTY as stamped herein by me.

Feb 06, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

#### LEGEND

- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MARKER
- MOC = MARK ON CONCRETE
- S/F = SET OR FOUND
- FP = FENCE POST
- FC = FENCE CORNER
- ROW = RIGHT OF WAY
- BB = BACK TO BACK OF CURB
- BL = BUILDING LINE
- PUE = PUBLIC UTILITY EASMT.
- EE = ELECTRICAL EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PAE = PRIVATE ACCESS EASMT.
- EM = ELECTRIC METER
- ET = ELECTRIC TRANSFORMER
- E/P/L = ELECTRICAL/POLE/LIGHT
- NH = MANHOLE
- CO = CLEAN OUT
- WM = WATER METER
- W/V = WATER VALVE
- SS = SANITARY SEWER
- FH = FIRE HYDRANT
- GM = GAS METER
- T/B = TELEPHONE PEDESTAL
- C/TV = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHANG
- EOP = EDGE OF PAVEMENT
- ( R ) = RECORDED
- ( M ) = MEASURED



- NOTES:
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN ACCORDING TO FEMA MAP No. 48041C 0131C, DATED JULY 2, 1992.
  - BEARING SOURCE IS THE PLAT OF SIEGERT SUBDIVISION RECORDED IN VOL. 180, PG. 39, DEED RECORDS, BRAZOS COUNTY, TEXAS.
  - TOTAL AREA = 2.8226 ACR.
  - THIS TRACT IS ZONED SF-5.
  - BLs PER CURRENT CITY ORDINANCE FOR ZONING DISTRICT.
  - THIS SUBDIVISION WILL REQUIRE APPROXIMATELY 0.093 AC-FT OF DETENTION. THIS WILL BE INCORPORATED INTO AN OVERALL STORMWATER DETENTION POND AT THE TIME PHASE TWO IS DEVELOPED.
  - ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - BASE LINE IS NOTED WITH \* \*.

#### INDIVIDUAL LOT AREA

LOT	AREA (SQ. FT.)	AREA (ACRES)
<b>BLOCK 1</b>		
1	7,990.87	0.1834
2	8,125.00	0.1865
3	8,125.00	0.1865
4	8,125.00	0.1865
5	8,125.00	0.1865
6	8,125.00	0.1865
7	8,125.00	0.1865
8	8,125.00	0.1865
9	8,125.00	0.1865
10	8,125.00	0.1865
11	8,125.00	0.1865
12	8,125.00	0.1865
13	8,124.13	0.1865
14	8,299.45	0.1905
15	9,027.51	0.2073
TOTAL:	122,816.96	2.8195

#### LAND UTILIZATION

15 LOTS	2.8195 ACRES
STREETS (RIGHT OF WAY)	0.0031 ACRES
DETENTION AREA	0.0000 ACRES
SUBTOTAL	2.8226 ACRES

MEETS AND BOUNDS DESCRIPTION

BEING A 2.8226-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S.F. AUSTIN LEAGUE #10, A-63, BRAZOS COUNTY, TEXAS, BEING A PART OF TRACT ONE, CALLED 32.26 ACRES, WHICH IS THE REMAINDER OF A CALLED 79.75 ACRES OF LAND CONVEYED TO R. W. SIEGERT BY DEED RECORDED IN VOLUME 117, PAGE 16, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 2.8226-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHEASTERN RIGHT OF WAY LINE OF WILKES ROAD AND THE SOUTHWESTERN RIGHT OF WAY LINE OF BONHAM DRIVE;

THENCE S 46°00'00" E, ALONG THE SOUTHWESTERN RIGHT OF WAY LINE OF SAID BONHAM DRIVE, FOR A DISTANCE OF 833.26';

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, WHICH IS A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD BEARING S 28°18'30" E, CHORD DISTANCE 164.17', RADIUS 268.40', DELTA ANGLE 35°36'20", LENGTH 166.85', TO THE INTERSECTION WITH THE PROJECTION OF THE NORTHERN RIGHT OF WAY LINE OF MCHANNEY STREET;

THENCE, ALONG A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD BEARING S 34°30'00" W, CHORD DISTANCE 35.36', RADIUS 25.00', DELTA ANGLE 90°00'00", LENGTH 39.27';

THENCE S 79°30'00" W, THROUGH THE SAID FIRST TRACT, FOR A DISTANCE OF 100.00';

THENCE N 10°30'00" W, THROUGH SAID FIRST TRACT, FOR A DISTANCE OF 70.90';

THENCE N 46°00'00" W, THROUGH SAID FIRST TRACT, FOR A DISTANCE OF 879.71' TO THE SOUTHEASTERN RIGHT OF WAY LINE OF WILKES ROAD;

THENCE N 44°00'00" E, ALONG SAID SOUTHEASTERN RIGHT OF WAY LINE, FOR A DISTANCE OF 125.00', TO THE POINT OF BEGINNING CONTAINING 2.8226-ACRES OF LAND MORE OR LESS.

**ALINDO ENGINEERS AND PLANNERS, INC.**  
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

# FINAL PLAT SIEGERT SUBDIVISION NO. 2 PHASE 1

OWNER/DEVELOPER: ROBERT W. SIEGERT, JR. 1101 GUADALUPE DR. COLLEGE STATION, TX 77840 979-693-4036	2.8226 ACRES S. F. AUSTIN LEAGUE NO. 10, A-63, BRAZOS COUNTY, TEXAS	DATE: SEPTEMBER 15, 2003 DESIGNED BY: TKD APPROVED BY: CAG REVISIONS: SEPT. 25, 2003 OCT. 13, 2003	PROJECT 11-03 SHEET 1 of 1
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