

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, ROBERT W. SIEGERT, III, REPRESENTING DOROTHY CLARY SIEGERT, BY POA, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT BY DEED RECORDED IN VOLUME 15952, PAGE 130, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WITH MY NAME SUBSCRIBED HERETO, 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. ALL SUCH DEDICATIONS SHALL BE IN BE IN FEE SIMPLE, UNLESS PROVIDED OTHERWISE.

*Robert W. Siegert III*  
OWNER

N/A  
LIEN HOLDER (IF ANY) APPROVAL

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Robert Siegert* 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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF November, 2020.

*Justin Mehre*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS  
Hempstead, TX

APPROVAL OF THE CITY PLANNER

I, *Robin Zimmovani* 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 24th DAY OF November, 2020.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, *Mark Kapan* 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 24th DAY OF November, 2020.

CITY ENGINEER, BRYAN, TEXAS

Filed for Record  
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CLERK IN AND FOR SAID COUNTY,  
CERTIFICATES OF AUTHENTICATION  
DAY OF \_\_\_\_\_ 2020  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

*Karen McQueen*  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

*By Michelle Davis*  
Deputy Clerk

CERTIFICATE OF SURVEYOR AND ENGINEER

STATE OF TEXAS  
COUNTY OF BRAZOS

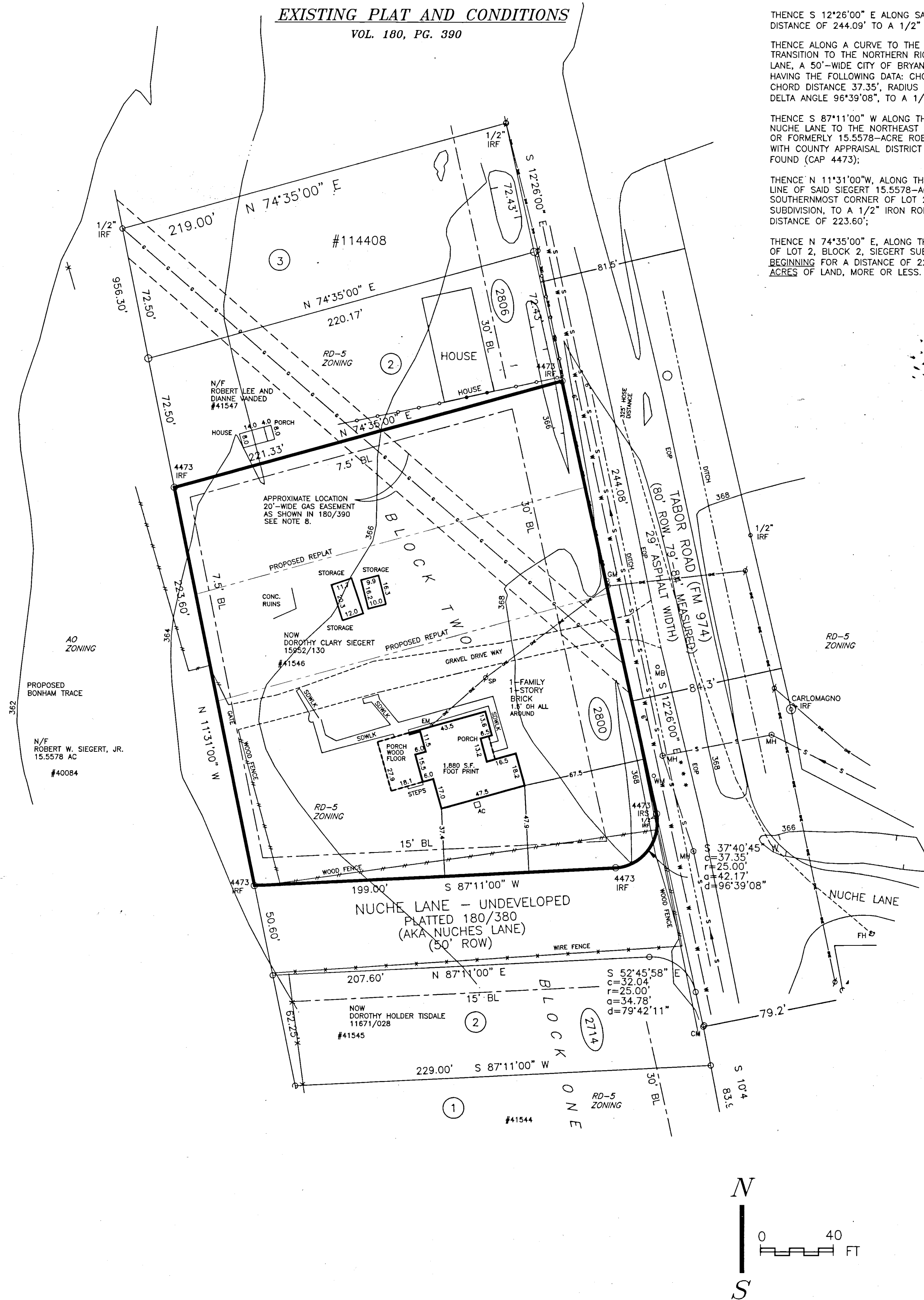
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT 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 A. Galindo*

CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
NOVEMBER 3, 2020



EXISTING PLAT AND CONDITIONS  
VOL. 180, PG. 390



METES AND BOUNDS DESCRIPTION

BEING A 1.2664-ACRE TRACT OR PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 2, SIEGERT SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN AS PLATTED AND RECORDED IN VOLUME 180, PAGE 390, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 15952, PAGE 130, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND (CAP 4473), MARKING THE EASTERNMOST CORNER OF LOT 2, BLOCK 2, OF SAID SIEGERT SUBDIVISION, SAID ROD ALSO MARKING THE SOUTHWESTERN RIGHT OF WAY LINE OF TABOR ROAD, (FM 974), AN 80'-WIDE ROAD RIGHT OF WAY;

THENCE S 12°26'00" E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 244.09' TO A 1/2" IRON ROD FOUND (CAP 4473);

THENCE ALONG A CURVE TO THE RIGHT DEFINING THE TRANSITION TO THE NORTHERN RIGHT OF WAY LINE OF NUCHE LANE, A 50'-WIDE CITY OF BRYAN RIGHT OF WAY, SAID CURVE HAVING THE FOLLOWING DATA: CHORD BEARING S 37°40'45" W, CHORD DISTANCE 37.35', RADIUS 25.00', ARC DISTANCE 42.17', DELTA ANGLE 96°39'08", TO A 1/2" IRON ROD FOUND (CAP 4473);

THENCE S 87°11'00" W ALONG THE NORTHERN RIGHT OF WAY OF NUCHE LANE TO THE NORTHEAST BOUNDARY LINE OF THE NOW OR FORMERLY 15.5578-ACRE ROBERT W. SIEGERT, JR. TRACT WITH COUNTY APPRAISAL DISTRICT #40084, TO A 1/2" IRON ROD FOUND (CAP 4473);

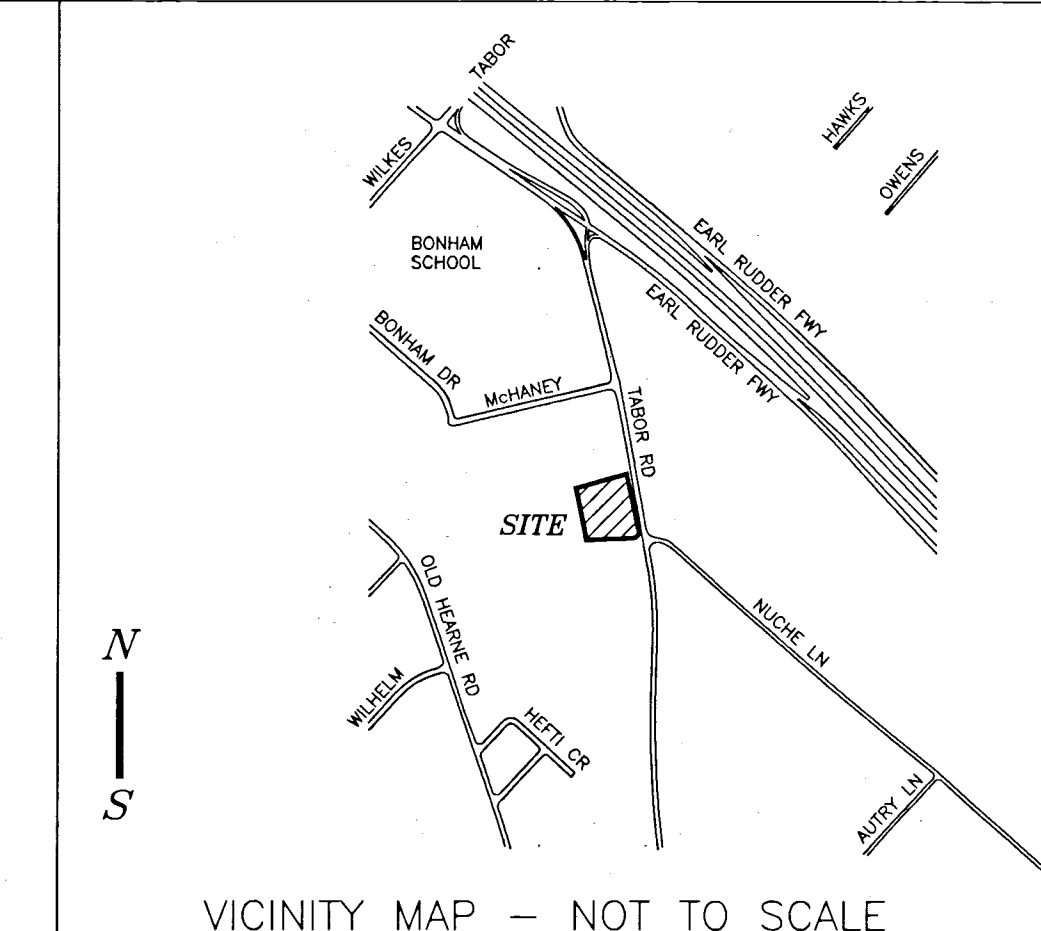
THENCE N 11°31'00" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID SIEGERT 15.5578-ACRE TRACT TO THE SOUTHERNMOST CORNER OF LOT 2, BLOCK 2, SIEGERT SUBDIVISION, TO A 1/2" IRON ROD FOUND (CAP 4473) FOR A DISTANCE OF 223.60';

THENCE N 74°35'00" E, ALONG THE SOUTHERN BOUNDARY LINE OF LOT 2, BLOCK 2, SIEGERT SUBDIVISION, TO THE POINT OF BEGINNING FOR A DISTANCE OF 221.33' CONTAINING 1.2664 ACRES OF LAND, MORE OR LESS.

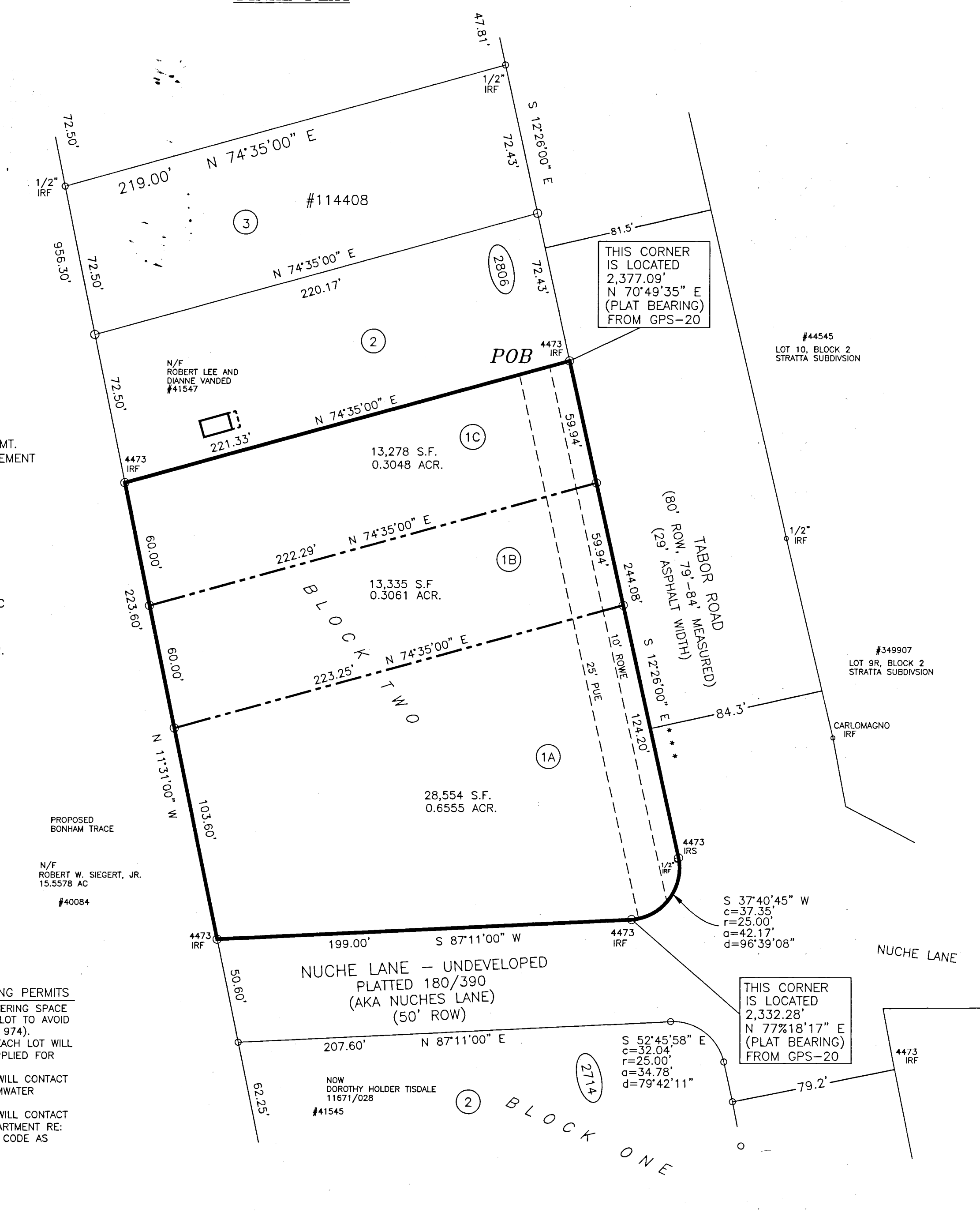
- LEGEND
IR = IRON ROD
CM = CONCRETE MARKER
S = SET
F = FOUND
4473 = SURVEYOR LIC. No.
ROW = RIGHT OF WAY
BL = BUILDING LINE
UE = PUBLIC UTILITY EASMT.
RWE = RIGHT OF WAY EASEMENT
LW = LIGHT POLE
PW = POWER POLE
MH = MANHOLE
CO = CLEAN OUT
W = WATER
WM = WATER METER
WV = WATER VALVE
SS = SANITARY SEWER
FH = FIRE HYDRANT
GM = GAS METER
HE = OVERHEAD ELECTRIC
#41546 = BCAD NUMBER
(2) DESIGNATES LOT NUMBER.

- NOTES APPLIED TO BUILDING PERMITS
1. SUFFICIENT VEHICULAR MANEUVERING SPACE SHALL BE PROVIDED IN EACH LOT TO AVOID BACKING ONTO TABOR RD (FM 974).
2. TxDOT ACCESS PERMITS FOR EACH LOT WILL BE REQUIRED AND WILL BE APPLIED FOR THROUGH THE CITY OF BRYAN.
3. BUILDING PERMIT APPLICANTS WILL CONTACT THE CITY OF BRYAN ON STORMWATER MANAGEMENT REQUIREMENTS.
4. BUILDING PERMIT APPLICANTS WILL CONTACT THE CITY OF BRYAN FIRE DEPARTMENT RE: 2015 INTERNATIONAL BUILDING CODE AS AMENDED.

- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED CALLS MATCH RECORDED CALLS.
3. TOTAL AREA = 11,212 S.F. (0.2473 AC)
4. BEARING SOURCE IS THE PLAT OF SIEGERT SUBDIVISION IN 180/390.
5. BASE LINE IS DEPICTED HEREON WITH \*\*\*
6. CONTOURS FROM CITY OF BRYAN RECORDS.
7. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0205F DATED APRIL 2, 2014.
8. ATMOS EASEMENT RELEASED IN 14270/177.
9. BUILDING SETBACK LINES SET BY THE CITY OF BRYAN CODE OF ORDINANCES EXCEPT THAT THE FRONT BL WILL BE MEASURED FROM THE 10' ROW EASEMENT (RWE).
10. PLAT AZIMUTH IS 357°58'18" FROM TRUE NORTH.
11. REFERENCE MONUMENT AND PRIMARY BM.
GPS-20
N = 10,241,303.915'
W = 3,539,097.647'
EL. 328.35' NAVD 88



FINAL PLAT



FINAL PLAT OF LOTS 1A, 1B AND 1C, BLOCK 2  
SIEGERT SUBDIVISION  
1.2664-ACRE TRACT

GALINDO ENGINEERS AND PLANNERS, INC.  
3107 ROLLONG GLEN BRYAN, TEXAS 77807 979-846-8868  
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

Table with 3 columns: OWNER/DEVELOPER (Dorothy Clary Siegert), PROJECT (6-20), and SHEET (1 of 1). Includes dates for approval and revisions.