

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, ROBERT LANGE AND ELIZABETH S. HINES, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT BY DEED RECORDED IN VOLUME 1408, PAGE 390, OFFICIAL PUBLIC 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 FEE SIMPLE UNLESS PROVIDED OTHERWISE.

OWNER
COUNTY OF BRAZOS

OWNER
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
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 DAY OF 2026.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, DUNCAN HELTON, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT BY DEED RECORDED IN VOLUME 1621, PAGE 210, OFFICIAL PUBLIC 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 FEE SIMPLE UNLESS PROVIDED OTHERWISE.

OWNER
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
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 DAY OF 2026.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, 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 DAY OF 2026.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF PLANNING AND ZONING COMMISSION

I, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE DAY OF 20 AND SAME WAS DULY APPROVED ON THE DAY OF 20 BY SAID COMMISSION.

CHAIRMAN, PLANNING AND ZONING COMMISSION

APPROVAL OF THE CITY ENGINEER

I, 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 DAY OF 2026.

CITY ENGINEER, BRYAN, TEXAS

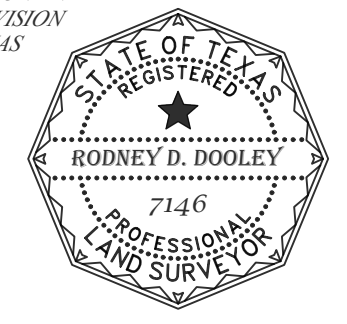
CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

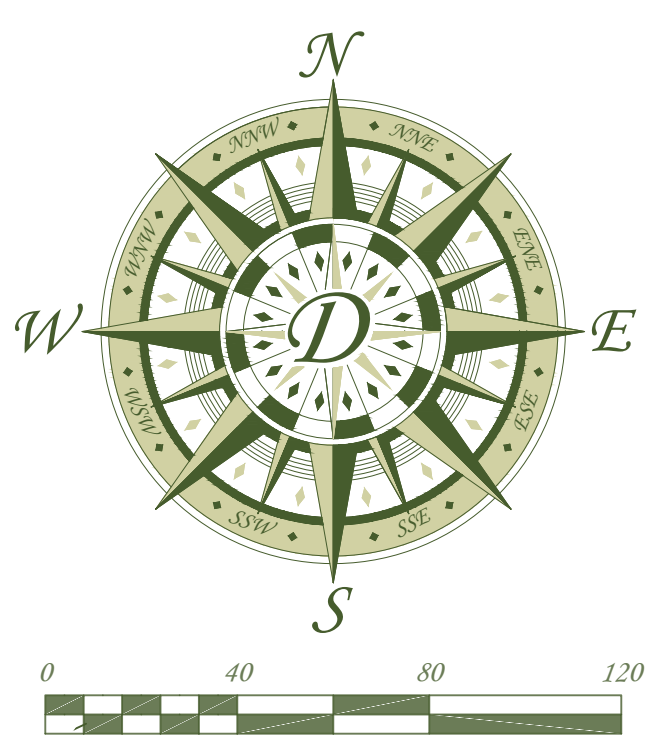
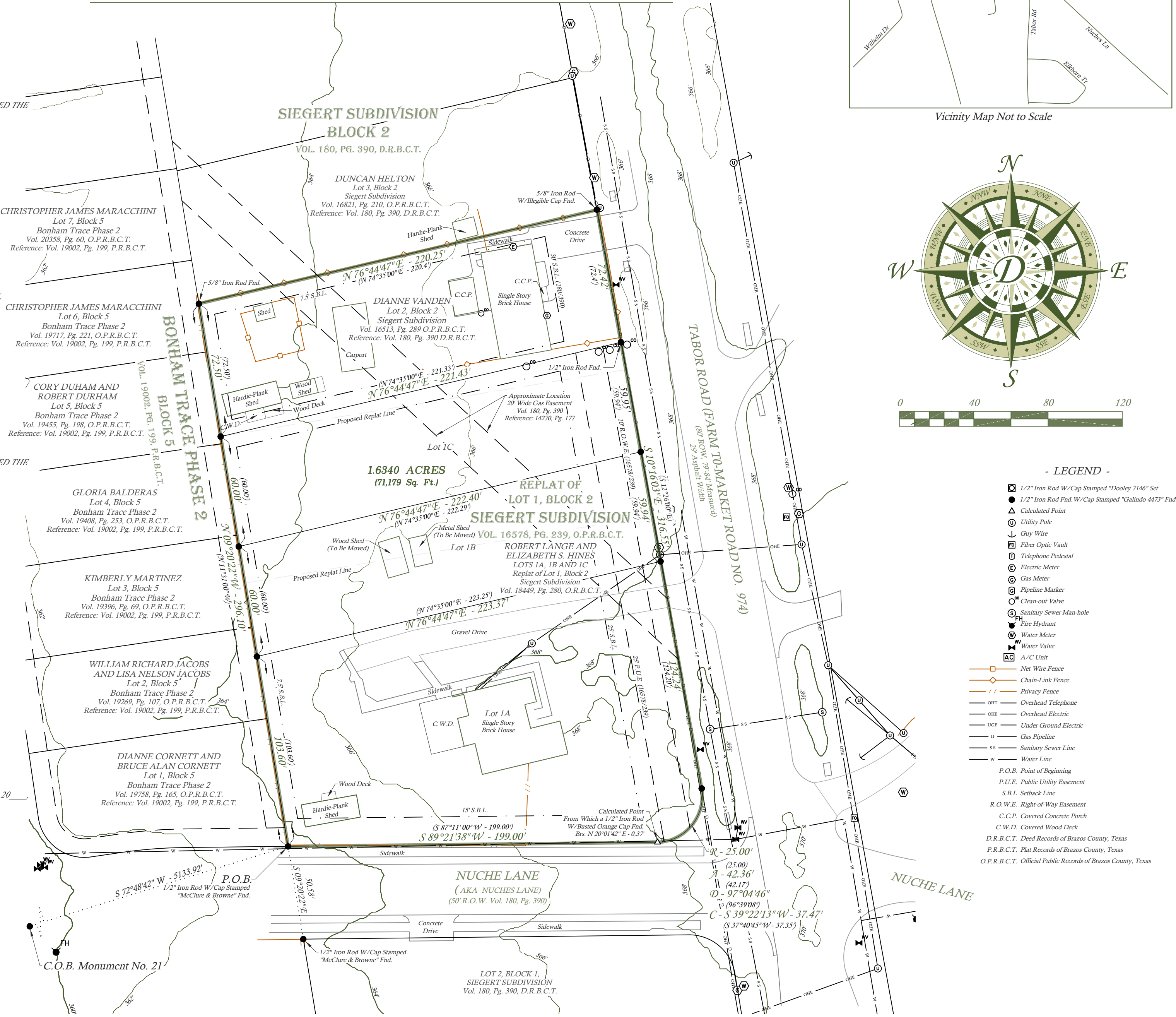
I, RODNEY D. DOOLEY, REGISTERED PROFESSIONAL LAND SURVEYOR No. 7146, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL, ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER SURVEYING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

RODNEY D. DOOLEY, R.P.L.S.

MAY 29, 2026



EXISTING PLAT AND CONDITIONS



- LEGEND
1/2" Iron Rod W/Cap Stamped 'Dooley 7146' Set
Calculated Point
Utility Pole
City Wire
Filter Cyclic Vault
Telephone Pedestal
Electric Meter
Gas Meter
Spectator Marker
Clean-out Valve
Sanitary Sewer Man-hole
Fire Hydrant
Water Meter
Water Valve
J/C Unit
Net Wire Fence
Chain-Link Fence
Fence
Overhead Telephone
Overhead Electric
Under Ground Electric
Gas Pipeline
Sanitary Sewer Line
Water Line
P.O.B. Point of Beginning
P.U.E. Public Utility Easement
S.B.L. Setback Line
R.O.W.E. Right-of-Way Easement
C.C.P. Covered Concrete Patch
C.W.D. Crown Wood Deck
D.B.C.T. Deed Records of Brazos County, Texas
P.R.B.C.T. Plat Records of Brazos County, Texas
O.P.R.B.C.T. Official Public Records of Brazos County, Texas

- NOTES
1. North Orientation is based on rotating to GRID NORTH NAD83 COBS (2011) epoch 2010.00 Texas State Plane Central Zone.
2. All existing easements, improvements, and/or utilities may not be shown on this plat.
3. Record Bearings and Distances are noted in parenthesis.
4. Set back lines are shown as per City of Bryan Planning and Zoning.
5. This survey was done without the benefit of a Title Commitment. Dooley Land Surveying & Development, LLC did NOT engage in any additional research.
6. This tract lies within 'Zone X', an area of minimal flood hazard as depicted on Flood Insurance Rate Map No. 48041C0205F Dated April 2, 20214.
7. All utilities shown are approximate location.
8. The topography is approximate and is based off of GIS data.
9. Building setback lines set by the City of Bryan code of ordinance Section 62-161, except that the front BL will be measured from the 10' Right-of-Way easement (Vol. 16578, Pg. 239).

- METES & BOUNDS DESCRIPTION -

All that certain lot, tract, or parcel of land being 1.6340 Acres situated in the STEPHEN F. AUSTIN SURVEY, Abstract No. 63, Brazos County, Texas, and being all of Lots 1A, 1B, and 1C, Block 2, Siegert Subdivision as depicted on Plat in Volume 16578, Page 239, Plat Records of Brazos County, Texas, and all of Lot 2, Block 2, Siegert Subdivision as depicted on Plat in Volume 180, Page 390, Plat Records of Brazos County, Texas

BEGINNING at a 1/2" Iron Rod W/Cap Stamped 'McClure & Browne' located in the North Right-of-Way line of Nucle Lane, a 50' Wide Right-of-Way as depicted on Plat in Volume 180, Page 390, Found for the most Southwesterly corner, said corner being the most Southwesterly corner of said Lot 1A, said corner also being the most Southeasterly corner of Lot 1, Block 5, Bonham Trace Phase 2 as depicted on Plat in Volume 1902, Page 199, a 1/2" Iron Rod W/Cap Stamped 'McClure & Browne' located in the South Right-of-Way line of said Nucle Lane, Found for the most Northwesterly corner of Lot 2, Block 1, of said Siegert Subdivision bears S 09°20'22" W a distance of 50.58 feet, and City of Bryan Monument No. 21 Found for Reference bears S 72°48'42" W a distance of 5133.92 feet;

THENCE N 09°20'22" W along the West line of said Replat of Lot 1, Block 2, Siegert Subdivision and the East line of said Block 5, Bonham Trace Phase 2, at a distance of 103.60 feet passing a 1/2" Iron Rod W/Cap Stamped 'Galindo 4473' Found for the most Westerly common corner of said Lots 1A and 1B, at a distance of 163.60 feet passing a 1/2" Iron Rod W/Cap Stamped 'Galindo 4473' Found for the most Westerly common corner of said Lots 1B and 1C, at a distance of 223.60 feet passing a 1/2" Iron Rod W/Cap Stamped 'Galindo 4473' Found for the most Westerly common corner of said Lots 1C and Lot 2, said corner also being the most Northwesterly corner of said Replat of Lot 1, Block 2, Siegert Subdivision, and continuing a total distance of 296.10 feet to a 5/8" Iron Rod Found for the most Northwesterly corner, said corner being the most Northwesterly corner of said Lot 2, said corner being the most Southwesterly corner of Lot 5, Siegert Subdivision;

THENCE N 76°44'47" E through the interior of said Siegert Subdivision, along the North line of said Lot 2 and the Southeast line of Lot 3 a distance of 220.25 feet to a 5/8" Iron Rod W/Meigle Cap located in the Occupied West Right-of-Way line of Tabor Road, also known as State Farm to Market Road No. 974, a Called 80' Wide Right-of-Way as per Plat in Volume 180, Page 390, Found for the most Northeasterly corner, said corner also being the most easterly common corner of said Lots 2 & 3;

THENCE S 10°16'03" E along the Occupied West Right-of-Way line of said Tabor Road, the Northeast line of said Lot 2, the Northeast line of said Replat of Lot 1, Block 2, Siegert Subdivision, respectively, at a distance of 72.42 feet passing a 1/2" Iron Rod Found for the most Easterly common corner of said Lots 2 and 1C, at a distance of 132.36 feet passing a 1/2" Iron Rod W/Cap Stamped 'Galindo 4473' Found for the most Easterly common corner of said Lots 1C and 1B, at a distance of 192.30 feet passing a 1/2" Iron Rod W/Cap Stamped 'Galindo 4473' Found for the most Easterly common corner of said Lots 1B and 1A, and continuing a total distance of 316.55 feet to a 1/2" Iron Rod W/Cap Stamped 'Galindo 4473' Found for the beginning of a curve to the right;

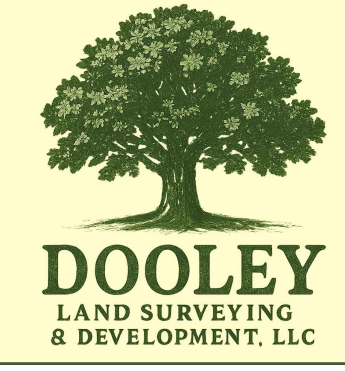
THENCE around said curve in a clockwise direction, said curve having a radius of 25.00 feet, an arc length of 42.36 feet, a delta angle of 97°04'46", and a chord that bears S 39°22'13" W a distance of 37.47 feet to a Calculated located in the North Right-of-Way line of said Nucle Lane for corner, a 1/2" Iron Rod W/Busted Orange Cap Found for Reference bears N 20°01'42" W a distance of 0.37 feet;

THENCE S 89°21'38" W along the North Right-of-Way line of said Nucle Lane and the South Line of said Replat of Lot 1A, Block 2, Siegert Subdivision a distance of 199.00 feet to the PLACE OF BEGINNING, containing 1.6340 ACRES of land more or less, according to a survey performed on the ground May 22, 2026 under the supervision of Rodney D. Dooley, Registered Professional Land Surveyor No. 7146, and working under TPBELS Firm No. 10194998, North Orientation is based on rotating the Southeast line of said Called 10.00 acre tract to Grid North, NAD83, Texas State Plane, Central Zone, as derived by GPS observations.

FINAL PLAT



Dooley Land Surveying & Development, LLC
(979) 219-8377
rdooley@DooleyLSD.com
www.DooleyLSD.com
976 Mt. Calvary Road
Hearne, Texas 77859
TBPELS FIRM NO. 10194998



FINAL PLAT OF LOTS 1D, 1R AND 2R, BLOCK 2 SIEGERT SUBDIVISION 1.6340 ACRE TRACT

BEING ALL OF LOT 1A, 1B, & 1C REPLAT OF LOT 1, BLOCK 2 SIEGERT SUBDIVISION VOLUME 16578, PAGE 239, P.R.B.C.T. AND ALL OF LOT 2, BLOCK 2 SIEGERT SUBDIVISION VOLUME 180, PAGE 390, D.R.B.C.T.

OWNER/DEVELOPER
ROBERT LANGE
ELIZABETH S. HINES
2800 TABOR RD.
BRYAN, TEXAS

Job No. 2026-027 June 19, 2026