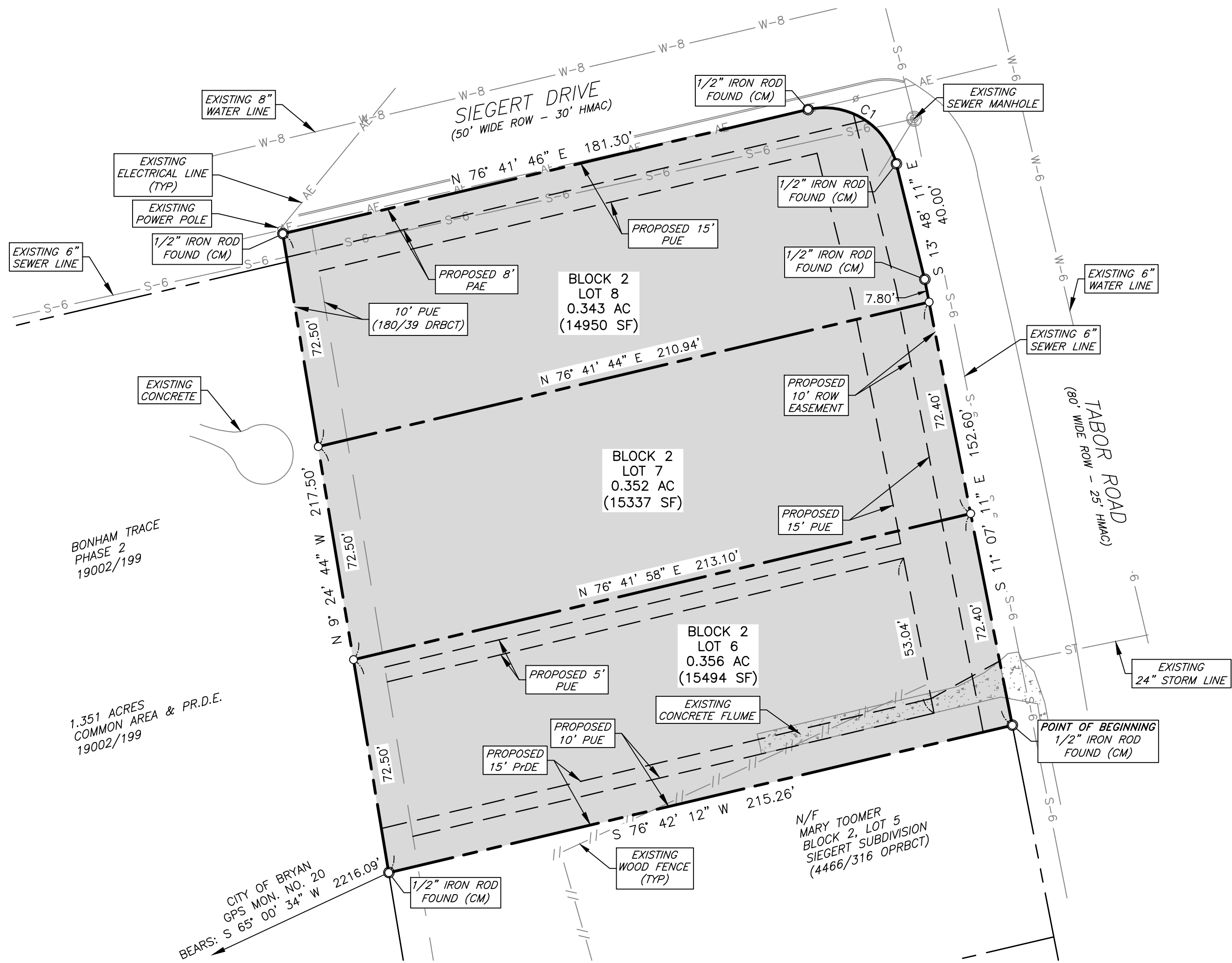
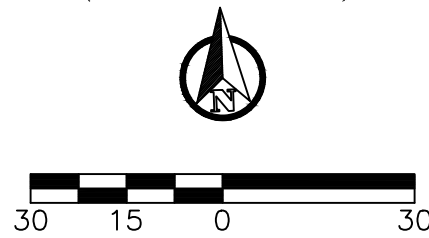


ORIGINAL PLAT
(180/39 DRBCT)



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Terrence Murphy, Managing Member of Haswell Park Properties, LLC, owner and developer of the land shown on this plat, being the tract of land conveyed to me in the Deeds Records of Brazos County in Volume 20359, Page 252, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all street, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Terrence Murphy
Managing Member of Haswell Park Properties, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Terrence Murphy, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, the undersigned, 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 _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

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 ____ day of _____, 20____.

City Planner
Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify 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.

Cody Karisch, R.P.L.S. No. 7004

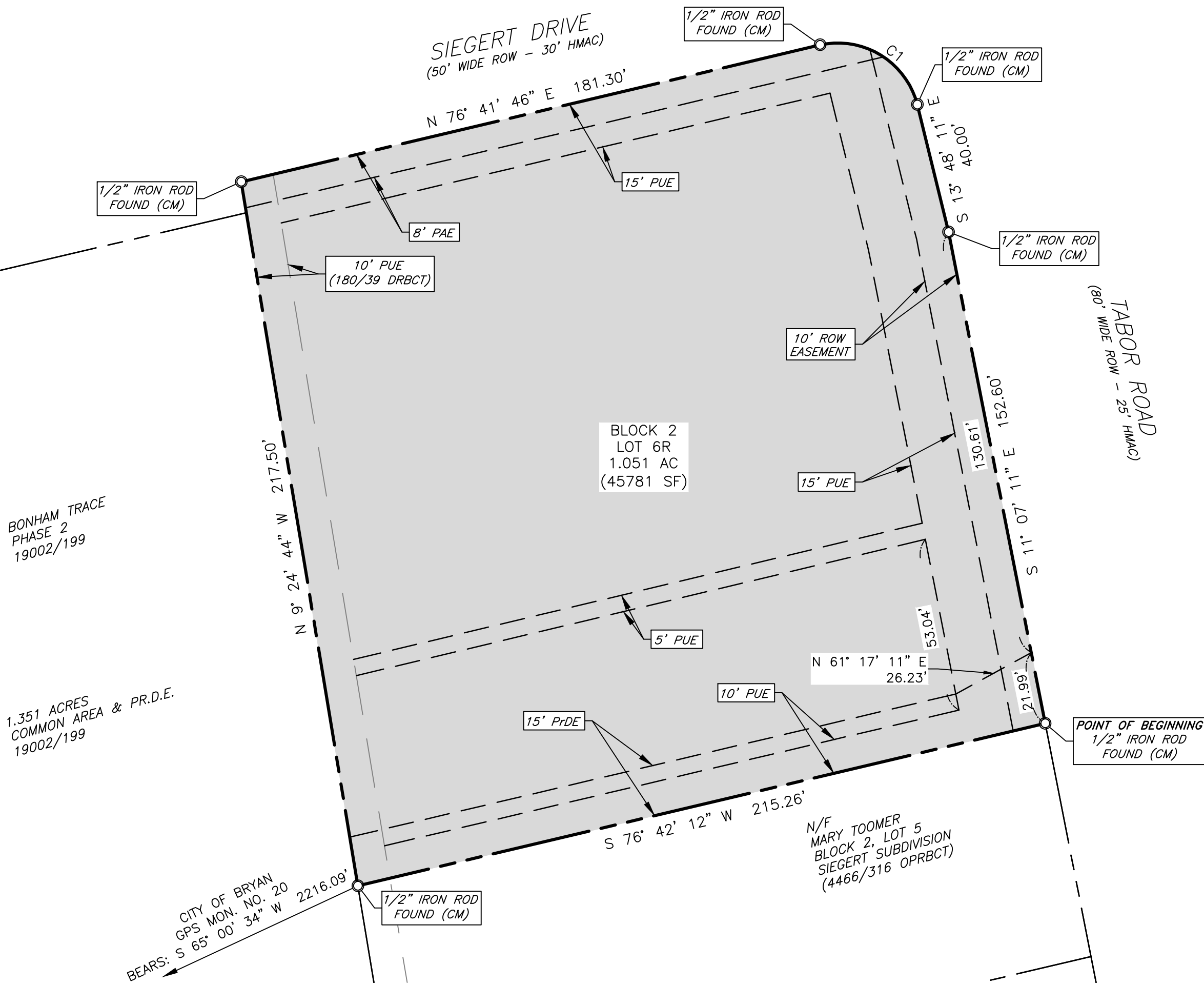
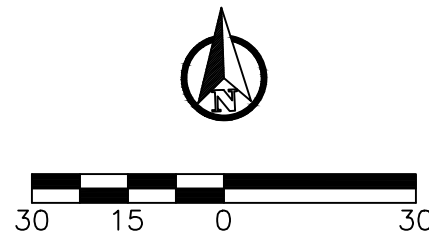
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk, Brazos County, Texas

REPLAT



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	38.48'	25.00'	88° 11' 08"	S 58° 27' 06" E	34.79'	24.22'

FIELD NOTES DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, IN BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOTS 6, 7 AND 8, BLOCK 2, SIEGERT SUBDIVISION ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 180, PAGE 39 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.) AND BEING FURTHER DESCRIBED IN THE DEED FROM AYK VENTURES, LLC TO HASWELL PARK PROPERTIES, LLC RECORDED IN VOLUME 20359, PAGE 252 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 1/2-INCH IRON ROD MARKING THE COMMON EAST CORNER OF THIS HEREIN DESCRIBED TRACT AND SAID LOT 6, BLOCK 2, SAID IRON ROD ALSO MARKING THE NORTH CORNER OF LOT 5, BLOCK 2 OF SAID SIEGERT SUBDIVISION AND BEING IN THE SOUTHWEST MARGIN OF TABOR ROAD;

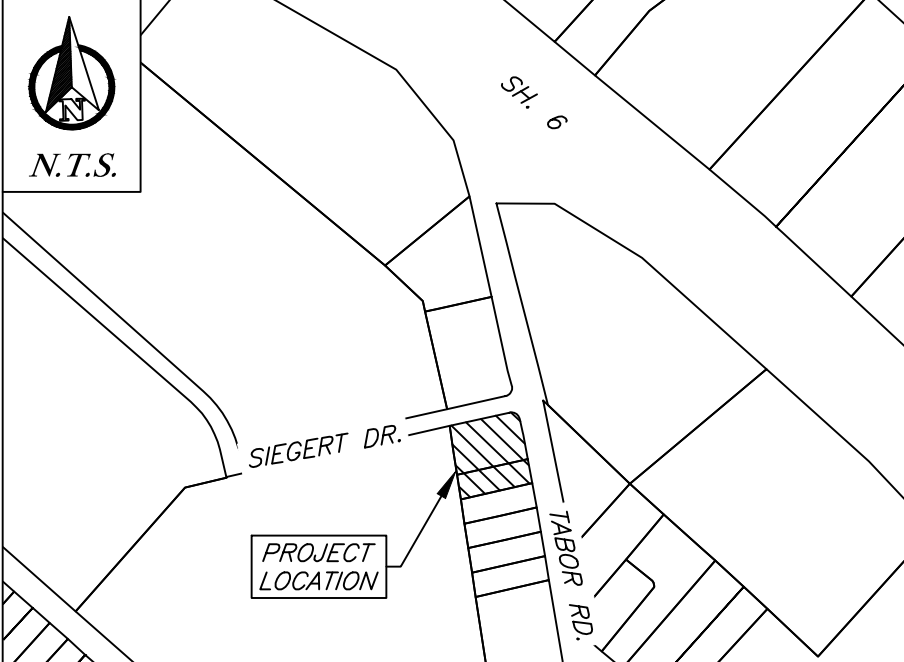
THENCE: S 76° 42' 12" W ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 5, BLOCK 2 FOR A DISTANCE OF 215.26 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE COMMON SOUTH CORNER OF THIS TRACT AND SAID LOT 6, BLOCK 2, SAID IRON ROD ALSO MARKING THE WEST CORNER OF SAID LOT 5, BLOCK 2 AND BEING IN THE EAST LINE OF THE CALLED 1.351 ACRE COMMON AREA, BONHAM TRACE, PHASE 2 ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 19002, PAGE 199 (O.P.R.B.C.);

THENCE: N 09° 24' 44" W ALONG THE COMMON LINE OF THIS TRACT AND THE CALLED 1.351 ACRE COMMON AREA FOR A DISTANCE OF 217.50 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE COMMON WEST CORNER OF THIS HEREIN DESCRIBED TRACT AND SAID LOT 8, BLOCK 2, SAID IRON ROD ALSO MARKING THE NORTH CORNER OF THE CALLED 1.351 ACRE COMMON AREA AND BEING IN THE SOUTH MARGIN OF SIEGERT DRIVE;

THENCE: ALONG THE SOUTH MARGIN OF SAID SIEGERT DRIVE AND THE SOUTHWEST MARGIN OF SAID TABOR ROAD FOR THE FOLLOWING FOUR (4) CALLS:

- 1) N 76° 41' 46" E FOR A DISTANCE OF 181.30 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE NORTH CORNER OF THIS TRACT AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT,
- 2) 38.48 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 88° 11' 08", A RADIUS OF 25.00 FEET, A TANGENT OF 24.22 FEET AND LONG CHORD BEARING S 58° 27' 06" E AT A DISTANCE OF 34.79 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE POINT OF TANGENCY,
- 3) S 13° 48' 11" E FOR A DISTANCE OF 40.00 FEET TO A FOUND 1/2-INCH IRON ROD MARKING AN ANGLE POINT OF THIS TRACT, AND
- 4) S 11° 07' 11" E FOR A DISTANCE OF 152.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.051 ACRES OF LAND.

Vicinity Map



General Notes:

1. The purpose of this plat is to combine the existing three lots into a new single lot.
2. Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
3. This tract does not lie within a designated 100-YR floodplain according to the FEMA Maps, Panel No. 48041C0205F, effective April 2, 2014.
4. The topography shown is based on survey data.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. This property is zoned Multiple-Family Residential District (MF) as approved by the Bryan City Council on September 8, 2026, by Ordinance No. _____.
7. No access will be granted to Tabor Road.
8. Where electric facilities are installed, the BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
9. This survey plat was prepared to reflect the title report issued by Letterman Title, LLC, GF No. 25-3370-TX, effective date: December 21, 2025. Survey related items were listed under Schedule B as follows:
 - Restrictive Covenants recorded under Volume 180, Page 39 (on plat), Deed Records of Brazos County, Texas and Volume 19282, Page 38, Official Public records, Brazos County, Texas.
 - All other items are not survey related.

Annotations:

ROW- Right-of-Way
HMAC- Hot mix Asphaltic concrete
DRBCT- Deed Records Of Brazos County, Texas
ORBCT- Official Records Of Brazos County, Texas
OPRBCT- Official Public Records Of Brazos County, Texas
()- Record information
(CM)- Controlling Monument used to establish property boundaries
PUE- Public Utility Easement
CAE- Cross Access Easement
PAE- Public Access Easement
DE- Drainage Easement
PrDE- Private Drainage Easement
TYP- Typical
N/F- Now or Formerly

Final Plat

Siegert Subdivision
Block 2, Lot 6R

1.051 Acres

Being a Replat of a 1.051 acre lot
Being Block 2, Lots 6-8 of
Siegert Subdivision
Volume 180, Page 39, DRBCT
Bryan, Brazos County, Texas
September 2026
Scale: 1"=30'

Owner:
Haswell Park Properties, LLC
4215 FM 974
Bryan, TX, 77808

Surveyor:
McClure & Browne
Engineering and Surveying, Inc.
1008 Woodcreek Dr. Suite 103
College Station, TX 77845
979-693-3838
TBPELS #10103300

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPELS F-9951