

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 1648, 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.

OWNER

OWNER

STATE OF TEXAS
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 20

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
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 20

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, DIANNE VANDEN, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT BY DEED RECORDED IN VOLUME 16513, PAGE 389, 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.

OWNER

STATE OF TEXAS
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 20

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, 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 DAY OF 20

CITY PLANNER, BRYAN, TEXAS

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 20

CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION 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

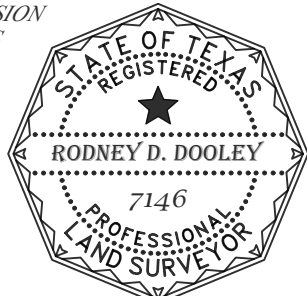
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

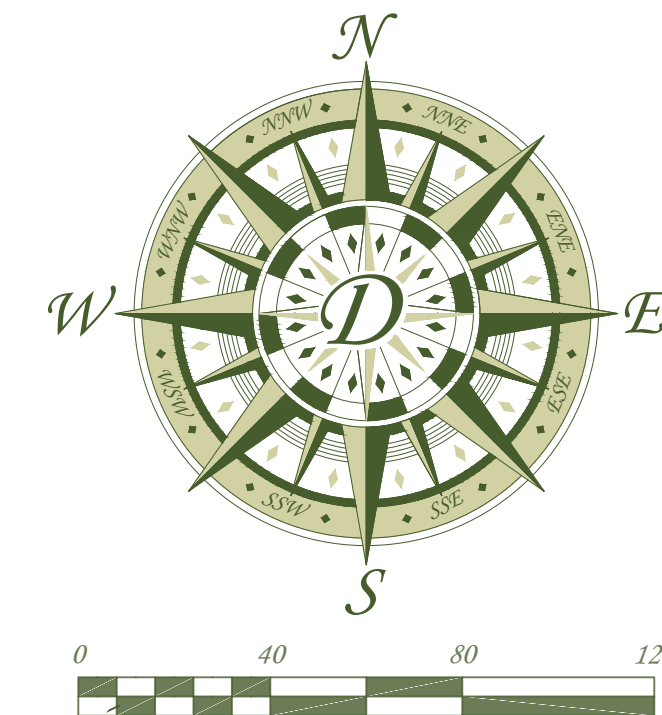
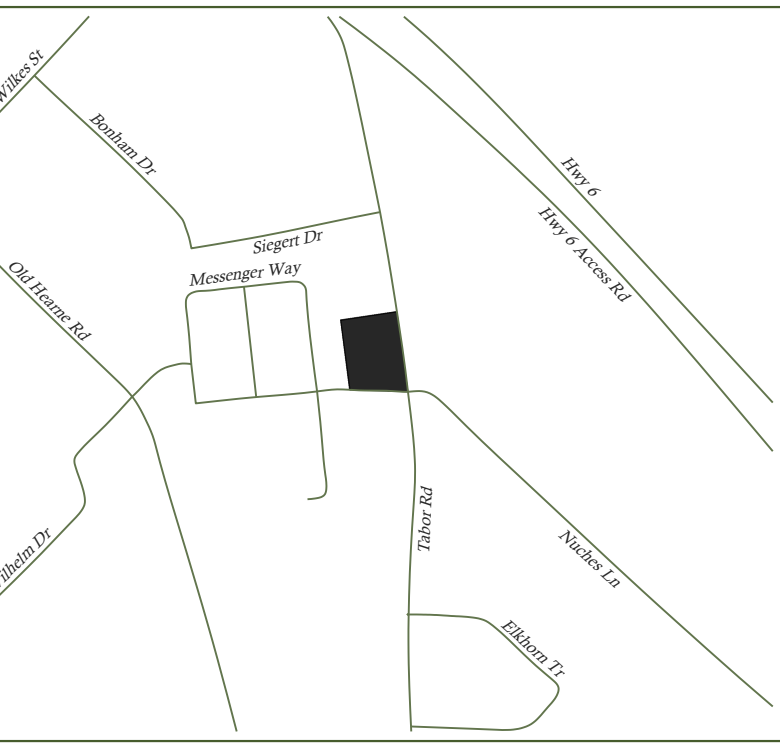
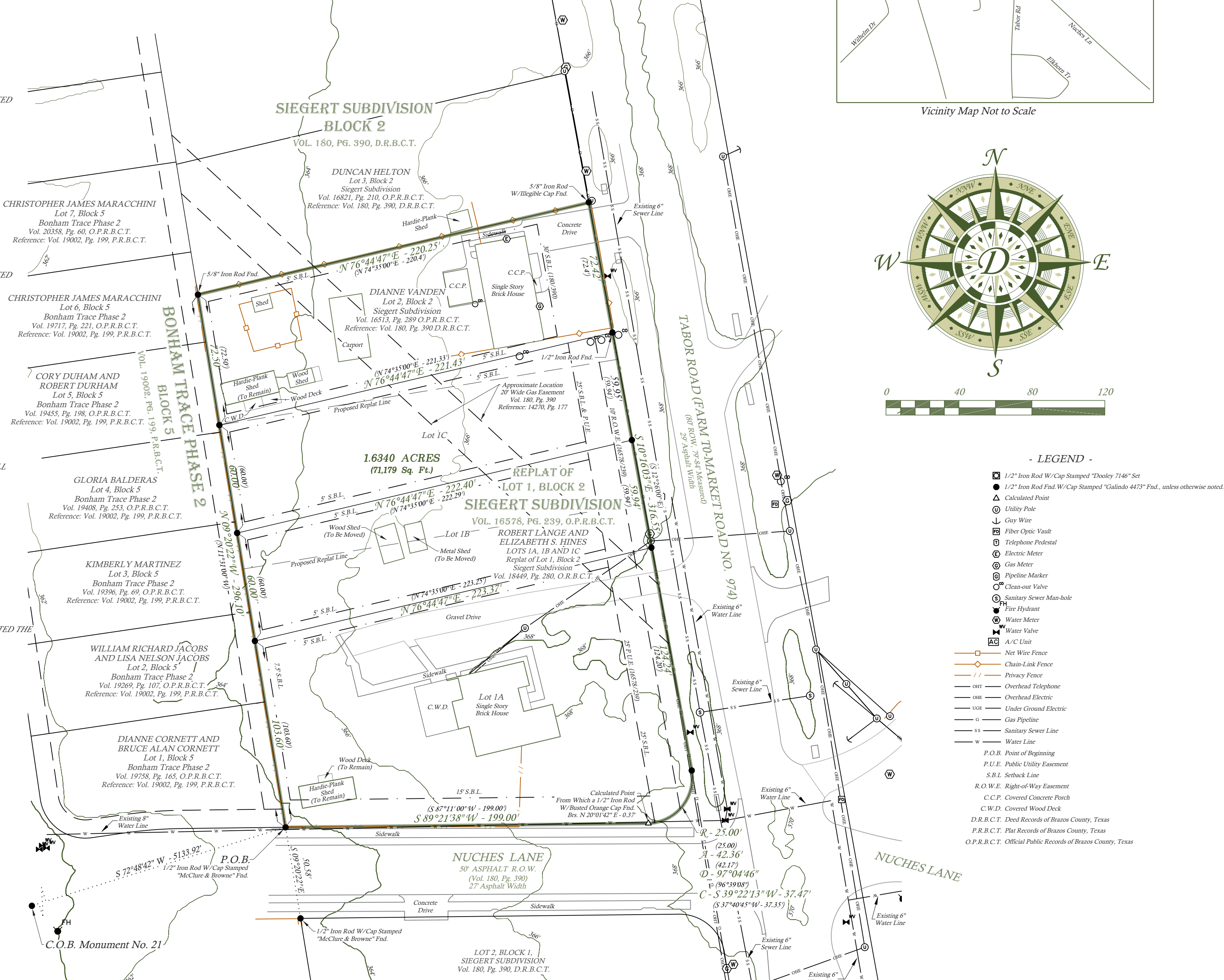
I, RODNEY D. DOOLEY, REGISTERED PROFESSIONAL LAND SURVEYOR No. 7146, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL, AND OF THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION 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
- 1/2" Iron Rod Fnd W/Cap Stamped "Galindo 4473" Fnd, unless otherwise noted.
- Calculated Point
- Utility Pole
- City Wire
- Fiber Optic Vault
- Telephone Pedestal
- Electric Meter
- Gas Meter
- Regulator Manhole
- Clean-out Valve
- Sanitary Sewer Man-hole
- Fire Hydrant
- Water Meter
- Water Valve
- 1/2" C/C Unit
- Net Wire Fence
- Chain-Link Fence
- Privacy 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 Pouch
- C.W.D. Covered Wood Deck
- D.R.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

- North Orientation is based on rotating to GRID North NAD83 CORRS (2011) epoch 2010.00 Texas State Plane Central Zone.
- Record Bearings and Distances are noted in parenthesis.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- This survey was done without the benefit of a Title Commitment. Dooley Land Surveying & Development, LLC did NOT engage in any additional research.
- This tract lies within "Zone X", an area of minimal flood hazard as depicted on Flood Insurance Rate Map No. 48041C0205F Dated April 2, 2024.
- All utilities shown are approximate location.
- The topography is approximate and is based off of GIS data.
- Sufficient vehicular maneuvering space shall be provided in each lot to avoid backing onto Tabor Rd. (FM 974).
- This property is Zoned Residential District - S000 (RD-S).
- The purpose of this replat is to turn 4 Lots into 3 Lots.
- All portable sheds and buildings are to be moved.

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 Nuches 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 Southwesterly corner of Lot 1, Block 5, Bonham Trace Phase 2 as depicted on Plat in Volume 19002, Page 199, a 1/2" Iron Rod W/Cap Stamped "McClure & Browne" located in the South Right-of-Way line of said Nuches Lane Found for the most Northwesterly corner of said Lot 2, Block 1, of said Siegert Subdivision bears S 09°20'22" E 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 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 3, 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/Ingle 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 Lot 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 Nuches 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 Nuches 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 TBPELS Firm No. 10194988, 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.

Dooley Land Surveying & Development, LLC

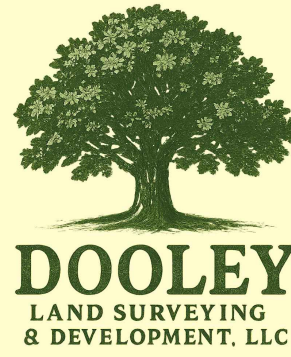
(979) 219-8377

rdooley@DooleyLSD.com

www.DooleyLSD.com

976 Mt. Calvary Road Hearn, Texas 77859

TBPELS FIRM NO. 10194988



FINAL PLAT



FINAL PLAT OF SIEGERT SUBDIVISION
LOTS 1R-A, 1R-B, AND 2R IN BLOCK 2
BEING REPLAT OF LOTS 1A, 1B, 1C AND 2 IN BLOCK 2
OF THE SIEGERT SUBDIVISION
1.6340 ACRES

STEPHEN F. AUSTIN SURVEY, A-63

BRYAN, BRAZOS COUNTY, TEXAS

Job No. 2026-027

OWNER/DEVELOPER

ROBERT LANGE
ELIZABETH S. HINES
2800 TABOR RD.
BRYAN, TEXAS 77803

OWNER/DEVELOPER

DIANNE VANDEN
2806 TABOR RD.
BRYAN, TEXAS 77803