

Bonham School Subdivision
 15.57 Acres
 S. F. Austin Survey, A-63
 Bryan, Brazos County, Texas

Field notes of a 15.57 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being all of Lots 1 through 15, Block 1, of Siegert Subdivision No. 2, Phase One according to the plat recorded in Volume 5858, Page 256, of the Official Records of Brazos County, Texas, and further being described in the deed from Robert W. Siegert, Jr., to Bryan Independent School District, recorded in Volume 6128, Page 147, of the Official Records of Brazos County, Texas, and part of the 13.8796 acre tract described in the deed from Robert Siegert, Jr., to Bryan Independent School District, recorded in Volume 6324, Page 135, of the Official Records of Brazos County, Texas, and said 15.57 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the north corner of Lot 1, Block 1, of the beforementioned Siegert Subdivision No. 2, Phase One, same being the intersection of the southwest right-of-way line of Bonham Drive (60' right-of-way) with the southeast right-of-way line of Wilkes Road (80' right-of-way);

THENCE along the southwest right-of-way line of Bonham Drive, as follows:

S 46° 00' 00" E for a distance of 833.26 feet to a 1/2" iron rod set at the beginning of a curve, concave to the southwest, having a radius of 268.40 feet,

Southeasterly along said curve, for an arc distance of 166.84 feet to a 1/2" iron rod set at the beginning of a curve, concave to the northwest, having a radius of 25.00 feet, the chord bears S 28° 18' 31" E - 164.17 feet,

S 10° 30' 00" E for a distance of 85.00 feet to a 1/2" iron rod found marking the east corner of the beforementioned 13.8796 acre tract;

THENCE along the southeast line between the beforementioned 13.8796 acre tract, as follows:

S 79° 30' 00" W for a distance of 124.94 feet to a 1/2" iron rod set,

S 44° 26' 01" W for a distance of 486.68 feet to a 1/2" iron rod found at the east corner of a 50' wide City of Bryan Right-of-way Easement described in Volume 239, Page 536, of the Deed Records of Brazos County, Texas, said 1/2" iron rod lying in the northeast right-of-way line of Old Hearne Road (100' right-of-way);

THENCE N 45° 33' 59" W along the northeast line of the beforementioned 50' wide right-of-way easement, same being the northeast right-of-way line of Old Hearne Road, for a distance of 987.24 feet to a 1/2" iron rod found at a creosote fence post marking the north corner of the said 50' wide right-of-way easement;

THENCE N 44° 28' 21" E along the southeast right-of-way line of Wilkes Road (80' right-of-way), for a distance of 555.18 feet to a 1/2" iron rod set;

THENCE N 44° 00' 00" E along the southeast right-of-way line of the beforementioned Wilkes Road, for a distance of 125.00 feet to the **PLACE OF BEGINNING**, containing 15.57 acres of land, more or less.

- NOTES:
1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF SIEGERT SUBDIVISION NO. 2, PHASE 1, RECORDED IN VOL. 5858, PG. 256 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 46° 00' 00" E.
 2. CURRENT TITLE IS VESTED IN BRYAN INDEPENDENT SCHOOL DISTRICT BY VIRTUE OF DEEDS RECORDED IN VOL. 6128, PG. 147 (SIEGERT SUBDIVISION NO. 2, PHASE 1) OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082; PANEL NO. 0129C; MAP NO. 48041C0129C. EFFECTIVE DATE: JULY 2, 1992.
 4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LIMITED DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
 5. MINIMUM BUILDING SETBACKS AS ESTABLISHED BY CITY OF BRYAN.

**LOT 1, BLOCK 1
 15.57 ACRE TRACT**

R. W. SEIGERT
 REMAINDER OF CALLED
 79.75 ACRE TRACT
 VOL. 117, PG. 16
 UNPLATTED

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art Hughes, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 10th day of July, 2007, and same was duly approved on the 13th day of January, 2007 by said Commission.

[Signature]
 Chair, Planning & Zoning Commission
 Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, Bryan Independent School District, the owners and developers of the land shown on this plat, being the tracts of land as conveyed to us in the Official Records of Brazos County in Volume 6128, Page 147 (Siegert Subdivision No. 2, Phase 1) and Volume 6324, Page 135, (Called 13.8796 Acres) 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 purposes identified.

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mike Kristyrik, 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 stated.

Given under my hand and seal of office this 29th day of January, 2007.

[Signature]
 Notary Public, State of Texas
 My Commission Expires 01-22-2009

[Signature]
 Mike Kristyrik, Assistant Superintendent Support Services

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 14th day of February, 2007.

[Signature]
 City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Karen McQueen, 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 16th day of February, 2007, in the Official Records of Brazos County, Texas, in Volume 1120, Page 206.

[Signature]
 Karen McQueen, County Clerk, Bryan, Texas

APPROVAL OF THE CITY PLANNER

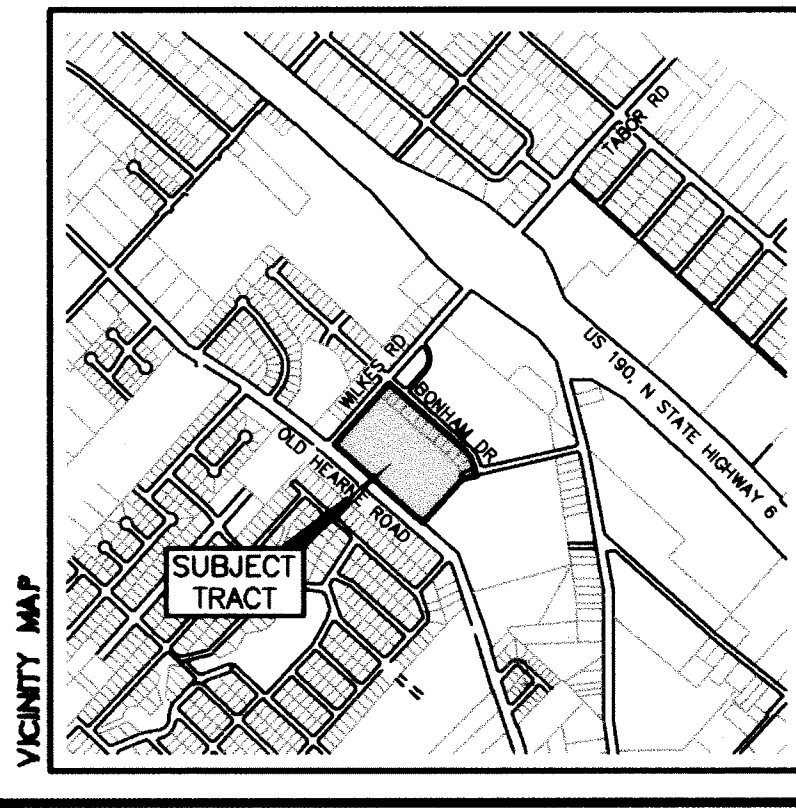
I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of February, 2007.

[Signature]
 City Planner, City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

[Signature]
 S. M. Kling, R.P.L.S. No. 2003



**PRELIMINARY PLAN
 & FINAL PLAT
 OF
 BONHAM SCHOOL
 SUBDIVISION
 15.57 ACRE TRACT**

S.F. AUSTIN SURVEY, A-63
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 BRYAN INDEPENDENT SCHOOL DISTRICT
 101 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 979.361.5200

SCALE: 1"=50' JANUARY, 2007

PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979.846.6212

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