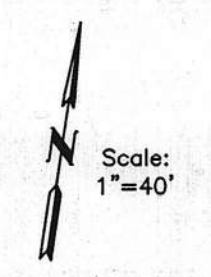


VICINITY MAP



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°38'28" E	15.30'
L2	S 82°1'32" E	50.00'
L3	N 81°38'28" E	90.00'
L4	S 81°38'28" W	90.00'
L5	S 82°1'32" E	50.00'
L6	S 81°38'28" W	50.00'
L7	S 84°30'13" W	50.06'
L8	N 24°22'28" W	6.94'
L9	N 81°38'28" E	18.86'
L10	S 81°38'28" W	18.86'
L11	N 2°01'58" W	45.28'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	S 36°38'28" W	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	N 53°21'32" W	35.36'
C3	90°00'00"	25.00'	39.27'	25.00'	S 36°38'28" W	35.36'
C4	92°21'15"	767.05'	125.45'	62.87'	N 31°50'19" W	125.31'
C5	11°08'56"	924.50'	179.89'	90.23'	N 43°10'40" W	179.61'
C6	90°00'00"	25.00'	39.27'	25.00'	N 36°38'28" E	35.36'
C7	90°00'00"	25.00'	39.27'	25.00'	N 53°21'32" E	35.36'
C8	90°00'00"	25.00'	39.27'	25.00'	S 53°21'32" E	35.36'
C9	39°23'38"	150.00'	103.13'	53.70'	N 61°56'39" E	101.11'
C10	76°37'56"	25.00'	33.44'	19.76'	N 3°55'52" E	31.00'
C11	95°50'36"	25.00'	41.82'	27.69'	N 89°49'52" W	37.11'
C12	39°23'38"	200.00'	137.51'	71.60'	S 61°56'39" W	134.82'
C13	90°00'00"	25.00'	39.27'	25.00'	S 36°38'28" W	35.36'
C14	29°35'31"	50.00'	25.82'	13.21'	S 23°09'17" E	25.54'
C15	146°33'15"	65.00'	166.26'	216.34'	S 35°19'35" W	124.50'
C16	26°57'45"	50.00'	23.53'	11.99'	N 84°52'39" W	23.31'
C17	90°00'00"	25.00'	39.27'	25.00'	S 53°21'32" E	35.36'
C18	90°00'00"	25.00'	39.27'	25.00'	S 36°38'28" W	35.36'
C19	90°00'00"	25.00'	39.27'	25.00'	N 53°21'32" W	35.36'
C20	90°00'00"	25.00'	39.27'	25.00'	N 36°38'28" E	35.36'



CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.
 Kevin R. McClure, R.P.L.S. No. 5650



Rem. of the 29,988 Acres
 Now or Formerly
 Bonham Trace, LLC
 V.16528, P.144

GENERAL SURVEYOR NOTES:
 1. ORIGIN OF BEARING SYSTEM: Grid North based on City of Bryan Control Monuments No. 19 and No. 20.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April 2, 2014, and Map Number 48041C0185E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 3. Unless otherwise indicated, all distances shown along curves are arc distances.
 4. ZONING: The subject property is zoned Planned Development - Housing District (PD-H) by Ordinance No. 2456 passed and approved by the Bryan City Council on October 13, 2020.
 5. A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 6. Building Setback Lines to be in accordance with the City of Bryan Code of Ordinances.
 7. For Utility Locates Contact BTU 979-821-5700 and City of Bryan 979-209-5900.
 8. Proposed Land Use: Single Family Residential (47 Lots).
 9. Acreages:
 Right-of-way = 2,338 Acres
 Common Area = 2,783 Acres
 10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 O - 1/2" Iron Rod Found
 O - 1/2" Iron Rod Set
 11. Abbreviations:
 P.A.E. = Public Access Easement
 P.O.B. = Point of Beginning
 P.U.E. = Public Utility Easement
 Pr.D.E. = Private Drainage Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Bonham Trace, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed in Volume 16528, Page 144 of the Official Records of Brazos County, Texas 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.
 Chandler Arden
 Owner

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Chandler Arden, Chairman 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 and Zoning Commission of the City of Bryan on the 30 day of March, 2022, and same was duly approved on the 30 day of March, 2022, by said Commission.
 Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK
 Before me, the undersigned authority, on this day appeared Chandler Arden, 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 on this 30 day of March, 2022.
 Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 3/10/2022 4:14:58 PM
 In the PLAT Records
 Doc Number: 2022-1464051
 Volume - Page: 17779 - 197
 Number of Pages: 1
 Amount: 73.00
 Order#: 20220310000184
 By: TC

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 3 day of March, 2022.
 Jason Baskin
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
 I, Kevin McClure, the undersigned, 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 30 day of March, 2022.
 City Planner, Bryan, Texas

FIELD NOTES
 11.347 ACRES
 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 part of the called 29,988 acre remainder tract described in the deed from Robert W. Siegert, III, as Dependent Administrator with Will Annexed of the Estate of Lillian B. Siegert, Deceased to Bonham Trace, LLC recorded in Volume 16528, Page 144 of the Official Records of Brazos County, Texas (O.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 west corner of this herein described tract, said iron rod also being in the northwest line of the called 29,988 acre Bonham Trace remainder tract, the south corner of Lot 1, Block 1, BONHAM SCHOOL SUBDIVISION according to the Final Plat recorded in Volume 7820, Page 206 (O.R.B.C.) and being in the northeast line of a 50-foot wide City of Bryan Right-of-Way Easement recorded in Volume 239, Page 536 of the Brazos County Deed Records (B.C.D.R.) same being the northeast right-of-way line of Old Hearne Road (based on a 100-foot width);

THENCE: along the common line of the called 29,988 acre Bonham Trace remainder tract and said Lot 1, Block 1 of said BONHAM SCHOOL SUBDIVISION for the following two (2) calls:

- 1) N 41°26'45" E for a distance of 486.83 feet to a found 1/2-inch iron rod for corner, and
- 2) N 76°53'13" E for a distance of 122.43 feet to a found 1/2-inch iron rod marking an angle point in the called 29,988 acre Bonham Trace remainder tract, said iron rod also marking the east corner of said Lot 1, Block 1 and being the common south corner of Bonham Drive (based on a 60-foot width and Siegert Drive (based on a 60-foot width));

THENCE: along the southeast right-of-way line of said Siegert Drive for a distance of 287.55 feet to a 1/2-inch iron rod set for the north corner of this tract;

THENCE: into and through the called 29,988 acre Bonham Trace remainder tract for the following fourteen (14) calls:

- 1) S 08°21'32" E for a distance of 158.94 feet to a 1/2-inch iron rod set for corner,
- 2) N 81°38'28" E for a distance of 153.30 feet to a 1/2-inch iron rod set for corner,
- 3) S 08°21'32" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
- 4) N 81°38'28" E for a distance of 90.00 feet to a 1/2-inch iron rod set for corner,
- 5) S 08°21'32" E for a distance of 470.00 feet to a 1/2-inch iron rod set for the east corner of this herein described tract,
- 6) S 81°38'28" W for a distance of 90.00 feet to a 1/2-inch iron rod set for corner,
- 7) S 08°21'32" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
- 8) 39.27 feet in a counter clockwise direction along the arc of a curve having a central angle of 90°00'00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 36°38'28" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 9) S 81°38'28" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
- 10) 39.27 feet in a counter clockwise direction along the arc of a curve having a central angle of 90°00'00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 53°21'32" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 11) S 81°38'28" W for a distance of 180.00 feet to a 1/2-inch iron rod set for the Point of Curvature of the curve to the left,
- 12) 39.27 feet along the arc of said curve having a central angle of 90°00'00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 36°38'28" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the corner,
- 13) S 84°30'13" W for a distance of 50.06 feet to a 1/2-inch iron rod set for corner, and
- 14) S 81°38'28" W for a distance of 178.41 feet to a 1/2-inch iron rod set for the south corner of this tract, said iron rod also being in the northeast line of the before-said 50-foot wide City of Bryan Right-of-Way Easement, same being in the northeast right-of-way line of the before-said Old Hearne Road;

THENCE: along the said 50-foot wide City of Bryan Right-of-Way Easement and the northeast right-of-way line of said Old Hearne Road for the following five (5) calls:

- 1) N 24°22'28" W for a distance of 6.94 feet to a found 1/2-inch iron rod for corner,
- 2) 125.45 feet in a counter clockwise direction along the arc of a curve having a central angle of 09°22'15", a radius of 767.05 feet, a tangent of 62.87 feet and a long chord bearing N 31°50'19" W at a distance of 125.31 feet to a found 1/2-inch iron rod marking the Point of Compound Curvature,
- 3) 179.89 feet along the arc of said compound curve having a central angle of 11°08'56", a radius of 924.50 feet, a tangent of 90.23 feet and a long chord bearing N 43°10'40" W at a distance of 179.61 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- 4) N 47°53'36" W for a distance of 78.66 feet to a found 1/2-inch iron rod marking an angle point, and
- 5) N 46°40'36" W for a distance of 93.26 feet to the POINT OF BEGINNING and containing 11,347 acres of land.

FINAL PLAT
BONHAM TRACE
PHASE 1

LOTS 1-4, BLOCK 1, LOTS 1-13, BLOCK 2
 LOTS 1-20, BLOCK 3, LOTS 1-10, BLOCK 4
 11.347 ACRES
 STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
 BRYAN, BRAZOS COUNTY, TEXAS

FEBRUARY, 2021
 SCALE: 1" = 40'
 Owner: Bonham Trace, LLC
 9200 Whitney Court
 College Station, TX 77845
 (979) 575-4019
 Surveyor: Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 683-3838

