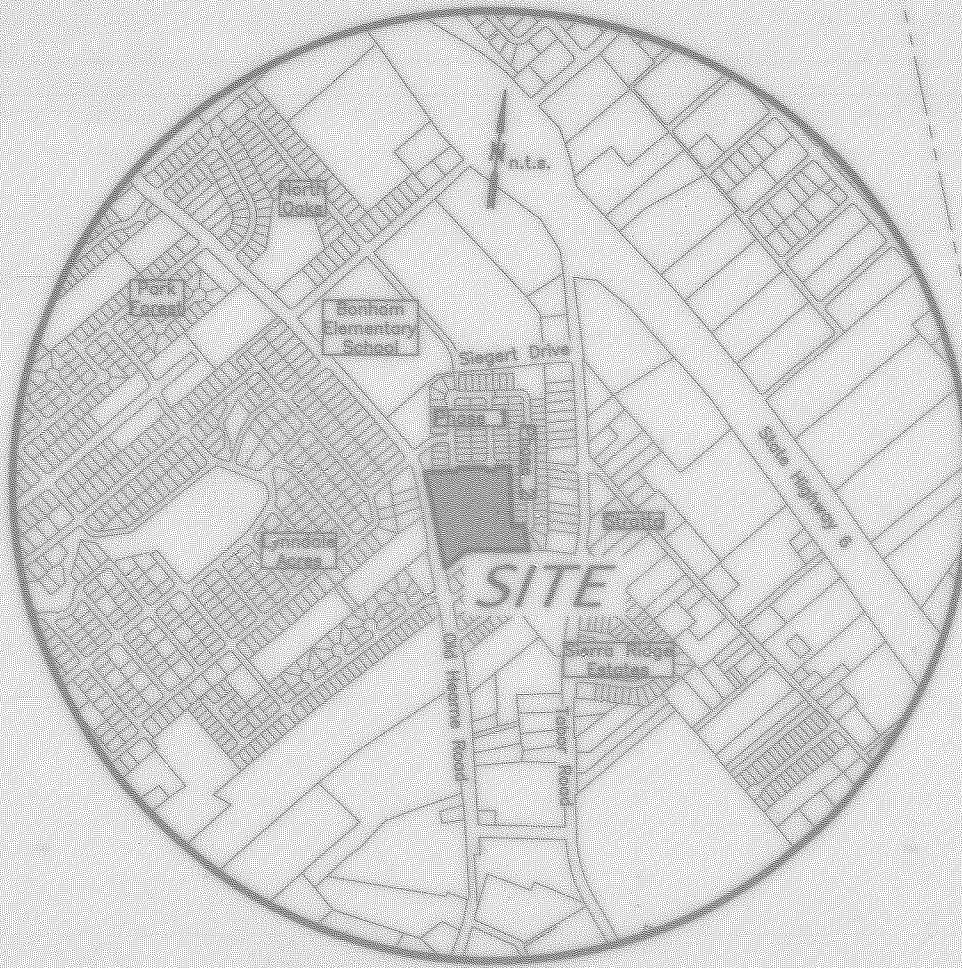


LINE	BEARING	DISTANCE
L1	N 84°30'13" E	50.06'
L2	N 81°38'28" E	50.00'
L3	N 83°09'05" E	89.37'
L4	S 21°13'47" E	50.53'
L5	S 8°21'32" E	50.75'
L6	S 81°38'14" W	83.14'
L7	S 77°50'20" W	64.27'
L8	S 19°43'37" E	36.07'
L9	N 68°11'05" W	41.14'
L10	S 71°39'14" W	22.44'
L11	N 12°09'25" W	66.77'
L12	N 71°39'14" E	23.70'
L13	N 8°21'32" W	10.00'



VICINITY MAP

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 36°38'28" E	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	S 53°21'32" E	35.36'
C3	90°00'00"	25.00'	39.27'	25.00'	N 36°38'28" E	35.36'
C4	90°00'00"	50.00'	52.36'	28.87'	S 21°38'28" W	50.00'
C5	240°00'00"	50.00'	209.44'	-86.60'	S 68°21'32" E	86.60'
C6	91°30'03"	25.00'	39.82'	25.66'	S 37°24'03" W	35.82'
C7	18°45'58"	50.00'	16.38'	8.26'	N 87°27'56" W	16.30'
C8	255°10'55"	50.00'	222.69'	-84.95'	S 25°40'25" E	79.24'
C9	56°24'57"	49.81'	49.04'	26.72'	N 54°48'32" E	47.09'
C10	9°37'56"	75.00'	12.61'	6.32'	N 76°20'07" E	12.59'
C11	88°29'57"	25.00'	38.62'	24.35'	N 52°35'57" W	34.89'

GENERAL SURVEYOR NOTES:

- ORIGIN OF BEARING SYSTEM: Based on the east line (N 08°21'32" W) of Bonham Trace Phase 1 recorded in Volume 17779, Page 197, Official Public Records of Brazos County, Texas.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- Unless otherwise indicated, all distances shown along curves are distances.
- ZONING: The subject property is zoned Planned Development - Housing District (PD-H) by Ordinance No. 2473 passed and approved by the City of Bryan Council on February 9, 2021.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Acresages: Right-of-way - 1.505 Acres Common Area - 0.720 Acres
- 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 the subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
- Where electric facilities are installed, B.U.E. has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, terminate and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
- For Utility Locates Contact B.U.E. 878-821-5700 and City of Bryan 878-358-5900.
- Unless otherwise indicated 1/2" iron rods are set at all corners.
- 8 - 1/2" Iron Rod Found (CM)
- 9 - 1/2" Iron Rod Set
- Abbreviations: Cm.A. - Common Area C.o.B. - City of Bryan n.l.s. - Not to Scale P.A.E. - Public Access Easement P.D.E. - Public Drainage Easement P.O.B. - Point of Beginning P.U.E. - Public Utility Easement P.V.E. - Private Drainage Easement S.S.E. - Sanitary Sewer Easement V.E. - Variable Width CM - Controlling Monument

FINAL PLAT

BONHAM TRACE PHASE 3

LOTS 5 & 6, BLOCK 1, LOTS 10-18, BLOCK 6, LOTS 12-22, BLOCK 7 AND LOTS 1-20, BLOCK 8
42 TOTAL LOTS

8.237 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2024
SCALE: 1"=40'

OWNER: Bonham Trace, LLC
4508 Mills Creek Cir., Ste 500
College Station, TX 77845
(979) 575-4019

SURVEYOR: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10163300
MB

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/23/2025 2:06:13 PM
In the PLAT Records

Doc Number: 2025-1570270
Volume - Page: 20171-8
Number of Pages: 1
Amount: 72.00
Order#: 20251023009706
By: JS

County Clerk, Brazos County, Texas

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 16526, Pages 98 & 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.

Charles Adams
Owner

CERTIFICATION 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Charles Adams, known to me to be the persons whose names are 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 15 day of September, 2025.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Clay Winton, 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 15 day of September, 2025, and same was duly approved on the 15 day of September, 2025, by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 15 day of September, 2025.

City Planner, Bryan, 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 15 day of September, 2025.

City Engineer, Bryan, Texas

- FIELD NOTES
- 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 29,988 acre tract described in the deed from Robert W. Siegart, II, as Dependent Administrator with Will Annexed of the Estate of Lillian B. Siegart to Bonham Trace, LLC, a Texas limited liability company recorded in Volume 16526, Page 144 of the Official Records of Brazos County, Texas (O.R.B.C.) and being part of the 7,787 acre tract described in the deed from Dorothy C. Siegart a/k/a Dorothy Clary Siegart to Bonham Trace, LLC, a Texas limited liability company recorded in Volume 16526, Page 98 (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 northwest corner of this herein described tract, said iron rod also marking the southwest corner of the called 0.346 acre Common Area, Block 1, BONHAM TRACE PHASE 1 according to the Final Plat recorded in Volume 17779, Page 197 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being in the east right-of-way line of Old Hearn Road (based on a 100-foot width);
- THENCE: N 81° 38' 28" E along the common line of this tract, the called 0.346 acre Common Area and Lot 4, Block 1 of said BONHAM TRACE PHASE 1 for a distance of 178.41 feet to a found 1/2-inch iron rod marking an angle point, said iron rod also marking the southeast corner of said Lot 4, Block 1 and being in the west right-of-way line of Messenger Way (based on a 50-foot width);
- THENCE: along the south right-of-way line of said Messenger Way, the south right-of-way line of Nuchas Lane (based on a 50-foot width) and the south right-of-way line of Buccaneer Trail (based on a 50-foot width) as depicted on the Final Plat of said BONHAM TRACE PHASE 1 for the following six (6) calls:
- 1) N 84° 30' 13" E for a distance of 50.06 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
 - 2) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet and long chord bearing N 36° 38' 28" E a distance of 35.36 feet to a found 1/2-inch iron rod marking the Point of Tangency,
 - 3) N 81° 38' 28" E for a distance of 180.00 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
 - 4) 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 long chord bearing S 53° 21' 32" E a distance of 35.36 feet to a found 1/2-inch iron rod marking the Point of Tangency,
 - 5) N 81° 38' 28" E for a distance of 50.00 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
 - 6) 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 long chord bearing N 36° 38' 28" E a distance of 35.36 feet to a found 1/2-inch iron rod marking the Point of Tangency, said iron rod also marking the southeast corner of BONHAM TRACE PHASE 1 and an exterior corner of BONHAM TRACE PHASE 2 according to the Final Plat recorded in Volume 19002, Page 199 (O.P.R.B.C.);
- THENCE: along the common line of this tract and said BONHAM TRACE PHASE 2 for the following five (5) calls:
- 1) N 81° 38' 28" E for a distance of 90.00 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also marking the northeast corner of Lot 1, Block 6 of said BONHAM TRACE PHASE 2,
 - 2) S 08° 21' 32" E for a distance of 437.64 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also marking the southwest corner of the called 0.060 acre Common Area of said BONHAM TRACE PHASE 2,
 - 3) N 83° 09' 05" E for a distance of 89.37 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also being in the north right-of-way line of Messenger Way (based on a 50-foot width),
 - 4) S 21° 13' 47" E for a distance of 50.53 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also marking the northwest corner of Lot 11, Block 7 of said BONHAM TRACE PHASE 2 and being in the south right-of-way line of said Messenger Way, and
 - 5) S 16° 28' 51" E for a distance of 117.88 feet to a found 1/2-inch iron rod marking the southeast corner of this herein described tract, said iron rod also marking the southwest corner of said Lot 11, Block 7 and being in the fenced north line of the called 2.73 acre Charles and Agnes Krueger tract recorded in Volume 360, Page 264 of the Brazos County Deed Records (B.C.D.R.);
- THENCE: S 83° 09' 05" W along the fenced common line of this tract and the called 2.73 acre Krueger tract for a distance of 434.91 feet to a found 1/2-inch iron rod marking an angle point, said iron rod also marking the northeast corner of the called 2.73 acre Krueger tract and the northeast corner of the Private Detention Pond, Block 2, HEFTI SUBDIVISION - PHASE ONE according to the Final Plat recorded in Volume 1733, Page 280 (O.R.B.C.);
- THENCE: S 44° 00' 24" W along the common line of this tract and said Private Detention Pond for a distance of 211.93 feet to a found 1/2-inch iron rod marking the southwest corner of this tract, said iron rod also marking the northwest corner of said Private Detention Pond and being in the east right-of-way line of said Old Hearn Road;
- THENCE: along the east right-of-way line of said Old Hearn Road for the following three (3) calls:
- 1) N 18° 23' 24" W for a distance of 486.77 feet to a found 1/2-inch iron rod marking an angle point,
 - 2) N 19° 43' 37" W for a distance of 121.45 feet to a found 1/2-inch iron rod marking an angle point, and
 - 3) N 24° 22' 28" W for a distance of 105.09 feet to the POINT OF BEGINNING and containing 8.237 acres of land.