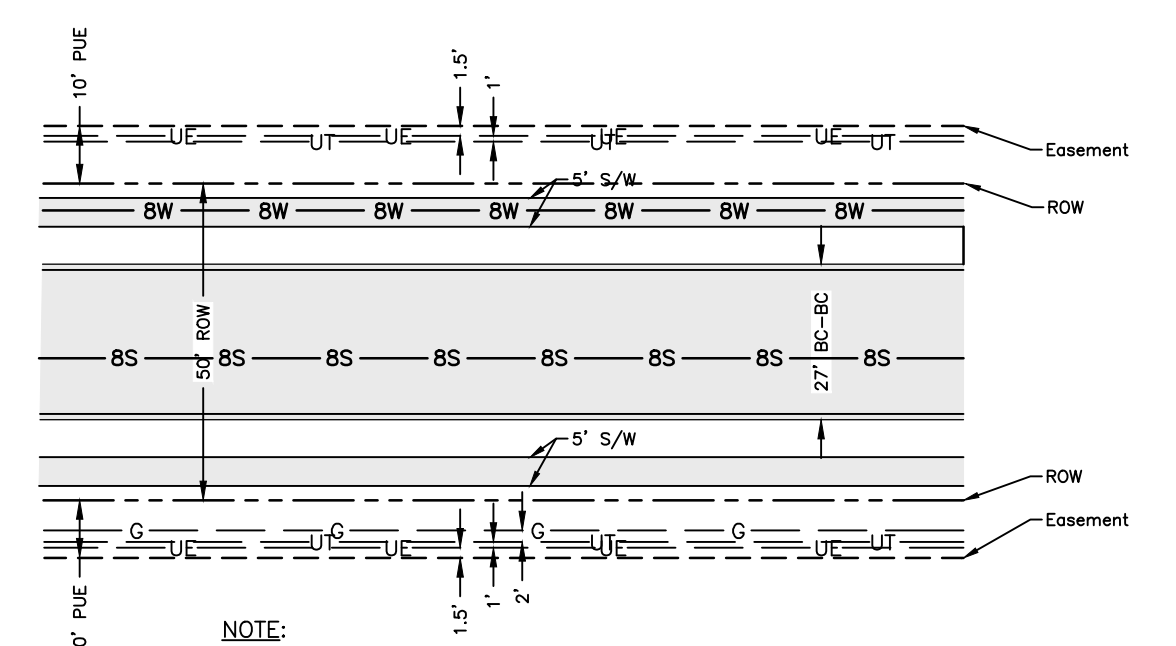
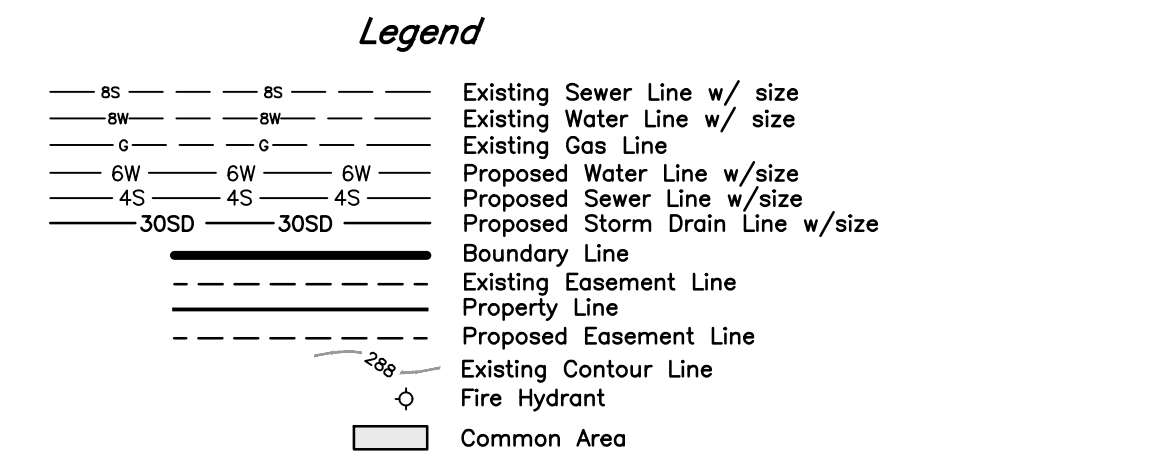


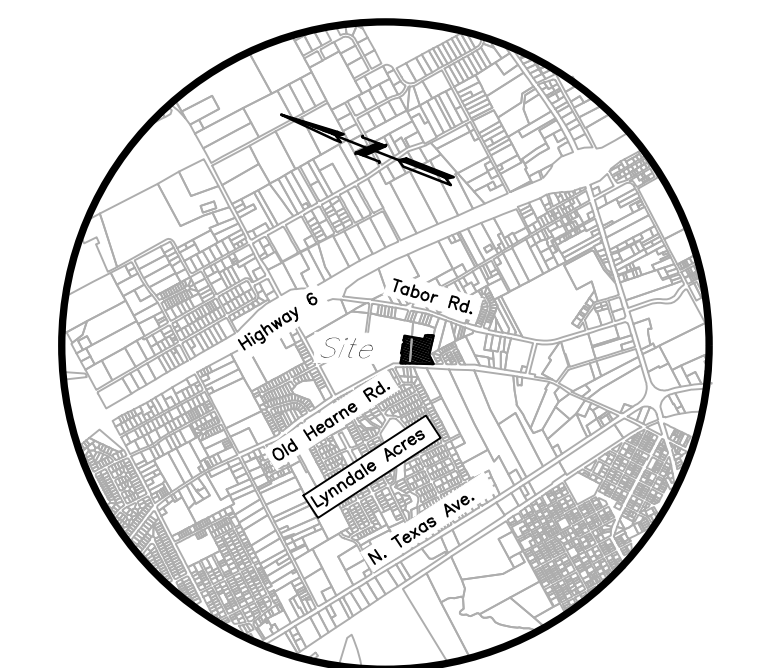


- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, February 9, 2021. Ordinance No. 2743.
 - Abbreviations:
 P.U.E. - Public Utility Easement
 P.D.E. - Public Drainage Easement
 H.O.A. - Homeowner's Association
 R.O.W. - Right of Way
 - Common Areas and Landscape Easements (including detention area shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing or other means.)
 Detention was accounted for in Phase 1. Please see Phase 1 Drainage Report.
 - Building Setback Lines shall be:
 Front: 25'
 Front (Cul-De-Sac): 20'
 Rear: 7.5'
 Side: 5'
 Side Street: 15'
 - Residential Driveways will only be allowed access onto local streets.
 - All sidewalks and trails will be concrete.
 - Where electric facilities are installed, 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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.



NOTE: This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout



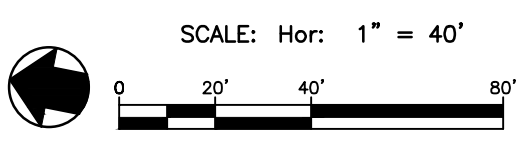
VICINITY MAP

CURVE TABLE

| 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 3°21'32" E | 35.36' |
| C3 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 36°38'28" E | 35.36' |
| C7 | 91°30'03" | 25.00' | 39.92' | 25.66' | N 37°24'03" E | 35.82' |
| C8 | 18°45'58" | 50.00' | 16.38' | 8.26' | S 87°27'56" E | 16.30' |
| C9 | 255°10'55" | 50.00' | 222.69' | -64.95' | S 25°40'25" E | 79.24' |
| C10 | 56°24'57" | 50.00' | 49.23' | 26.82' | S 54°56'36" W | 47.27' |
| C11 | 9°37'56" | 75.00' | 12.61' | 6.32' | N 78°20'07" E | 12.59' |
| C12 | 88°29'57" | 25.00' | 38.62' | 24.35' | S 52°35'57" E | 34.89' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 84°30'13" E | 50.06' |
| L2 | N 81°38'28" E | 50.00' |
| L3 | S 21°13'47" E | 50.53' |



Preliminary Plan

Bonham Trace
Phase 3
 8.237 Acre Tract
 S.F. Austin League #10 - A-63

Lots 5-6, Block 1 Lots 10-18, Block 6
 Lots 12-22, Block 7 Lots 1-20, Block 8
 (42 Lots)

BRYAN, BRAZOS COUNTY, TEXAS
 April, 2024
 SCALE: 1"=40'

Engineer:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838
 Firm Reg. No. F-458

Owner:
 Bonham Trace, LLC
 4508 Mills Creek Cr. Ste 500
 College Station, Texas 77845
 (979) 575-4019