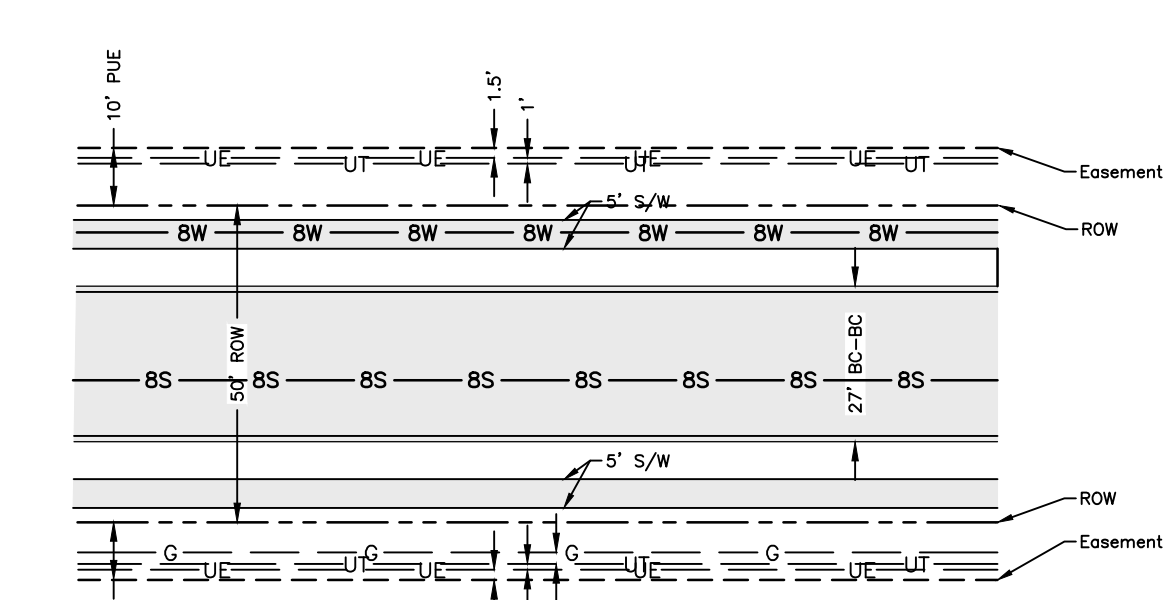
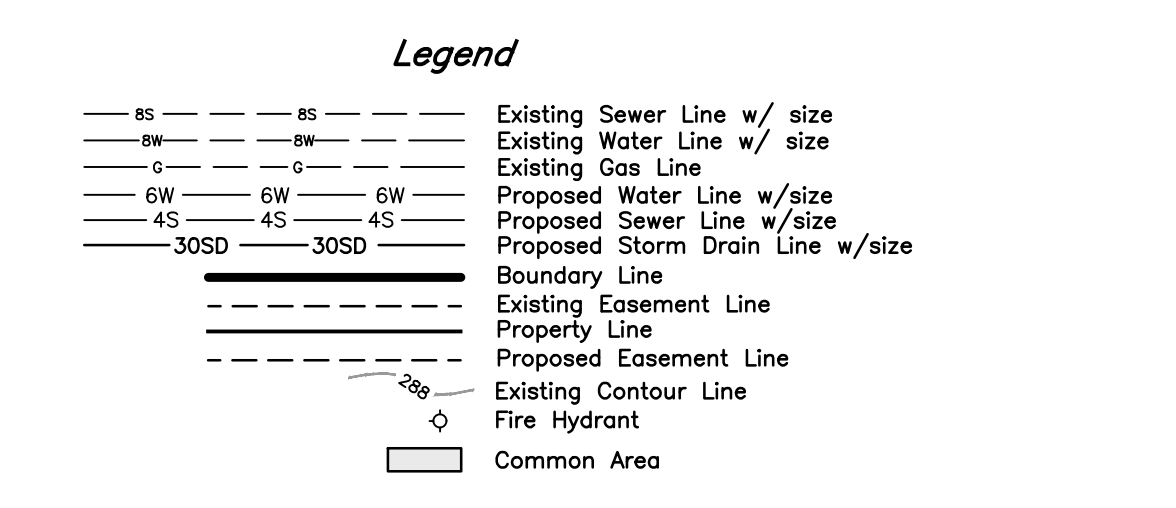


- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, February 9, 2021. Ordinance No. 2743.
  - Abbreviations:  
 P.U.E. - Public Utility Easement  
 P.D.E. - Public Drainage Easement  
 H.O.A. - Homeowner's Association  
 R.O.W. - Right of Way
  - Common Areas and Landscape Easements (including detention area and parking spaces) shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing. Detention was accounted for in Phase 1. Please see Phase 1 Drainage Report.
  - Building Setback Lines shall be:  
 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 egress and ingress on property adjacent to the P.U.E. to access electric facilities.
  - 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.



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

Typical Utility Layout



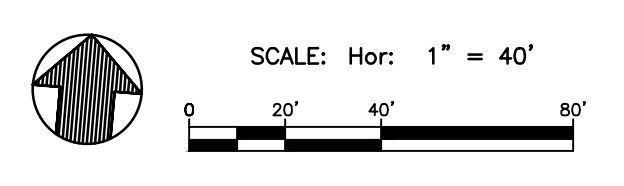
VICINITY MAP

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	39.27'	25.00° S 36°38'28" E	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	53°21'32" E	35.36'
C3	90°00'00"	25.00'	39.27'	25.00'	N 36°38'28" E	35.36'
C4	60°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'	39.92'	25.66'	N 37°24'03" E	35.82'
C7	18°45'58"	50.00'	16.38'	8.26'	S 87°27'56" E	16.30'
C8	106°21'32"	50.00'	92.82'	66.79'	N 79°54'54" E	80.05'
C9	56°24'57"	49.81'	49.04'	26.72'	S 54°49'32" W	47.09'
C10	9°37'56"	75.00'	12.61'	6.32'	N 78°20'07" E	12.59'
C11	88°29'57"	25.00'	38.62'	24.35'	S 52°35'51" E	34.89'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 84°30'13" E	50.00'
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  
 MAY, 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, TX 77845  
 (979) 575-4019