

ORIGINAL PLAT

CALLED LOT 10, BLOCK 2, BONHAM TRACE, PHASE 1
AS RECORDED IN VOLUME 17779, PAGE 197

AMENDING PLAT

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.

Owner _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 20____.

Notary Public, Brazos County, 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 _____ day of _____, 20____.

City Engineer, Bryan, Texas _____

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman, Planning and Zoning Commission _____

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 _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas _____

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20____.

City Planner, Bryan, Texas _____

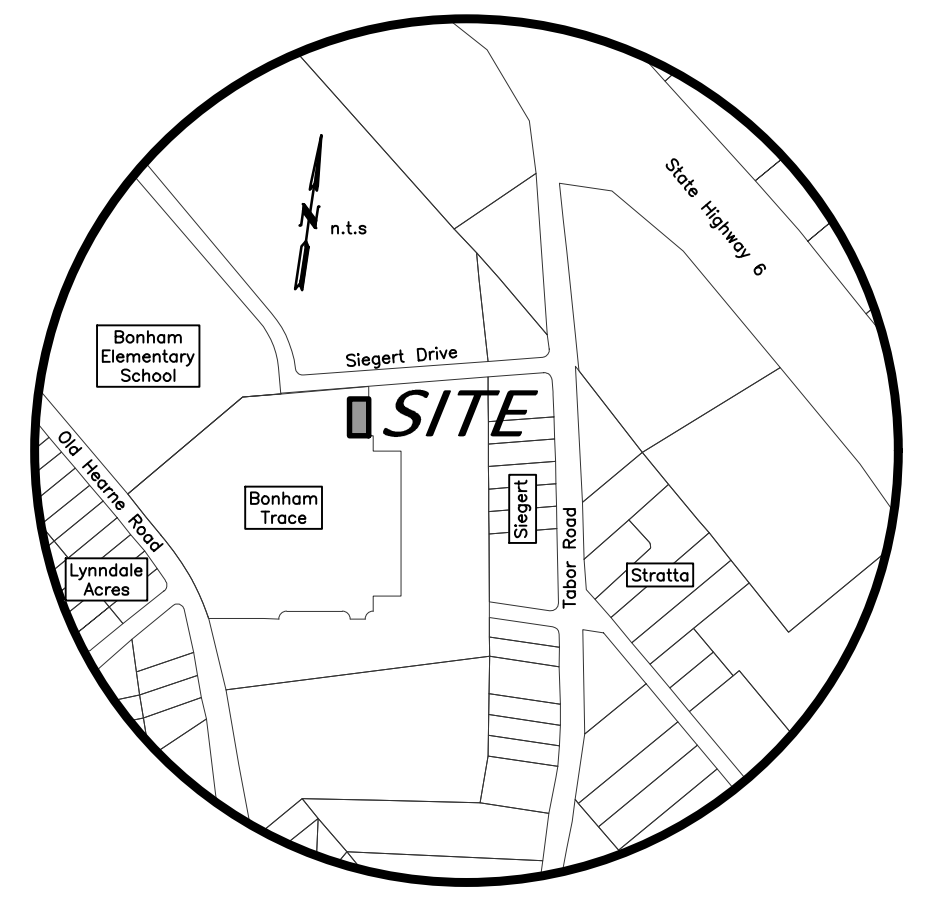
- GENERAL SURVEYOR NOTES:
- ORIGIN OF BEARING SYSTEM: Grid North based on City of Bryan Control Monuments No. 19 and No. 20.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April 2, 2014, and Map Number 48041C0185E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - 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.
 - 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.
 - Building Setback Lines to be in accordance with the City of Bryan Code of Ordinances.
 - For Utility Locates Contact BTU 979-821-5700 and City of Bryan 979-209-5900.
 - Proposed Land Use: Single Family Residential (1 Lot).
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - Abbreviations:
P.A.E. - Public Access Easement
P.U.E. - Public Utility Easement
P.D.E. - Private Drainage Easement
 - The purpose of this Amending Plat is to change the northeastern most Lot 10, Block 2 to Lot 13, Block 2.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047 _____



VICINITY MAP

AMENDING PLAT

BONHAM TRACE
PHASE 1

LOT 13, BLOCK 2
0.138 ACRES

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

APRIL, 2022
SCALE: 1" = 20'

<p>Owner: Bonham Trace, LLC 9200 Whitney Court College Station, TX 77845 (979) 575-4019</p>	<p>Surveyor: Texas Firm Registration No. 10103300 McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838</p>
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