

Called 2.73 Acres
Now or Formerly
Charles & Agnes Krueger
V.360, P.264

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	48°19'38"	75.00'	63.26'	33.65'	N 44°01'07" W	61.40'
C2	90°00'00"	25.00'	39.27'	25.00'	N 53°21'32" E	35.36'
C3	7°38'48"	250.00'	33.36'	16.71'	S 85°27'52" W	33.34'
C4	7°38'48"	200.00'	26.69'	13.37'	N 85°27'52" E	26.67'
C5	90°00'00"	25.00'	39.27'	25.00'	N 36°38'28" E	35.36'
C6	81°52'41"	75.00'	107.18'	65.06'	N 32°34'49" E	98.29'
C7	91°30'37"	25.00'	39.93'	25.67'	S 37°23'47" W	35.82'
C8	90°00'00"	25.00'	39.27'	25.00'	S 53°21'32" E	35.36'
C9	90°00'00"	25.00'	39.27'	25.00'	S 36°38'28" W	35.36'
C10	90°00'00"	25.00'	39.27'	25.00'	S 53°21'32" E	35.36'

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

Notary Public, Brazos County, Texas

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____.

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

APPROVAL OF THE CITY PLANNER

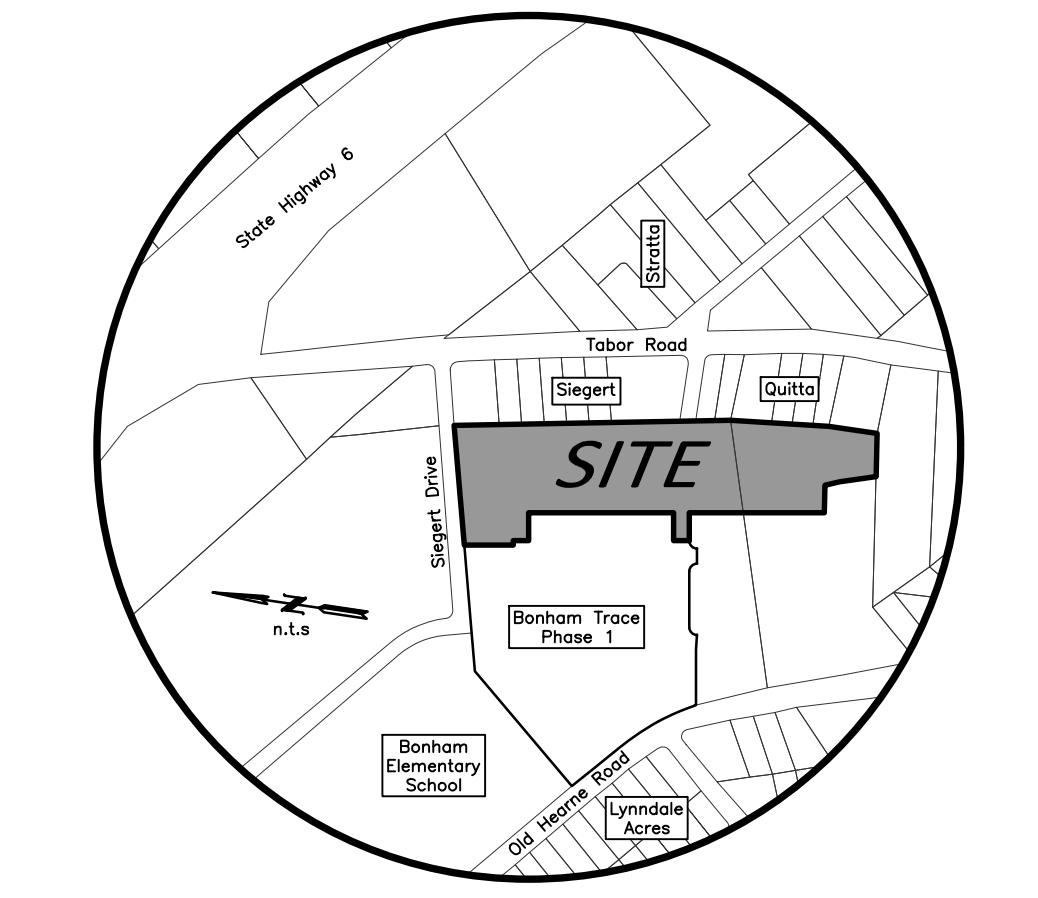
I, _____, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

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



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, I, 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 16528, 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 3/4 a Dorothy Clary Siegart to Bonham Trace, LLC, a Texas limited liability company recorded in Volume 16528, 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 northeast corner of the called 2.447 acre common area, Block 2, BONHAM TRACE, PHASE 1 according to the Final Plat recorded in Volume 17878, Page 255 (O.R.B.C.) and being in the south right-of-way line of Siegart Drive (based on a 60-foot width);
THENCE: N 76°48'52" E along the south right-of-way line of said Siegart Drive for a distance of 389.24 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also marking the northwest corner of Lot 8, Block 2, SIEGERT SUBDIVISION according to the Final Plat recorded in Volume 180, Page 390 of the Brazos County Deed Records (B.C.D.R.);
THENCE: S 09°24'44" E along the common line of this tract, Lots 8 through 2, Block 2, said SIEGERT SUBDIVISION (180/390) and Lots 1C, 1B and 1A, Block 2, SIEGERT SUBDIVISION according to the Replat recorded in Volume 16578, Page 239 (O.R.B.C.) for a distance of 896.20 feet to a found 5/8-inch iron rod marking an angle point of this tract, said iron rod also marking the southwest corner of Lot 1, Block 1, said SIEGERT SUBDIVISION (180/390) and the northwest corner of Lot 4, QUITTA ADDITION according to the Final Plat recorded in Volume 319, Page 3 (B.C.D.R.);
THENCE: S 04°49'04" E along the common line of this tract and Lots 4 through 1, said QUITTA ADDITION (319/3) for a distance of 319.08 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 Lot 1, said QUITTA ADDITION (319/3) and the northwest corner of the called 0.8064 acre Krista and Kenneth Devries tract recorded in Volume 12122, Page 35 (O.R.B.C.);
THENCE: S 00°06'40" E along the common line of this tract and the called 0.8064 acre Devries tract for a distance of 158.41 feet to a 1/2-inch iron rod set for the southeast corner of this herein described tract, said iron rod also marking the southwest corner of the called 0.8064 acre Devries tract and being in the north line of the called 2.73 acre Charles and Agnes Krueger tract recorded in Volume 360, Page 264 (B.C.D.R.);
THENCE: S 83°09'05" W along the common line of this tract and the called 2.73 acre Krueger tract for a distance of 139.40 feet to a 1/2-inch iron rod set for the southwest corner of this tract;
THENCE: into and through the called 7.787 Bonham Trace remainder tract and the called 29,988 Bonham Trace remainder tract for the following five (5) calls:
1) N 16°28'51" W for a distance of 117.86 feet to a 1/2-inch iron rod set for corner,
2) N 21°13'47" W for a distance of 50.53 feet to a 1/2-inch iron rod set for corner,
3) S 83°09'05" W for a distance of 89.37 feet to a 1/2-inch iron rod set for corner,
4) N 82°13'32" W for a distance of 437.64 feet to a 1/2-inch iron rod set for corner, and
5) S 81°38'28" W for a distance of 90.00 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the southeast corner of Lot 10, Block 4, said BONHAM TRACE, PHASE 1 (17779/197).
THENCE: S 83°09'05" W along the common line of this tract and the called 2.73 acre Krueger tract for a distance of 139.40 feet to a 1/2-inch iron rod set for the southwest corner of this tract;
THENCE: into and through the called 7.787 Bonham Trace remainder tract and the called 29,988 Bonham Trace remainder tract for the following six (6) calls:
1) N 08°21'32" W for a distance of 50.00 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the southwest corner of Lot 10, Block 4, said BONHAM TRACE, PHASE 1 (17779/197),
2) N 81°38'28" E for a distance of 90.00 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the southeast corner of Lot 10, Block 4, said BONHAM TRACE, PHASE 1 (17779/197),
3) N 08°21'32" W for a distance of 470.00 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the northeast corner of Lot 1, Block 4, said BONHAM TRACE, PHASE 1 (17779/197),
4) S 81°38'28" W for a distance of 90.00 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the northwest corner of Lot 1, Block 4, said BONHAM TRACE, PHASE 1 (17779/197) and being in the southeast right-of-way intersection of Buccaneer Trail and Messenger Way (based on a 50-foot width),
5) N 08°21'32" W for a distance of 50.00 feet to a found 1/2-inch iron rod marking a corner of this tract, and
6) S 81°38'28" W for a distance of 15.30 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the southeast corner of Lot 13, Block 2, said BONHAM TRACE, PHASE 1 (17878/255).
THENCE: N 08°21'32" W along the common line of this tract and said Lot 13 and the 2.447 acre common area, Block 2, said BONHAM TRACE, PHASE 1 (17878/255) for a distance of 158.94 feet to the POINT OF BEGINNING and containing 9.167 acres of land.

- 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, 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. All minimum building shall be in accordance with the City of Bryan Code of Ordinances.
6. Acreages:
Right-of-way - 1.865 Acres
Common Area - 1.370 Acres
7. 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.
8. Where electric facilities are installed, B.T.U. 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.
9. For Utility Locates Contact B.T.U. 979-821-5700 and City of Bryan 979-209-5900.
10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
⊙ - 1/2" Iron Rod Found
⊖ - 5/8" Iron Rod Found
○ - 1/2" Iron Rod Set
11. Abbreviations:
Cm.A. - Common Area
D.P. - Drainage Pond
P.A.E. - Public Access Easement
P.D.E. - Public Drainage Easement
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
Pr.D.E. - Private Drainage Easement

LINE	BEARING	DISTANCE
L1	N 21°13'47" W	50.53'
L2	S 83°09'05" W	89.37'
L3	S 81°38'28" W	90.00'
L4	N 82°13'32" W	50.00'
L5	N 81°38'28" E	90.00'
L6	S 81°38'28" W	90.00'
L7	N 82°13'32" W	50.00'
L8	S 81°38'28" W	15.30'
L9	S 82°13'32" E	19.85'
L10	N 82°13'32" W	30.01'
L11	S 81°38'28" W	16.57'
L12	N 81°38'28" E	16.57'
L13	N 6°50'55" W	25.00'

FINAL PLAT
BONHAM TRACE
PHASE 2
LOTS 14-16, BLOCK 2, LOTS 11-20, BLOCK 4, LOTS 1-9, BLOCK 5, LOTS 1-9, BLOCK 6, LOTS 1-11, BLOCK 7
42 TOTAL LOTS
9.167 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
MAY, 2022
SCALE: 1" = 50'

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) 693-3838