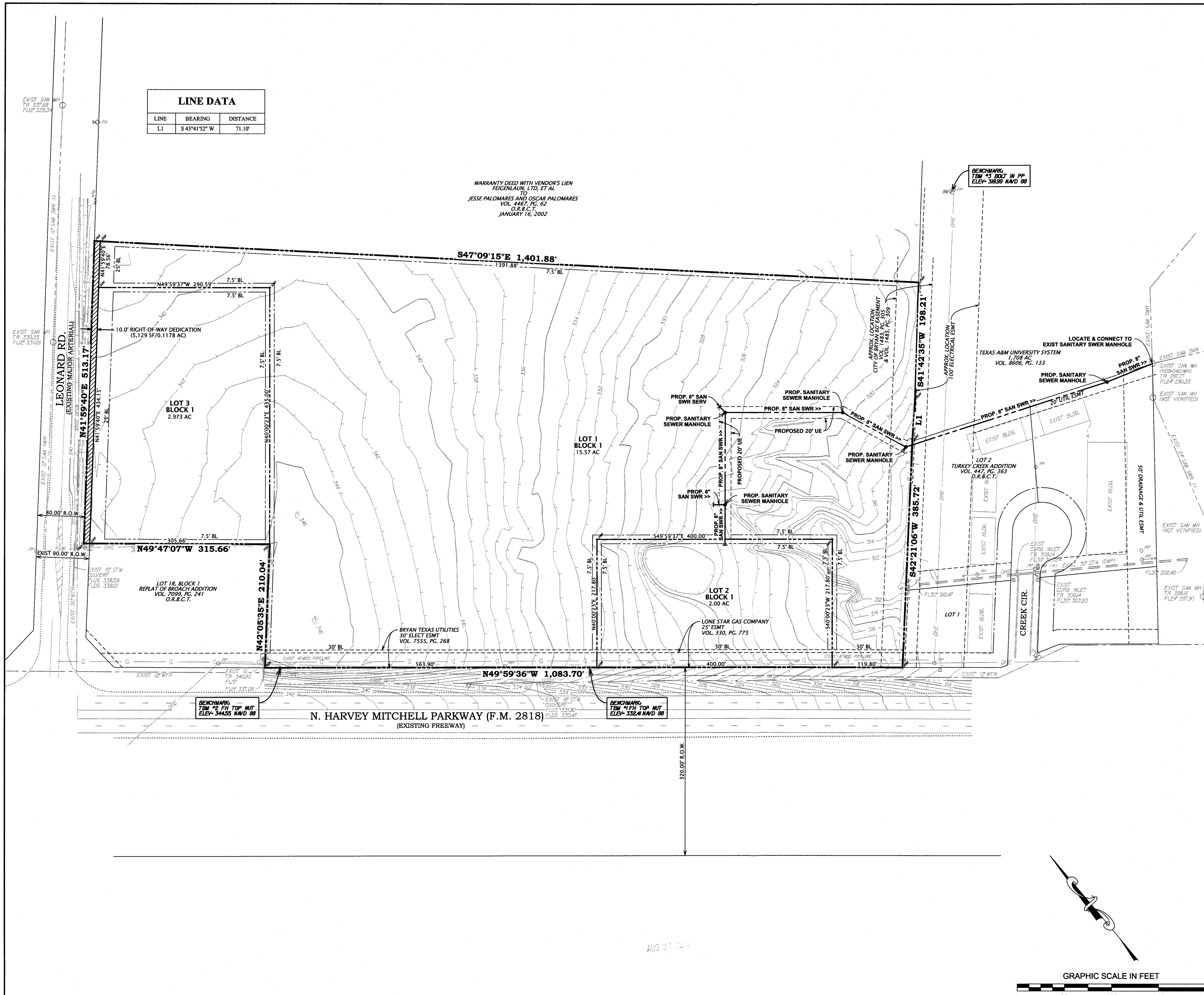
PRELIMINARY PLAN

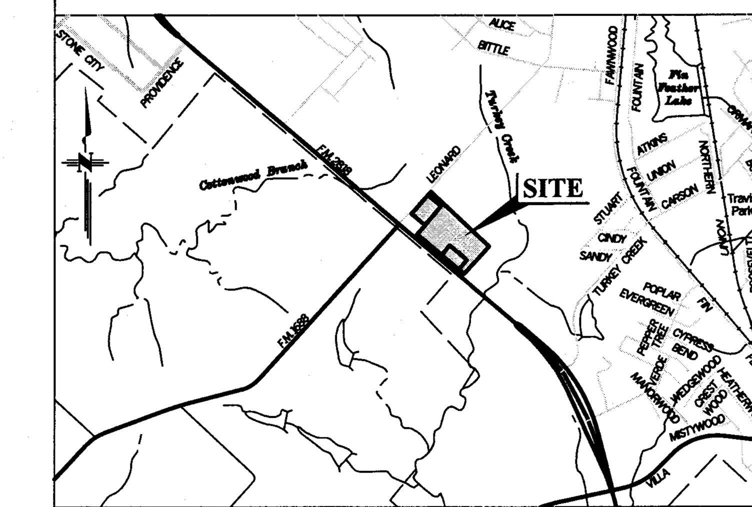
Forest Pines Subdivision No. 1

LOTS 1, 2 & 3, BLOCK 1

BEING A 20.65 ACRE TRACT OF LAND SITUATED IN THE ZENO PHILLIPS SURVEY, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS.



LOCATION MAP



GENERAL NOTES

1. OWNER/DEVELOPER:
   JOHN L. & JOAN K. KROG
   2155 TOWER ROAD
   LIBERTY HILL, TX 78642-4300
2. ZONING :
   LOT 1, BLOCK 1 - MULTIFAMILY (MF)
   LOT 2, BLOCK 1 - COMMERCIAL (C-3)
   LOT 3, BLOCK 1 - COMMERCIAL (C-3)
3. LAND CONDITIONS: WOODED AREAS
4. ADDRESSES :
   LOT 1, BLOCK 1 -
   LOT 2, BLOCK 1 -
   LOT 3, BLOCK 1 -
5. STATISTICAL DATA :
   A) GROSS AREA - 20.65 ACRES
   B) DEDICATION - 5,129 SF. (0.1178 ACRES)
   C) NET AREA - 20.53 ACRES
   D) GROSS LOTS - 3 LOTS
6. ABBREVIATIONS:
   AC - ACRES
   BL - BUILDING LINE
   R.O.W. - RIGHT-OF-WAY
   UE - UTILITY EASEMENT
7. ALL CORNERS ARE MARKED ON THE GROUND AS FOLLOWS:
   FSR - FOUND 5/8" DIAMETER STEEL ROD
   SSR - SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC"
8. ELEVATIONS STATED HEREON ARE IN NAVD 88, ADJUSTED TO CITY OF BRYAN MONUMENT NO. 106.
9. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP CITY OF BRYAN, BRAZOS COUNTY, TEXAS. COMMUNITY PANEL NUMBER 480082 0195 E, MAP REVISED MAY 16, 2012. THE SUBJECT PROPERTY IS LOCATED IN ZONE X.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BRAZOS

I, TERRY T. RUDDICK, REGISTERED PUBLIC SURVEYOR NO. 4943 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.

REVIEW COPY

TERRY T. RUDDICK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.
FIRM NO. 10021100
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, RAY M. BRIDGES, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BRYAN, TEXAS.

REVIEW COPY

RAY M. BRIDGES, P.E., R.P.L.S.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 68789

URBAN ENGINEERING
TREF NO. F-160
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836

PLANNING & ZONING COMMISSION

I, ________________ CHAIR 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__________, 2016 AND SAME WAS DULY APPROVED ON THE __________DAY OF__________, 2016 BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS: ________________

URBAN
engineering

2004 N. Commerce
Victoria, Texas 77901
TREF# F-160

Tel (361) 578-9836
Fax (361) 576-9836
www.urbanvictoria.com

THIS PLAT IS CONTAINED WITHIN THE CITY OF BRYAN, TEXAS CORPORATE LIMITS.

PLAT FILE NO.________	
DATE	08/30/16
JOB NUMBER	E21451.00

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