

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BRAZOS

I, **TERRY T. RUDDICK**, REGISTERED PUBLIC SURVEYOR NO. 4941 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN 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.

Terry T. Ruddick
TERRY T. RUDDICK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4941

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

7/20/17

STATE OF TEXAS
REGISTERED
TERRY T. RUDDICK
4941
PROFESSIONAL
LAND SURVEYOR

APPROVAL OF THE PLANNING AND ZONING COMMISSION

[Signature]
CHAIR, PLANNING AND ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

[Signature]
CITY PLANNER, BRYAN, TEXAS

GENERAL NOTES

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF BRYAN, TEXAS CORPORATE LIMITS.
2. ZONING: LOT 1, BLOCK 1 - MULTIPLE-FAMILY DISTRICT (MF) LOT 2, BLOCK 1 - COMMERCIAL DISTRICT (C-3) LOT 3, BLOCK 1 - COMMERCIAL DISTRICT (C-3)
3. BUILDING LINE: MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE BRYAN CODE OF ORDINANCES.
4. LAND CONDITIONS: WOODED AREAS
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
PUE - PUBLIC UTILITY EASEMENT
R.O.W. - RIGHT-OF-WAY
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. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP CITY OF BRYAN, BRAZOS COUNTY, TEXAS. COMMUNITY PANEL NUMBER 48082 0195 E, MAP REVISED JULY 7, 2014 TO REFLECT LOMR. THE SUBJECT PROPERTY IS LOCATED IN ZONE X.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF Brazos

I (WE), **ABODE NEW DEVELOPMENT, L.L.C.** THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 13921, PAGES 107-110, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

[Signature]
SIGNATURE

STEVEN SHELLEY, DIRECTOR
ABODE NEW DEVELOPMENT, L.L.C.
1603 LBJ FREEWAY, SUITE 800
DALLAS, TX 75234

STATE OF TEXAS
COUNTY OF Brazos

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **STEVEN SHELLEY**, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF July, 2017.

[Signature]
BRANDI NICHOLE SMITH
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS.

I (WE), **JOHN W. BENKS AND DOUGLAS M. BARLOW**, THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 13918, PAGES 146-151, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

[Signature]
SIGNATURE

JOHN W. BENKS
3011 HICKORY RIDGE CIRCLE
BRYAN, TX 77807

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **DOUGLAS M. BARLOW**, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF July, 2017.

[Signature]
SIGNATURE

DOUGLAS M. BARLOW
4717 JOHNSON CREEK LOOP
COLLEGE STATION, TX 77845

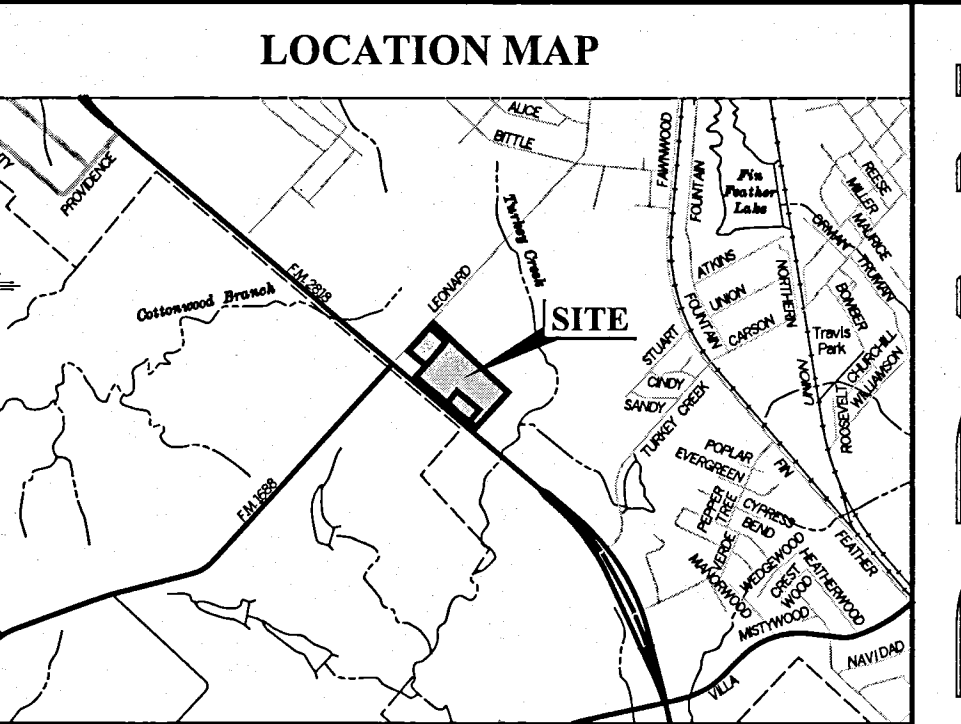
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **DOUGLAS M. BARLOW**, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF July, 2017.

[Signature]
SIGNATURE

HANNAH K. WITENHAFFER
Notary ID #131122765
My Commission Expires
May 10, 2021



CERTIFICATION BY THE COUNTY CLERK

STAT. COUN.
L. THIS RECO.
RECO. COUN.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 9/24/2019 2:08:25 PM
In the PLAT Records

Doc Number: 2019-1373575
Volume - Page: 15596-1
Number of Pages: 1
Amount: 73.00
Order#: 2019092400086
By: TD

[Signature]
Karen McQueen
By Michelle Deaves
Deputy Clerk

APPROVAL OF THE CITY ENGINEER

[Signature]
CITY ENGINEER, BRYAN, TEXAS

LINE DATA

LINE	BEARING	DISTANCE
L1	S 43°41'52" W	71.10'
L2	S 67°48'39" E	44.92'
L3	N 40°00'22" E	20.00'
L4	S 40°00'21" W	20.00'

METES & BOUNDS DESCRIPTION

20.65 ACRES (THE STATE OF TEXAS) THE COUNTY OF BRAZOS)

BEING A 20.65 ACRE TRACT OF LAND SITUATED IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, OUT OF THE ZENO PHILLIPS SURVEY, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS AND BEING COMPRISED OF A REMAINDER OF A CALLED 20.648 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 17, 2017, CONVEYED FROM JOHN L. KROG AND WIFE, BARBARA JOAN KONECNY KROG TO JOHN W. BENKS AND DOUGLAS M. BARLOW AS RECORDED IN INSTRUMENT NO. 129210 OF THE OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS, AND A CALLED 15.575 ACRE TRACT OF LAND DESCRIBED BY CORRECTION SPECIAL WARRANTY DEED DATED MARCH 17, 2017, CONVEYED FROM JOHN WILLIAM BENKS AND DOUGLAS M. BARLOW TO ABODE NEW DEVELOPMENT, L.L.C. AS RECORDED IN INSTRUMENT NO. 129597 OF THE OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS, AND A CALLED 3.073 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 17, 2017, CONVEYED FROM JOHN WILLIAM BENKS AND DOUGLAS M. BARLOW TO ABODE NEW DEVELOPMENT, L.L.C. AS RECORDED IN INSTRUMENT NO. 129238 OF THE OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS, SAID 20.65 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" STEEL REBAR (BENT) ALONG THE SOUTHWEST LINE OF LEONARD ROAD (AN 80-FOOT RIGHT-OF-WAY) MARKING THE NORTH CORNER OF THE AFORESAID 20.648 ACRE TRACT AND BEING THE WEST CORNER OF A CALLED 11.50 ACRE TRACT OF LAND CONVEYED TO JESSE PALOMARES AND OSCAR PALOMARES AS RECORDED IN VOLUME 4467, PAGE 62 OF THE OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 47°09'16" EAST, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LEONARD ROAD, WITH THE NORTHEAST LINE OF SAID 20.648 ACRE TRACT AND THE SOUTHWEST LINE OF THE AFORESAID 11.50 ACRE TRACT, A DISTANCE OF 140.88 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4961" MARKING THE EAST CORNER OF SAID 20.648 ACRE TRACT, BEING THE SOUTH CORNER OF SAID 11.50 ACRE TRACT, AND BEING ALONG THE NORTHWEST LINE OF A CALLED 1.708 ACRE TRACT OF LAND CONVEYED BY THE TEXAS A&M UNIVERSITY SYSTEM AS RECORDED IN VOLUME 8606, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 41°42'33" WEST, ALONG THE SOUTHWEST LINE OF SAID 20.648 ACRE TRACT AND THE NORTHWEST LINE OF THE AFORESAID 1.708 ACRE TRACT, A DISTANCE OF 198.21 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4961" MARKING AN ANGLE POINT ALONG THE SOUTHWEST LINE OF SAID 20.648 ACRE TRACT AND THE NORTHWEST LINE OF SAID 1.708 ACRE TRACT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 43°41'52" WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 20.648 ACRE TRACT AND THE NORTHWEST LINE OF THE REMAINING PORTION OF A CALLED 23 ACRE TRACT OF LAND AS DESCRIBED TO R.L. BURLEY, ET UX RECORDED IN VOLUME 138, PAGE 12 OF THE DEED RECORDS, BRAZOS COUNTY, TEXAS, A DISTANCE OF 71.10 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4961" MARKING AN ANGLE POINT ALONG THE SOUTHWEST LINE OF SAID 20.648 ACRE TRACT, BEING THE WEST CORNER OF THE AFORESAID 20.648 ACRE TRACT, AND BEING THE NORTH CORNER OF LOT 2, BLOCK 1 OF THE TURKEY CREEK ADDITION ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 445, PAGE 228 OF THE DEED RECORDS, BRAZOS COUNTY, TEXAS FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42°21'06" WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 20.648 ACRE TRACT, WITH THE NORTHWEST LINE OF THE AFORESAID LOT 2, BLOCK 1 AND THE NORTHWEST LINE OF LOT 1, BLOCK 1 OF THE AFORESAID TURKEY CREEK ADDITION, A DISTANCE OF 385.72 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4961" MARKING THE SOUTH CORNER OF SAID 20.648 ACRE TRACT, BEING THE WEST CORNER OF THE AFORESAID LOT 1, BLOCK 1, AND BEING ALONG THE NORTHEAST LINE OF FARM-TO-MARKET NO. 2818 (A VARIABLE WIDTH RIGHT-OF-WAY) (A.K.A. N. HARVEY MITCHELL PARKWAY) FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

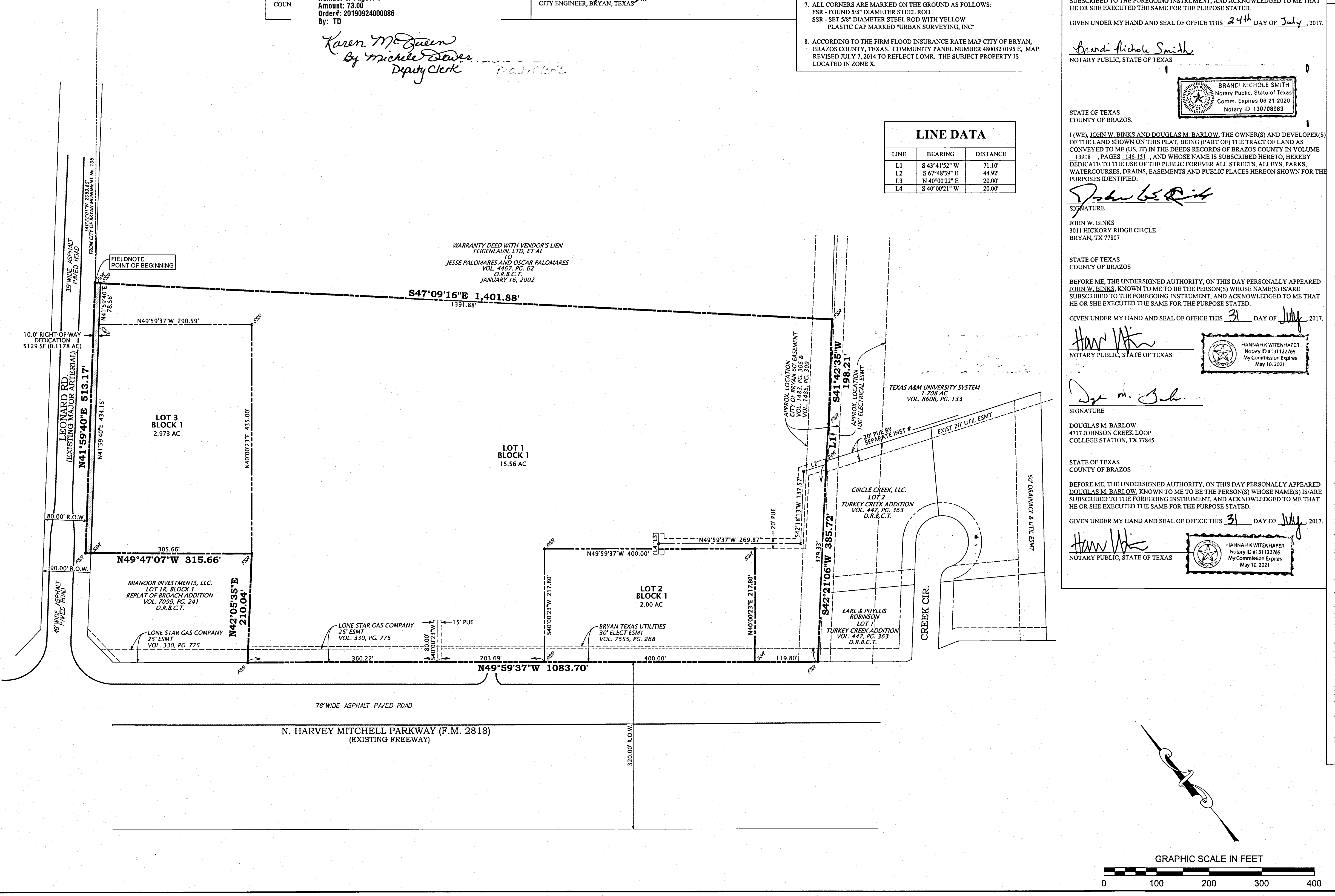
THENCE, NORTH 49°59'37" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET NO. 2818, WITH THE SOUTHWEST LINE OF SAID 20.648 ACRE TRACT, A DISTANCE OF 1083.70 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4502" MARKING THE SOUTH CORNER OF LOT 1R, BLOCK 1 OF THE REPLAT OF BROACHI ADDITION ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 7099, PAGE 241 OF THE OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS AND BEING ALONG THE SOUTHWEST LINE OF SAID 20.648 ACRE TRACT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 42°05'35" EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET NO. 2818, WITH THE SOUTHWEST LINE OF THE AFORESAID LOT 1R, BLOCK 1, A DISTANCE OF 210.04 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4502" MARKING THE EAST CORNER OF SAID LOT 1R, BLOCK 1 FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 49°47'07" WEST, ALONG THE NORTHEAST LINE OF SAID LOT 1R, BLOCK 1, A DISTANCE OF 315.66 FEET TO A FOUND 5/8" STEEL REBAR MARKING THE NORTH CORNER OF SAID LOT 1R, BLOCK 1, BEING ALONG THE NORTHWEST LINE OF SAID 20.648 ACRE TRACT, AND BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LEONARD ROAD FOR THE WEST MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 41°59'40" EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LEONARD ROAD, WITH THE NORTHWEST LINE OF SAID 20.648 ACRE TRACT, A DISTANCE OF 513.17 FEET TO THE POINT WITHIN THESE METES AND BOUNDS A 20.65 ACRE TRACT OF LAND, MORE OR LESS.

BASIS OF BEARING IS BASED ON PREVIOUS SURVEY PERFORMED BY H. CURTIS STRONG RPLS NO. 4961, DATED DECEMBER 21, 2015.



LAND SURVEYOR:
TERRY T. RUDDICK, RPLS NO. 4941
URBAN SURVEYING, INC.
FIRM NO. 10021100
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836

OWNERS/DEVELOPERS:
ABODE NEW DEVELOPMENT, L.L.C.
1603 LBJ FREEWAY, SUITE 800
DALLAS, TX 75234

JOHN W. BENKS
3011 HICKORY RIDGE CIRCLE
BRYAN, TX 77807

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JURBAN Engineering

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

Forest Pines Subdivision No. 1
LOTS 1, 2 & 3 BLOCK 1

DATE 07/18/17
JOB NUMBER E21451.00
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