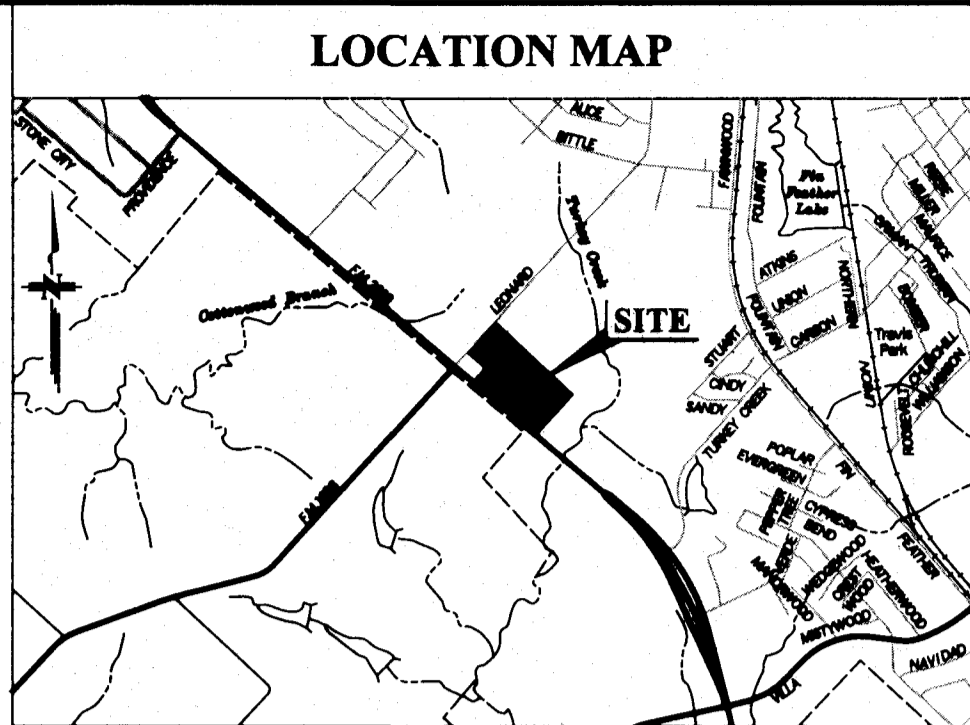
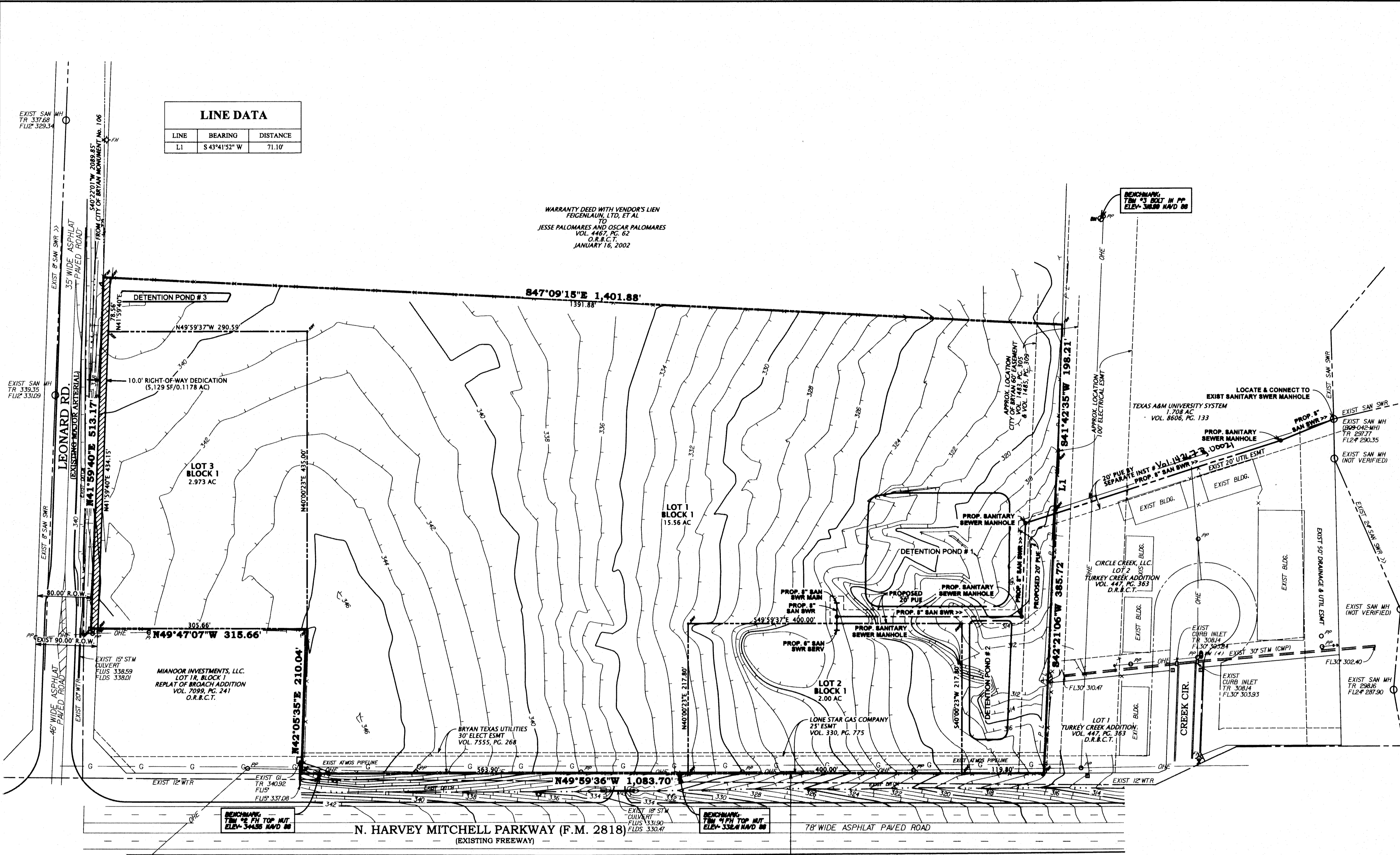


LINE DATA		
LINE	BEARING	DISTANCE
L1	S 43°41'52" W	71.10'

WARRANTY DEED WITH VENDOR'S LIEN  
 FEGENLAU, LTD. ET AL  
 TO  
 JESSE PALOMARES AND OSCAR PALOMARES  
 VOL. 4487, PG. 62  
 O.R.B.C.T.  
 JANUARY 16, 2002



- GENERAL NOTES**
- 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)
  - BUILDING LINES:  
 MINIMUM BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRYAN CODE OF ORDINANCE.
  - LAND CONDITIONS: WOODED AREAS
  - 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
  - ABBREVIATIONS:  
 AC - ACRES  
 BL - BUILDING LINE  
 PUE - PUBLIC UTILITY EASEMENT  
 R.O.W. - RIGHT-OF-WAY
  - ALL CORNERS ARE MARKED ON THE GROUND AS FOLLOWS:  
 PSR - FOUND 5/8" DIAMETER STEEL ROD  
 SSR - SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC"
  - ELEVATIONS STATED HEREON ARE IN NAVD 88, ADJUSTED TO CITY OF BRYAN MONUMENT NO. 106.
  - ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP CITY OF BRYAN, BRAZOS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48002 0195 E, MAP REVISED JULY 7, 2014 TO REFLECT LOMR, THE SUBJECT PROPERTY IS LOCATED IN ZONE X.

**URBAN**  
 engineering

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

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

LAND SURVEYOR:  
 TERRY T. RUDDICK, RPLS NO. 4943

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

OWNERS/DEVELOPERS:  
 ABOBE NEW DEVELOPMENT, LLC.  
 1803 LEI FREEWAY, SUITE 800  
 DALLAS, TX 75234

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

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

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.

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

DATE 07/11/17  
 JOB NUMBER E21451.00  
 PAGE 1 OF 1

