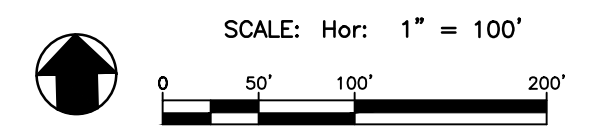


VICINITY MAP

Conservation Area
6.5 Acres

100 Yr. Floodplain
(per Map A8041C0195E
Effective 05/16/2012)

Now or Formerly
One Forest Park Ltd.
Lot 1, Block 1
Forest Park
(6555/042)



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 48°02'52" E | 50.35' |
| L2 | S 43°43'40" W | 64.29' |
| L3 | S 36°26'31" W | 84.03' |
| L4 | S 42°22'17" W | 1083.52' |
| L5 | N 62°15'04" W | 260.10' |
| L6 | N 46°34'14" E | 74.17' |
| L7 | N 35°03'25" W | 66.69' |
| L8 | N 38°10'23" E | 49.79' |
| L9 | N 27°41'48" E | 76.74' |
| L10 | N 5°09'57" E | 199.77' |
| L11 | S 80°10'16" W | 65.38' |
| L12 | N 22°08'28" E | 50.68' |
| L13 | N 15°35'29" E | 40.12' |
| L14 | N 32°30'47" E | 60.41' |
| L15 | N 61°28'15" E | 82.87' |
| L16 | N 71°15'02" E | 35.46' |
| L17 | N 87°17'38" E | 23.67' |
| L18 | N 3°01'38" E | 9.52' |
| L19 | N 15°28'13" W | 20.41' |
| L20 | N 32°59'15" W | 22.16' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L21 | N 4°01'47" W | 41.71' |
| L22 | N 42°04'45" W | 57.35' |
| L23 | N 85°58'48" W | 38.16' |
| L24 | N 25°51'23" W | 63.94' |
| L25 | S 83°40'07" W | 14.08' |
| L26 | N 53°11'53" E | 15.24' |
| L27 | N 13°24'18" W | 52.52' |
| L28 | N 61°44'12" E | 163.80' |
| L29 | S 82°50'46" E | 113.97' |
| L30 | N 22°40'59" E | 183.83' |
| L31 | N 74°46'34" E | 161.21' |
| L32 | N 38°42'47" E | 90.55' |
| L33 | N 77°02'09" E | 94.32' |
| L34 | N 60°17'37" E | 114.01' |
| L35 | S 55°15'48" E | 111.72' |
| L36 | N 74°30'26" E | 264.15' |
| L37 | N 45°02'55" E | 17.01' |

Zoning Exhibit

21.04 ACRES
OUT OF
STEPHEN F. AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS
MAY 2022
SCALE: 1" = 100'

- GENERAL NOTES:
 1. AREA TO BE ZONED PD-H.
 2. MINIMUM SINGLE FAMILY HOMES LOTS = 45'x100'
 3. CONSERVATION AREA = 6.5 ACRES (~4,960 SF/LOT)
 4. CONSERVATION AREA TO BE OWNED AND MAINTAINED BY THE MANOR POINT HOMEOWNER'S ASSOCIATION.

Owner:
Ante Development, LLC
PO Box 326
Wellborn, Tx 77881

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

