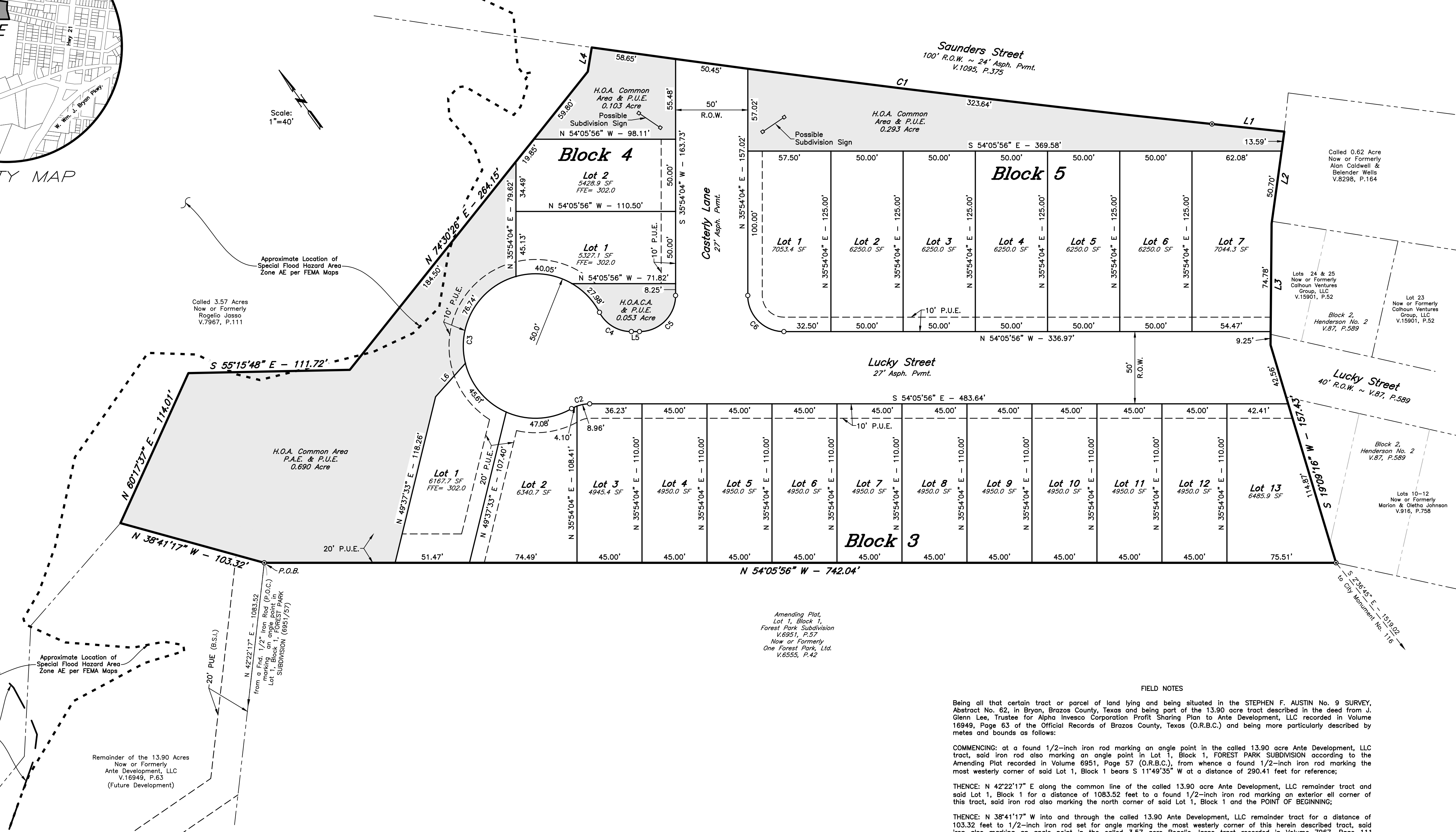
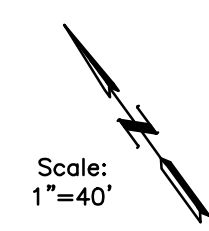


VICINITY MAP



- GENERAL NOTES: 1. ORIGIN OF BEARING SYSTEM: Bearings and distances shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations. 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E, effective 05/16/2012, a portion of this property is located in Special Flood Hazard Area Zone AE per FEMA Maps. Location is approximate and was scaled per said maps. 3. Land Use: 22 residential lots. 4. Zoning: PD-H approved by City of Bryan Council on September 13, 2022 per Ordinance #2577. 5. Unless otherwise indicated, all distances shown along curves are arc distances. 6. A Homeowners' 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. 7. The Common Area shown shall be owned and maintained by the Homeowners' Association. 8. All minimum building setbacks shall be in accordance with City of Bryan Code of Ordinances. 9. Right-of-Way Acreage: 0.965 Ac. 10. Where electric facilities are installed, BTU 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. 11. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner: (Symbol) - 1/2" Iron Rod Found (Symbol) - 1/2" Iron Rod Set 11. Abbreviations: C.A. - Common Area P.A.E. - Public Access Easement P.O.B. - Point of Beginning P.O.C. - Point of Commencement P.U.E. - Public Utility Easement

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L6.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Rows C1 through C6.

FIELD NOTES: Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN No. 9 SURVEY, Abstract No. 62, in Bryan, Brazos County, Texas and being part of the 13.90 acre tract described in the deed from J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan to Ante Development, LLC recorded in Volume 16949, Page 63 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking an angle point in the called 13.90 acre Ante Development, LLC tract, said iron rod also marking an angle point in Lot 1, Block 1, FOREST PARK SUBDIVISION according to the Amending Plat recorded in Volume 6951, Page 57 (O.R.B.C.), from whence a found 1/2-inch iron rod marking the most westerly corner of said Lot 1, Block 1 bears S 11°49'35" W at a distance of 290.41 feet for reference; THENCE: N 42°22'17" E along the common line of the called 13.90 acre Ante Development, LLC remainder tract and said Lot 1, Block 1 for a distance of 1083.52 feet to a found 1/2-inch iron rod marking an exterior ell corner of this tract, said iron rod also marking the north corner of said Lot 1, Block 1 and the POINT OF BEGINNING;

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, Ante Development, LLC, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 16949, Page 63 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.

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

CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS) (COUNTY OF BRAZOS) I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

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.

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

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

FINAL PLAT MANOR POINT PHASE 1 LOTS 1-13, BLOCK 3, LOTS 1-2, BLOCK 4, LOTS 1-7, BLOCK 5 4.923 ACRES STEPHEN F. AUSTIN No.9 SURVEY A-62 BRYAN, BRAZOS COUNTY, TEXAS APRIL 2023 SCALE 1" = 40'