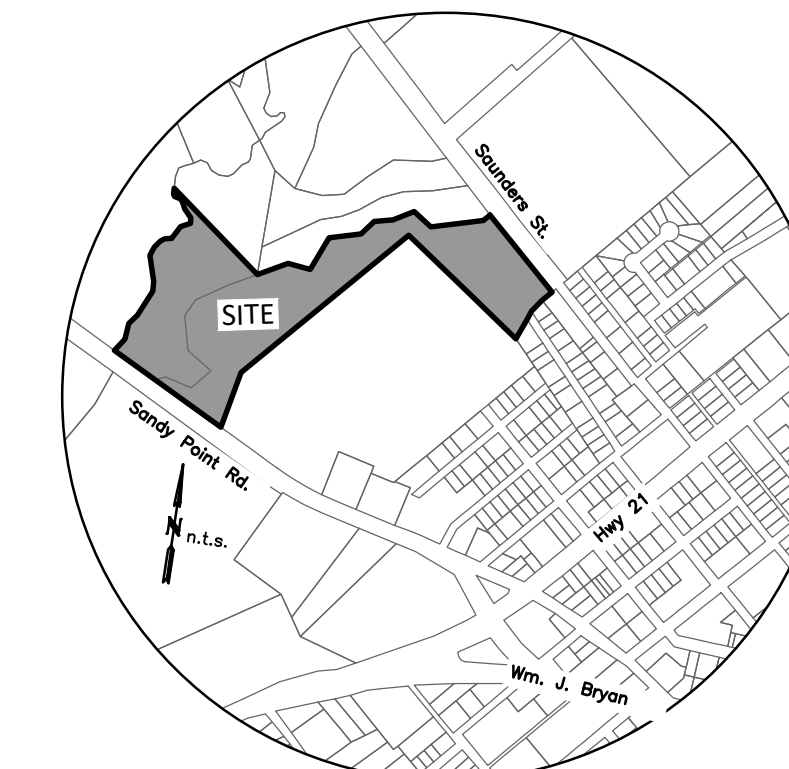
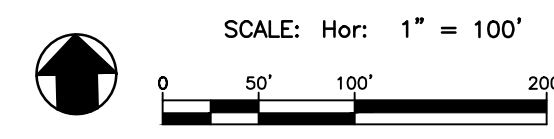




Conservation Area
6.5 Acres

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)



VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°43'40" W	64.29'
L2	S 36°26'31" W	84.03'
L3	S 19°09'16" W	157.43'
L4	S 11°49'35" W	290.41'
L5	N 46°34'14" E	74.17'
L6	N 35°03'25" W	66.69'
L7	N 35°13'45" E	66.20'
L8	N 27°41'48" E	76.74'
L9	N 5°09'57" E	199.77'
L10	S 80°10'16" W	65.38'
L11	N 22°08'28" E	50.68'
L12	N 15°35'29" E	40.12'
L13	N 32°30'47" E	60.41'
L14	N 61°28'15" E	82.87'
L15	N 71°15'02" E	35.46'
L16	N 87°17'38" E	23.67'
L17	N 33°01'38" E	9.52'
L18	N 15°28'13" W	20.41'
L19	N 32°59'15" W	22.16'
L20	N 4°01'47" W	41.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 42°04'45" W	57.35'
L22	N 85°58'48" W	38.16'
L23	N 25°51'23" W	63.94'
L24	S 83°40'07" W	14.08'
L25	N 53°11'53" E	15.24'
L26	N 13°24'18" W	52.52'
L27	N 61°44'12" E	163.80'
L28	S 82°50'46" E	113.97'
L29	N 22°40'59" E	183.83'
L30	N 74°46'34" E	161.21'
L31	N 38°42'47" E	90.55'
L32	N 77°02'09" E	94.32'
L33	N 60°17'37" E	114.01'
L34	S 55°15'48" E	111.72'
L35	N 74°30'26" E	264.15'
L36	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-HOUSING.
2. MINIMUM SINGLE FAMILY HOMES LOTS = 45'x100'
3. CONSERVATION AREA = 6.5 ACRES (~4,960 SF/LOT)

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