

VICINITY MAP

Conservation Area  
6.5 Acres

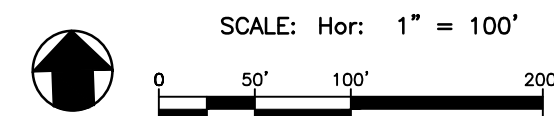
100 Yr. Floodplain  
(per Map A8041C0195E  
Effective 05/16/2012)

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

LINE	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 33°01'38" E	9.52'
L19	N 15°28'13" W	20.41'
L20	N 32°59'15" W	22.16'

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**



- GENERAL NOTES:  
 1. AREA TO BE ZONED PD-H.  
 2. MINIMUM SINGLE FAMILY HOMES LOTS = 40'x100'  
 3. CONSERVATION AREA = 6.5 ACRES (~4,356 SF/LOT)  
 4. CONSERVATION AREA TO BE OWNED AND MAINTAINED BY THE MANOR POINT HOMEOWNER'S ASSOCIATION.

**Zoning Exhibit**

20.81 ACRES  
 OUT OF  
 STEPHEN F. AUSTIN SURVEY  
 BRYAN, BRAZOS COUNTY, TEXAS  
 MARCH 2023  
 SCALE: 1" = 100'

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

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

