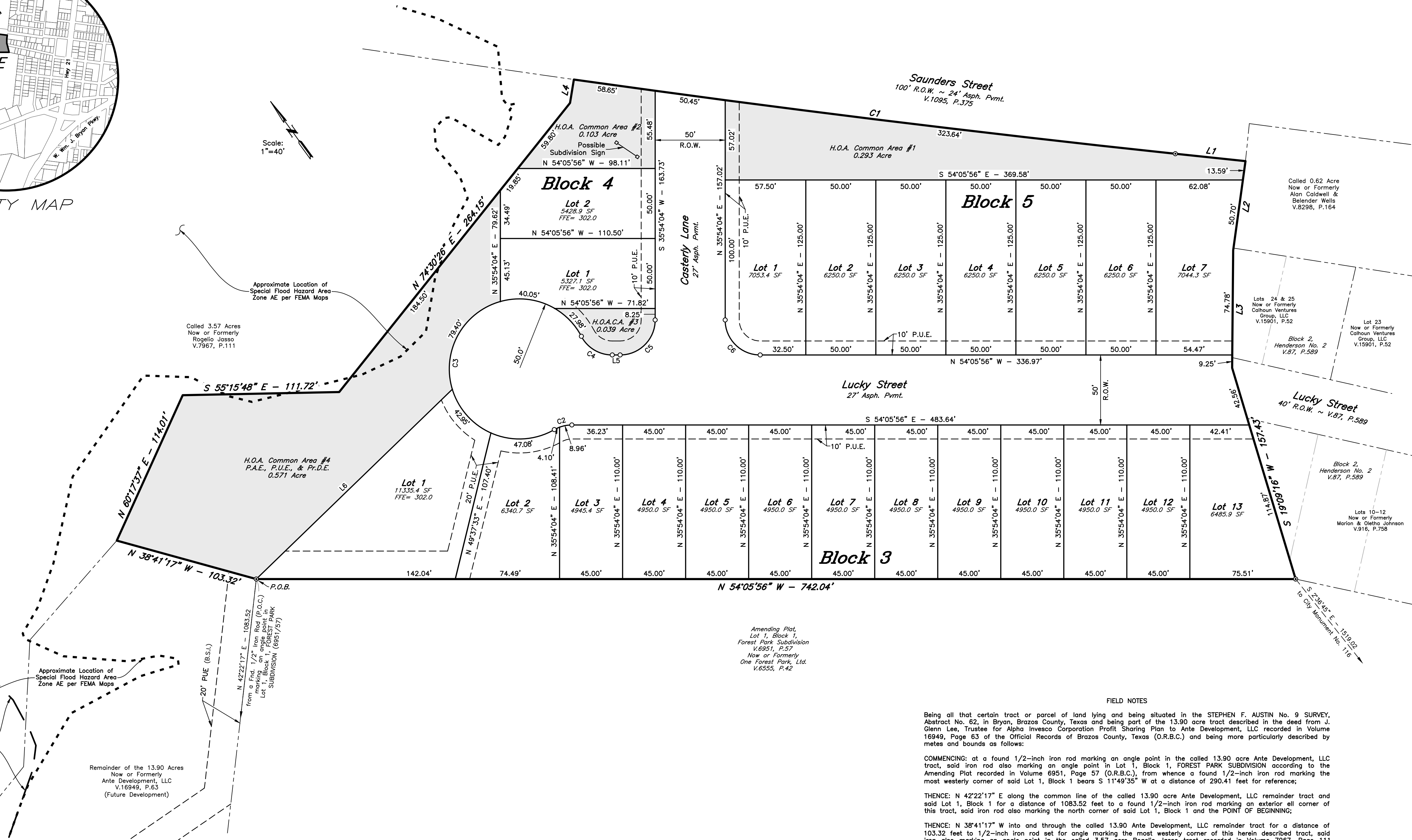
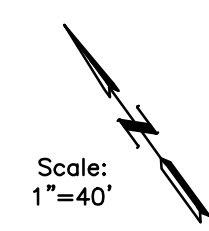


VICINITY MAP



- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: Bearings and distances shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
  - 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.
  - Land Use: 22 residential lots.
  - Zoning: PD-H approved by City of Bryan Council on September 13, 2022 per Ordinance #2577.
  - Unless otherwise indicated, all distances shown along curves are arc distances.
  - 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.
  - The Common Area shown shall be owned and maintained by the Homeowners' Association.
  - All minimum building setbacks shall be in accordance with City of Bryan Code of Ordinances.
  - Right-of-Way Acreage: 0.965 Ac.
  - 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.
  - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:  
 ○ - 1/2" Iron Rod Found  
 ○ - 1/2" Iron Rod Set
  - 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	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	N 45°02'55" E	17.01'
L5	N 54°05'56" W	5.58'
L6	S 81°49'14" W	194.89'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	1°57'59"	12608.13'	432.74'	216.39'	S 47°03'48" E	432.72'
C2	29°55'37"	25.00'	13.06'	6.68'	S 69°03'44" E	12.91'
C3	272°06'31"	50.00'	237.46'	-48.19'	S 52°01'42" W	69.40'
C4	62°10'54"	25.00'	27.13'	15.08'	N 23°00'29" W	25.82'
C5	90°00'00"	25.00'	39.27'	25.00'	S 80°54'04" W	35.36'
C6	90°00'00"	25.00'	39.27'	25.00'	N 9°05'56" W	35.36'

**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 all corner of this tract, said iron rod also marking the north corner of said Lot 1, Block 1 and the POINT OF BEGINNING;

THENCE: N 38°41'17" W into and through the called 13.90 Ante Development, LLC remainder tract for a distance of 103.32 feet to 1/2-inch iron rod set for angle marking the most westerly corner of this herein described tract, said iron also marking an angle point in the called 3.57 acre Rogelio Jasso tract recorded in Volume 7967, Page 111 (O.R.B.C.);

THENCE: along the common line of the called 13.90 Ante Development, LLC remainder tract and the called 3.57 acre Jasso tract for the following four (4) calls:

- N 60°17'37" E for a distance of 114.01 feet to a 1/2-inch iron rod set for angle,
- S 55°15'48" E for a distance of 111.72 feet to a 1/2-inch iron rod set for angle, and
- N 74°30'26" E for a distance of 284.15 feet to a 1/2-inch iron rod set for angle, and
- N 45°02'52" E for a distance of 17.01 feet to a 1/2-inch iron rod set for the most northerly corner of this tract, said iron rod also being the most northerly corner of the called 13.90 acre Ante Development, LLC remainder tract, the most easterly corner of the called 3.57 acre Jasso tract and being in the southwest right-of-way line of Saunders Street (based on a 100-foot width [Volume 1095, Page 375]);

THENCE: along the southwest right-of-way line of said Saunders Street for the following two (2) calls:

- 432.74 feet in a counter clockwise direction along the arc of a curve having a central angle of 01°57'59", a radius of 12,608.13 feet, a tangent of 216.39 feet and a long chord bearing S 47°03'48" E at a distance of 432.72 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- S 48°02'52" E for a distance of 50.35 feet to a 1/2-inch iron rod set for the most easterly corner of this herein described tract, said iron rod also being in the northwest line of the called 0.62 acre Alan Caldwell and Belender Wells tract recorded in Volume 8298, Page 164 (O.R.B.C.);

THENCE: S 43°43'40" W along the common line of the called 13.90 acre Ante Development, LLC remainder tract and the called 0.62 acre Caldwell and Belender tract for a distance of 64.29 feet to a 1/2-inch iron rod set for an angle point, said iron rod also marking an angle point in the called 13.90 acre Ante Development, LLC remainder tract, the west corner of the called 0.62 acre Caldwell and Belender tract and the north corner of Lot 25, Block 2, HENDERSON NO. 2 Subdivision according to the plat recorded in Volume 57, Page 589 of the Brazos County deed Records (B.C.D.R.);

THENCE: S 36°26'31" W along the common line of the called 13.90 acre Ante Development, LLC remainder tract, said Lot 25 and along the northerly right-of-way line of Lucky Street (based on a 40-foot width) for a distance of 84.03 feet to a found 1/2-inch iron rod set for an angle point in this tract, said iron rod also marking an angle point in the called 13.90 acre Ante Development, LLC remainder tract and said Lucky Street right-of-way;

THENCE: S 19°09'16" W along the common line of the called 13.90 acre Ante Development, LLC remainder tract, the northerly right-of-way line of said Lucky Street and Lots 12 and 11, Block 2 of said HENDERSON NO. 2 Subdivision for a distance of 157.43 feet to a found 1/2-inch iron rod marking the most southerly corner of this tract, said iron rod also marking the most easterly south corner of the called 13.90 acre Ante Development, LLC remainder tract;

THENCE: N 54°05'56" W 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 742.04 feet to the POINT OF BEGINNING and containing 4.923 acres of land.

**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.

Owner \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared THOMAS PACO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas \_\_\_\_\_

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.

Chairman, Planning and Zoning Commission \_\_\_\_\_

**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 \_\_\_\_\_.

County Clerk, Brazos County, Texas \_\_\_\_\_

**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\_\_\_\_.

City Planner, Bryan, Texas \_\_\_\_\_

**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\_\_\_\_.

City Engineer, Bryan, Texas \_\_\_\_\_

**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.

Gregory Hopcus, R.P.L.S. No. 6047 \_\_\_\_\_

**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'

Owner: Ante Development, LLC  
 1008 Woodcreek Dr., Suite 103  
 Wellborn, TX 77881  
 979-393-0173

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

Texas Firm Registration No. 10103300