

General Notes:

- Coordinates and Bearing System shown hereon are based on the Texas State Plane Central Zone Grid North as established from GPS observation using LEICA Smartnet NAD83 (NA2011) Epoch 2010 Multi-Year CORS Solution 2 (MYCS2).
- Distances shown hereon are Surface Distances unless otherwise noted. To obtain Grid distances divide by a combined scale factor of 1.00010789610567 (Calculated using GEOID12B).
- This property is annexed into the City of Bryan per approval Ordinance no. _____ effective _____ and is assigned zoning district Residential District-5000 (RD-5).
- A Homeowner's 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, or maintenance of these areas.
- 1/2" Iron rods with blue plastic caps stamped "KERR SURVEYING" will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0195F, effective May 16, 2012.
- Building setback lines Per City of Bryan Ordinance.
- Distances shown along curves are chord lengths.
- Block 3, Lot 1 and 10, shall not take access from Autumn Lake Drive.
- 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- This Plat was prepared to reflect the title commitment issued by Lawyers Title Company of Brazos County GF No. 34531B, Schedule D exception listed on the provided surveyor letter, dated: 08-04-2022, are addressed as follows:
 - Easement to City of Bryan (144/147 DRBCT) does not affect this tract.
 - Electrical easement to the City of Bryan (325/244 DRPCT) does affect this tract. This easement calls to be 20' wide, centered on an electric line on the Southeast side of Chick Lane due to lack of evidence of electric lines crossing this tract, this easement cannot be plotted.
 - All other items are not survey items and/or are not addressed by this plat.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.27'	25.00'	90° 00' 00"	N 1° 29' 28" W	35.36'	25.00'
C2	117.81'	75.00'	90° 00' 00"	N 1° 29' 28" W	106.07'	75.00'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.36'	N 88° 30' 32" E
L2	35.36'	S 1° 29' 28" E
L3	35.36'	N 88° 30' 32" E
L4	35.36'	N 1° 29' 28" W
L5	32.19'	N 43° 30' 32" E
L6	32.19'	S 43° 30' 32" W

Annotations:

- ROW - Right-of-Way
- HM - Hot mix Asphalt concrete
- DRBCT - Deed Records of Brazos County, Texas
- OPRBCT - Official Public Records of Brazos County, Texas
- (-) - Record information
- (CM) - Controlling Monument used to establish property boundaries
- PUE - Public Utility Easement
- PAB - Public Access Easement
- TYP - Typical
- N/R - Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Richard A. and Norma M. Smith, owner of the land shown on this plat, and being the 9.81 acre tract of land conveyed to me in the Official Public Records of Brazos County in Volume 18370, Page 239, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes of identified.

Richard A. Smith
Norma M. Smith

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Richard A. and Norma M. Smith, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 20th day of November 2023.

Victoria Culver
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 the 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.

Nathan Paul Kerr, R.P.L.S. No. 6834

10/13/2023

APPROVAL OF CITY ENGINEER

I, *W. Paul Kerr*, 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 16th day of March, 2024.

W. Paul Kerr
City Engineer
Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, *Martin Zimmerman*, the undersigned, City Planner and/or Secretary of the Planning and 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 16th day of March, 2024.

Martin Zimmerman
City Planner
Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Anne McKinnon*, Chair 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 16th day of January, 2023 and same was duly approved of the 16th day of January, 2024, by said Commission.

Anne McKinnon
Chair, Planning and Zoning Commission
Bryan, Texas

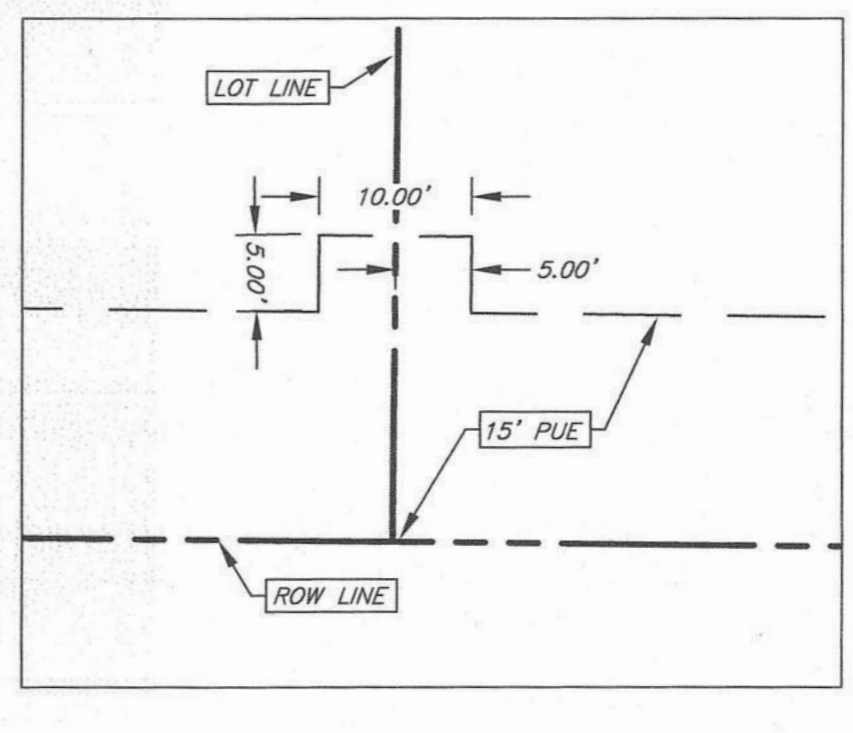
CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

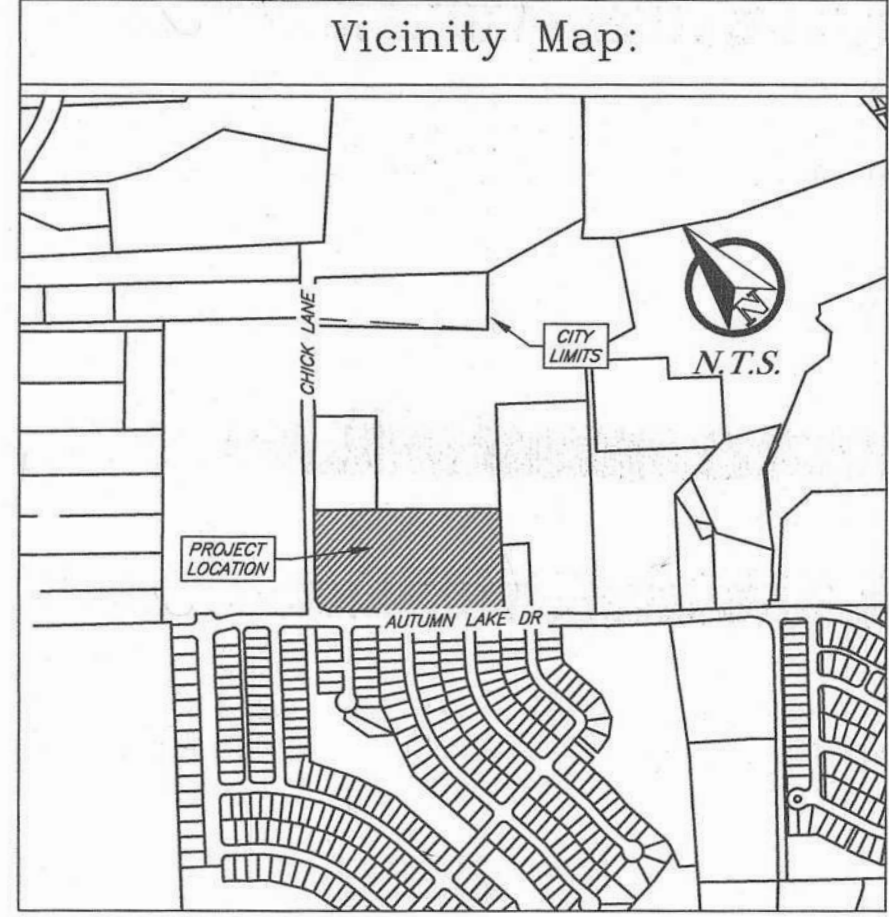
Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/8/2024 9:55:22 AM
in the PLAT Records

Doc Number: 2024-1525908
Volume - Page: 19142 - 74
Number of Pages: 1
Amount: 72.00
Order#: 20240408000041
By: *Patricia Lopez*

for said county, do hereby certify that this is filed for record in my office the _____ day of _____, 2024, in Volume _____ Page _____ of said county, Texas.



Inset A
N.T.S.



Final Plat

Rock Pointe Phase I

Block 2 Lots 6-7, Block 3 Lots 1-10, Common Area, & ROW
Beign a portion of a called 9.81 acre tract Volume 18370, Page 239 OPRBCT Zeno Phillips League, Abstract 45, 19 Lots - 4.838 Acres Bryan, Brazos County, Texas

October 2023

Owner: Richard A. and Norma M. Smith
703 Francis Dr
College Station, TX 77840

Developer: Brackmel Development, LLC
1500 University Oaks Blvd
College Station, TX 77840

Surveyor: Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
Firm No. 10018500
RPLS No. 6834
Job No. 22-690

Engineer: J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951