

FIELD NOTES DESCRIPTION OF A 4.833 ACRE TRACT OUT OF A CALLED 9.81 ACRE TRACT ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 4.833 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING OUT OF A CALLED 9.81 ACRE TRACT OF LAND CONVEYED TO RICHARD A. SMITH AND SPOUSE, NORMA M. SMITH IN VOLUME 18370, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 4.833 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST LINE OF CHICK LANE (A 60' WIDE PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF BRYAN BY THE PLAT OF EDgewater SUBDIVISION - PHASE I, FILED IN VOLUME 13034, PAGE 190 OPRBCT), AT THE WEST CORNER OF A CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO MARIA GUADALUPE RUIZ IN VOLUME 14835, PAGE 100 (OPRBCT), THE SOUTH CORNER OF SAID 9.81 ACRE TRACT AND THE SOUTH CORNER HEREOF, FROM WHICH A 1/2" IRON ROD WITH MAROON PLASTIC CAP STAMPED "RPLS 6132 ATM SURV" FOUND BEARS N 12° 14' 33" E, A DISTANCE OF 0.24 FEET, A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF CHICK LANE BEARS S 46° 29' 28" E, A DISTANCE OF 475.32 FEET AND THE CITY OF BRYAN MONUMENT GPS-72 BEARS S 52° 47' 49" E, A DISTANCE OF 2,883.11 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 9.81 ACRE TRACT, SAME BEING THE NORTHEAST RIGHT-OF-WAY LINE OF CHICK LANE, N 46° 29' 28" W, FOR A DISTANCE OF 312.00 FEET TO A POINT FOR THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VALGO 6200" FOUND AT A POINT OF CURVATURE IN THE NORTHEAST RIGHT-OF-WAY LINE OF CHICK LANE BEARS N 46° 29' 28" W, A DISTANCE OF 924.26 FEET;

THENCE, THROUGH SAID 9.81 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N 43° 30' 32" E, A DISTANCE OF 257.19 FEET TO A POINT;
- 2) N 46° 29' 28" W, A DISTANCE OF 290.00 FEET TO POINT FOR THE NORTHWEST CORNER HEREOF;
- 3) N 43° 30' 32" E, A DISTANCE OF 57.19 FEET TO A POINT;
- 4) S 46° 29' 28" E, A DISTANCE OF 4.40 FEET TO A POINT;
- 5) N 43° 30' 32" E, A DISTANCE OF 167.25 FEET TO A POINT IN THE COMMON LINE OF SAID 9.81 ACRE TRACT AND A CALLED 28.41 ACRE TRACT OF LAND CONVEYED TO THE FAZZINO REVOCABLE TRUST DATED JANUARY 20, 2010 IN VOLUME 9713, PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF SAID 9.81 ACRE TRACT, AT THE WEST CORNER OF SAID 28.41 ACRE TRACT, BEARS N 47° 02' 24" W, A DISTANCE OF 10.54 FEET;

THENCE, WITH THE COMMON LINE OF SAID 9.81 ACRE TRACT AND SAID 28.41 ACRE TRACT, S 47° 02' 24" E, FOR A DISTANCE OF 573.73 FEET TO A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KER SURVEYING" SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF MERIDIAN COURT (A 50' WIDE RIGHT-OF-WAY DEDICATED BY THE PLAT OF BOULDER CREEK SUBDIVISION, FILED IN VOLUME 15975, PAGE 257 OPRBCT), FOR THE SOUTHWEST CORNER OF SAID 28.41 ACRE TRACT, THE EAST CORNER OF SAID 9.81 ACRE TRACT AND THE EAST CORNER HEREOF;

THENCE, WITH THE SOUTHEAST LINE OF SAID 9.81 ACRE TRACT, S 40° 42' 02" W, FOR A DISTANCE OF 487.71 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 4.833 ACRES, MORE OR LESS.

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'

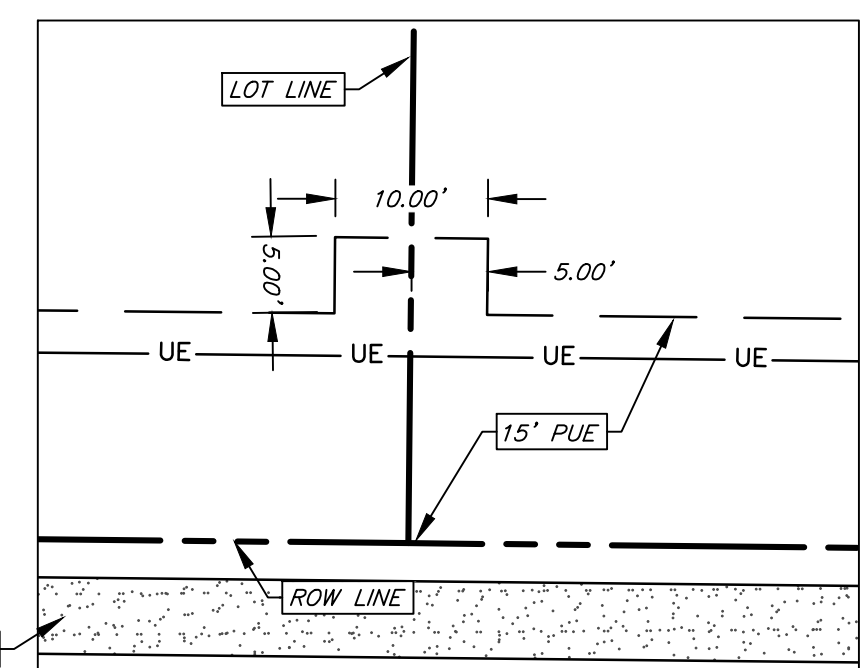
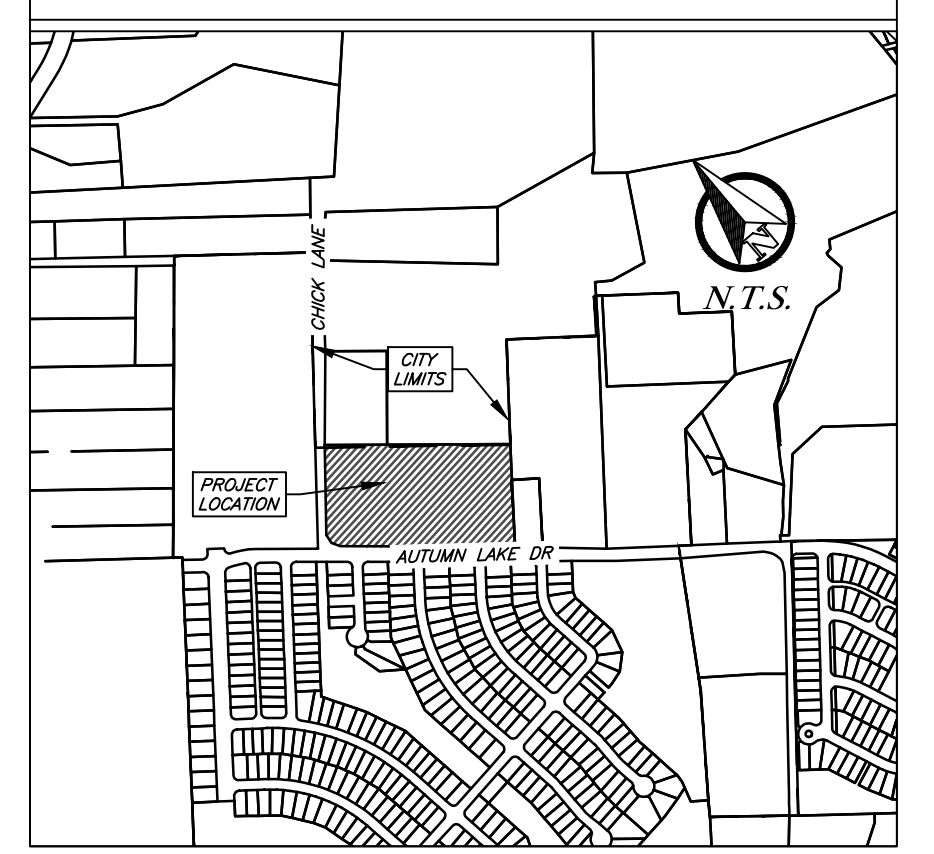
LINE TABLE

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

General Notes:

1. Coordinates and Bearing System shown hereon are based 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).
2. Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010789610567 (Calculated using GEOD12B).
3. This property is annexed into the City of Bryan per approval Ordinance no. ___ effective ___ and is assigned zoning district Residential District-5000 (RD-5).
4. 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.
5. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
6. 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.
7. Building setback lines Per City of Bryan Ordinance.
8. The topography shown is from survey data.
9. All utilities shown hereon are approximate locations.
10. Distances shown along curves are chord lengths.
11. Block 3, Lot 1 and 10, shall not take access from Autumn Lake Drive.
12. 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.

Vicinity Map:



Inset A
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____, Page _____ 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.

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.

APPROVAL OF 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 _____, 2022.

City Engineer
Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____, 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 ___ day of _____, 20__.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, 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 ___ day of _____, 2022.

City Planner
Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, 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 of the ___ day of _____, 20__ and same was duly approved of the ___ day of _____, 20__ by said Commission.

Chair, Planning & Zoning Commission
Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 Public Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas

County Clerk
Brazos County, Texas

Final Plat
Rock Pointe Phase I

Block 2 Lots 6-7, Block 3 Lots 1-10,
Block 4 Lots 7-13,
Common Area, & ROW
Being Zeno Phillips League, Abstract 45,
~4.833 Acres
Brazos County, Texas

January 2023

Owner/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. 4502
Job No. 22-690

Engineering
14 Engineering
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