

LOT DIMENSION TABLE

PARCEL	AREA	AVG DEPTH	AVG WIDTH
BLOCK 2 LOT 6	6550 SF	120'	57'
BLOCK 2 LOT 7	6550 SF	120'	57'
BLOCK 3 LOT 1	6550 SF	120'	57'
BLOCK 3 LOT 2	6000 SF	120'	50'
BLOCK 3 LOT 3	6000 SF	120'	50'
BLOCK 3 LOT 4	6000 SF	120'	50'
BLOCK 3 LOT 5	6000 SF	120'	50'
BLOCK 3 LOT 6	6729 SF	120'	57'
BLOCK 3 LOT 7	6653 SF	133'	50'
BLOCK 3 LOT 8	6776 SF	135'	50'
BLOCK 3 LOT 9	6898 SF	137'	50'
BLOCK 3 LOT 10	7728 SF	140'	57'
BLOCK 4 LOT 7	5874 SF	117'	50'
BLOCK 4 LOT 8	5898 SF	118'	50'
BLOCK 4 LOT 9	5922 SF	118'	50'
BLOCK 4 LOT 10	5946 SF	119'	50'

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

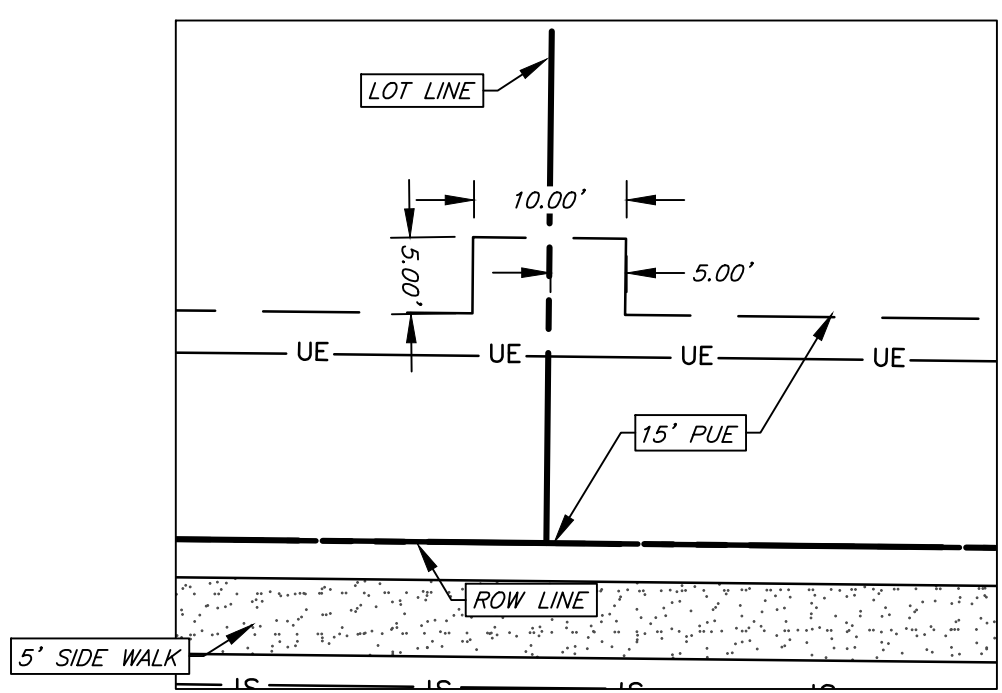
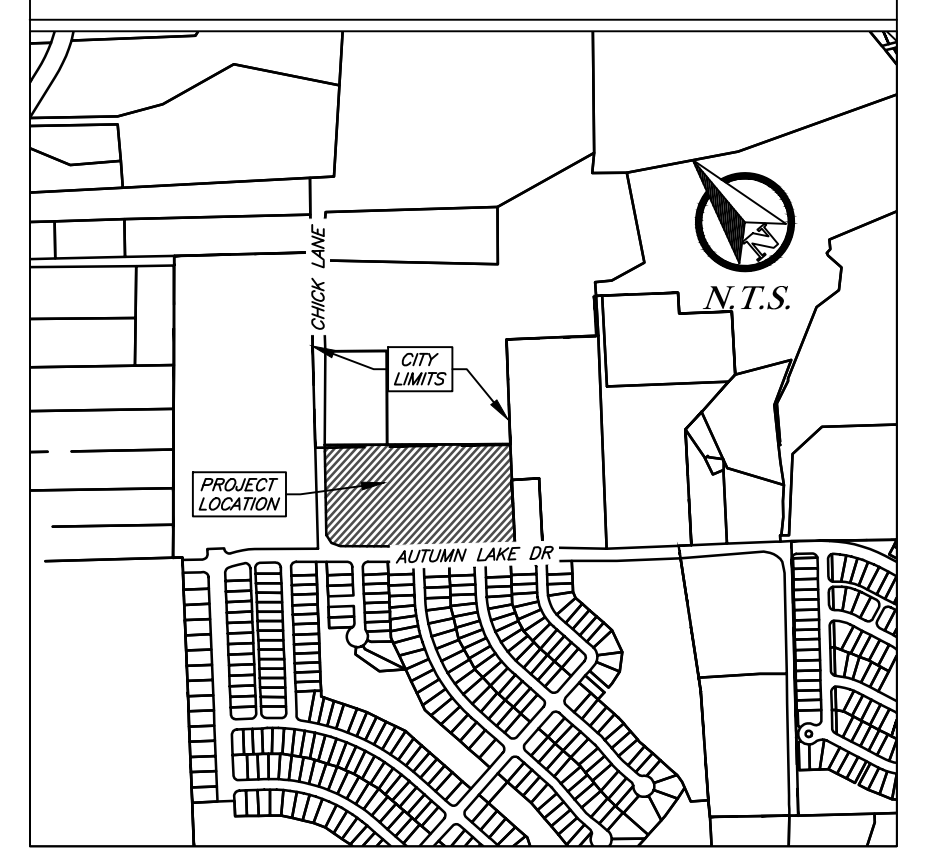
CURVE TABLE

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'

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 (NAD2011) Epoch 2010 Multi-Year CORS Solution 2 (MYCS2).
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply 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.
- Iron rods 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.
- The topography shown is from survey data.
- All utilities shown hereon are approximate locations.
- 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.

Vicinity Map:



Inset A
N.T.S.

Preliminary Plan

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,
~4.94 Acres
Brazos County, Texas

January 2023

Owner/Developer:
Bracknell 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

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-4567
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