

EXISTING

EXISTING

120.00'

BLOCK 2

0.138 ACRES

(6000 SF)

120.00'

BLOCK 2

LOT 4

0.138 ACRES

(6000 SF)

120.00'

BLOCK 2

LOT 3

0.138 ACRES

(6000 SF)

BLOCK 2 LOT 2

0.138 ACRES

(6000 SF)

120.00'

BLOCK 2 LOT 1

0.150 ACRES

(6550 SF)

PROPOSED 71 6" SEWER LINE

5' PUBLIC UTILITY EASEMENT

EXISTING

6" WATER LINE∏

CURB INLET

6" SEWER LINE

EXISTING

BLOCK 2

0.138 ACRES

15' PUBLIC UTILITY N 46° 29' 28" W 120.00'

LOT 8

(6000 SF)

LOT 9

0.138 ACRES

(6000 SF)

N 46° 29' 28" W 120.00'

LOT 10

0.138 ACRES

(6000 SF)

N 46° 29' 28" W 120.00'

BLOCK 2

LOT 11 0.138 ACRES

(6000 SF)

N 46° 29' 28" W 120.00'

BLOCK 2 LOT 12

0.150 ACRES

EXISTING 6' SIDEWALK

<u>∃₩E-----∃₩E--</u>--

STUBBS DRIVE

27' HMAC - 50' R.O.W.

(5437 SF) 0.134 ACRES 0 (5826 SF) 0.134 ACRES 0 (5850 SF) 0

15' PUBLIC UTILITY

N 46° 29' 28" W 95.00'

BLOCK 1

LOT 7

0.154 ACRES

(6729 SF)

120.00'

BLOCK 1

LOT 8

0.138 ACRES

(6000 SF)

120.00'

BLOCK 1

LOT 9

(6000 SF)

120.00'

BLOCK

LOT 10

0.138 ACRES

(6000 SF)

120.00'

BLOCK 1

LOT 11

0.138 ACRES

(6000 SF)

120.00'

BLOCK 1 LOT 12

0.150 ACRES

(6550 SF)

0.138 ACRES

S 46° 29' 28" E 240.00'

N 46° 29' 28" W 240.00'

S 46 29 28 E 240.00

N 46° 29' 28" W 240.00'

⊋,S 46° 29' 28" E 556.43'∑;

EASEMENT

| LOT DIMENSION TABLE | | | | | | |
|---------------------|---------|-----------|---------|--|--|--|
| PARCEL | AREA | AVG DEPTH | AVG WID | | | |
| BLOCK 1, LOT 1 | 5565 SF | 123' | 60' | | | |
| BLOCK 1, LOT 2 | 6169 SF | 123' | 50' | | | |
| BLOCK 1, LOT 3 | 6228 SF | 124' | 50' | | | |
| BLOCK 1, LOT 4 | 6288 SF | 126' | 50' | | | |
| BLOCK 1, LOT 5 | 6347 SF | 127' | 50' | | | |
| BLOCK 1, LOT 6 | 7216 SF | 127' | 60' | | | |
| BLOCK 1, LOT 7 | 6729 SF | 120' | 60' | | | |
| BLOCK 1, LOT 8 | 6000 SF | 120' | 50' | | | |
| BLOCK 1, LOT 9 | 6000 SF | 120' | 50' | | | |
| BLOCK 1, LOT 10 | 6000 SF | 120' | 50' | | | |
| BLOCK 1, LOT 11 | 6000 SF | 120' | 50' | | | |
| BLOCK 1, LOT 12 | 6550 SF | 120' | 60' | | | |
| BLOCK 2, LOT 1 | 6550 SF | 120' | 60' | | | |
| BLOCK 2, LOT 2 | 6000 SF | 120' | 50' | | | |
| BLOCK 2, LOT 3 | 6000 SF | 120' | 50' | | | |
| BLOCK 2, LOT 4 | 6000 SF | 120' | 50' | | | |
| BLOCK 2, LOT 5 | 6000 SF | 120' | 50' | | | |
| BLOCK 2, LOT 8 | 6000 SF | 120' | 50' | | | |
| BLOCK 2, LOT 9 | 6000 SF | 120' | 50' | | | |
| BLOCK 2, LOT 10 | 6000 SF | 120' | 50' | | | |

| LC | LOT DIMENSION TABLE | | | | | |
|-----------------|---------------------|-----------|-----------|--|--|--|
| PARCEL | AREA | AVG DEPTH | AVG WIDTH | | | |
| BLOCK 2, LOT 11 | 6000 SF | 120' | 50' | | | |
| BLOCK 2, LOT 12 | 6550 SF | 120' | 60' | | | |
| BLOCK 4, LOT 1 | 10436 SF | 128' | 85' | | | |
| BLOCK 4, LOT 2 | 13619 SF | 131' | 95' | | | |
| BLOCK 4, LOT 3 | 5437 SF | 106' | 50' | | | |
| BLOCK 4, LOT 4 | 5826 SF | 116' | 50' | | | |
| BLOCK 4, LOT 5 | 5850 SF | 117' | 50' | | | |

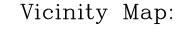
| CURVE TABLE | | | | | | | |
|-------------|--------|--------|--------------|-----------------|--------------|---------|--|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | TANGENT | |
| C1 | 13.29' | 25.00' | 30° 27' 58" | N 28° 16′ 33" E | 13.14' | 6.81' | |
| C2 | 131.71 | 50.00' | 150° 56' 33" | N 88° 30' 33" E | 96.79' | 192.92' | |
| С3 | 10.01 | 25.20' | 22° 45' 53" | S 27° 31′ 57" E | 9.95' | 5.07' | |
| C4 | 39.27' | 25.00' | 90, 00, 00, | S 88° 30' 32" W | 35.36' | 25.00' | |

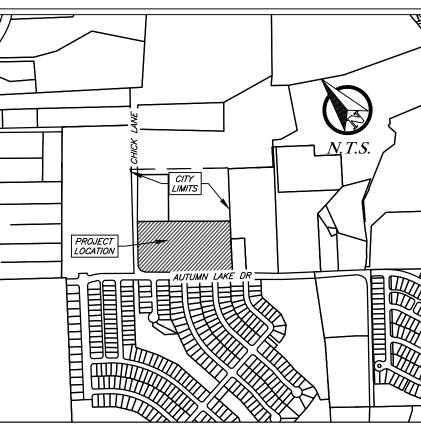
| LOT LINE | |
|-----------------------------|-----|
| | |
| 10.00' | |
| 5.00' | |
| | |
| UEUEUE | UE- |
| TRANSFORMER/ | |
| PEDESTAL (PER CONST. PLANS) | |
| | |
| 66 | |
| ROW LINE | |
| | |

Inset A

General Notes:

- 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).
- 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
- 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.
- 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.
- Building setback lines Per City of Bryan Ordinance.
- The topography shown is from survey data.
- All utilities shown hereon are approximate locations.
- 10. Distances shown along curves are chord lengths.
- Block 1, Lot 1-6, Block 4, Lot 2 and 3, shall not take
- access from Chick Lane.
- 12. Block 1, Lot 1 and 12, Block 2, Lot 1 and 12, shall not take access from Autumn Lake Drive.
- 13. 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.





Preliminary Plan

Rock Pointe Subdivision Phase 2

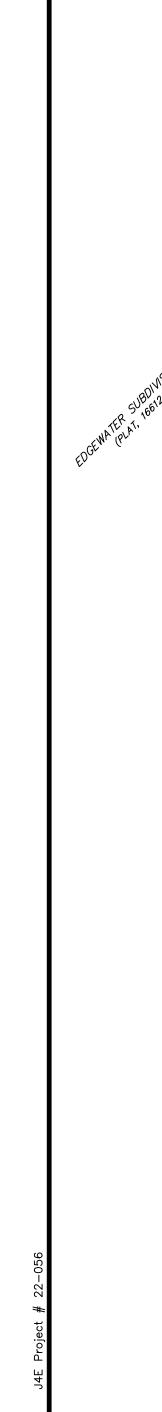
Block 1 Lots 1-12, Block 2 Lots 1-5 & 8-12, Block 4 Lots 1-5, & ROW Being Zeno Phillips League, Abstract 45 - x.xx Acres Brazos County, Texas

September 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





DEMO PIPE FENCE

ROW ABANDOMENT 0.018 ACRES

(794 SQ. FT.)

10'x10' DRAINAGE EASEMENT

3.13'

BLOCK 4

0.240 ACRES

(10436 SF)

N 46° 29' 28" W 119.62'

BLOCK 1

LOT 6

0.166 ACRES

(7216 SF)

N 46° 29' 28" W 127.53'

BLOCK 1

0.146 ACRES

(6347 SF)

N 46° 29' 28" W 126.34'

BLOCK 1

LOT 4

(6288 SF)

0.144 ACRES

N 46° 29' 28" W 125.16'

0.143 ACRES

(6228 SF)

N 46° 29' 28" W 123.97'

BLOCK 1 LOT 2

(6169 SF)

N 46° 29' 28" W 122.79'

BLOCK 1 LOT 1 0.128 ACRES

0.142 ACRES

PROPOSED HYDRANT

STORM PIPE

15' PUBLIC UTILITY

EASEMENT

AUTUMN LAKE DRIVE 38' HMAC - 60' R.O.W.

CURB INLET

(TYP.)