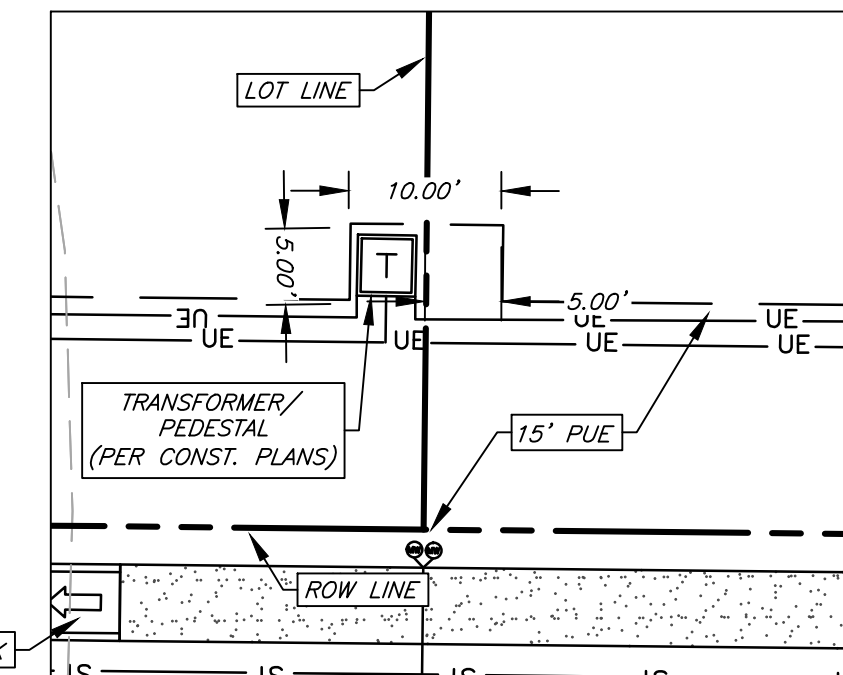


LOT DIMENSION TABLE			
PARCEL	AREA	AVG DEPTH	AVG WIDTH
BLOCK 1, LOT 1	6282 SF	122'	60'
BLOCK 1, LOT 2	6169 SF	123'	50'
BLOCK 1, LOT 3	6228 SF	124'	50'
BLOCK 1, LOT 4	6288 SF	126'	50'
BLOCK 1, LOT 5	6347 SF	127'	50'
BLOCK 1, LOT 6	7216 SF	127'	60'
BLOCK 1, LOT 7	6729 SF	120'	60'
BLOCK 1, LOT 8	6000 SF	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 6	6000 SF	120'	50'
BLOCK 2, LOT 7	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'

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'
C3	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'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.46'	S 2° 10' 14" E
L2	12.74'	S 46° 29' 28" E
L3	10.00'	S 43° 30' 32" W
L4	43.51'	S 10° 23' 23" W
L5	44.20'	S 25° 24' 57" E
L6	35.36'	S 88° 30' 32" W
L7	35.36'	S 1° 29' 28" E
L8	35.36'	S 88° 30' 32" W
L9	35.36'	S 1° 29' 28" E

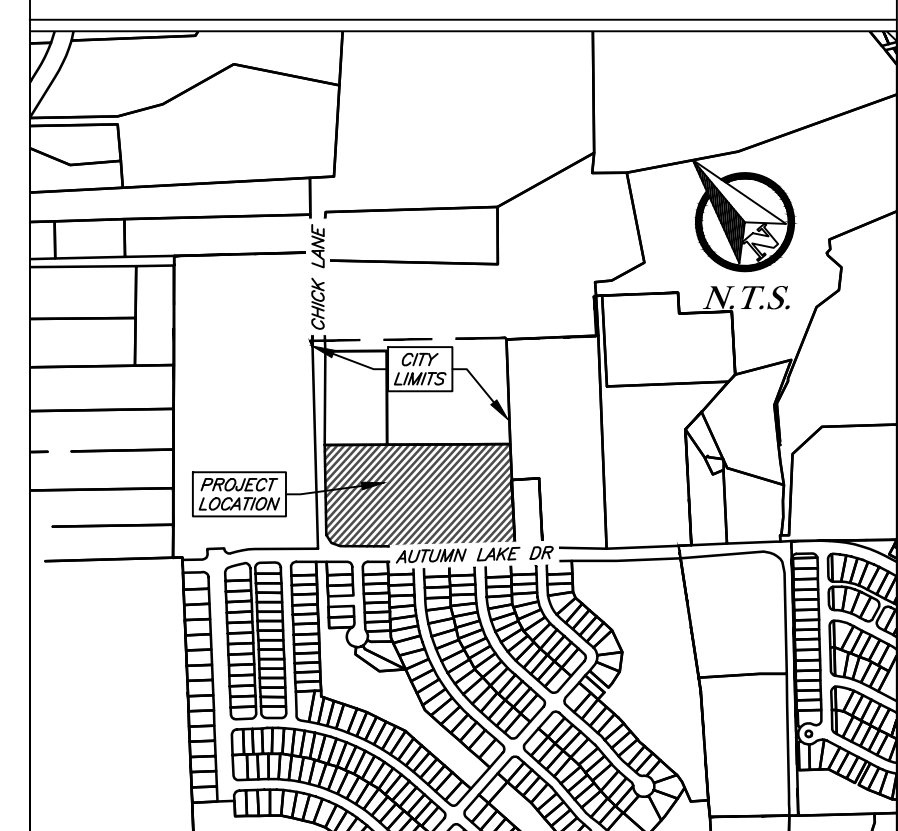


Inset A
N.T.S.

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 GEOD12B).
- This property is annexed into the City of Bryan per approval Ordinance no. 2624 effective May 2, 2023 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. 4804C0195F, 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 1, Lot 1-6, Block 4, Lot 2 and 3, shall not take access from Chick Lane.
- Block 1, Lot 1 and 12, Block 2, Lot 1 and 12, 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:



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 - 4.990 Acres
Brazos County, Texas
September 2023

Owner/Developer:
Bracknel 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
TBPE F-9951