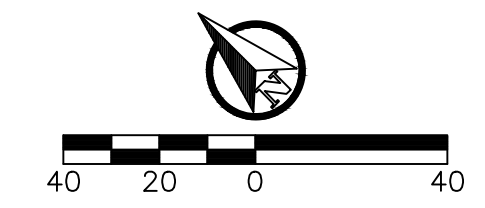


FIELD NOTES DESCRIPTION
OF A
4.990 ACRE TRACT
OUT OF A CALLED 9.81 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRAZOS COUNTY, TEXAS



A FIELD NOTES DESCRIPTION OF 4.990 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 9.81 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RICHARD A. SMITH AND SPOUSE, NORMA M. SMITH RECORDED IN VOLUME 18370, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC) AND A PORTION OF CHICK LANE DESCRIBED AS A 1.86 ACRE TRACT OF LAND IN A DEED TO "THE FAZINO REVOCABLE TRUST DATED JANUARY 20, 2010" RECORDED IN VOLUME 9713, PAGE 171 (OPRBC); SAID 4.990 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING") ON THE SOUTHEAST SIDE OF CHICK LANE (A COUNTY MAINTAINED PUBLIC ROAD, RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), SAME BEING THE SOUTHEAST LINE OF SAID 1.86 ACRE TRACT, AT THE NORTH CORNER OF SAID 9.81 ACRE TRACT AND THE WEST CORNER OF A CALLED 2.986 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CAO'S HOME, LLC RECORDED IN VOLUME 18419, PAGE 22 (OPRBC), FROM WHICH A 1/2 INCH IRON ROD FOUND BENT ON THE SOUTHEAST SIDE OF CHICK LANE BEARS N 43° 35' 20" E, A DISTANCE OF 918.80 FEET;

THENCE, WITH THE NORTHEAST LINE OF SAID 9.81 ACRE TRACT, S 47° 02' 24" E, AT A DISTANCE OF 296.67 FEET PASSING A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 2.986 ACRE TRACT AND A WEST CORNER OF A CALLED 23.639 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CAO'S HOME, LLC RECORDED IN VOLUME 18065, PAGE 258 (OPRBC), AND CONTINUING FOR A TOTAL DISTANCE OF 307.20 FEET TO A POINT FOR THE NORTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD 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 15075, PAGE 257 (OPRBC), FOR THE SOUTHWEST CORNER OF SAID 23.639 ACRE TRACT AND THE EAST CORNER OF SAID 9.81 ACRE TRACT BEARS S 47° 02' 24" E, A DISTANCE OF 573.73 FEET;

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

- 1) S 43° 30' 32" W, A DISTANCE OF 117.25 FEET TO A POINT;
- 2) S 46° 29' 28" W, A DISTANCE OF 4.40 FEET TO A POINT;
- 3) S 43° 30' 32" W, A DISTANCE OF 107.19 FEET TO A POINT;
- 4) S 46° 29' 28" E, A DISTANCE OF 290.00 FEET TO A POINT;
- 5) S 43° 30' 32" W, A DISTANCE OF 257.19 FEET TO A POINT IN 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 1, FILED IN VOLUME 13034, PAGE 190 (OPRBC)), SAME BEING THE SOUTHWEST LINE OF SAID 9.81 ACRE TRACT, FOR THE SOUTH CORNER HEREOF, FROM WHICH A POINT AT THE SOUTH CORNER OF SAID 9.81 ACRE TRACT BEARS S 46° 29' 28" E, A DISTANCE OF 312.00 FEET AND THE CITY OF BRYAN MONUMENT GPS-72 BEARS S 52° 10' 55" E, A DISTANCE OF 3,193.41 FEET;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF CHICK LANE, N 46° 29' 28" W, AT A DISTANCE OF 517.66 FEET PASSING A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 9.81 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 553.93 FEET TO A POINT FOR THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "YALGO 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 370.33 FEET;

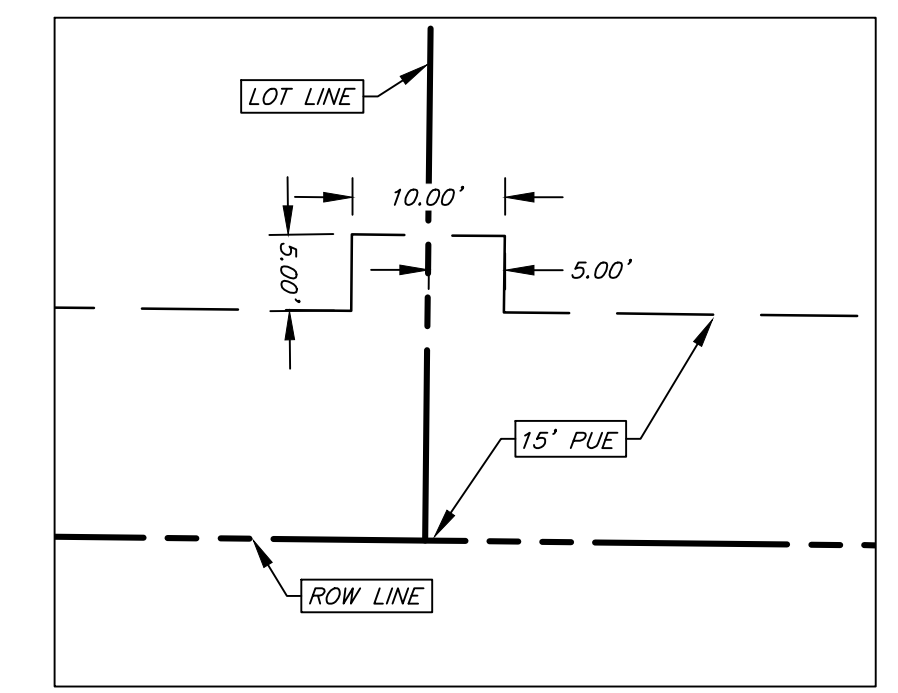
THENCE, THROUGH THE COUNTY MAINTAINED PORTION OF CHICK LANE (9713/171 OPRBC), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 43° 30' 32" E, A DISTANCE OF 10.00 FEET TO A POINT;
- 2) N 46° 29' 28" W, A DISTANCE OF 12.74 FEET TO A POINT;
- 3) N 02° 10' 14" W, FOR A DISTANCE OF 21.46 FEET TO A POINT FOR THE NORTHWEST CORNER HEREOF;

THENCE, CONTINUING THROUGH SAID PORTION OF CHICK LANE, N 42° 09' 00" E, AT A DISTANCE OF 27.35 FEET PASSING A MAGNAIL SET IN THE CONCRETE FOOTER OF A FENCE POST FOR THE MOST NORTHERLY WEST CORNER OF SAID 9.81 ACRE TRACT AND CONTINUING WITH THE NORTHWEST LINE OF SAID 9.81 ACRE TRACT FOR A TOTAL DISTANCE OF 453.82 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 4.990 ACRES, MORE OR LESS.

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	13.02'	N 2° 10' 14" W
L2	13.81'	N 46° 29' 28" W
L3	12.81'	N 25° 24' 57" W
L4	11.29'	N 43° 30' 32" E
L7	35.36'	S 88° 30' 32" W
L8	35.36'	S 1° 29' 28" E
L9	35.36'	S 88° 30' 32" W
L10	35.36'	S 1° 29' 28" E

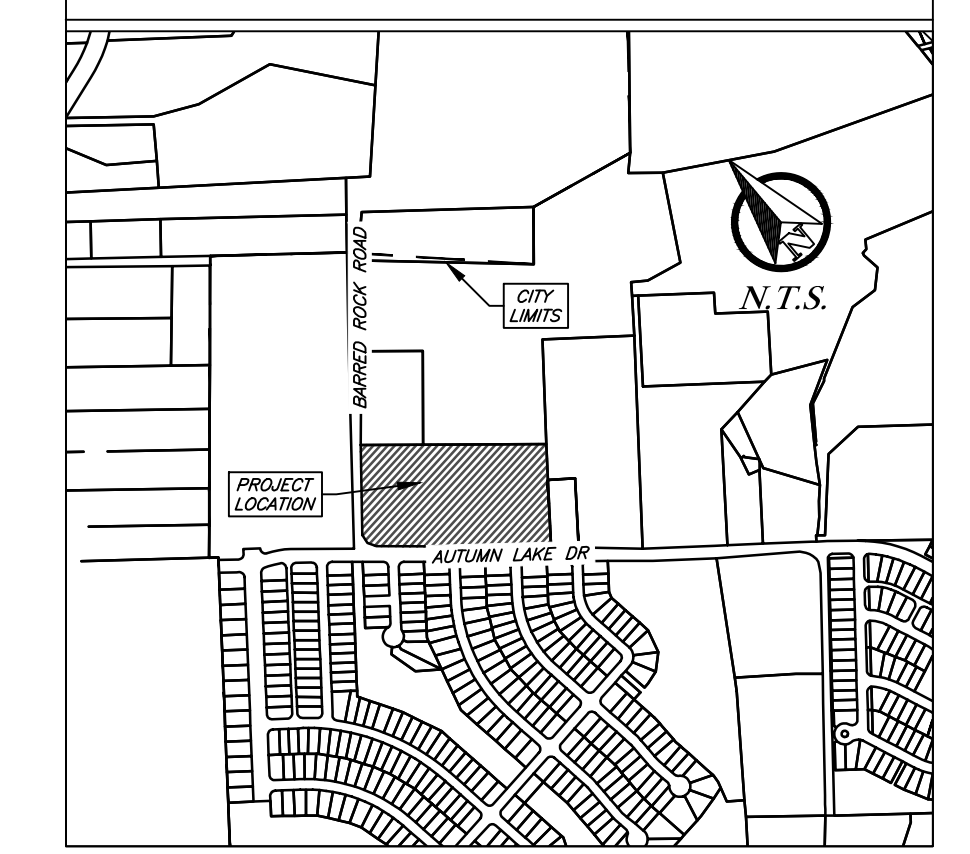


Inset A
N.T.S.

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 1.00010789810567 (Calculated using GBD1D12B).
3. 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).
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. Partial abandonment of right-of-way of Barred Rock Road abandoned via Ordinance #2688 on the date of Feb 13th, 2024. Right-of-way abandoned is located within Lot 1 Block 1.
12. Block 1, Lot 1-6, Block 4, Lot 2 and 3, shall not take access from Chick Lane.
13. Block 1, Lot 1 and 12, Block 2, Lot 1 and 12, shall not take access from Autumn Lake Drive.
14. 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:



Final Plat

Rock Pointe Subdivision
Phase 2

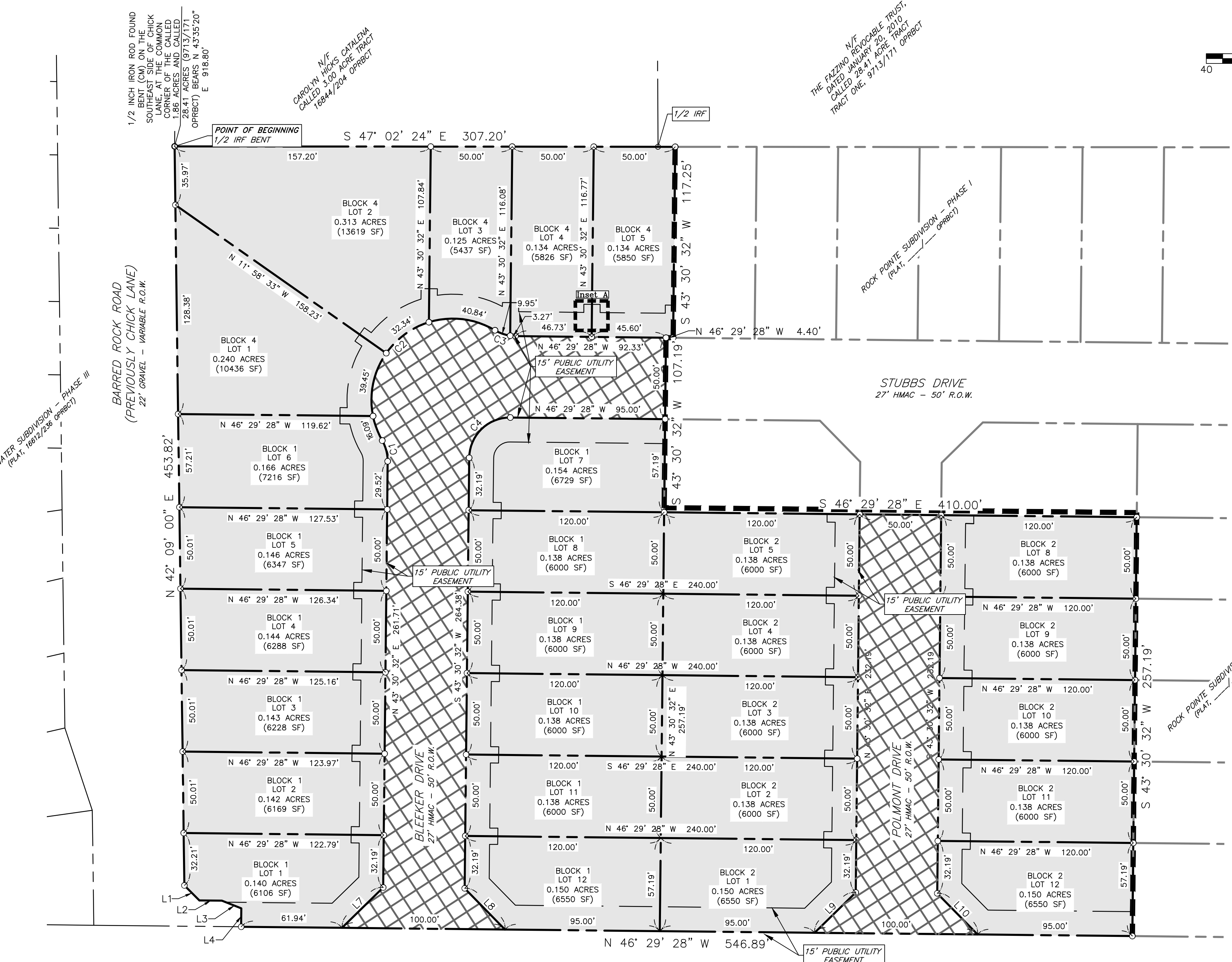
Block 1 Lots 1-12, Block 2 Lots 1-5 & 8-12,
Block 4 Lots 1-5, & ROW
Being Zeno Phillips League, Abstract 45 -4.99 Acres
Brazos County, Texas

October 2024

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. 10018800
RPLS No. 4502
Job No. 22-690

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979.739.4567
TBPE F-9951



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.

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

CERTIFICATE 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 meets and bounds describing said subdivision will describe a closed geometric form.

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

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 _____, 20____.

City Engineer
Bryan, 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 _____, 20____.

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 on the _____ day of _____, 20____ and same was duly approve 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